



# San Francisco Planning

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## 2023-0000009

### NOTICE OF DETERMINATION

# FILED

SAN FRANCISCO County Clerk

February 7, 2023

by: Lily Duong

Deputy County Clerk

FEB 07 2023  
POSTED TO

FEIR Certification Date: November 17, 2022  
 Final Approval Date: January 31, 2023  
 Case No.: 2019-016230ENV  
 State Clearinghouse No: 2021060358  
 Project Title: San Francisco Housing Element 2022 Update  
 Zoning: Various Use Districts throughout San Francisco  
 Various Height and Bulk Districts throughout San Francisco  
 Block/Lot: Various throughout San Francisco  
 Lot Size: Various throughout San Francisco  
 Lead Agency: San Francisco Planning Department  
 Project Sponsor: San Francisco Planning Commission; sponsor staff contact of Miriam Chion, (628) 652-7437, miriam.chion@sfgov.org  
 Staff Contact: Elizabeth White, (628) 652-7557, CPC.HousingElementUpdateEIR@sfgov.org

To: County Clerk, City and County of San Francisco  
 City Hall Room 168  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

State of California  
 Office of Planning and Research  
 PO Box 3044  
 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

\$75 filing fee    AND     \$3,839.25 EIR Fee

### Project Description

The San Francisco Planning Commission updated the 2014 housing element of the San Francisco General Plan and made conforming amendments to the air quality, commerce & industry, environmental protection, and urban design elements of the General Plan elements of the General Plan (housing element update or project). The housing element update is mandated by state law, Government Code section 65583.

The housing element update establishes goals, policies, and actions to address the existing and projected housing needs of San Francisco. The goals, policies, and actions are required to plan for the regional housing targets allocated to San Francisco by regional agencies for the 2023-2031 cycle (82,070 units) and to meet future housing demand in San Francisco. The housing element update includes policies designed to improve housing affordability and advance racial and social equity in accordance with the directives from the planning commission and historic preservation commission in summer 2020. The housing element update includes overarching goals for the future of housing in San Francisco that respond both to state law requirements as well as local community values as understood from community outreach conducted for the housing element update.

The underlying policies and actions would guide development patterns and the allocation of resources to San Francisco neighborhoods. In general, the housing element update would shift an increased share of the City and County of San Francisco's future housing growth to transit corridors and low-density residential districts within, but not limited to, well-resourced areas.

The housing element update does not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure). As such, the housing element update does not result in any direct physical changes to the environment, but would result in reasonably foreseeable changes. Specifically, the San Francisco Planning Department assumes that adoption of the housing element update would lead to future actions, such as planning code amendments to increase height limits along transit corridors and to modify density controls in low-density areas that are primarily located on the west and north sides of the city, designation of housing sustainability districts, removal of other government constraints on the maintenance, improvement, or development of housing, and approval of development projects consistent with the goals, policies, and actions of the housing element update.

In accordance with CEQA Guidelines section 15064(d), the EIR identifies reasonably foreseeable environmental impacts that could occur as a result of future actions that would implement the proposed project.

## Determination

The City and County of San Francisco decided to carry out or approve the project on January 31, 2023. The San Francisco Planning Commission certified the Environmental Impact Report and recommended approval of the project on November 17, 2022. The Board of Supervisors approved the project's legislation on January 31, 2023, and the project was officially approved when the Mayor signed the project's legislation on January 31, 2023. Copies of the project documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under file no. 2019-016230ENV; and Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 230001.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

Rich Hillis  
Planning Director

Wade Wietgreffe for  
By Lisa Gibson  
Environmental Review Officer

2/7/2023  
Date

cc: Miriam Chion, San Francisco Planning Department  
Jonas Ionin, San Francisco Planning Commission

