CEQA Streamlining for Housing

SAN FRANCISCO
PLANNING DEPARTMENT

BAPDA Spring 2014 Meeting
May 30, 2014

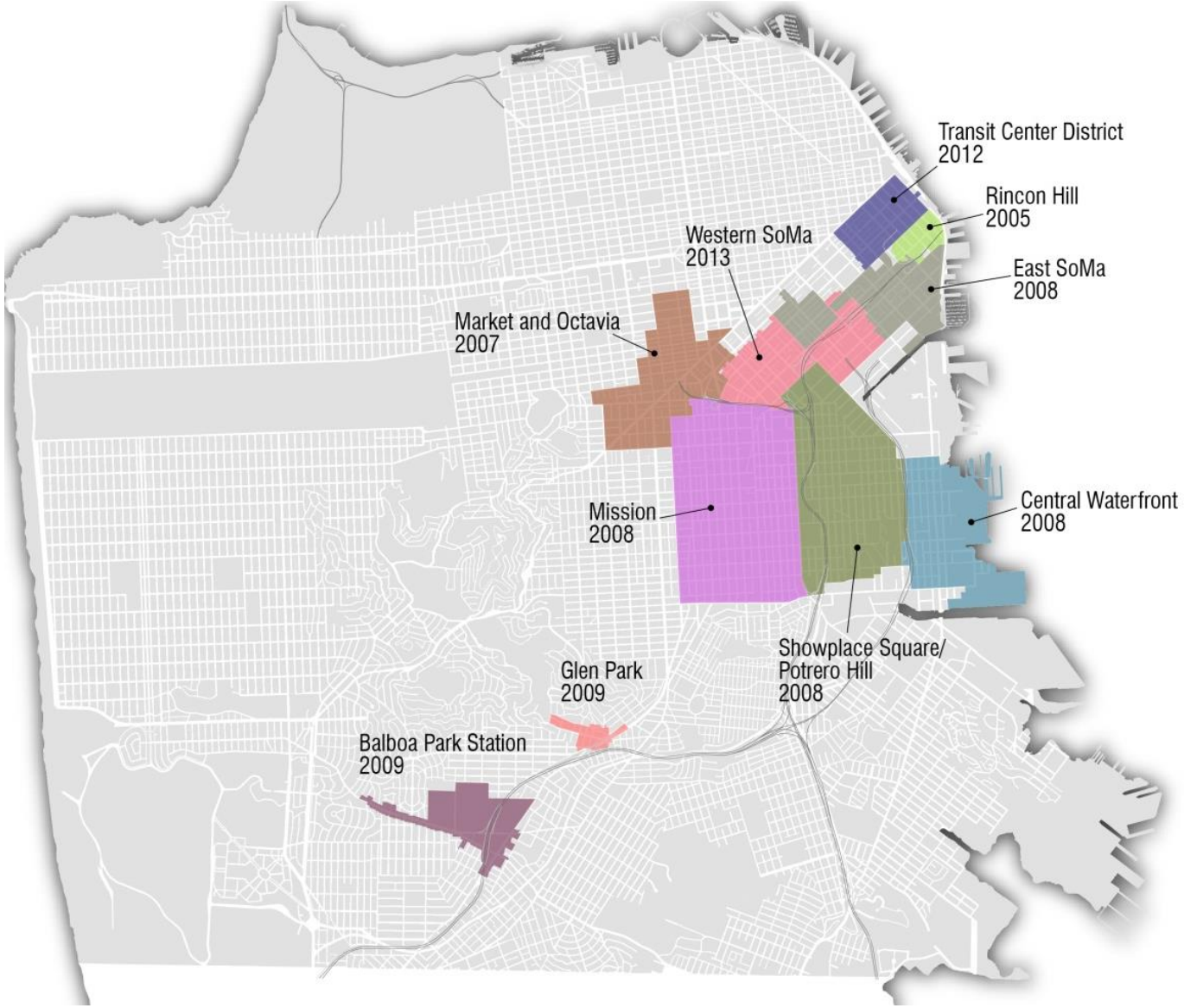
Overview

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

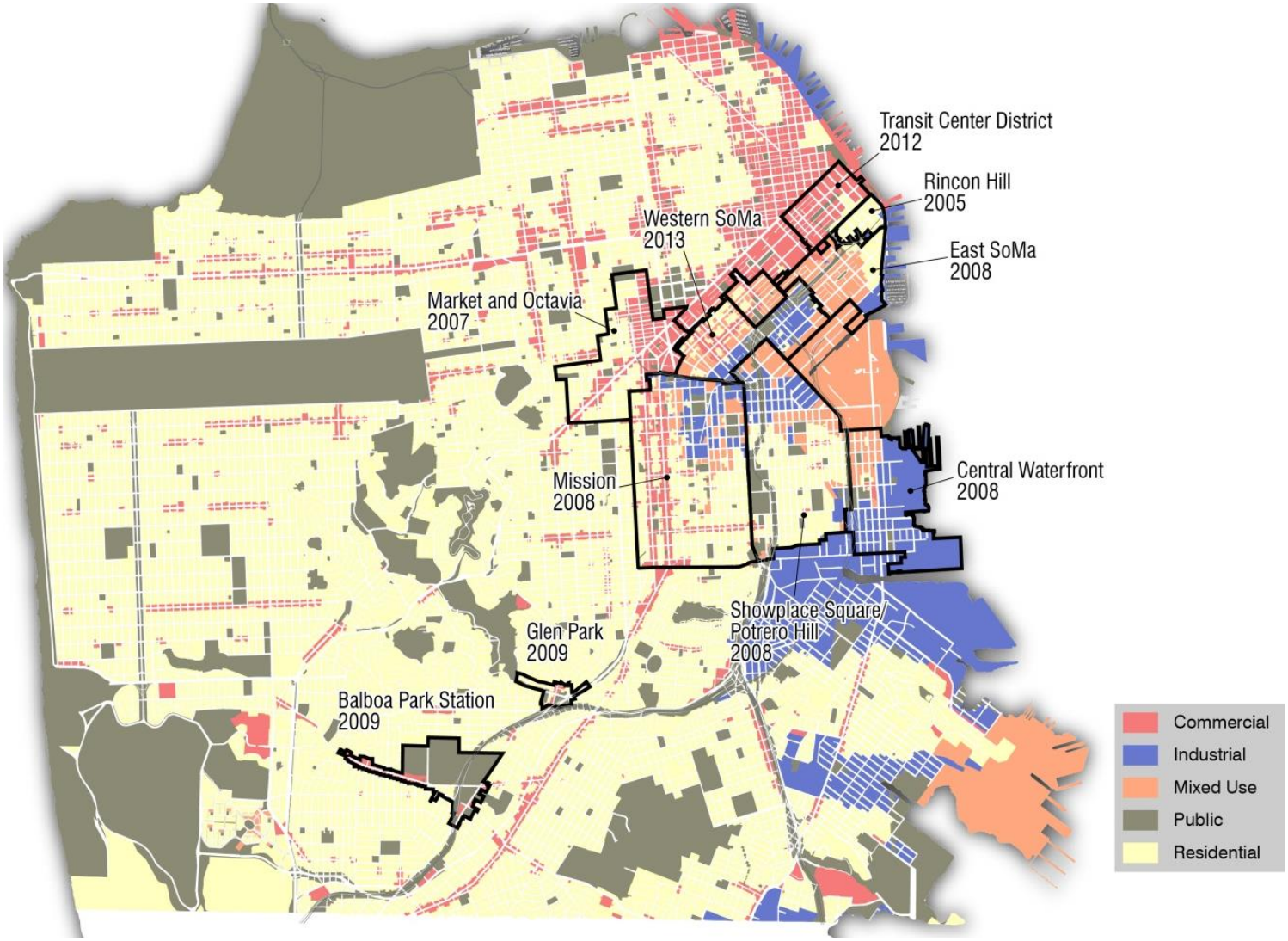
General Plan and Area Plans

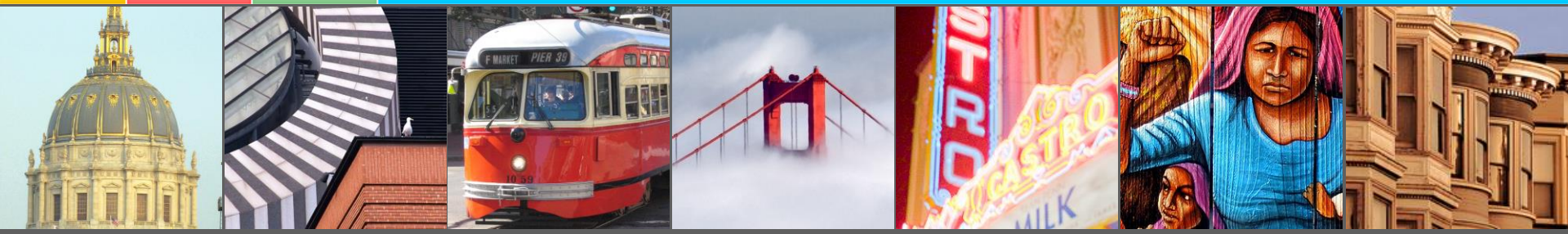
- Land Use Index and Housing Element
- Different growth and development issues across areas of city
- Address change through area plans

Area Plans


Transit Center District
2012
Rincon Hill
2005
Western SoMa
2013
East SoMa
2008
Market and Octavia
2007
Mission
2008
Central Waterfront
2008
Showplace Square/
Potrero Hill
2008
Glen Park
2009
Balboa Park Station
2009

Growth in Plan Areas

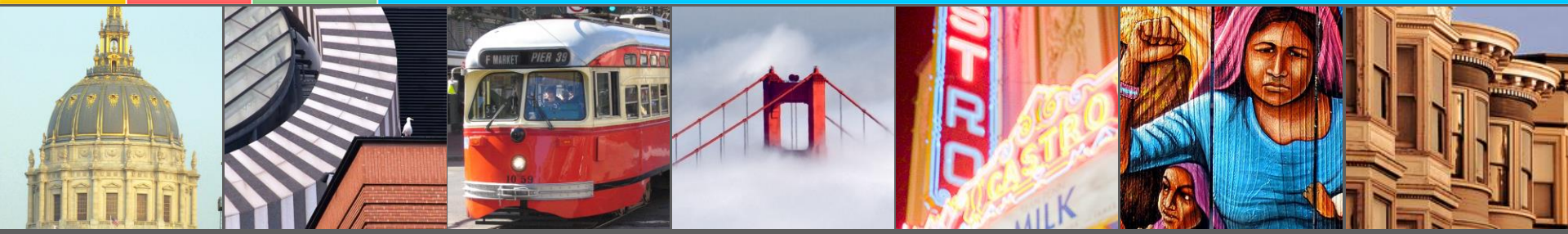




Streamlining Opportunities

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

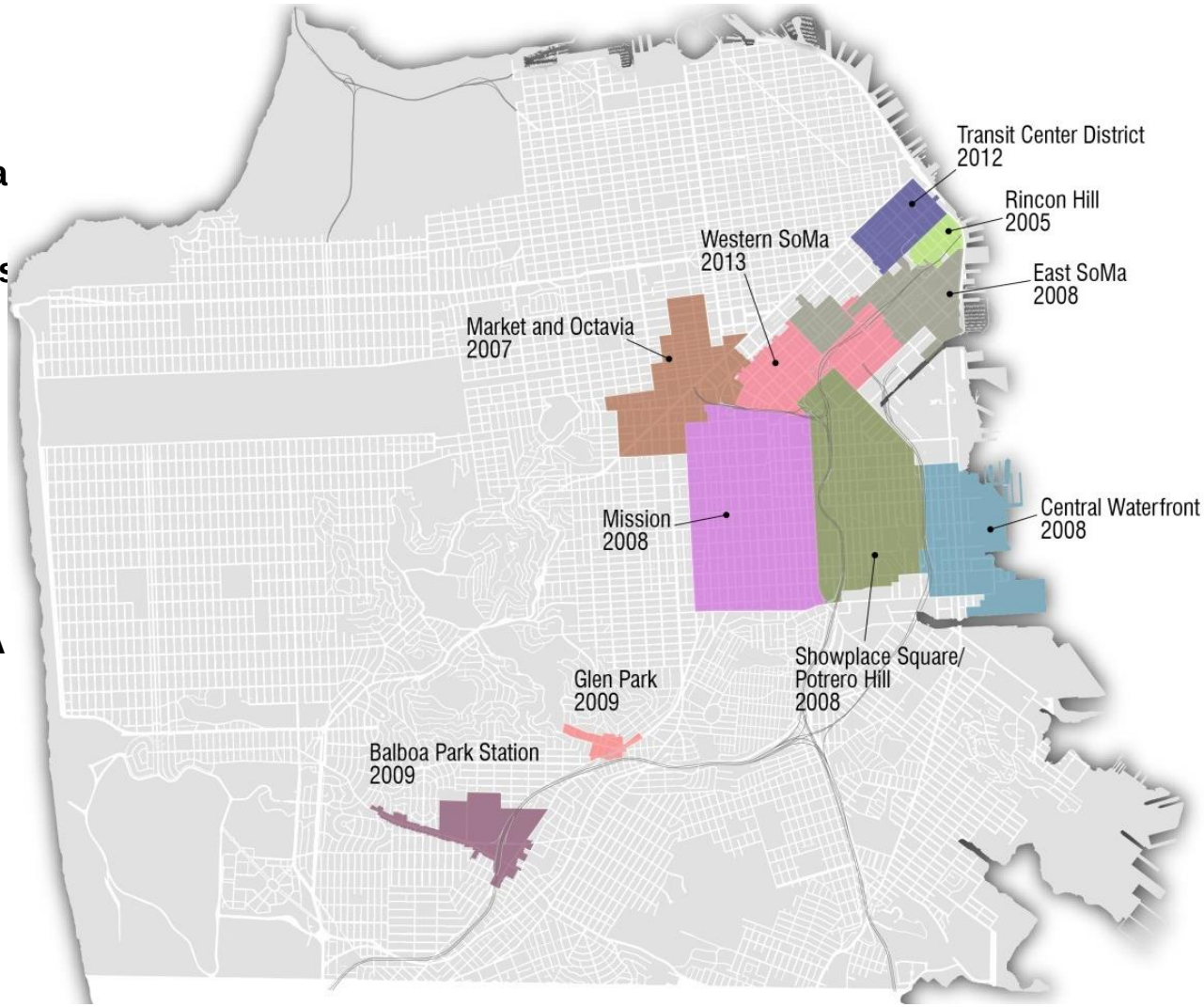
CPEs in Practice

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