



# ANALYZED STATE DENSITY BONUS PROGRAM

## INFORMATIONAL PACKET

The Analyzed State Density Bonus program offers a streamlined process for developers requesting a density bonus pursuant to California Government Code Section 65915 et seq. The Analyzed Program is established in Planning Code Section 206.5.

Planning Department staff is available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

### WHAT IS THE ANALYZED STATE DENSITY BONUS?

The Analyzed State Density Bonus program (Section 206.5 of the San Francisco Planning Code) offers a streamlined process for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code. This program offers a set menu of concessions, incentives, and waivers that project sponsors may choose in order to achieve up to a 35% increase in density. The Analyzed program includes a number of location and project-specific eligibility criteria, outlined below, and is only available in zoning districts with density limits. Analyzed State Density Bonus projects require submittal of this supplemental application in addition to submittal of a Conditional Use Authorization application.

Project Sponsors requesting a concession, incentive or waiver not offered under this program, or who do not meet the requirements outlined in this application, must apply under the Individually Requested State Density Bonus Program (per Planning Code Section 206.6).

### WHAT ARE THE BENEFITS OF THE ANALYZED PROGRAM?

#### Development Bonuses:

- Maximum 35% density bonus

#### Menu of Concessions and Incentives:

(may select up to three of the following, depending on number and affordability level of affordable units proposed in the base project)

- **Rear Yard** – the required rear yard may be reduced to no less than 20% of lot depth or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner, provided that each horizontal dimension is at least 15 feet and the open space is contiguous to existing mid-block open space.
- **Exposure** – dwelling unit exposure requirements may be satisfied with qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension.
- **Parking** – required off-street parking under Section 151 may be reduced by up to 50% for residential and commercial uses.
- **Loading** – off-street loading spaces required under Section 152 may be waived.
- **Open Space** – up to a 5% reduction in required common open space is allowed.
- **Additional Open Space** – an additional 5% reduction in open space is allowed in addition to the reduction above, for a total of 10% reduction in required open space.

**Waivers:**

- **Height** – projects may be eligible for up to two extra stories of height, depending on the allowable density bonus and individual site conditions.

**Priority Processing:** Analyzed projects which provide 30% or more of units as on-site Inclusionary Housing Units or Restricted Affordable Units qualify for priority processing.

**IS MY PROJECT ELIGIBLE FOR THE ANALYZED PROGRAM?**

**Eligibility - Project Features:**

- The project consists of new construction and does not propose additions to existing buildings;
- Provides five or more dwelling units (not including group housing or efficiency units);
- Provides all inclusionary units onsite pursuant to Section 415.6;
- Delivers units appropriate for families under one of the two following options:
  1. At least 40% of the units in the building must have 2 or more bedrooms and at least 10% of the units must have 3 or more bedrooms (a hypothetical 100-unit building with thirty (30) 2-bedroom and ten (10) 3-bedroom units would satisfy this option); or
  2. At least 50% of the bedrooms in the building must be in units with more than one bedroom;  
*\*Note that the first option is calculated solely as a percentage of large units within the development, whereas the second option is calculated by a percentage of bedrooms within large units.*
- Includes active ground floor uses at the same square footages as any neighborhood commercial uses to be demolished or removed from the site;
- Includes a minimum of nine foot ceilings on all residential floors;
- Does not demolish, remove, or convert any residential units;
- Is not seeking or receiving any additional state or local development bonuses;
- Does not include a lot merger which results in a lot with more than 125 feet of frontage on any one street in NC Zoning Districts;
- Does not:
  - (1) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;
  - (2) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; or
  - (3) alter wind in a manner that substantially affects public areas;
- Seeks only concessions or incentives set forth above, including waivers for height increases as permitted;
- Is a Senior Housing Project, as described in Section 102, which follows the procedures and conditions set forth in Planning Code 202.2(f).

**Eligibility - Project Location:**

- Must be located in a zoning district that establishes a maximum dwelling unit density through a ratio of number of units to lot area;
- Must not be located in the RH-1 or RH-2 zoning districts, North of Market Residential Special Use District, or the Northeastern Waterfront Area Plan south of the centerline of Broadway;
- Must not be located on property under the jurisdiction of the Port of San Francisco;
- If located north of Post Street and east of Van Ness Avenue, only the following sites are eligible:
  1. lots containing no existing buildings; or
  2. lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements and required setbacks.

**HOW DO I DETERMINE THE MAXIMUM BONUS DENSITY FOR MY PROJECT?**

1. **Calculate Base Density.** Base Density is the lot area divided by the maximum lot area per unit permitted under existing density regulations (e.g. one unit per 400 sq ft of lot area). Calculations that result in a decimal point of 0.5 and above are rounded to the next whole number.
2. **Calculate Bonus Density.** The allowable density bonus is based on the amount and affordability level of affordable housing provided. Reference the table below to determine the amount of additional density allowed, up to a maximum of 35%. In calculating the bonus density, any fraction is rounded up to the next highest number.

**Note: density bonuses from more than one income category may be combined.**

<b>Affordability level of Restricted Affordable Units provided on-site</b>	<b>Minimum percentage of Restricted Affordable Units</b>	<b>Percentage of density bonus granted for providing minimum percentage</b>	<b>Additional bonus for each 1% increase in restricted units</b>	<b>Percentage of Restricted Units required for maximum bonus</b>
<b>Very Low Income</b> (up to 50% AMI)	5%	20%	2.5%	11%
<b>Low Income</b> (51 - 80% AMI)	10%	20%	1.5%	20%
<b>Moderate Income</b> (81 - 120% AMI)	10%	5%	1%	40%
<b>Senior Housing</b>	100%	50%	-	-

## HOW MANY CONCESSIONS OR INCENTIVES MAY BE OBTAINED?

Analyzed State Density Bonus projects shall receive concessions or incentives in the amounts specified in the table below.

Affordability level of Restricted Affordable Units provided on-site	Percentage (of base project) of units provided on-site as Restricted Affordable Units		
Very Low Income (up to 50% AMI)	5%	10%	15%
Low Income (51 - 80% AMI)	10%	20%	30%
Moderate Income (81 - 120% AMI)	10%	20%	30%
Number of Incentives/Concessions	1	2	3

## HOW DO I DETERMINE IF MY PROJECT QUALIFIES FOR ADDITIONAL HEIGHT?

1. Calculate the Permitted Envelope (PE). The PE equals the lot area multiplied by the permitted lot coverage (0.75 in many cases, see Planning Code Section 134 for specific requirements in each zoning district), and then multiplied by the number of residential floors (generally, the parcel's height district divided by 10, and then subtracting the ground floor if that floor is used for circulation, parking or retail). Any relevant bulk restrictions (particularly for projects in bulk districts other than X) apply when calculating the PE.
  - a. **Lot Area x Permitted Lot Coverage x Number of Residential Stories = PE**
2. Calculate the Bonus Envelope (BE). The BE is the residential envelope necessary to accommodate the additional density by multiplying the Bonus Density by 1,000 gross square feet.
  - a. **Number of units in bonus project x 1,000 = BE**
3. Calculate the Additional Residential Floors.
  - a. **If the BE is less than or equal to the PE, then the project is not awarded a height bonus.**
  - b. **If the BE is greater than the PE, the project may be awarded a waiver from height limits as follows:**
    - i. **One additional story is allowed for projects where the BE minus the PE is less than 75% of the lot area; or**
    - ii. **Two additional stories are allowed for projects where the BE minus the PE is greater than 75% of the lot area.**

**Español:** Para información en Español llamar al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 中文詢問請電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Para sa impormasyon sa Tagalog tumawag sa 15-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



## San Francisco Planning

**FOR MORE INFORMATION:**

Call or visit the San Francisco  
Planning Department

**Central Reception**

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FAX: **415 558-6409**

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**Planning Information Center (PIC)**

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TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*