



SAN FRANCISCO PLANNING DEPARTMENT

PROJECT COORDINATION MEETING REQUEST FORM

CHECK WHICH MEETING THIS IS FOR: ☒ PROJECT COORDINATION*

☐ PROJECT COORDINATION LITE**

TODAY'S DATE:

11/27/18

DATE OF MEETING:

December 4, 2018

CHECK HOW LONG YOU NEED:

☐ 15 MINUTES

☒ 30 MINUTES

PLANNER IV AUTHORIZATION: _____

PROJECT: State Density Bonus Program Implementation in Conjunction w/ Section 124(f)
Planner: Carly Grob

OTHER STAFF MEMBERS (INCLUDE RESIDENTIAL DESIGN TEAM MEMBER IF APPLICABLE) WHO SHOULD ATTEND THE MEETING:

Kate Conner, Corey Teague, Paolo Ikezoe, Audrey Pearson (via phone – optional)

PROJECT DESCRIPTION:

Section 124(f) allows projects to seek a Conditional Use Authorization to exempt their affordable units from their Gross Floor Area Calculation and FAR, effectively increasing the amount of floor area they can construct in a project.

Planning Code Section 206.6 was added in 2017 to codify the State Density Bonus Program. The Code states that the State Density Bonus Program may not be used in conjunction with other density or development bonuses specified in that Section. (Copied below, for reference). The Section does not reference Section 124(f) specifically.

(2) is not seeking and receiving a density or development bonus under Section 207; the HOME-SF Program, Section 206.3; the 100 Percent Affordable Housing Bonus Program, Section 206.4; Section 304, or any other local or state bonus program that provides development bonuses;

Finally, in Zoning Districts with form-based density, the bonus awarded by the State Density Bonus program would result in additional floor area rather than additional units. 124(f) only applies in C-3 Districts, so it would only apply to form-based Zoning Districts.

* Project meetings occur every Tuesday from 10:30am to 12:00 Noon in the Director's Conference Room

** Project Lite meetings occur every Monday from 11:00am to 12:00 Noon in the Director of CP's office

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ISSUES TO BE DISCUSSED:

- The Department has previously issued advice to an active project that the sponsor could seek the CUA under 124(f) in addition to seeking a density bonus. However, there is not consensus as to whether 124(f) would be considered a “local or state program that provides a development bonus,” and would therefore be not permitted on top of the State Density Bonus.
 - Allowing the SDB to be used in conjunction w/ 124(f) would be consistent with guidance previously issued by the Department, and the Commission would still have the authority to disapprove the CUA. However, it does appear that this could be easily challenged by any interested party.
 - If the SDB cannot be used in conjunction with 124(f) it would reverse previous advice from the Department that has already been incorporated into a project, but would make implementation much more straightforward.

PLANNER’S RECOMMENDATION:

Seeking recommendation and implementation guidance