



DENSITY EXCEPTIONS IN RH ZONING DISTRICTS (FOURPLEX)

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application \(PRJ\)](#) for instructions.

The Planning Code provides a density limit exception to permit up to four dwelling units per lot, and up to six dwelling units per lot in Corner Lots, in all RH (Residential, House) zoning districts.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A DENSITY EXCEPTION?

Planning Code Section 207(c)(8) establishes a density exception for projects located in RH Zoning Districts. In all RH Districts, up to four units (not including any ADUs) are allowed on all lots, and up to six units (not including ADUs) are allowed on corner lots so long as certain conditions are met.

WHAT ARE THE BENEFITS OF DENSITY EXCEPTIONS?

- Projects in RH Zoning Districts are eligible for an exception from dwelling unit density limits up to four units per lot, or six units on corner lots, not including Accessory Dwelling Units.
- Projects that are using a density exception and are constructing at least 4 units are subject to a 30% rear yard requirement or 15 feet, whichever is greater.
- Historic Resource Assessment (HRA) Application fees are refunded if the application is 1) completed prior to this application and 2) the owner signs an affidavit stating their intent to reside on the property for a period of three years after the completion of the project.

IS MY PROJECT ELIGIBLE FOR A DENSITY EXCEPTION?

Eligibility - Project Features:

- The project is not seeking a density bonus under Section 206.5 or 206.6.
- The project does not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5
- The project must comply with all applicable requirements of Cal. Govt Code Sec. 66300(d) as amended from time to time.
- The project must construct at least as many units as would be demolished;
- The project must replace any Protected Units; and
- The owner must offer existing occupants of any protected units that are lower income households relocation benefits and a right of first refusal for a comparable unit.
- At least one of the dwelling units resulting from the density exception must contain at least two bedrooms or shall have a square footage equal to no less than 1/3 the floor area of the largest unit on the lot.

Eligibility - Project Location:

- Must be located in an RH Zoning District.

Eligibility – Other Requirements:

- If the project is a rental project, any units constructed over the allowable density for the zoning district would be subject to rent control, and the owner must enter into a regulatory agreement with the City to subject the new units to the San Francisco Rent Stabilization and Arbitration Ordinance.
- If the project is an ownership project and will use the new construction pathway for condominium conversion, the owner must sign an affidavit stating that they intend to occupy one unit in the project for at least three (3) years after the completion of the project.
- The applicant must submit an affidavit that states the project applicant is the owner of the property and owned the subject property for at least one year prior to filing their application (including any time where an Eligible Predecessor owned the property).

FEES

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org. For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



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SUPPLEMENTAL APPLICATION

Note: If the Project is seeking a refund for a [Historic Resource Assessment \(HRA\)](#), then the review of the HRA Application must be completed prior to the submittal of this Supplemental Application and there cannot be any active development applications at the Project Site.

Note: If the Project includes the demolition of an existing residential unit, please submit a completed [SB 330 Preliminary Application](#) with this Supplemental Application.

Property Information

Project Address:

Block/Lot(s):

Are you seeking a refund for a Historic Resource Assessment?

Yes

No

Project Description

Please indicate if your project proposes rental or ownership units

Rental

Ownership Units

Please list out the proposed number of units for the following:

Existing Units:

Unit Type	# of existing units	Unit Size (GSF)
Studios or 1-bedroom units		
2-bedroom units		
3-bedroom units		
__-bedroom units		
Total Units		

Proposed Units:

Unit Type	# of proposed units	Unit Size (GSF)
Studios or 1-bedroom units		
2-bedroom units		
3-bedroom units		
__-bedroom units		
Total Units		

OWNER'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) I am the owner of the property for which I am seeking a density exception, and I have owned the property for at least one year from the date of this submittal.
- b) I agree that, for a rental project, I shall enter into a Regulatory Agreement with the City in accordance with the requirements set forth in Planning Code Section 207(c)(8)(E) stating that any new units created pursuant to this density exception will be subject to the San Francisco Residential Rent Stabilization and Arbitration Ordinance.
- c) I agree that, if the project scope includes the subdivision of one unit and the addition of one or more units to the existing structure, I intend to reside in one of the resulting units at the Project Site for at least three years from the approval of the Certificate of Final Completion and Occupancy for the new dwelling units.
- d) I understand that the project is subject to the Housing Crisis Act of 2019 and I will comply with all applicable relocation and replacement requirements as set forth in CA Government Code Section No. 66300.

Signature

Name (Printed)

Date

Email

Phone

The following affidavit is required for property owners seeking a refund from the HRA Application fee pursuant to Planning Code Section 207(c)(8). Note that review of the HRA Application must be completed prior to the submittal of an application for a density exception.

Under penalty of perjury the following declarations are made:

- e) I am the owner of the property for which I am seeking a density exception, and I intend to reside at the subject property for at least three (3) years from the date the Project is completed; and
- f) There are no active development applications at the Project Site.

Signature

Name (Printed)

Date

Email

Phone

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____