



San Francisco
Planning

HOUSING ELEMENT 2022 UPDATE

ENVIRONMENTAL IMPACT REPORT PRESERVATION ALTERNATIVE

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Historic Preservation
Commission

HOUSING ELEMENT 2022 UPDATE



Housing Element 2022 Update: Summary

- Update to the 2014 Housing Element for the General Plan
- Establish goals, policies, and actions to address existing and future housing needs, including regional housing targets for San Francisco's 2023-2031 cycle
- Adopt policies designed to improve housing affordability and advance race and social equity
- Guide development patterns and resource allocations in San Francisco
- Required by the State



Housing Element 2022 Update: Summary

- The Housing Element 2022 Update proposes to add 150,000 housing units by 2050, or approximately 5,000 new housing units per year.
- The housing element update does not include any specific planning code amendments, zoning changes, development projects, or other implementing measures.



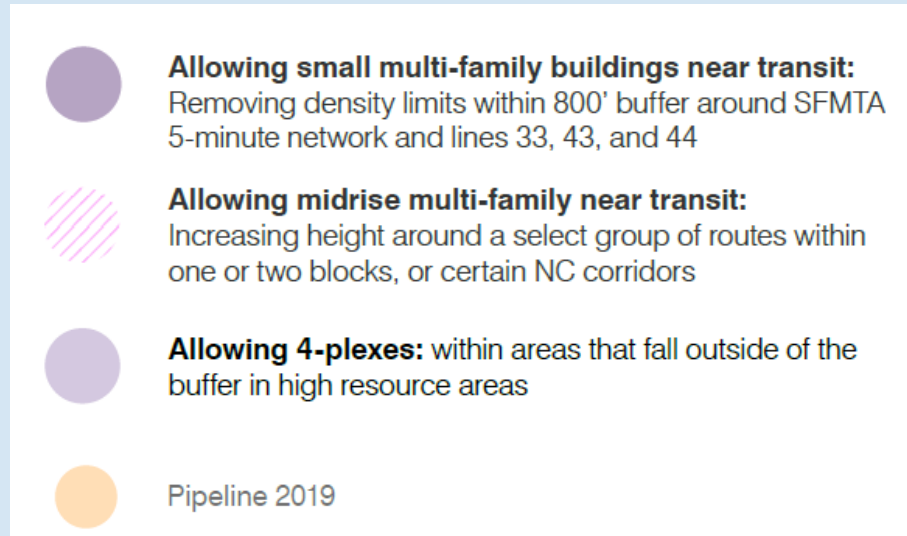
HOUSING ELEMENT 2022 UPDATE ENVIRONMENTAL IMPACT REPORT



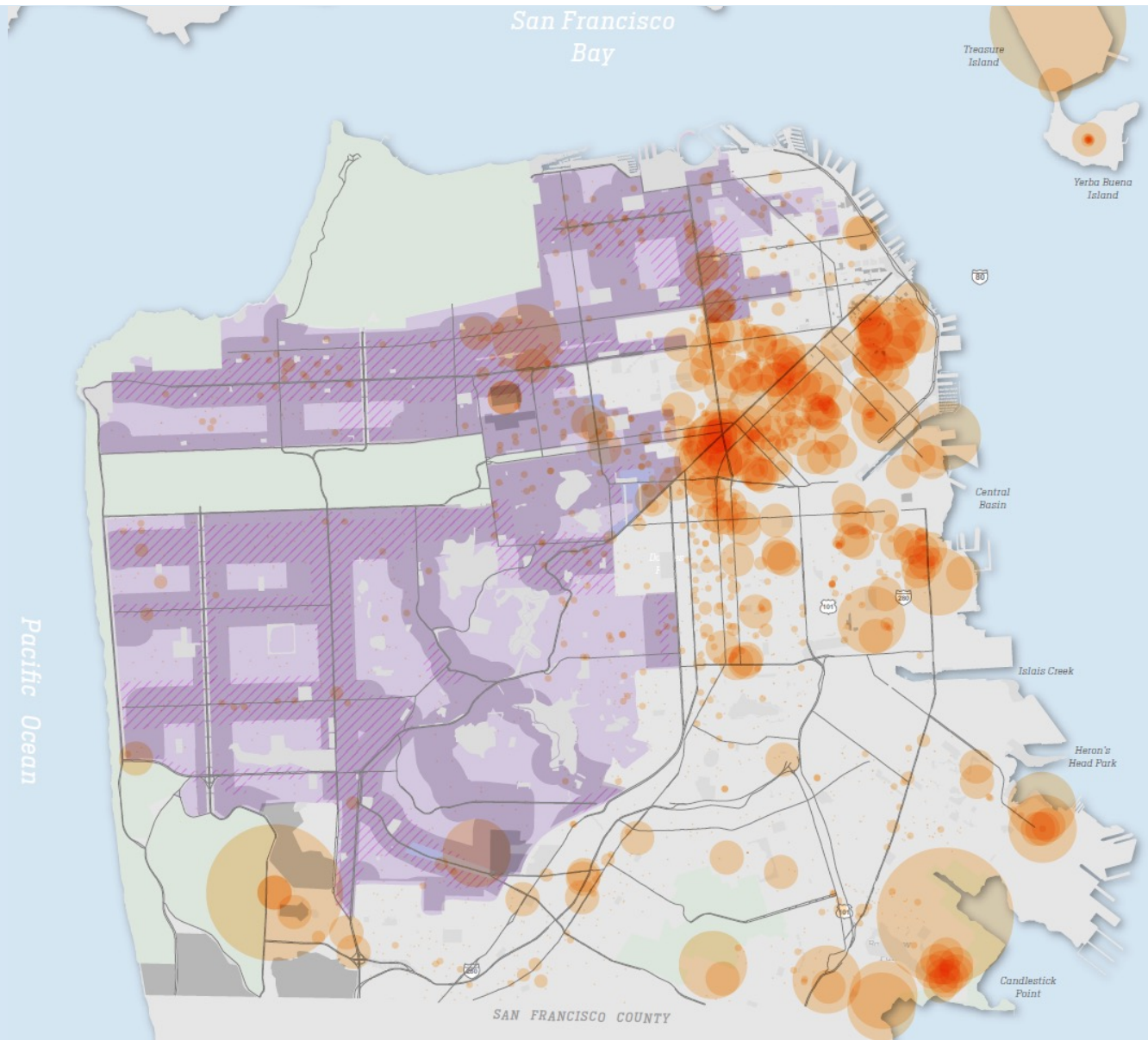
Housing Element 2022 Update: EIR

- The EIR will evaluate the reasonably foreseeable future physical impacts on the environment that could result from adoption and implementation of the Housing Element 2022 Update.
- The EIR will evaluate these reasonably foreseeable impacts of the housing element update at a programmatic level.
- The EIR will evaluate the physical environmental impacts of foreseeable outcomes of the draft policies and actions in 2050 against existing policies in 2050.
- The EIR also studies Plan Bay Area, an eastside focused alternative and a preservation alternative

Housing Element 2022 Update: EIR



Corridors considered for height increase: 17th and Market/Castro, 19th Avenue, California, Church, Divisadero, Geary, Judah, Junipero Serra, Lombard, Noriega, Ocean, Park Presidio, Sloat, Sunset, Taraval, Union, Van Ness

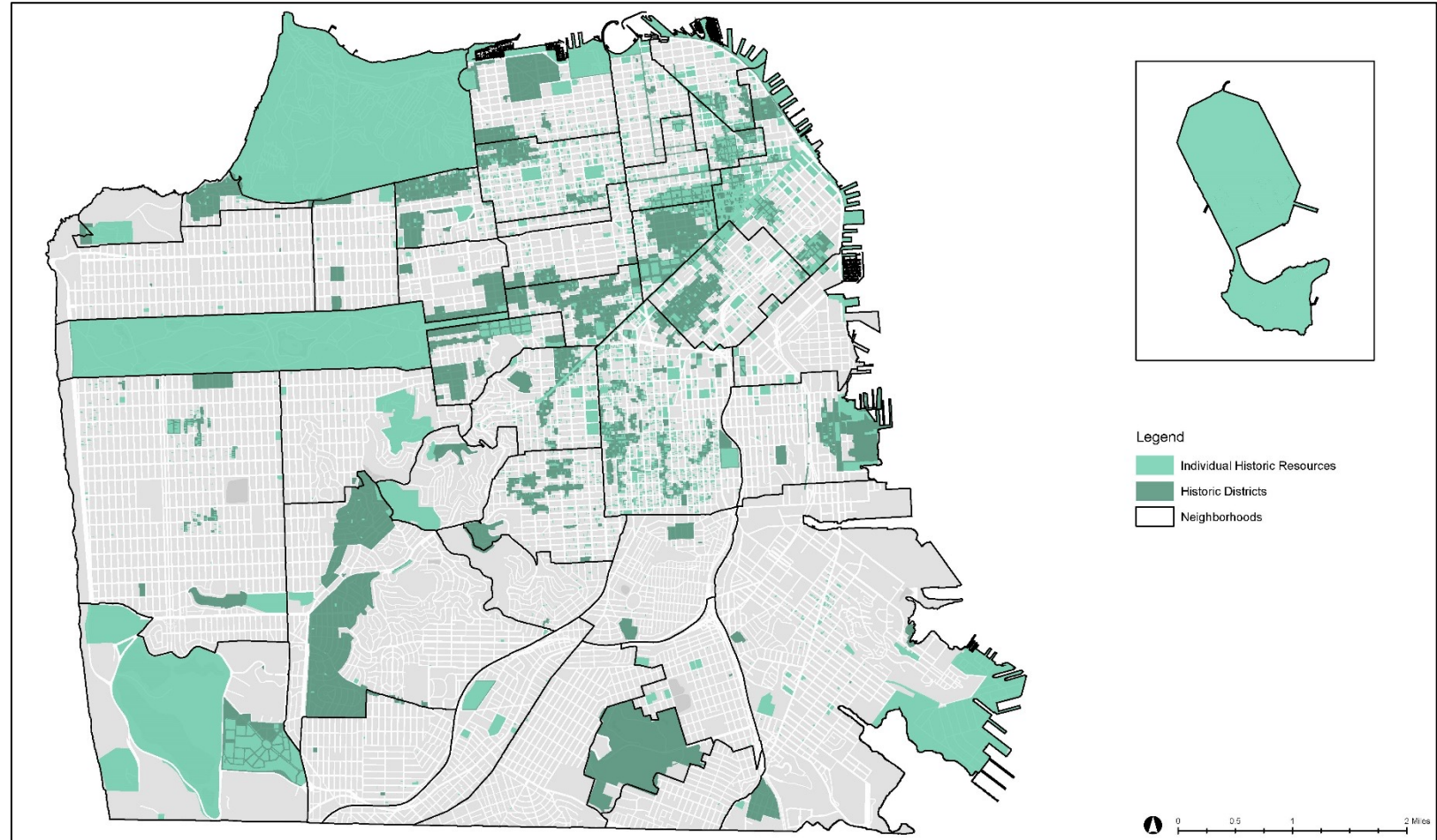


IDENTIFICATION OF SIGNIFICANT IMPACTS TO BUILT-ENVIRONMENT HISTORIC RESOURCES



Housing Element 2022 Update EIR: Impacts to Historic Resources

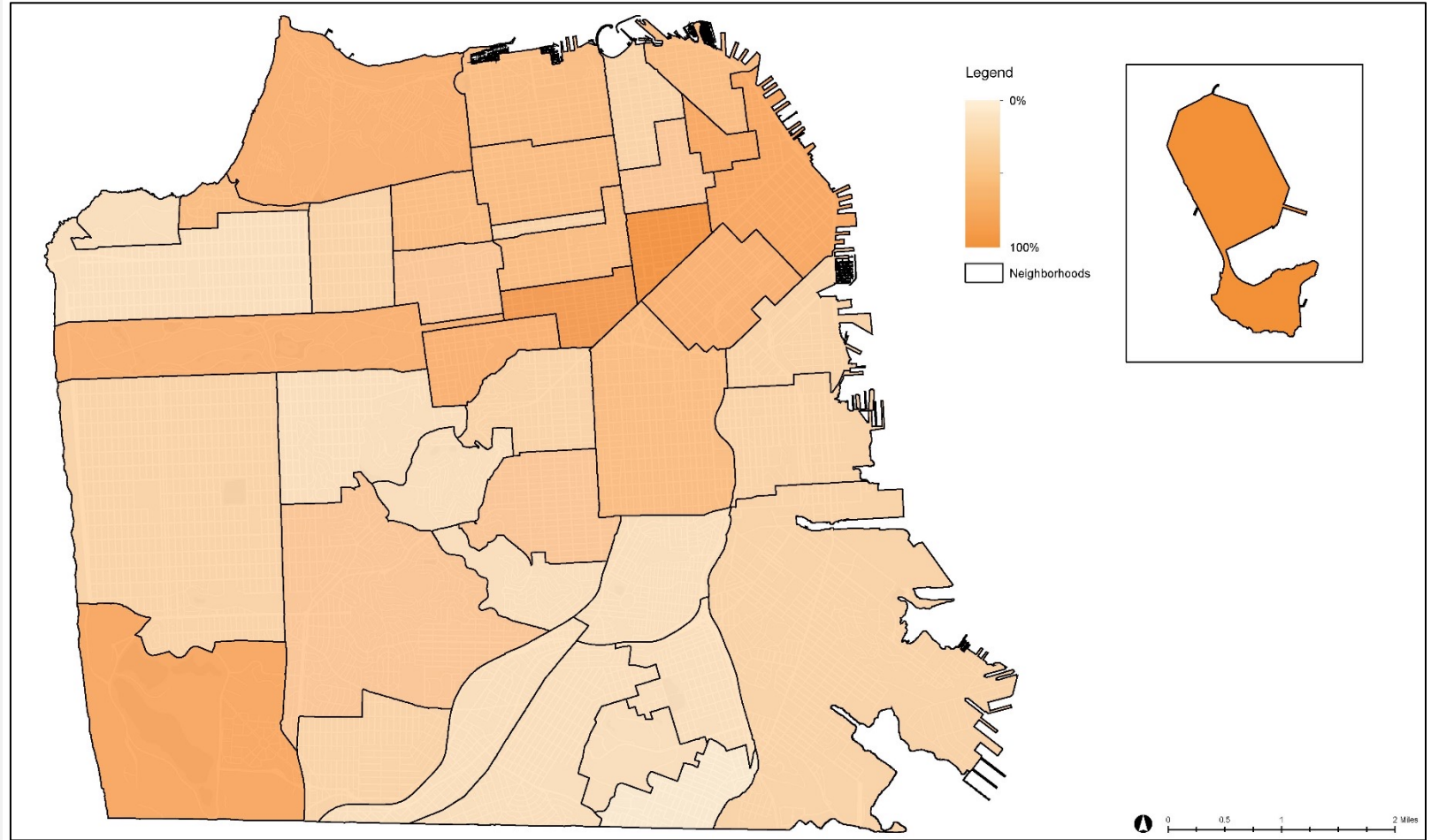
- Housing Element 2022 Update includes drafts policies and actions that encourage the conservation of historic resources. Analysis will consider these actions in balance with policies that promote new housing development.
- Analysis in EIR will consider all known historic resources.



2021 Built-Environment historic resources

Housing Element 2022 Update EIR: Impacts to Historic Resources

- 2050 built-environment historic resource forecast: how SF's built-environment historic resources setting will evolve through 2050.
- Percentage of parcels likely to contain historic resources by 2050, by neighborhood.
- The forecast is based on currently known resources, the percentage of evaluated and unevaluated parcels in a neighborhood, cultural districts, and cultural enclaves identified in historic context statements.



2050 Built-Environment historic resources

Housing Element 2022 Update EIR: Impacts to Historic Resources

Representative project types reasonably anticipated to result from Housing Element 2022 Update draft policies and actions:

- Rehab that meets Secretary's Standards;
- Rehab or new development compatible with surrounding historic districts and nearby historic resources;
- Demo or alteration that materially impairs individually significant historic resources;
- Alteration, demo, or new development that materially impairs historic districts;
- Alteration, demo, or new development that alters setting of nearby historic resources and/or districts; and
- New development that generates construction vibration or construction activities that damage nearby historic resources.

Likely determination of significant adverse effect to built-environment historic resources.

POTENTIAL MITIGATION MEASURES



Housing Element 2022 Update EIR: Potential Mitigation Measures

- Completion of Citywide survey
- Minimization of project impacts
- Documentation – HABS/HAER/HALS, Video, booklets
- Public Interpretation, Walking Tours, Education Programs
- Oral history
- Salvage Plans, Relocation Plans
- Historic Context Statements Preparation
- Protection plans and vibration monitoring
- Community Memorial Event

DRAFT PRESERVATION ALTERNATIVE



Housing Element 2022 Update EIR: Draft Preservation Alternative

- Reduce impacts on built-environment historic resources while meeting most project objectives
- Revisions to Housing Element Update 2022 policies that focus on physical development that could impact historic resources
- Preserve built-environment historic resources, use of Standards, and historic district compatibility
- Identify potential future housing project types that would result from Preservation Alternative policies
- Identify future housing development potential by neighborhood and determine how allocation of housing units would change if built-environment historic resources were retained

Housing Element 2022 Update EIR: Draft Preservation Alternative

Draft Preservation Alternative to include revisions to draft Housing Element 2022 Update policies. Revisions to policies under the draft Preservation Alternative are in ***bold italics***.

Goal III. Foster racially and socially inclusive neighborhoods through distinct community strategies.

III.6 - Revised Policy for Preservation Alternative

Increase housing choice along Rapid bus and rail corridors and near major transit stops in High Opportunity Neighborhoods through zoning changes and streamlining approvals ***while preserving built-environment historic resources***.

III.7 - Revised Policy for Preservation Alternative

Increase housing choice by allowing and facilitating small multi-family buildings in low density areas within High Opportunity Neighborhoods ***that are architecturally compatible with surrounding historic districts and that avoid demolition of individually significant built-environment historic resources***.

Housing Element 2022 Update EIR: Draft Preservation Alternative

Draft Preservation Alternative to include revisions to draft Housing Element 2022 Update policies. Revisions to policies under the draft Preservation Alternative are in ***bold italics***.

Goal IV. Increase housing production to improve affordability for the city's current and future residents.

IV.3 - Revised Policy for Preservation Alternative

Reduce development constraints such as high construction cost and lengthy City permitting timeline to increase housing choices, improve affordability, ***and preserve built-environment historic resources***.

IV.5 - Revised Policy for Preservation Alternative

Maximize the use of publicly-owned sites for permanently affordable housing in balance with ***preserving publicly-owned built-environment historic resources and*** community infrastructure and facilities needed that can be accommodated on those sites.

IV.10 - Revised Policy for Preservation Alternative

Encourage provision of the maximum number of units when existing housing stock is proposed for major expansions or demolition ***while preserving built-environment historic resources***.

Housing Element 2022 Update EIR: Draft Preservation Alternative

Draft Preservation Alternative to include revisions to draft Housing Element 2022 Update policies. Revisions to policies under the draft Preservation Alternative are in ***bold italics***.

Goal V. Increase housing choices for the city's diverse cultural lifestyles, abilities, family structures, and income.

V.4 - Revised Policy for Preservation Alternative

Facilitate small multi-family buildings as a prominent housing type that private development can deliver to serve middle-income households ***while preserving built-environment historic resources and ensuring architectural compatibility with historic districts.***

Goal VI. Promote neighborhoods that are well-connected, healthy, and rich with community culture.

VI.5 - Revised Policy for Preservation Alternative

Apply urban design principles ***and historic design guidelines*** to ensure that new housing enables neighborhood culture, safety, and experience, connects naturally to other neighborhoods, and encourages social engagement and vitality.

Policy VI.6 – Revised Policy for Preservation Alternative

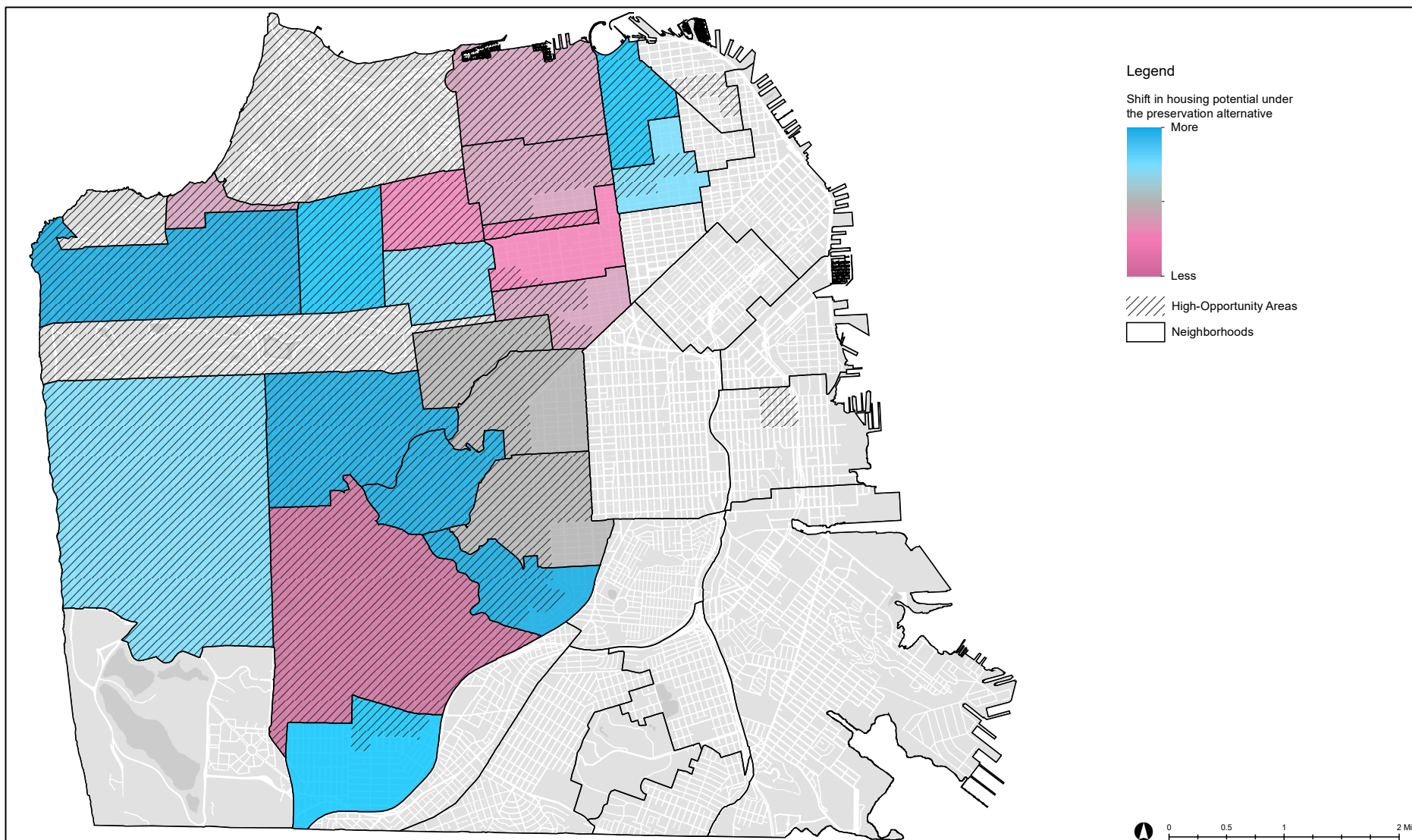
Sustain the dynamic and unique cultural heritage of San Francisco's neighborhoods through the conservation, ***preservation, and protection*** of their historic architecture and cultural uses.

Housing Element 2022 Update EIR: Draft Preservation Alternative

Preservation Alternative analysis will identify potential project types anticipated to result from Preservation Alternative Policies:

- New construction in historic districts that would prioritize small and midrise multi-family development on non-contributing parcels and compatible in scale, materials, and massing with the historic districts
- ADU projects that meet the Standards
- New housing development on larger parcels that contain built-environment historic resources that would prioritize new development on vacant or non-character-defining areas of the parcel
- High-rise towers and other large housing development projects on parcels that neither contain built-environment historic resources nor are located in historic districts

Draft Preservation Alternative: Neighborhood Map



Housing Element 2022 Update EIR: **Schedule**

Completed Actions

- Release of the Notice of Preparation (NOP) – June 16, 2021
- NOP Scoping Meeting – June 29, 2021

Future Actions

- Publication of the DEIR – Spring 2022
- HPC and PC DEIR Hearings – likely May 2022
- EIR Certification – Winter 2022/2023



THANK YOU



San Francisco
Planning

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