

1 [Urging the San Francisco Planning Director to Amend Director Bulletin No. 6]

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3 **Resolution urging the San Francisco Planning Director to improve the clarity and**
4 **effectiveness of the State Density Bonus application process by amending Director**
5 **Bulletin No. 6 to require that project sponsors submit a financial analysis that has been**
6 **evaluated and confirmed by a qualified third-party consultant, as determined by the**
7 **Planning Department.**

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9 WHEREAS, Section 206.5(c)(3) and (4) of the San Francisco Planning Code lay out a
10 process by which project sponsors wishing to avail themselves of State Density Bonus
11 benefits must request concessions, incentives and/or waivers or modifications through the
12 Planning Department’s application process, which includes submitting “sufficient information
13 as determined by the Planning Department demonstrating that Development Standards that
14 are requested to be waived or modified by” are necessary to ensure the financial viability of
15 the housing project’s increased density; and

16 WHEREAS, This Section of the San Francisco Planning Code stipulates that the
17 Planning Commission shall hold a hearing to determine if the project sponsor has
18 demonstrated that the waiver is necessary, based on the information submitted to Planning
19 staff; and that the Planning Commission may deny a waiver if it finds the information
20 submitted by the project sponsor to be inadequate; and

21 WHEREAS, Project sponsors wishing to pursue State Density Bonus benefits have
22 continued to push back against reasonable requests for “sufficient information” from Planning
23 Department staff, arguing that this information is private and that the City should accept all
24 financial analysis and calculations submitted by the project sponsor, no matter how vague, as

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1 to the concessions, incentives, and/or waivers or modifications' necessity to the financial
2 viability of the project's density; and

3 WHEREAS, Planning Director Bulletin No. 6 attempts to further outline what the
4 Planning Code means by submitting "sufficient information as determined by the Planning
5 Department" and creates guidelines for applying for incentives, concessions and waivers,
6 including the potential that the Department "may require an evaluation of the financial analysis
7 by a qualified third-party consultant" but without requiring this outright; now, therefore, be it

8 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
9 recognizes that accurate cost-benefit analysis is essential to the fair evaluation of San
10 Francisco housing project approvals, as a matter of policy and good urban planning; and, be it

11 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
12 Francisco urges the San Francisco Planning Director to improve the clarity and effectiveness
13 of the State Density Bonus application process by amending Director Bulletin No. 6 to require
14 that project sponsors submit financial analysis that has been evaluated and confirmed by a
15 qualified third-party consultant, as determined by the Planning Department.

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