



HOUSING SUSTAINABILITY DISTRICT

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

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

CA Govt. Code Section 66200 gives local jurisdictions incentives to create Housing Sustainability Districts (HSDs) to encourage housing production on infill sites near public transportation. Housing projects that are compliant with applicable general plan and zoning standards are eligible for streamlined approval by the City, and must be approved within 120 days of receipt of a complete application. There must be an approved Environmental Impact Report (EIR) in the area to establish an HSD, and HSD projects must adopt and implement any applicable mitigation measures.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHERE IS THERE A HOUSING SUSTAINABILITY DISTRICT IN SAN FRANCISCO?

Central SoMa

Planning Code Section 343 establishes a Housing Sustainability District within the Central SoMa Plan Area (“Central SoMa Housing Sustainability District” or “Central SoMa HSD”). The Central SoMa HSD was approved in conjunction with the adoption of the Central SoMa Area Plan, and became effective in January 2019. Eligibility criteria for projects seeking approval pursuant to the requirements of the Central SoMa Housing Sustainability District are included below. Such projects will be reviewed for compliance with the San Francisco Urban Design Guidelines and the Central SoMa Plan’s Guide to Urban Design.

WHAT IS THE PROCESS FOR APPROVAL UNDER HSD?

Preliminary Project Assessment. A Preliminary Project Assessment, or PPA, is required for all HSD projects. The Environmental Planning Division will determine if there are any additional studies required for ministerial review during the PPA process. The PPA Application must indicate the intent to seek approval under the HSD upon submittal. Failure to identify an HSD project in a PPA Application may lead to project delays.

Complete Application. An HSD application will be considered complete when:

- The Department confirms that the required materials have been submitted and meet the Department's Plan Submittal Guidelines;
- Environmental Planning Staff have reviewed the mitigation measures to determine which apply to the project, and have confirmed that additional required studies have been completed to the satisfaction of the Environmental Review Officer, and
- The Project Sponsor has submitted an agreement to implement the applicable mitigation measures.

Hearing. The Planning Department shall conduct an informational hearing for all projects within 100 days of receipt of a complete application. No requests for discretionary review will be accepted by the Planning Department for HSD projects.

Decision. Within 120 days of receipt of a complete application, the Director shall issue a written decision approving, disapproving, or approving the project subject to conditions.

Appeals. Housing Sustainability District projects must be appealed within 10 days of the issuance of the written project approval. Appeals to HSD projects are heard by the Board of Appeals. The Board of Appeals must set a hearing no less than 10 days after the filing of the appeal, and shall act on the appeal request no more than 30 days from the date of filing.

HOW DOES THE HSD INTERSECT WITH OTHER PLANNING CODE REQUIREMENTS?

In order to be eligible for approval under the HSD, a project must meet all applicable objective standards of the Planning Code. Projects that use the State Density Bonus Program and meet all other eligibility requirements above qualify for streamlining under the HSD. Any waivers, concessions, or incentives, conferred through the State Density Bonus Law are considered code-complying, and therefore are consistent with the objective standards of the Planning Code. Projects that require exceptions through entitlements (DNX, ENX, etc.) or variances are not eligible for the HSD.

WHAT DO I NEED TO SUBMIT AN HSD PROJECT APPLICATION?

- A full plan set, including site plan, elevations, floor plans and sections that are consistent with the Department's Plan Submittal Guidelines.
- A draft BMR designation that shows the number and location of units that are affordable to very low- or low-income households. The BMR designation must be consistent with the standards set forth in Planning Code Section 415 and Zoning Administrator Bulletin 10.
- A completed Urban Design Guidelines checklist to demonstrate that the project meets the Urban Design Guidelines. A blank checklist is attached to this application.
- A response to the zoning analysis included in the PPA that demonstrates project meets all applicable zoning standards.
- Documentation that the project will comply with all applicable requirements for prevailing wages and skilled and trained workforce.
- Planning Department's Project Application
- Individually Requested State Density Bonus Application, if applicable
- Site or Building Permit Application, including a completed and signed application form, two hard copy sets of plans that meet the Department of Building Inspection's submittal standards.
- A letter of authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.

HOW DO I SUBMIT MY HSD PROJECT APPLICATION?

Please follow the submittal instructions for Building Permit Applications included on page 1 of the Project Application.

Eligibility Criteria: CENTRAL SoMa HSD

The project must meet all of the following criteria in order to be eligible for the Central SoMa HSD.

- **Geography.** The project must be located within the boundary of the Central SoMa Special Use District as defined in Planning Code Section 249.78(b).
- **Zoning.** The project is located within a zoning district that principally permits residential uses through ministerial issuance of a permit. Other uses may be permitted by conditional use or other discretionary permit, provided that the use is consistent with residential use.
- **Density.** The project proposes no less than 50 dwelling units per acre and no more than 750 dwelling units per acre
- **Residential Uses.** A majority of the project's gross square footage is designated for residential uses. All non-residential uses must be principally permitted in the underlying zoning district and applicable special use district. The project may not include more than 24,999 gross square feet of office space that would be subject to the annual limit on office development set forth in Planning Code Section 321.
- **Height.** The project may not exceed 160 feet in height. Projects may not seek a waiver or incentive/concession through the State Density Bonus to exceed 160 feet in height and remain eligible for the program. Projects where all units are restricted for at least 55 years as affordable for persons and families of low or moderate income as defined in CA Health and Safety Code Section 50093 are exempt from this height limit and may exceed 160 feet in height.
- **State Density Bonus and Shadow.** If the project is seeking a density bonus pursuant to CA Govt. Code Section 65915 et. seq., the project does not result in a significant shadow impact.
- **Historic Resources.** The project is not located on a lot that contains a structure listed as a designated landmark pursuant to Article 10 of the Planning Code or a contributory or significant structure pursuant to Article 11 of the Planning Code.
- **Affordable Housing.**
 1. Projects with 10 or more units shall comply with the Inclusionary Affordable Housing Program (Planning Code Section 415 et. seq.) by choosing the On-Site Affordable Housing Alternative
 2. Projects with 9 or fewer units shall provide no less than 10% of dwelling units as affordable to very-low or low-income families by entering into a regulatory agreement with the City.
- **Demolition of Residential Units.** The project does not demolish, remove, or convert to another use any existing dwelling unit.
- **Consistent with Objective Standards.** The project complies with all applicable zoning standards and any adopted design review standards. Waivers, incentives and concessions granted under the State Density Bonus Law (CA Govt. Code Section 65915, Planning Code Section 206.6) are considered compliant with zoning standards. Associated discretionary permits that are required for the project do not compromise eligibility for the program, but the project would become ineligible if a discretionary exception is required.
- **Compliant with Mitigation Measures.** The project sponsor complies with all Mitigation Measures in the Central SoMa EIR that the Planning Department determines are applicable to the project.
- **Prevailing Wages.** If the project is not in its entirety a public work, all construction workers employed in the execution of the project will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area as provided in CA Govt. Code Section 66201(f)(4). This provision does not apply to projects of 10 or fewer units.

- **Skilled and Trained Workforce.** A skilled and trained workforce, as defined in Chapter 2.9 of Part 1 of Division 2 of the Public Contract Code, will be used to complete the project. This provision does not apply to projects of 10 or fewer units. Applies to projects of 75 units or until January 1, 2022 and projects of 50 units or more thereafter.
- **Subdivision.** The development did not or does not involve a subdivision of a parcel that is subject to the California Subdivision Map Act, unless the development either (i) receives a low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (ii) is subject to the requirements to pay prevailing wages and use a skilled and trained workforce.



HOUSING SUSTAINABILITY DISTRICT

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Description:

Will the project use the Housing Sustainability District in conjunction with the State Density Bonus Program?:

Yes

No

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

URBAN DESIGN GUIDELINES MATRIX		
#	Guideline	Conformance
Site Design		
S1	Recognize and Respond to Urban Patterns	
S2	Harmonize Relationships between Buildings, Streets, and Open Spaces	
S3	Recognize and Enhance Unique Conditions	
S4	Create, Protect, and Support View Corridors	
S5	Create a Defined and Active Streetwall	
S6	Organize Uses to Complement the Public Environment	
S7	Integrate Common Open Space and Landscape with Architecture	
S8	Respect and Exhibit Natural Systems and Features	

Architecture	
A1	Express a Clear Organizing Architectural Idea
A2	Modulate Buildings Vertically and Horizontally
A3	Harmonize Building Designs with Neighboring Scale and Materials
A4	Design Buildings from Multiple Vantage Points
A5	Shape the Roofs of Buildings
A6	Render Building Facades with Texture and Depth
A7	Coordinate Building Elements
A8	Design Active Building Fronts

<p>A9 Employ Sustainable Principles and Practices in Building Design</p>	
<p>Public Realm</p>	
<p>P1 Design Public Open Spaces to Connect with and Complement the Streetscape</p>	
<p>P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access</p>	
<p>P3 Express Neighborhood Character in Open Space Designs</p>	
<p>P4 Support Public Transportation and Bicycling</p>	
<p>P5 Design Sidewalks to Enhance the Pedestrian Experience</p>	
<p>P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest</p>	
<p>P7 Integrate Sustainable Practices into the Landscape</p>	

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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____