

F I L E D

SAN FRANCISCO County Clerk

September 3, 2025

by: Giselle Romo

Deputy County Clerk

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San Francisco, CA 94103

628.652.7600

www.sfplanning.org


**San Francisco**  
**Planning**
**PUBLIC NOTICE**
**AVAILABILITY OF FIRST ADDENDUM TO  
HOUSING ELEMENT 2022 UPDATE  
ENVIRONMENTAL IMPACT REPORT**
**PROJECT INFORMATION**

<b>Date:</b>	September 3, 2025	<b>Project Sponsor:</b>	San Francisco Planning Department
<b>Project Title:</b>	Family Zoning Plan – Housing Element Rezoning Program		Lisa Chen- 628-652-7422
<b>Project Address:</b>	N/A		SF.Housing.Choice@sfgov.org
<b>Case No.:</b>	2021-005878CWP, 2019-016230ENV, and 2021-005878GPA	<b>EIR Coordinator:</b>	Ryan Shum-628-652-7542
<b>Block/Lot No.:</b>	VAR		CPC.FamilyZoningCEQA@sfgov.org
<b>Zoning District(s):</b>	VAR		
<b>Neighborhood:</b>	VAR		

The San Francisco Planning Department has prepared an addendum to an environmental impact report in connection with this project. The report is available for download on the Planning Department's environmental review documents web page (<http://www.sfplanning.org/sfceqadocs>). Paper copies are available upon request to Ryan Shum at [CPC.FamilyZoningCEQA@sfgov.org](mailto:CPC.FamilyZoningCEQA@sfgov.org) or (628) 652-7542.

On November 17, 2022, the San Francisco Planning Commission certified the San Francisco Housing Element 2022 Update Environmental Impact Report (FEIR) (Planning Department Case No. 2019-016230ENV, State Clearing House No. 2021060358 ) under Motion 21206.<sup>1</sup> On December 15, 2022, the planning commission adopted the mitigation monitoring and reporting program (MMRP) and the California Environmental Quality Act (CEQA) Findings: Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations, and recommended the San Francisco Board of Supervisors' adoption of the San Francisco's housing element update. The board of supervisors adopted and the mayor signed the San Francisco Housing Element 2022 Update (housing element update) on January 31, 2023. The FEIR evaluated the impacts on the environment that could result from adoption and implementation of the housing element update.

<sup>1</sup> San Francisco Planning Department, *San Francisco Housing Element 2022 Update Final Environmental Impact Report*, Planning Department Case No. 2019-016230ENV, State Clearinghouse No. 2021060358, certified January 31, 2023. The FEIR is available at: [https://sfplanning.org/environmental-review-documents?title=Housing+Element+2022&field\\_environmental\\_review\\_categ\\_target\\_id=All&items\\_per\\_page=10](https://sfplanning.org/environmental-review-documents?title=Housing+Element+2022&field_environmental_review_categ_target_id=All&items_per_page=10).

The underlying policies and actions of the adopted housing element guide development patterns and the allocation of resources to San Francisco neighborhoods. In general, the adopted housing element shifts an increased share of the city's future housing growth to transit corridors and low-density residential districts within, but not limited to, well-resourced areas. No specific rezoning program was proposed at the time of the FEIR. However, in order to understand the potential indirect environmental impacts of the housing element, a rezoning scenario was developed for the purpose of environmental analysis.

### **Implementation Action of the 2022 Housing Element Update: The Family Zoning Plan**

The Family Zoning Plan (Housing Element Rezoning Program) is a state-mandated implementation action identified in the certified 2022 Housing Element Update (adopted Housing Element). Similar to the adopted housing element, adoption of the proposed rezoning program would not constitute an approval of any development projects. The proposed rezoning program<sup>2</sup> would include the following changes:

- Establishment of a specific housing sustainability district that was anticipated in the FEIR;
- Amendments to base zoning<sup>3</sup>, including reclassification of lots across the rezoning area to a new R-4 height and bulk district;
- Establishment of a Residential Transit Oriented-Commercial (RTO-C) zoning district;
- Establishment of local program;
- Reclassification of certain SFMTA properties into the Non-Contiguous SFMTA Special Use District; and
- Codification of certain FEIR mitigation measures identified as being the city's responsibility.
- General Plan amendments to reflect the Family Zoning Program

The land use density and distribution anticipated under the proposed rezoning program would be generally similar in geography and basic rezoning concepts (e.g., heights, densities, and distribution thereof) to what was evaluated in the FEIR. However, there would be some differences in the exact location and the degree of the various height limit and density changes, such that there would be some modest shifts in projected growth in a few specific locations. Thus, the housing growth distribution assumptions under the proposed rezoning program include growth evaluated in the FEIR as well as some limited adjacent areas.

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<sup>2</sup> San Francisco Board of Supervisors. July 29, 2025. The proposed ordinances amending the Zoning Map, Planning Code, and General Plan amendments to implement the Family Zoning Plan and related information are available in Board of Supervisor's files 250700, available online at: <https://sfgov.legistar.com/LegislationDetail.aspx?ID=7449404&GUID=0F95C63F-86D3-433A-8B92-069CAB240942&Options=ID|Text|Search=250700>, and file 250701 available online at <https://sfgov.legistar.com/LegislationDetail.aspx?ID=7449405&GUID=DDD973ED-4B60-44D3-B7E9-3EC31487D470&Options=ID|Text|Search=250701>, and Planning Case No. 2021-005878GPA, available online at [https://citypln-m-extnl.sfgov.org/Commissions/CPC/7\\_17\\_2025/Commission%20Packet/2021-005878GPA.pdf](https://citypln-m-extnl.sfgov.org/Commissions/CPC/7_17_2025/Commission%20Packet/2021-005878GPA.pdf).

<sup>3</sup> The zoning map amendments would reclassify the height limits across the rezoned area, including the establishment of a base height limit and a separate height limit for projects utilizing the local program (a local program to incentivize housing).

Based on the information and analysis contained in the first addendum, the San Francisco Planning Department concludes that the analyses and conclusions reached in the FEIR remain valid, and that no subsequent or supplemental analysis is required for the proposed rezoning program. The proposed rezoning program would not cause new significant impacts not identified in the FEIR for the adopted housing element; would not result in significant impacts that would be substantially more severe than those described in the FEIR; and would not require new mitigation measures to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the adopted housing element that would cause significant environmental impacts to which the project would contribute considerably, and no new information has been put forward to demonstrate that the proposed rezoning program would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts. Therefore, no further environmental review is required beyond the first addendum.



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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RECEIPT NUMBER:

38-09/03/2025-112

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 09/03/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000063	
PROJECT TITLE  FAMILY ZONING PLAN - HOUSING ELEMENT REZONING PROGRAM		

PROJECT APPLICANT NAME LISA CHEN	PROJECT APPLICANT EMAIL sf.housing.choice@sfgov.org	PHONE NUMBER (628) 652-7422
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

**PROJECT APPLICANT** (Check appropriate box)

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

**CHECK APPLICABLE FEES:**


☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_  
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_  
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

☐ Exempt from fee  
    ☐ Notice of Exemption (attach)  
    ☐ CDFW No Effect Determination (attach)  
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_  
☐ County documentary handling fee \$ 84.00 \$ \_\_\_\_\_  
☒ Other NOTICE OF AVAILABILITY \$ \_\_\_\_\_

**PAYMENT METHOD:**

☐ Cash    ☐ Credit    ☐ Check    ☐ Other    **TOTAL RECEIVED \$ 0.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Giselle Romo Deputy Clerk
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