



PRELIMINARY PROJECT ASSESSMENT APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

The Preliminary Project Assessment (PPA) is a preliminary process that evaluates moderate to large projects before development applications are filed. This early review of the project provides sponsors with feedback and procedural instructions, and also allows staff to coordinate at the beginning in the development process. The PPA application is not a development application. Issuance of a PPA letter is not a development approval or denial.

Please read the [Preliminary Project Assessment Informational Packet](#) and the instructions in this application carefully before the application form is completed.

Note: No Development Application, including an **Environmental Evaluation (EE) Application** will be accepted prior to the issuance of the PPA Letter.

WHAT TO SUBMIT:

Please check the box to indicate that materials are provided.

REQUIRED MATERIALS

- Two (2) complete applications signed by owner or agent. All requested information in this application is required, if applicable to the proposed project.

Note: The Department will only respond to one (1) project description. If there are project variants proposed, a separate PPA will be required for each variant. (Except for the State Density Bonus applications described below.)

- Letter of Authorization for Agent from the property owner giving permission to communicate with the planning department on the owner's behalf, if the applicant is not also the owner.
- Two (2) hard copy sets of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Please see the Department's Plan Submittal Guidelines http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf for more information.
- A digital copy of all documents submitted (CD or USB drive), containing the application and project drawings.
- A check made payable to the "San Francisco Planning Department" for the required intake fee amount. (See [Fee Schedule and/or Calculator](#)).

OPTIONAL MATERIALS

- A proposed project design or concept narrative statement, so that the Department's design review staff have an understanding of the design intent at the time of initial review.
- Photographs, showing the subject and surrounding properties.

HOW TO SUBMIT:

To file your Preliminary Project Assessment application, submit in person at the Planning Information Center, 1660 Mission Street, first floor, with all required materials including a check payable to the Planning Department.

Incomplete applications will be held until all missing information or materials are provided.

Applications will **not** be accepted by mail, messenger or at the Planning Department reception desk.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. 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415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



PRELIMINARY PROJECT ASSESSMENT APPLICATION

Property Owner's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

Applicant Information (if applicable)

Name: _____ Same as above

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

Property Information

Project Address: _____ Block/Lot(s): _____

Plan Area: _____

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Reason for PPA:

- Creation of 10 or more dwelling units Construction of a new non-residential building or addition of 10,000 sq feet or more
- Creation or expansion of any Group Housing use

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
- Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Building Additions:

- Rear Front Height Side Yard

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
- Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
- Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): _____

PROJECT AND LAND USE TABLES

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

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF		
Residential GSF		
Retail/Commercial		
Office		
Industrial-PDR		
Medical		
Visitor		
CIE (Cultural, Institutional, Educational)		
Useable Open Space		
Public Open Space		

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable		
Hotel Rooms		
Dwelling Units - Market Rate		
Building Number		
Stories Number		
Building Height		
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Public Art		
Other (please specify below)		

Land Use - Residential

	Existing	Proposed
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, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

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. Please note much of this information can be found on the [San Francisco Property Information Map](#).

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)?

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.

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

PROJECT INFORMATION FOR DENSITY BONUS PROJECTS

Please answer each question based on the project proposed in this PPA Application. Any supplemental information required per the instruction below must be provided with the PPA Application when it is submitted.

- | | | |
|---|-----|----|
| 1. Is the project a 100% affordable housing project seeking approval under the 100% Affordable Housing Bonus Program? | YES | NO |
| 2. Is the project a mixed-income project seeking approval under the HOME SF Density Bonus Program? | YES | NO |
| 3. 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).

- | | | |
|--|-----|----|
| 4. 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.

PROJECT INFORMATION FOR THE TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM

All projects that require a PPA, except for Group Housing projects of fewer than 10 units, are also subject to Planning Code 169, the TDM Program. For all projects subject to the TDM Program, the following information must be provided as part of this PPA Application.

Proposed TDM Measures:

Point Target:

Please use the [TDM Tool](#) to enter your project information, find out your point target, and choose the TDM measures that work best for your project and meet the point target.

For questions about the [TDM Program](#) or the TDM Tool, please email us at tdm@sfgov.org.

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.

Signature

Name (Printed)

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

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____