



ANALYZED STATE DENSITY BONUS PROGRAM

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.

The Analyzed State Density Bonus program offers a local streamlined process for developers requesting a density bonus under the California Government Code Section 65915.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

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 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS THE ANALYZED STATE DENSITY BONUS?

The Analyzed State Density Bonus program offers a local streamlined process for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code. As described in Planning Code Section 206.5, 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:

- Potential maximum 35% density bonus

Menu of Concessions and Incentives:

The project may receive 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: 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 STATE DENSITY BONUS 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 (for the purposes of determining unit mix, studio units are considered to be one bedrooms);
**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 in order to achieve the maximum 35% allowable density.

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

Fees

Please refer to the [Planning Department Fee Schedule](#) 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.



ANALYZED STATE DENSITY BONUS PROGRAM

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Description:

Please list the proposed number of units for the following:

Proposed total number of units in the base project:

Proposed number of restricted affordable units for Very Low Income Households (up to 50% AMI)

Proposed number of restricted affordable units for Low Income Households (51% - 80% AMI)

Proposed number of restricted affordable units for Moderate Income Households (81% - 120% AMI)

Proposed number of bonus units:

(A) Total number of units in proposed project:

Unit Mix:

(B) Proposed total number of bedrooms in project:

Unit Type	(C) # of <u>units</u> in proposed project	% of each unit type in Project (C/A)	(D) Total # of <u>bedrooms</u> in each unit type	% of bedrooms in project, by unit type (D/B)
Studios or 1-bedroom units				
2-bedroom units				
3-bedroom units				
__-bedroom units				

Family Friendly Amenities:

Describe the family friendly amenities and features that the project will provide. These may include, but are not limited to, cargo bicycle parking, on-site stroller storage, or open space designed for the use of children.

Density Bonus Calculator:

Please calculate the density bonus the project is seeking pursuant to Section 206.6(c).

Bonus Calculator								
A	B	C	D	E	F	G	H	I
Affordability Level	Restricted Affordable Units Provided in Project	Percentage of Base Project	Minimum Percentage to Qualify for Bonus	Bonus Granted for Minimum	Percentage of Units Above Minimum Provided (Column C - Column D)	Additional Bonus for Each 1% Increase in Restricted Units	Additional Bonus Granted (Column F x Column G)	Bonus Units Granted (Column E + Column H)
Very Low Income (up to 50% AMI)			5%	20%		2.5%		
Low Income (51 - 80% AMI)			10%	20%		1.5%		
Moderate Income (81 - 120% AMI)			10%	5%		1%		
Senior Housing			100%	50%		-	-	-

Menu of Concessions and Incentives:

Based on the calculation above, select one, two or three concessions and incentives the project is seeking.

Rear Yard

The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet and that the open area is wholly or partially contiguous to the existing mid-block open space, if any, formed by the rear yards of adjacent properties.

Open Space

Common Open space provided per Section 135 or any applicable special use district may be reduced up to 5%

Automobile Parking

Residential and commercial parking requirements, per Section 151 or any applicable special use district, may be reduced by up to 50%.

Dwelling Unit Exposure

The dwelling unit exposure requirements of Section 140(a) (2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

Additional Open Space

Common Open space provided per Section 135 or any applicable special use district may be reduced an additional 5% for a total of 10% reduction.

*Project must select first Open Space reduction in order to receive this additional reduction

Off-Street Loading

Off street loading spaces per Section 152 shall not be required

Bonus Height Requested

Indicate number of additional stories of height requested:

Describe how the additional height requested complies with Section 206.5 (c) (5):

URBAN DESIGN CONDITIONAL USE FINDINGS FOR ANALYZED STATE DENSITY BONUS PROGRAM

Pursuant to Planning Code Section 303(t), the Planning Commission has discretion to make minor modifications to the building to ensure the project meets the Affordable Housing Bonus Program (AHBP) Design Guidelines.

1. Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines.
2. Describe how building design elements including, but not limited to architectural treatments, facade design, and building materials are consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.
3. Describe how the design of lower floors, including building setback areas, commercial space, townhomes, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.
4. Describe how required streetscape and other public improvements such as tree planting, street furniture, and lighting are consistent with the Better Streets Plan, and any other applicable design guidelines.

SMALL BUSINESS CONDITIONAL USE FINDINGS FOR STATE ANALYZED DENSITY BONUS PROGRAM

Pursuant to Planning Code Section 303(t), the State Analyzed Density Bonus projects are required to make the following findings regarding existing commercial uses on the project site.

1. Will the project require the demolition of an existing building? Yes No
If yes, please describe:

2. Will the project remove existing commercial or retail uses? Yes No
If so, please describe those uses below, including their size and location within the building, and how recently the commercial or retail uses were occupied by a tenant or tenants. Please also state if any of the existing commercial uses are formula retail, or if the tenant(s) have been designated as a Legacy Businesses or if they are eligible for a Legacy Business designation under Administrative Code Section 2A.242.

3. Does the project propose any commercial or retail uses? Yes No
If yes, please describe:

4. Will the project result in an adverse impact on public health, safety and general welfare due to the loss of commercial uses in the District where the project is located? Yes No
Please describe:

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.

Signature

Name (Printed)

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

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____