Overview

- San Francisco General Plan
- Area Plans
- Streamlining Opportunities
- Community Plan Exemption
- SF Experience and Lessons Learned
General Plan and Area Plans

- Land Use Index and Housing Element
- Different growth and development issues across areas of city
- Address change through area plans
Area Plans
Growth in Plan Areas
Streamlining Opportunities
CEQA Streamlining

- Class 32 Infill Exemption
- Master EIR
- Affordable Housing and Residential Infill Exemptions
- Community Plan Exemption
- Streamlining for Infill (CEQA Guidelines 15183.3)
Community Plan Exemptions (CPE)
Community Plan Exemption

- PRC Sec 21083.3; Guidelines Sec 15183
- Projects consistent with density established by plan with certified EIR
- Significant impacts mitigated through plan EIR or adopted requirements do not trigger further environmental review
- Focus analysis on site-specific or project-specific significant impacts
CPE Advantages

- Few limitations on use
- Encourages plan consistency
- Promotes comprehensive and consistent planning approaches to address impacts
- Streamlines environmental review without compromising mitigation
CPEs in Practice

Pre-2008
- Rincon Hill
- Market/Octavia
- Eastern Neighborhoods

Post-2008
- Balboa Park Station
- Glen Park
- Transit Center District
- Western SoMA
Experience

- Use modified Initial Study checklist
- Certain common impacts not addressed in older EIRs
  - Limits streamlining potential
- Some mitigations too vague; others too prescriptive
- Reinforces plan policy
Lessons

- Address common impacts in program EIR – but don’t go too far
- Consider implementation of plan mitigation measures
- Strong policy buy-in needed
- CPEs can support bold planning decisions
Questions and Comments