



DEVELOPMENT AGREEMENT SUBSEQUENT APPROVAL (PHA)

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

Development Agreements require that the Planning Director shall review applications for a development phase (“Development Phase Application”), design review for buildings (“Design Review Application”), or design review for open space and other community improvements (“Design Review for Community Application”).

For questions, email the Planning counter at the Permit Center at pic@sfgov.org where planners will be 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.

WHAT IS A DEVELOPMENT AGREEMENT SUBSEQUENT APPROVAL?

For areas in which a Development Agreement has been established between a master developer and the City, and where Special Use Districts (SUDs) and their referenced Design Guidelines and Standards have been adopted by the City, these SUDs and Design documents outline specific development controls and review procedures for the respective developments that are generally different from elsewhere in the City. There are generally three kinds of Subsequent Approvals: Development Phase Application, Design Review Application, and Design Review for Community Improvements Application

1. “Development Phase” applications are typically the first subsequent approval, and are required to assure that vertical (buildings) and horizontal (streets, open space, and other infrastructure) aspects of the project are well-coordinated and meet any phasing or performance requirements outlined in the adopted Development Agreement. Phase applications and approvals are generally required to be submitted and approved by the Planning Department before Design Review applications and approvals.
2. “Design Review” applications for buildings are required to be submitted and approved prior to the issuance of any building permits.
3. “Design Review for Community Improvements” applications are generally required for new parks, community facilities, and in some cases, streetscapes and are similarly required to be submitted and approved prior to the issuance of any permits that would implement those Community Improvements.

The data tables in the Development Agreement Subsequent Application should reflect the data for the specific Development Phase, Design Review, or Design Review for Community Improvements Application, rather than the entire area in the Development Agreement.

WHEN IS A DEVELOPMENT AGREEMENT SUBSEQUENT APPROVAL NECESSARY?

Development Phase Applications are required for the following Development Agreement projects:

- Parkmerced
- Schlage Lock
- Treasure Island
- Potrero HOPE SF
- Sunnydale HOPE SF
- Pier 70
- India Basin

In general, Development Phase applications are required prior to submitting applications for design review, building permits, or other infrastructure related applications. Procedures, scopes, and timing of phase applications and their review processes differ slightly depending on the process outlined in the individual DAs. Please refer to the specific Planning Code Section for the DA requirements for Development Phase Application, Design Review, and Design Review for Community Improvements Application requirements.

Design Review applications are required for the following Development Agreement projects:

- Parkmerced
- Treasure Island
- Potrero HOPE SF
- Sunnydale HOPE SF
- Pier 70
- India Basin
- Plumbers and Pipefitters Union Hall

Development Agreement Design Review is similar to the design review of buildings conducted as part of other Planning Department entitlement or building permit reviews. Buildings are reviewed against the respective Design Guidelines documents for compliance (also referred to “Design for Development” or “Design Guidelines”). In most cases, the Design Review application is acted upon by the Director, but in some cases by the Planning Commission. (See Code Section relevant to specific DA to determine when design requires Planning Commission Review.)

As a component of the review process, the project may seek modifications from the design controls as specified in each respective Development Agreement and/or SUD.

FEES

There is not a separate fee for a Subsequent Approval associated with a Development Agreement. Fees will be determined based on Planning staff time and materials. 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.



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SUPPLEMENTAL APPLICATION

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HOW TO SUBMIT:

Please schedule an intake appointment to submit this Development Agreement Subsequent Approval along with the Project Application by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- Applicable Design for Development checklist demonstrating compliance with required standards and guidelines.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- A digital copy of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



DEVELOPMENT AGREEMENT SUBSEQUENT APPROVAL (PHA)

GENERAL INFORMATION

Property Information

Project Address: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

Housing Delivery Agency (e.g. OEWD, OCII, TIDA, PORT, MOHCD)

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s): _____

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s): _____

PPA Letter Date: _____

PROJECT INFORMATION

Project Description:

Please describe the scope of work in this Development Agreement Subsequent Approval application. Please note that the Project Application that will accompany this supplemental will reflect the project data from this Development Agreement Subsequent Approval application, rather than the overall Development Agreement application.

Please indicate if this application is for:

Development Phase Application

Design Review

Design Review for Community Improvements

Modifications:

Please indicate any request modification to Design for Development Requirements.

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
Other: _____			
Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

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: _____