2025-0000095

F I L E D

SAN FRANCISCO County Clerk

December 19, 2025

by: Melvin Galvez

Deputy County Clerk

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

POSTED DEC 19 2025 TO

NOTICE OF DETERMINATION

FEIR Certification Date:	November 17, 2022
Addendum Publication Date:	September 3, 2025
Final Approval Date:	December 12, 2025
Case Nos.:	2019-016230ENV, 2021-005878CWP, and 2021-005878GPA
State Clearinghouse No:	2021060358
Project Title:	Family Zoning Plan – Housing Element Rezoning Program
Project Location-Specific:	Citywide
Project Location-City/County:	City and County of San Francisco
Zoning:	Various – Citywide
Block/Lot:	Various – Citywide
Lead Agency:	San Francisco Planning Department
Project Applicant:	San Francisco Planning Department
Staff Contact:	Ryan Shum, ryan.shum@sfgov.org, (628) 652-7542

To: County Clerk, City and County of San Francisco
City Hall Room 160
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Land Use and Climate Innovation
PO Box 3044
Sacramento, CA 95812-3044

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

☒ $84 filing fee

Project Description

The San Francisco Planning Department has published an addendum to the San Francisco Housing Element 2022 Update Environmental Impact Report (FEIR). The subject of the addendum is the Family Zoning Plan, an action anticipated by the City to implement the housing element update. The proposed rezoning program would include the following changes:

- Establishment of a specific housing sustainability district that was anticipated in the FEIR
- Amendments to base zoning, 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 the local program;
- Reclassification of certain SFMTA properties into the Non-Contiguous SF Municipal Transportation Agency Special Use District;
- Codification of certain FEIR mitigation measures identified as being the city's responsibility;
- General Plan amendments to reflect the Family Zoning Program; and
- Amendments to the city's Local Coastal 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.

Determinations

The City and County of San Francisco decided to carry out or approve the project on December 12, 2025, when the ordinances were signed by Mayor Daniel Lurie. The FEIR was certified on November 17, 2022 and an addendum to the FEIR was published on September 3, 2025. The Housing Element to the General Plan was adopted on January 31, 2023. The Board of Supervisors passed the Family Zoning Plan on December 9, 2025 and the mayor signed the ordinances on December 12, 2025. A copy of the document(s) may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under file no. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA and in Board of Superviso.rs files 250700, 250701, 250966, and 250985 at 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244, San Francisco, CA 94102-4689.

1. An addendum to an Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Debra Dwyer

For Lisa Gibson
Environmental Review Officer

December 17, 2025
Date

cc:
Board of Supervisors, through the Clerk of the Board
Other Interested Parties

Date Received for filing at LCI:

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

Print [redacted] Save

RECEIPT NUMBER:
38-12/19/2025-167

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	ryan.shum@sfgov.org	12/19/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN FRANCISCO COUNTY	2025-0000095

PROJECT TITLE

FAMILY ZONING PLAN – HOUSING ELEMENT REZONING PROGRAM

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RYAN SHUM	ryan.shum@sfgov.org	(415) 628-6527

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
49 SOUTH VAN NESS AVENUE, SUITE 1400	SAN FRANCISCO	CA	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	$ 84.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other JE 0000779729 **TOTAL RECEIVED** $ 84.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Melvin Galvez Deputy Clerk