

APPLICATION FOR Preliminary Project Assessment

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
PROPERTY OWNER'S EMAIL:		

APPLICANT'S NAME:			<input type="checkbox"/> Same as Above
ADDRESS:	ZIP CODE:	TELEPHONE: ()	
APPLICANT'S EMAIL:			

CONTACT FOR PROJECT INFORMATION:			Same as: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant
ADDRESS:	ZIP CODE:	TELEPHONE: ()	
CONTACT PERSON EMAIL:			

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
CROSS STREETS:		

ASSESSORS BLOCK/LOT(S):	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	TOTAL OF ALL STREET FRONTAGES:

3. Reason for Submittal

- Creation of 7+ Dwelling Units
 Change of Use >25,000 gsf
 New Construction Non-Residential
 Non-Residential Addition >10,001 gsf
 School
 Other: _____

4. Project Description

Please Check All That Apply:

- New Construction
 Demolition
 Change of Use
 Alterations
 Other: _____

Additions to Building(s):
 Rear
 Front
 Height
 Side Yard
 Other: _____

Present or Previous Use: _____

Proposed Use: _____

Request a meeting with PPA planner(s)?
 YES
 NO

Will the project include a request for density bonus under the State Density Bonus Law?
 YES
 NO

If yes, you are **required** to provide a Project Description and a Project Summary Table for both the base (Planning Code-compliant) project and the bonus project.

5. Project Description continued...

Description of general scope of work: _____

6. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

Please attach an additional sheet with project features that are not included in this table.

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Residential			
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate			
Dwelling Units - Affordable			
Commercial Storefronts			
Hotel Rooms			
Parking Space(s)			
Loading Space(s)			
Car Share Space(s)			
Bicycle Spaces - Class 1			
Bicycle Spaces - Class 2			
Number of Buildings			
Number of Stories			
Height of Building(s)			
Usable Open Space(s)			
Public Open Space(s)			
Public Art			
Other ()			

7. Additional Project Information

Please answer each question to the best of your ability. If the answer is unknown, please state so and provide a brief explanation. Please note that providing more information about the proposed project may result in additional and/or more detailed feedback from the Department.

1. Is the project related to a larger project, series of projects, or program previously reviewed or currently under review? YES NO

If yes, provide record number(s) and description.

2. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district? YES NO

3. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district? YES NO

4. Would the project result in excavation or soil disturbance/modification? YES NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): _____

Area of excavation/disturbance (in square feet): _____

Amount of excavation (in cubic yards): _____

What type of foundation would be used (if known)?

Not currently known

5. Is the project site located on the Maher map or suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks)? YES NO

If yes, would the project involve change of use from industrial to commercial and/or residential use(s)? YES NO

6. Would the project impact any public property or right(s)-of-way? YES NO

7. Does the project front a street segment in the Vision Zero Network? YES NO

8. Is the project in a Community Plan Area (for example, Market/Octavia)? YES NO
If yes, please identify the area.

Van Ness Special Use District

9. Does the subject property for the proposed project include **any** of the following: YES NO

- greater than 1/2 acre in total area; or
- contain 250 feet of total lot frontage on one or more publicly-accessible rights-of-way; or
- frontage encompassing the entire block face between the nearest two intersections with any other publicly-accessible rights-of-way.

10. Does the project scope include **any** of the following: YES NO

- new construction;
- addition of 20% or more of gross floor area to an existing building; or
- alteration to greater than 50% of the existing square footage of a building

8. Project Information for HOME-SF or State Density Bonus Project

Please answer each question to the best of your ability. "Supplemental Information for HOME-SF or State Analyzed Density Bonus Project Application" due at the time of filing.

If the answer is unknown, please state so and provide a brief explanation. Please note that providing more information about the proposed project may result in additional and/or more detailed feedback from the Department.

1. Is the project seeking approval under the HOME SF Program? YES NO

2. Is the project seeking approval under the Analyzed State Density Bonus Program? YES NO

If yes, please provide the following information with your PPA Application:

- A completed calculation of the base and density bonus, as well as the base and bonus envelope, pursuant to Planning Code Section 206.5(c)(5)
- The percentage of affordable units provided in the base project, and their associated affordability levels (in Area Median Income)

3. Is the project seeking approval under the Individually Requested State Density Bonus Program? YES NO

If yes, please include the following information with your PPA Application:

- Site Plans, Floor Plans, Elevations and Sections for both the Base Project and Density Bonus Projects
- The percentage of affordable units provided in the base project, and their associated affordability levels (in Area Median Income)
- A list of requested Concessions and Incentives or Waivers, if they have been identified

Applicant's Affidavit, Acknowledgement and Signature

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) All items submitted meet all applicable requirements for quality and content.
- d) Other information or applications may be required.

By signing below, I acknowledge:

That I have read and completed this form in its entirety; that I understand that receipt of these materials by the Department does not mean that the application has been accepted as complete.

Signature

Name (Printed)

Relationship to Project

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **<http://www.sfplanning.org>**

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TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*