

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

Date: January 12, 2022
To: Rich Hillis, Director, Planning Department
From: *AC* Angela Calvillo, Clerk of the Board, Board of Supervisors
Subject: Urging the San Francisco Planning Director to Amend Director Bulletin No. 6 (File No. 211271)

On December 14, 2021, the Board of Supervisors adopted Resolution No. 572-21, sponsored by Supervisor Aaron Peskin (File No. 211271, Urging the San Francisco Planning Director to Amend Director Bulletin No. 6), enacted on December 24, 2021.

Please find the attached courtesy copy of the Resolution for your office's information and consideration.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Members of the Board of Supervisors, Supervisors Aaron Peskin, Connie Chan, Rafael Mandelman
Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office
Andres Power, Mayor's Policy Director
Susanna Conine-Nakano, Mayor's Office
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
AnMarie Rodgers, Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Joy Navarrete, Environmental Planning, Planning Department

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

2
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 financial analysis that has been**
6 **evaluated and confirmed by a qualified third-party consultant, as determined by the**
7 **Planning Department.**

8
9 WHEREAS, Section 206.5(c)(3) and (4) and Section 206.6 of the San Francisco
10 Planning Code lay out a process by which project sponsors wishing to avail themselves of
11 State Density Bonus benefits must request concessions, incentives and/or waivers or
12 modifications through the Planning Department's application process, which includes
13 submitting "sufficient information as determined by the Planning Department demonstrating
14 that Development Standards that are requested to be waived or modified by" are necessary to
15 ensure the financial viability of providing for the affordable housing costs; 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
25

1 to the concessions, incentives, and/or waivers or modifications' necessity to the financial
2 viability of the project's density to provide for affordable housing costs; 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.



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 211271

Date Passed: December 14, 2021

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

December 14, 2021 Board of Supervisors - AMENDED, AN AMENDMENT OF THE
WHOLE BEARING SAME TITLE


Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai,
Stefani and Walton

December 14, 2021 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai,
Stefani and Walton

File No. 211271

**I hereby certify that the foregoing
Resolution was ADOPTED AS AMENDED
on 12/14/2021 by the Board of Supervisors
of the City and County of San Francisco.**



Angela Calvillo
Clerk of the Board

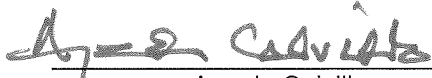
Unsigned

London N. Breed
Mayor

12/24/2021

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.



Angela Calvillo
Clerk of the Board

12/24/2021

Date

File No.
211271