



STANDARD ENVIRONMENTAL CONDITIONS OF APPROVAL

INITIATION HEARING

January 16, 2020
San Francisco Planning Commission



San Francisco
Planning

Background

2017

Mayor's Executive Directive 17-02: Keeping up the Pace of Housing Production

- Planning Department Process Improvement Plan: Codify Effective Mitigation Measures

2020

Standard Environmental Conditions of Approval

- Designed to achieve the same, or higher, level of environmental protection currently achieved through the mitigation process
- Improved consistency, streamlining, and transparency in environmental review



Precedents

- 2013** **Maher Ordinance**
hazardous soils remediation
- 2015** **Clean Construction Ordinance**
construction emissions for public projects
- 2015** **Dust Control Ordinance**
dust mitigation plans during construction
- 2017** **Transportation Demand Management Program**
menu of mitigation options to reduce VMT



Goals

- Continued environmental protection
achieve same, or higher, level of protection
- Streamlined review
conduct CEQA review, in less time
- Consistent standards
apply best practices to all applicable projects
- Transparent requirements
standards known in advance to public, applicants



Process for Adoption

Enabling Ordinance:

- Planning Commission initiation:
 - Administrative Code Chapter 31A: Standard Environmental Conditions of Approval Program
 - Planning Code Sec. 174: Enforceability of Standard Conditions program
- Board of Supervisors review and approval

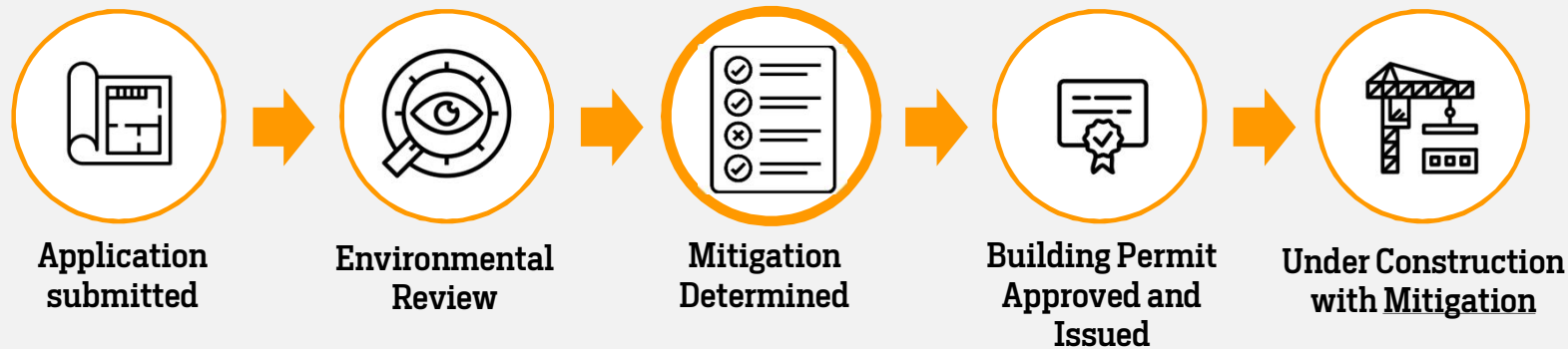
Adopt Standard Environmental Conditions by Topic

- Planning Commission must adopt each Standard Condition and applicability criteria at a public hearing
- Planning Department must report to Commission and Board of Supervisors at least every 5 years
- Planning Commission may revise Conditions more frequently

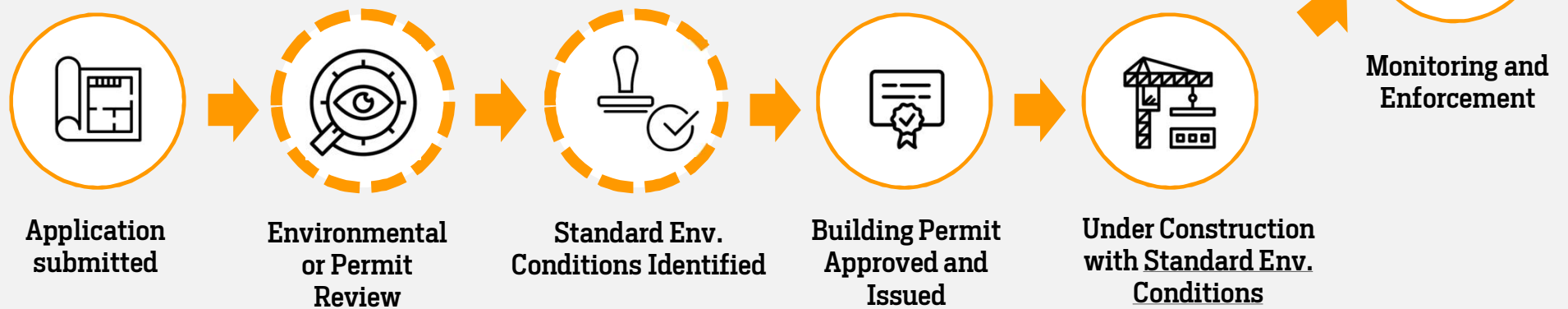


Proposal

THE WAY IT IS NOW

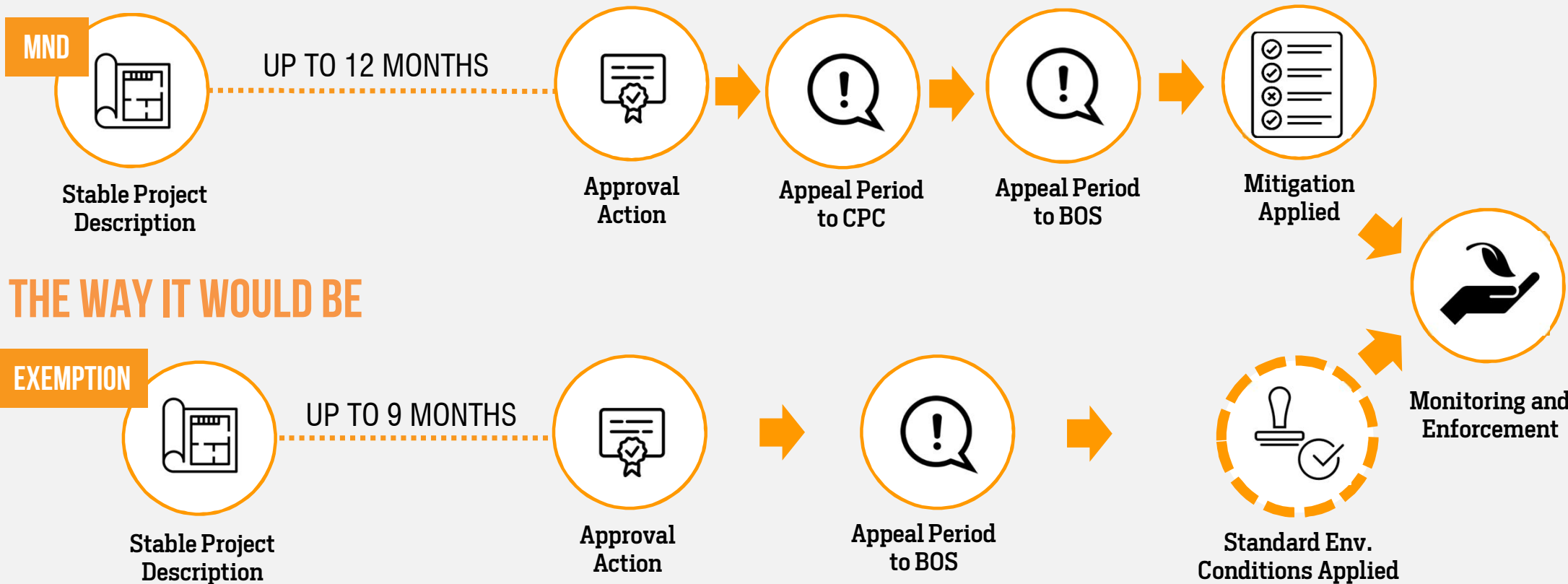


THE WAY IT WOULD BE



Process

THE WAY IT IS NOW



Enabling Ordinance Applicability

Standard Conditions may apply to:

- Small or large development projects that currently require a Mitigated Negative Declaration (MND)
- Some ministerial projects

Typical CEQA review applies:

- Projects with potential for significant impacts (EIR)
- Projects currently eligible for CEQA Exemptions

Potential Standard Condition Applicability:

- Example – Air Quality clean construction equipment standard condition (excludes small projects)



159 & 161 CHARTER OAK AVE

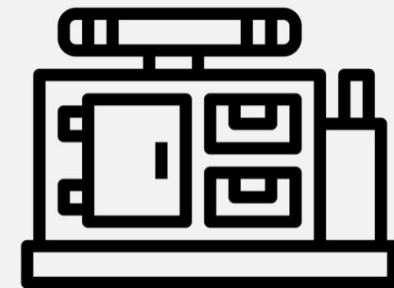
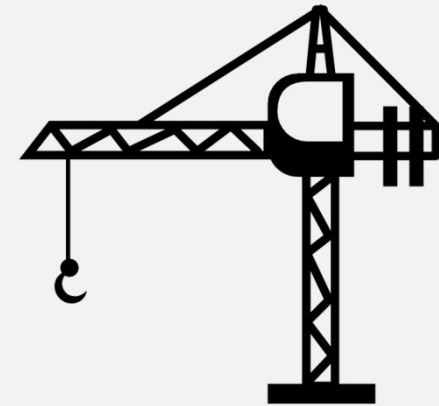


1001 VAN NESS AVE

Standard Environmental Condition: **Air Quality**

Mitigation → Standard Condition

- Requires construction equipment and diesel generators meet the most stringent emission standards
 - Small projects would be exempt due to low overall emissions
- Application would result in approximately **90 percent** reduction of harmful diesel exhaust from uncontrolled sources
- Protects public health and welfare, especially areas with high levels of air pollution



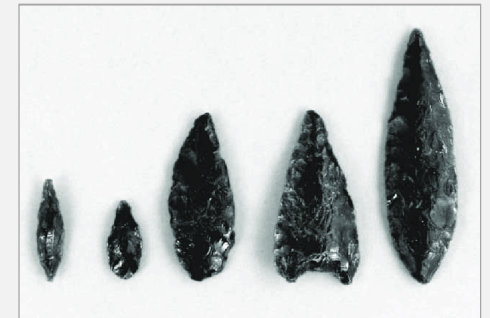
Standard Environmental Condition: Archeological and Tribal Cultural Resources

Mitigation → Standard Condition

- Require projects with soil disturbance to implement measures to avoid or lessen potential impacts to cultural resources, when they are present

Condition Effects

- Consistency & certainty for sponsors
- Streamline CEQA review



Archeological resources discovered at development sites

Standard Conditions **Monitoring + Enforcement**

Monitoring + Enforcement

Current mitigation monitoring applies:

- Building Permit review
- Required documentation
- Site inspection, as needed
- Periodic reporting, as needed

Standard Conditions reviewed at least every 5 years, or as needed



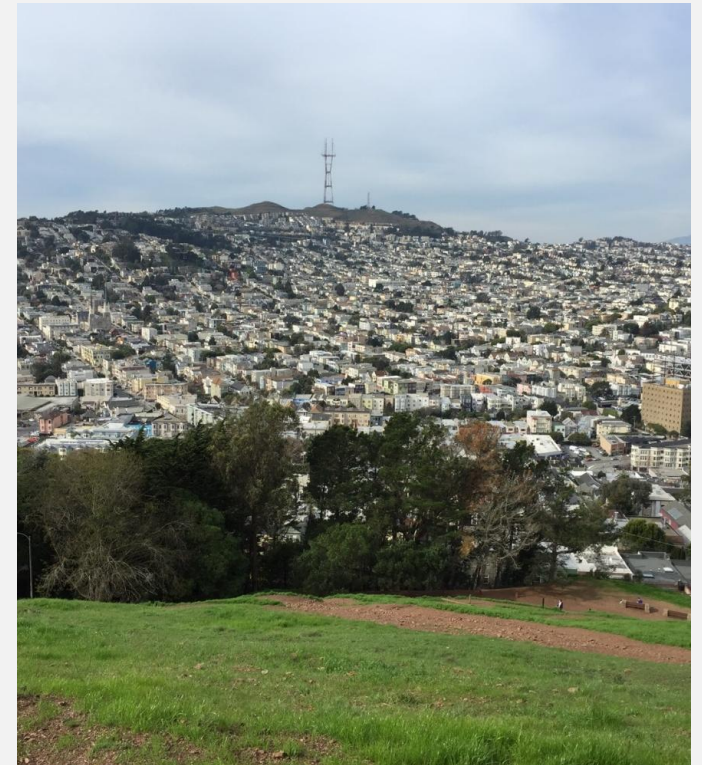
Summary

Goals

- Same or higher level of **environmental protection**
- Greater **consistency and certainty** in permitting process
- **Streamlined** environmental review process
- **Transparency** to public and sponsor

Action Items

- Initiate enabling ordinance
- Schedule adoption hearing



Standard Environmental Conditions Outreach



TECHNICAL WORKSHOP

FEBRUARY 12, 2020 5:30 — 7:30 PM

SF PLANNING, 1650 MISSION ST, 4TH FLR

OPEN TO THE PUBLIC

RSVP: [CEQAStandardsSF.eventbrite.com](https://ceqastandardsSF.eventbrite.com)

Next steps

2/12 TECHNICAL WORKSHOP **5:30 PM** @ SF PLANNING DEPARTMENT

2/27 ORDINANCE ADOPTION HEARING **1:00 PM** @ PLANNING COMMISSION

TBD CONDITIONS INFORMATIONAL HEARING @ PLANNING COMMISSION

TBD CONDITIONS ADOPTION HEARING @ PLANNING COMMISSION

ALL MEETINGS OPEN TO THE PUBLIC

THANK YOU

QUESTIONS?



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www.sfplanning.org