



# STREAMLINED MULTIFAMILY HOUSING APPROVAL PURSUANT TO SENATE BILL 423 AND PLANNING DIRECTOR BULLETINS #5 AND #9

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

[Senate Bill 423](#) (SB 423 and [CA Govt. Code Section 65913.4](#)), formerly known as SB 35, provides a streamlined and ministerial review path for eligible projects in jurisdictions that are not meeting State housing goals (RHNA) at lower income and market-rate income levels.

Effective June 28, 2024, the following project types may be approved ministerially:

- Code complying projects with 2-9 dwelling units
- Code complying projects with 10 dwelling units that meet San Francisco's Inclusionary affordable housing requirements
- Code complying projects with 11+ dwelling units that meet San Francisco's Inclusionary affordable housing requirements, with a minimum of 10% of the dwelling units restricted as affordable to households at 50% AMI (rental) or 80% AMI (ownership)

**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 MINISTERIAL APPROVAL?

A ministerial decision involves only the use of fixed or objective standards, and government agencies cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Ministerial projects are not subject to environmental review under the California Environmental Quality Act (CEQA) or conditional use authorization or other similar discretionary review or entitlements under the Planning Code. SB 423 is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met.

## IS MY PROJECT ELIGIBLE FOR MINISTERIAL APPROVAL UNDER SB 423?

The project must meet all the following criteria to be eligible for streamlining under SB 423:

### **Site Requirements**

- **Zoning.** The development must be located on a legal parcel or parcels that allow for residential uses.
- **Location.** The development must be located on a property that is not located on prime farmland, wetlands, a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or under a conservation easement.

- **Hazardous Waste Site.** The development is not located on a property that is classified as a hazardous waste site as defined under CA Govt. Code Section 65912.111(e) (see CA Govt. Code Section 65913.4(a)(6)(e)), unless the project sponsor has secured a letter from the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control stating that the site is suitable for residential uses.
- **Coastal Zone.** Projects located in the Coastal Zone are prohibited until January 1, 2025. On or after January 1, 2025, the development may not be located on sites within the coastal zone that are not subject to a certified local coastal program or a certified land use plan; areas vulnerable to five feet of sea level rise; areas not zoned for multi-family housing; located within 100-feet of a wetland, or on prime agricultural land. For more information, please see the requirements in CA Govt. Code Section 65913.4(a)(6)(A).

If a project is located on a Coastal Zone site that is eligible for this program, the project sponsor shall submit a coastal zone permit, and the Department will review the project for compliance with any objective criteria of the Local Coastal Program.

- **Demolition of Residential Units.**  
SB 423 projects may not demolish any of the following types of housing:
  - Units that have been occupied by tenants in the last 10 years;
  - Units subject to any form of rent or price control, or units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.
  - The project cannot be located on a site which was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent applies for approval under SB 423.
- **Historic Buildings.** SB 423 projects may not demolish historic structures that are on a national, state, or local historic register. A local historic register includes those properties listed within Article 10 or 11 of the San Francisco Planning Code. For Article 10 Buildings, Contributing and Contributing-Altered are considered historic while Non-contributing are not considered historic structures for the purposes of SB 423. For Article 11, Contributory and Significant buildings (I, II, III, IV) are considered historic structures while Unrated (V) buildings are not historic structures for the purposes of SB 423. The Article 10 definition of demolition will apply to both Article 10 and Article 11 properties.

### **Project Requirements**

- **Residential Use.** The development must include the construction of at least two residential units. At least 2/3 of the floor area of the proposed building must be dedicated to residential uses.
- **Consistent with Objective Standards.** The project must meet all objective standards of the Planning Code, and any applicable design standards.
- **Labor Requirements.** If the development is not in its entirety a public work, as defined in CA Govt. Code Section 65913.4 (a)(8)(A), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area. The project sponsor shall certify to the City that it has met the requirements set forth in CA Govt. Code Section 65913.4(a)(8)(A). Projects with 10 or fewer units are exempt from the prevailing wage requirement. Project with 50 or more units must also make healthcare expenditures. A skilled and trained workforce, as defined in CA Govt. Code Section 65913.4 (a)(8)(F), must complete the development if a project is over 85 feet in height above grade, except that 100% affordable housing projects (at 80% AMI or lower) are exempt from the skilled and trained workforce provisions. Please see CA Govt. Code Section 65913.4(a)(8) and (9) for complete details about the labor requirements for SB 423 projects.
- **Subdivisions.** An application for a subdivision associated with a SB 423 project is considered ministerial so long as the project is consistent with the objective standards of the City's Subdivision Ordinance.

## WHAT IS THE PROCESS FOR STREAMLINED APPROVAL?

Applicants seeking approval for projects under SB 423 will have different submission requirements than applicants seeking approval under a discretionary Planning Department process. Projects seeking approval under SB 423 must submit a complete application package to the Planning Department, which includes, but is not limited to:

- A SB 423 Supplemental Application, which begins on page 5 of this document,
- A [SB 330 Preliminary Application](#) as the [Notice of Intent](#)
- An [Individually Requested State Density Bonus Program Supplemental Application](#) (if applicable), and
- A PDF set of 11" x 17" plans that comply with the Department's [Plan Submittal Guidelines](#).

The Planning Department will determine if an application is eligible for ministerial approval within 60 days of submittal for projects with 150 units or fewer, and within 90 days for projects with more than 150 units. After the Department has determined that the project is eligible for streamlining, the Department will issue a Plan Check Letter within 60 days of submittal for projects with 150 units or less and within 90 days for projects with more than 150 units. The Plan Check letter will identify and explain any conflicts with any applicable development standards. The Department will approve or deny the application within 90 days of submittal for projects with 150 units or fewer, or 180 days for projects with more than 150 units. Planning will toll time that the project is with the applicant after the date the project is determined to be eligible for ministerial approval.

Once a project is deemed compliant with all objective development standards, the Planning Department will issue a Planning Approval Letter. After receiving the Planning Approval Letter, an applicant may [submit post-entitlement building permits](#) with the Department of Building Inspection for review by DBI and other City agencies.

### ***Pre-Application Requirements***

SB 423 requires an applicant to complete tribal notification and, for projects in certain locations, hold an informational hearing at the Planning Commission prior to submitting an application for ministerial approval. (See CA Govt. Code Section 65913.4(b) and (q).) Applicants are required to submit a [Notice of Intent](#) to initiate these required pre-application requirements. The Planning Department will determine that an application for ministerial approval is incomplete if it is submitted prior to completion of these pre-application requirements.

### ***Tribal Notification***

The Planning Department is required to engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area. Department staff has 30 days from submittal of the [Notice of Intent](#) to notify these tribal groups. Within 30 days of receipt of the notification, a representative of the tribal group may request a scoping consultation with the Department. The consultation may include discussion concerning the identification, presence, and significance of Tribal Cultural Resources (TCRs), the significance of the project's impacts on TCRs, and, as warranted, methods, measures, and conditions to protect or reduce impacts on tribal cultural resources. If a scoping consultation is requested, Department staff will coordinate with the requestor to develop methods, measures and conditions, which will be included in the approval as conditions of approval. If the project sponsor does not agree to impose these measures, or the sponsor and requestor cannot agree on a set of measures, then the project is not eligible for SB 423.

This tribal notification process shall occur after the submission of a Notice of Intent. The Department will not accept an SB 423 Application until the tribal notification and scoping consultation period has concluded.

### ***Informational Hearing***

SB 423 requires a public hearing for projects located in census tracts that are designated either as a moderate resource area, a low resource area, or an area of high segregation and poverty on the most recent “CTCAC/ HCD Opportunity Map” published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development Projects. Projects located in these census tracts must present the project at a Planning Commission hearing (coordinated by Planning Staff) within 45 days of submittal of the Notice of Intent. SB 423 projects will be heard as informational items at the beginning of regularly scheduled Commission hearings. The Department will not accept an SB 423 Application until the informational hearing, if required, has been completed. The applicant shall confirm, in writing on this application, that they attended the public meeting, and have reviewed oral and written testimony in its submittal of an application for ministerial approval.

### **FEES**

Effective November 1, 2024, SF Planning will apply a \$1,330 fee for [Preliminary Application \(PPS\)](#) submissions. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be applied.



# STREAMLINED MULTIFAMILY HOUSING APPROVAL PURSUANT TO SENATE BILL 423 AND PLANNING DIRECTOR BULLETINS #5 AND #9

## 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

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project. If the project is a 100% Affordable Housing Project, please include the AMI levels of the populations to be served in the development, and describe the project's intended program and supportive services if any.

Is this a 100% Affordable Housing Project?      Yes      No

Will the Project use SB 423 in conjunction with the State Density Bonus?      Yes      No

If yes, please submit a completed Individually Requested State Density Bonus Program Supplemental Application with your submittal.

Is the project located in a census tract that is designated as a moderate resource area, low resource area, or an area of high segregation and poverty?      Yes      No

If yes, please complete the Hearing Attendance Section of the Applicant's Affidavit on page 8 of this Supplemental Application.

Is there a Tribal and Cultural Resources (TCR) Agreement for the project?      Yes      No

If yes, please include the Agreement as a submission document.

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted:      Yes      No

**SB 1214 Authorization:** [Senate Bill 1214](#) allows applications to limit the plans available to the public. You can find more information on our [website](#).

Yes, all plans may be shared publicly.

No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has been provided with this submittal for public distribution.

## PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

		Existing / As-Built	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR GSF		
	Medical GSF		
	Hotel GSF		
	Laboratory GSF		
	CIE (Cultural, Institutional, Educational) 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		
	Useable Open Space GSF		
	Public Open Space GSF		
	Roof Area GSF - Total		
	Living Roof GSF		
	Solar Ready Zone GSF		
	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.		

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

<b>Title Page Requirement</b>	<b>When is it required?</b>	<b>Applicants:</b> <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
Written Project Description	Always	Yes	No	Yes	N/A	Missing
Address, Block, Lot	Always	Yes	No	Yes	N/A	Missing
<b>Zoning District, Height and Bulk District, any Special Use District</b>	Always	Yes	No	Yes	N/A	Missing
Number of Commercial Units and Residential Dwelling Units (Existing and Proposed)	Always	Yes	No	Yes	N/A	Missing
Building square footage and breakdown by units (existing and proposed) as defined by gross floor area in Planning Code Section 102	Always	Yes	No	Yes	N/A	Missing
Height of existing building/ structures and height of proposed building/structures	Always	Yes	No	Yes	N/A	Missing
Dwelling Unit Mix Breakdown (Number of Studio, One bedrooms etc.)	Residential Projects	Yes	No	Yes	N/A	Missing
Percentage and number of on-site affordable units	Required for projects with 10 or more units. Optional for others.	Yes	No	Yes	N/A	Missing
Number of vehicle parking spaces and car share spaces	Always	Yes	No	Yes	N/A	Missing
Number of bicycle parking spaces	Always	Yes	No	Yes	N/A	Missing
Square footage of useable open space	Always	Yes	No	Yes	N/A	Missing
Better roofs ordinance, including total roof area, living roof area, and solar ready zone area	Project subject to Planning Code Section 149	Yes	No	Yes	N/A	Missing
Describe average slope of the projects site (%)	Projects with exterior expansions	Yes	No	Yes	N/A	Missing
Licensed design professional stamp and signature- may be electronic	According to <a href="#">California State Licensing Board on Design Limitations for Professionals</a>	Yes	No	Yes	N/A	Missing



## PLAN SUBMITTAL CHECKLIST

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Site Survey Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>	<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>
Signed by licensed surveyor, 1/8" or 1" scale, full width of all buildings on adjacent lots, front setback of all adjacent buildings, curb elevation in line with the mid-point of the subject building and adjacent lots, grade elevation at the mid-point of the front wall of adjacent buildings, roof elevations including elevation of eaves/peaks of pitched roofs, contour lines, utility lines, street trees, existing structure on site, north arrow.	New construction, Lot splits or mergers	Yes      No	Yes      N/A      Missing
Streetscape Plan Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>	<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>
<ul style="list-style-type: none"> <li>• Dimensions of existing and proposed sidewalk and curb extensions on plans</li> <li>• Dimensions of existing and proposed curb cuts and on-street loading zones on plans, if applicable</li> <li>• Existing and proposed color curbs</li> <li>• Dimensions of existing and proposed transit stops, if applicable</li> <li>• Existing and proposed streetscape features (e.g. bulbouts, paving materials, trees, tree wells, transit shelters, benches, bike racks)</li> <li>• Adjacent ROW widths and curb-to-curb widths with street names</li> <li>• Locations of existing utility poles and hydrants</li> <li>• Street sections, including dimensions of tree wells and path of travel</li> </ul>	Projects subject to Planning Code Section 138.1 and Admin Code Section 98.1	Yes      No	Yes      N/A      Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

Site Plans Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
<b>Scale:</b> 1/8" = 1' (or 1" = 10' if project is too large).	Always	Yes	No	Yes	N/A	Missing
<b>Separate existing and proposed site plans:</b> showing all buildings on the lot.	Only if exterior changes proposed	Yes	No	Yes	N/A	Missing
<b>Adjacent lots</b> showing full width outlines of all buildings on adjacent properties.	Always	Yes	No	Yes	N/A	Missing
<b>Direction of true north:</b> show project north if it is different from true north.	Always	Yes	No	Yes	N/A	Missing
<b>Dimensions:</b> show the distance from the existing building walls to property lines and other structures on the lot. Include width of sidewalk from front property line to curb.	Always	Yes	No	Yes	N/A	Missing
<b>Landscape and permeable surface:</b> show/dimension the space to be landscaped/ permeable within the required front setback (include permeability and landscape calculations).	Only if existing front setback	Yes	No	Yes	N/A	Missing
<b>Usable open space:</b> show the dimensions of decks, terraces and yards.	Residential Projects	Yes	No	Yes	N/A	Missing
<b>Curb cuts:</b> existing and proposed curb cuts, curb lines, including both adjacent properties.	If removing or adding parking	Yes	No	Yes	N/A	Missing
<b>Dimensioned setback requirements:</b> Front setback, rear yard and side yard of the subject and adjacent buildings.	Always	Yes	No	Yes	N/A	Missing
<b>Street Names</b>	Always	Yes	No	Yes	N/A	Missing
<b>Street tree:</b> show the location of existing and proposed street trees or add a notation if you pay the in-lieu fee.	Always	Yes	No	Yes	N/A	Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

<b>Floor and Roof Plans Requirement</b>	<b>When is it required?</b>	<b>Applicants:</b> <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
<b>Separate existing and proposed floor and roof plans:</b> include adjacent structures	When changes are made to the floor or roof.	Yes	No	Yes	N/A	Missing
<b>Scale:</b> 1/4" = 1' (unless project is too large in which case 1/8" = 1' is acceptable).	Always	Yes	No	Yes	N/A	Missing
<b>North Arrow</b>	Always	Yes	No	Yes	N/A	Missing
<b>On all plan views:</b> label the intended use of rooms and areas.	Always	Yes	No	Yes	N/A	Missing
<b>Toters:</b> show location of dedicated space for trash, recycling and compost carts on private property and screened from public view. Visit <a href="http://www.recology.com/recology-san-francisco">www.recology.com/recology-san-francisco</a> for more information.	Always	Yes	No	Yes	N/A	Missing
<b>Laundry and storage:</b> show the locations.	Always	Yes	No	Yes	N/A	Missing
<b>Parking:</b> show dimensions and outlines of all existing and proposed vehicle and bicycle parking.	Always	Yes	No	Yes	N/A	Missing
<b>Electrical Transformers:</b> show the locations.	Always	Yes	No	Yes	N/A	Missing
<b>Roof:</b> Total roof area, living roof area, and/or solar ready zone area in gross square feet (existing and proposed).	Always	Yes	No	Yes	N/A	Missing
<b>Walls:</b> Those to remain and those to be removed or added (with key). If substantial amounts of demolition are proposed, include demolition calculations pursuant to Planning Code Section 317.	Always	Yes	No	Yes	N/A	Missing
<b>Door and Windows:</b> Existing and Proposed.	Always	Yes	No	Yes	N/A	Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

Building Elevation Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
<b>Separate existing and proposed elevations:</b> if exterior changes are proposed, provide separate existing and proposed elevations for only the building face(s) related to the work.	Only if exterior changes proposed.	Yes	No	Yes	N/A	Missing
<b>Profiles of Adjacent Buildings:</b> Show the full outline of each adjacent building/structure. Side elevations should show the full profile of adjacent buildings, window openings, and light wells that face the project. Show the grade plane and heights of buildings. Identify the height limit pursuant to Planning Code Section 260.	Only if exterior changes proposed.	Yes	No	Yes	N/A	Missing
<b>Exterior materials:</b> if exterior changes are proposed, include existing and proposed exterior materials for new or replacement doors, windows, and exterior finish material. If an elevation is not required, this information can go elsewhere in the plan set.	Only if exterior changes proposed.	Yes	No	Yes	N/A	Missing
<b>Windows:</b> include dimensions, operation, and material type. Provide plan section detail of new windows.	Only if exterior changes proposed.	Yes	No	Yes	N/A	Missing
<b>Heights:</b> (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) and any difference in elevation due to pitched roofs or steps in building mass.	Always	Yes	No	Yes	N/A	Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

Sections Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
<b>At least two sections (longitudinal and latitudinal)</b>  <b>Longitudinal:</b> show relation between the street, front property line, subject building, rear yard, and rear property line  <b>Latitudinal:</b> show relation between subject building and the outline of each adjacent building	Expansions and projects with excavation.	Yes	No	Yes	N/A	Missing
<b>Separate existing and proposed sections</b>	If there is a change in floor to ceiling heights or if excavation is proposed.	Yes	No	Yes	N/A	Missing
<b>Scale:</b> 1/4"=1' (unless the project is too large)	For all sections.	Yes	No	Yes	N/A	Missing
<b>Height datum point:</b> Center line of the building, top of curb	For all sections.	Yes	No	Yes	N/A	Missing
<b>Floor to Ceiling height dimensions</b>	For all sections.	Yes	No	Yes	N/A	Missing
<b>Existing and Proposed Grade</b>	For all sections.	Yes	No	Yes	N/A	Missing
<b>Key section location of floor plans and site plans</b>	For all sections.	Yes	No	Yes	N/A	Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

Additional Requirement	When is it required?	Applicants: <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
<b>Renderings</b>	New construction	Yes	No	Yes	N/A	Missing
<b>Photographs</b>	Always	Yes	No	Yes	N/A	Missing
<b>As Built Plans:</b> In addition to the requirements above, as-built plans are required. This will demonstrate what the current conditions are as differentiated from the existing plans (last legal condition) and the proposed plans (future condition that legalizes unauthorized work and proposes code compliant work.	If permit is to abate an enforcement case (either DBI or PLN).	Yes	No	Yes	N/A	Missing
<b>Demolition Calculations:</b> Pursuant to Planning Code Section 317.	If vertical addition and significant demolition of at least one additional wall  OR  If horizontal addition with significant demolition of two walls.	Yes	No	Yes	N/A	Missing
<a href="#">San Francisco Design Standards</a>	San Francisco Design Standards are required for projects that are protected under the Housing Accountability Act.	Yes	No	Yes	N/A	Missing
<a href="#">Preservation Design Standards</a>	Preservation Design Standards for additions and modifications to existing historic buildings are required for Category A and A* Properties projects that are protected under the Housing Accountability Act.	Yes	No	Yes	N/A	Missing

## PLAN SUBMITTAL CHECKLIST

*To be reviewed and completed by a design professional*

<b>Additional Requirements for State Density Bonus Projects</b>	<b>When is it required?</b>	<b>Applicants:</b> <i>is this required as part of your project &amp; submitted?</i>		<b>Planning staff only:</b> <i>verification of submission &amp; completeness</i>		
Base Density (in gross residential sqft and in number of units)	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Bonus Density (in gross residential sqft and in number of units)	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Density Bonus Percentage sought	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Required Inclusionary Percentage	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Percentage of onsite affordable units provided, and AMI levels provided at	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Tenure of project (rental or ownership)	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Unit mix table (number of units broken down by # of bedrooms for total project and for just on-site affordable units)	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Waivers Requested	State Density Bonus Projects	Yes	No	Yes	N/A	Missing
Incentives Requested	State Density Bonus Projects	Yes	No	Yes	N/A	Missing



## PREVAILING WAGE AND APPRENTICESHIP STANDARDS FOR SENATE BILL 423 PROJECTS (CA GOVT. CODE SEC. 65913.4)

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This Project has applied for streamlined ministerial approval process pursuant to CA Government Code Section 65913.4.

1. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the types of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
2. All contracts will include language requiring compliance for all covered work with requirements to submit, maintain, and verify payroll records via the City's certified payroll reporting system.
3. All contracts will include language acknowledging the Office of Labor Standards Enforcement as the enforcement entity of these terms and requiring full cooperation with the Office of Labor Standards Enforcement in any potential investigations.

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### Project Sponsor's Information

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Name:

Address:

Email Address:

Telephone:

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### Property Information and Related Applications

Project Address:

Block / Lot (s):

Building Permit Application No(s):

Planning Department Case No(s):

Planning Commission Motion No(s) (if applicable):

Estimated Residential Units:

Estimated SQFT Space (per land use):

Estimated Height / Floors:

Estimated Construction Cost:

Anticipated Start Date:



# AFFIDAVIT FOR PREVAILING WAGE AND APPRENTICESHIP STANDARDS

Complete this affidavit only if you’ve completed the prevailing wage and apprenticeship standards on page 16

## DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

\_\_\_\_\_  
PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
EMAIL

\_\_\_\_\_  
PHONE

**I hereby declare that the information provided herein is accurate to the best of my knowledge.**

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
DATE

**For Planning Department Staff Only:** Please email an electronic copy of the completed affidavit for Prevailing Wage and Apprenticeship Standards to OLSE’s Prevailing Wage Team at [prevailingwage@sfgov.org](mailto:prevailingwage@sfgov.org).

Office of Labor Standards Enforcement  
**Address:** 1 Dr. Carlton B. Goodlette Place, Room 430, San Francisco, CA 94102  
**Phone:** 415.554.6573

# 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 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, or any supplemental information. 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.

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Signature

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Name (Printed)

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Date

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

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Phone

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Email

## Hearing Attendance

Please complete one of the following:

Under the penalty of perjury, I attest that I attended a Planning Commission hearing about this project on \_\_\_\_\_  
and I have reviewed the oral and written testimony prior to the submittal of this application. \_\_\_\_\_  
*Initials**Date*

The project is not located in a census tract that is designated as a moderate resource area, low resource area, or an area of high segregation and poverty, and a Planning Commission hearing was not required.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_