



# SAN FRANCISCO PLANNING DEPARTMENT

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April 24, 2014

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2007.1275EM:  
General Plan Amendments Related to the 2009 Housing Element

BOS File No: \_\_\_\_\_ (pending)

Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

Pursuant to Charter Section 4.105, the San Francisco Planning Commission recommends an amendment of the San Francisco General Plan. On April 24, 2014, the Commission adopted a resolution recommending the adoption of an ordinance amending the General Plan by adopting the 2009 Housing Element as the City's Housing Element.

## BACKGROUND

As you may recall, in June 2011, the San Francisco Board of Supervisors adopted the 2009 Housing Element as the City's Housing Element of the General Plan in Ordinance 108-11, and denied an appeal of the 2004 and 2009 Housing Element Environmental Impact Report (EIR) in Motion M11-12. However, after the adoption of the 2009 Housing Element, an association of neighborhood groups challenged the EIR in San Francisco Superior Court in *San Franciscans for Livable Neighborhoods v. City and County of San Francisco*, San Francisco Superior Court case number 513-077. The trial court found that the EIR complied with the California Environmental Quality Act (CEQA) in all respects, except for its analysis regarding alternatives. In addition, the court found the City's findings under CEQA conclusory. On January 15, 2014 the San Francisco Superior Court ordered the City to revise the EIR to address the deficiencies in the alternatives analysis, and remanded the approvals of the EIR and the 2009 Housing Element update to the Planning Commission for reconsideration.

In response to the Court's determination, the Planning Department's Environmental Planning ("EP") division prepared a Revised Alternative Analysis ("the Revision"), which was circulated for public comment from December 18, 2013 until February 18, 2014. The Department responded to comments on the Revision on April 10, 2014. On April 24, 2014, the Planning Commission in Motion 19121, certified the Final EIR, as updated by the Revision.

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**2009 HOUSING ELEMENT ADOPTION**

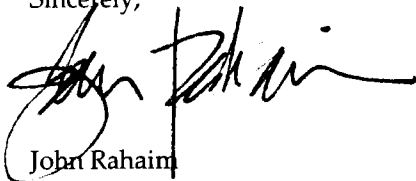
The Planning Commission continues to recommend the 2009 Housing Element as the City's Housing Element of the General Plan. Thus, on March 27<sup>th</sup>, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of a proposed Ordinance to again amend the General Plan and adopt the 2009 Housing Element. On April 24<sup>th</sup>, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and, by a vote of 5-1, adopted Resolution 19123, recommending a proposed Ordinance to amend the General Plan and adopt the 2009 Housing Element. The Commission adopted related findings under CEQA in Motion 19122.

The enclosed ordinance readopts the 2009 Housing Element as originally adopted by the Board of Supervisors, with one exception: the Planning Commission deleted references in Policy 1.2 to additional area planning in Japantown.

Attached, please find a more detailed memo dated March 30<sup>th</sup>, 2011 on the development of the policies contained 2009 Housing Element. In addition, the attached resolutions and exhibits provide more detail about the Commission's April 24, 2014 actions.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim  
Director of Planning

cc via electronic transmittal: City Attorneys John Givner and Audrey Pearson; Assistant Clerk Andrea Ausberry

Attachments (one copy of the following):

Planning Commission Resolution No. 19122 (CEQA Findings)  
Planning Commission Resolution No. 19123 (Adoption of 2009 Housing Element)  
Planning Commission Executive Summary for Case No. 2007.1275EM-April 24<sup>th</sup>, 2014  
The 2009 Housing Element, Parts 1 and 2  
Draft Ordinance: General Plan Amendments related to the 2009 Housing Element  
Memo from the Planning Department dated March 30<sup>th</sup>, 2011