



EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION (LPA)

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 329, the Planning Commission shall review and evaluate all physical aspects of a proposed project that meets particular criteria within Eastern Neighborhoods Mixed Use Districts. The first pages consist of instructions which should be read carefully before the application form is completed.

Planning Department staff are available to advise you in the preparation of this application. Call 415.558.6377 for further information.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION?

Within Eastern Neighborhoods Mixed Used Zoning Districts, a project sponsor must apply for a Large Project Authorization if the proposal meets certain size thresholds listed below. The project sponsor may request particular exceptions from the Planning Code provided that the Planning Commission evaluates the physical design aspects of the proposal at a public hearing. Planning Code Section 329 specifies exceptions to Code provisions which may be granted by the Planning Commission. The Planning Commission may require project modifications or conditions in order to achieve the objectives and policies of the General Plan or the purposes of the Planning Code.

WHEN IS A LARGE PROJECT AUTHORIZATION NECESSARY?

This Section applies to all new construction and proposed alterations of existing buildings in the Eastern Neighborhoods Mixed Use Districts that meet at least one of the following criteria:

1. The project includes the construction of a new building greater than 75 feet in height (excluding any exceptions permitted per Section 260(b)), or includes a vertical addition to an existing building resulting in a total building height greater than 75 feet; or
2. The project involves a net addition or new construction of more than 25,000 gross square feet.

As a component of the review process under Planning Code Section 329, the project may seek exceptions and shall be reviewed by the Planning Commission which shall evaluate physical design issues.

For projects located in Central SoMa Special Use District, a Large Project Authorization is required when at least one of the following criteria are met:

1. The project includes the construction of a new building greater than 85 feet in height or includes a vertical addition to an existing building with a height of 895 feet or less resulting in a total building height greater than 85 feet; or,
2. The project involves a net addition of new construction of more than 50,000 gross square feet.

WHO MAY APPLY FOR A LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS?

A Large Project Authorization in the Eastern Neighborhoods Mixed Use Zoning Districts is an entitlement that runs with the property; therefore, the property owner or a party designated as the owner's agent may apply for a Large Project Authorization. [A letter of agent authorization from the owner must be attached.]

FEES

Please refer to the [Planning Department Fee Schedule](http://www.sfplanning.org) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

5. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.

6. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

7. Circulation, including streets, alleys and mid-block pedestrian pathways.

8. Bulk limits.

9. Other changes necessary to bring a project into conformance with any relevant design guidelines. Area Plan or Element of the General Plan.

LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS EXCEPTIONS

Pursuant to Planning Code Section 329 (d), projects may seek specific exceptions to the provisions of this Code. Please indicate below and provide clear justification for each exception.

Exceeding the principally permitted accessory residential parking ratio described in Section 151.1 and pursuant to the criteria therein.

Exception from residential usable open space requirements. In circumstances where such exception is granted, a fee shall be required pursuant to the standards in Section 427.

Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

Exception from satisfaction of loading requirements per Section 152.1 pursuant to the criteria contained therein.

Exception to height limits for vertical non-habitable architectural elements described in Section 263.21 and pursuant to the criteria therein.

Exception to volumetric limitations for roof enclosures and screens pursuant to Section 260(b)(1)(F). For existing buildings, exceptions to the volumetric limitations for roof enclosures and screens shall be granted only if all rooftop equipment that is unused or permanently out of operation is removed from the building;

Provision of the required minimum dwelling unit mix, as set forth in Section 207.6, pursuant to the criteria of Section 305(c).

LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS EXCEPTIONS

Exception for rear yards, pursuant to the requirements of Section 134(f);

The number of Designated Office Stories for projects which are subject to vertical office controls pursuant to Section 210.3C or Section 803.9(h) and contain more than one building on the project site, so long as

- a. an increase in the number of Designated Office Stories would result in a total square footage of office space no greater than that which would otherwise be permitted by the project.
- b. Office Uses are consolidated within a lesser number of buildings than would otherwise be the case, and
- c. the resulting location and mix of uses increases the project's consistency with nearby land uses.

Relief from dwelling unit exposure requirements for buildings which are designated landmark buildings or contributory buildings within designated historic districts under Article 10 of this Code, and/or buildings recorded with the State Historic Preservation Office as eligible for the California Register, when the following criteria are met:

- a. literal enforcement of Section 140 would result in the material impairment of the historic resource; and
- b. the project complies with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and/or Section 1006 and any related Article 10 appendices of this Code.

Flexible Units: Modification of the accessory use provisions of Section 803.3(b)(1)(c) for Dwelling Units. Dwelling Units modified under this Subsection shall continue to be considered Dwelling Units for the purposes of this Code and shall be subject to all such applicable controls and fees. Additionally, any building that receives a modification pursuant to this Subsection shall (i) have appropriately designed street frontages to accommodate both residential and modified accessory uses and (ii) obtain comment on the proposed modification from other relevant agencies prior to the Planning Commission hearing, including the Fire Department and Department of Building Inspection. Modifications are subject to the following:

A modification may only be granted for the ground floor portion of Dwelling Units that front on a street with a width equal to or greater than 40 feet.

The accessory use may only include those uses permitted as of right at the subject property. However, uses permitted in any unit obtaining an accessory use modification may be further limited by the Planning Commission.

The Planning Commission may grant exceptions to the size of the accessory use, type and number of employees, and signage restrictions of the applicable accessory use controls.

Where not specified elsewhere in this Subsection (d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____