



SB-35 Background

- Effective January 2018
- Ministerial review for projects that provide a certain amount of affordable housing (50%-100%).
- Based upon RHNA production.
- State-wide

Overview

State Legislation mandating streamlined approval of housing projects in cities that are not meeting RHNA production goals.

RHNA INCOME CATEGORIES	SANFRANCISCO
Above-moderate income (above 120% AMI)	
Housing for households below 80% AMI	X

Benefits

For qualifying projects, requires streamlined approval including:



Ministerial approval process

Removes requirement for CEQA analysis associated with Planning entitlements



Removes requirement for Conditional Use Authorizations or other discretionary entitlements.



Codifies strict approval and review timelines

60-90 days for completeness depending on size 90-180 days for design depending on project size

Eligibility Criteria



Objective Standards

"Require no personal or subjective judgement by a public official"

"uniformly verifiable by reference to an external and uniform benchmark"

Objective Standards

Rear Yard Setback

Dwelling Unit Exposure

Open Space

Non-Objective Standards

Design Guidelines
Preservation Design Comments

Challenge: Most projects require some type of discretionary action

Project Types



100% Affordable Housing Projects

- Administrative approval (PC Section 315)
- 100% Affordable Housing Density Bonus Program (PC Section 206.4)



Mixed-income projects including at least 50% on-site affordable

 Projects conforming to existing zoning and meeting objective standards. May require entitlements for Panning Commission review

Review process + timelines

Sponsor Submittal

- Building Permit Application
- SB-35 Application
- Individually Requested State Density Bonus Application, if applicable
- Neighborhood Notification is not required.

No Discretionary Review.

O Planning Staff must determine eligibility within

- 60 days of application submittal if project contains 150 units or fewer
- 90 days of application submittal if project contains more than 150 units

Planning Staff must complete any design review or other public oversight within

- 90 days for projects with 150 units or fewer
- 180 days for projects with more than
 150 units

Implementation Strategy

- Issued Planning
 Director Bulletin 5 in
 December 2017
- Issued application and Information packet in January 2018
- Internal working group meetings to look at SF specific implications



approval for after both and

PLANNING DIRECTOR BULLETIN NO. 5

Streamlined Approval Processes for Affordable and Supportive Housing

First Issued DECEMBER 2017 Updated: [ANUARY 2019 References Government Code Section 65650 (Assenti Government Code Section 65913.4 [Senati Planning Code Section 200.4

INTRODUCTION

The State of California has introduced various programs for streamlining housing production, including Searce BLIS's which became effective learner [1, 1008, and Assembly Blil 1600 which became effective learnery 1, 1019, 1019. These two programs require leading principations to provide a minimiser injuryence provide a residential proposed provides are distributed principations and supported provides are distributed by the control of the

SB-35 (CA GOVT, CODE SECTION 63913.4)

Contracts Sente Bill 5:08-39 yas edgened by Gomense lever Borne on September 28-207 and between effective leasury 1-208; 89-58 spelle in their that are not meeting their Berginsed Bootsing Noed Allocation (BIDNA) good for construction of dower management for the sentence of the sentence for the sentence of the

Eligibility Criteria

Currently, San Francisco mosts in BHNA gual for construction of above-moderate income bussing. However, the City is not meeting the RNAs gual for affordable housing below 89% AMI. Therefore, at his time, projects providing on-site dishriddeh housing at 89% AMI are eligible for eneuralizing in San Francisco if they meet all of the following criteria:

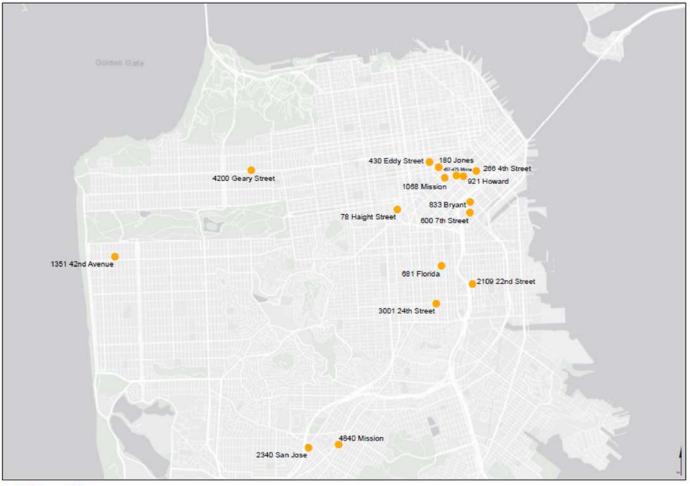
- Affordability, All loss 55% of the proposed residential units must be dedicated as affordable to horselooks a 80% AND for other results or normaling region, he reduce to assure that the alfordable units remain so dedicated, they must comply with the San Francisco dichoistrary Affordable Posing Program Procedures Manual with regard in continening collocement, and procedures for originity, including the
- Number of Units. The development must contain at least two or more residential units.



Projects Map









681 Florida

130 UNITS

100% AFFORDABLE

LAND DEDICATION FOR 2000-2070 BRYANT

GROUND FLOOR PDR

UNITS RANGE FROM 30% AMI TO 80 % AMI

2340 San Jose

121 UNITS

GROUND FLOOR CHILD CARE AND COMMERCIAL

100% AFFORDABLE

UNITS RANGE FROM 35% AMI TO 100% AMI





1064-1068 Mission

258 TOTAL UNITS (TWO BUILDINGS)

- -153 ADULT STUDIOS
- -105 SENIOR STUDIOS
- **-2 PROPERTY MANAGERS**

100% AFFORDABLE

CHEFS TRAINING ON-SITE CLINIC

50% AMI



3001 24th Street

45 SENIOR HOUSING UNITS

100% AFFORDABLE

UNITS AFFORDABLE TO LOW-INCOME AND FORMERLY HOMELESS SENIORS AGED 62 AND OLDER (AT OR BELOW 50% AMI)



457-475 Minna

270 GROUP HOUSING ROOMS
16-STORIES

53% AFFORDABLE

UNITS RANGE FROM 50% AMI TO 110% AMI

833 Bryant

146 GROUP HOUSING ROOMS

100% AFFORDABLE W/OUT GAP FUNDING FROM MOHCD

UNITS RANGE FROM 50% AMI TO 60% AMI



4840 Mission

137 DWELLING UNITS

100% AFFORDABLE

UNITS RANGE FROM 30% AMI TO 100% AMI



AB 831 Background

- Effective September 28, 2020.
- Updates SB-35 with a modification path for existing development projects.
- Local governments must approve and construct public improvements without inhibiting, chilling, or precluding development that was ministerially approved.
- State-wide

AB 831 Background continued:

- To ensure compliance with AB 831, Planning hopes to track ancillary permits.
 - Examples: sidewalk legislation (ex. sidewalk widening), street tree(s) (removal and installation of new), and on-street loading, etc. that are appealable to the Board of Appeals.
- The ancillary audit will confirm ministerially-approved development is not being inhibited, chilled, or precluded to meet the intent of SB-35.





Esmeralda Jardines

Housing Advisory Team, Senior Planner

San Francisco Planning Dept.

Esmeralda.jardines@sfgov.org www.sfplanning.org