

ITEM 9
Treasure Island Development Authority
City and County of San Francisco
Meeting of February 11, 2026

Subject: Informational presentation regarding a proposal to increase the quantity of developable residential units on Treasure Island.

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SUMMARY

TIDA is engaged with TICD and other city agency partners in exploring the addition of market rate housing units and commensurate affordable housing to the Treasure Island and Yerba Buena Island Development Project.

This is the first informational presentation to the TIDA Board regarding this matter.

BACKGROUND

The Regional Housing Needs Allocation (RHNA) established by the Association of Bay Area Governments (ABAG) and approved by the California Department of Housing and Community Development (HCD) recognizes San Francisco's severe unmet housing need at every income level. San Francisco's current RHNA compels the creation of more than 82,000 units within the city by 2031.¹ The Treasure Island and Yerba Buena Island Development Project ("the Project") has a significant role to play in meeting the City's housing construction mandate.

The contractual agreement between TIDA and TICD to implement the Project restricts overall residential development to a limit of 8,000 units. Separately, the development controls applicable to the Project are contained in the Treasure Island and Yerba Buena Island Special Use District² (the "SUD") and the Design for Development document ("D4D"). The SUD and the D4D delineate the zoning envelope within which residential units may be distributed in a flexible manner across the Project, without prescribing unit types, sizes, allocation, or other numerical limits. As such, the approved buildable envelope is capable of physically accommodating substantively more than 8,000 units, assuming typical range of unit sizes.

Over the last few years, the City and Treasure Island Community Development (TICD) have collaborated to make substantial progress on the Project. To date, approximately 1,000

¹ 2022 Housing Element of the San Francisco General Plan.

² Planning Code Section 249.52 TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT.

residential units have been completed along with significant upgrades to infrastructure and the delivery of new parks and other public benefits. The 2024 DA/DDA Amendments and approvals of \$115M in Certificates of Participation (COPs) facilitated initiation of the Stage 2 infrastructure work which will enable parcel readiness for the next phase of vertical development.

The Stage 2 infrastructure timeline anticipated a return to market conditions more conducive for condominium residential unit sales by 2027. However, the condo market continues to lag, and best projections point several years out for the viability of such projects. Fortunately, the rental housing market is improving, creating a near term opportunity to advance neighborhood buildout and maintain forward momentum.

In effort to build more housing, respond to current market constraints, and maintain the forward momentum of vertical development on Treasure Island, TICD submitted a Large Development Project Application (PRJ) (“Project Application”) to the SF Planning Department on January 30, 2026.

PROPOSAL

TICD’s Project Application proposes to:

- Entitle an additional 1,400 to 2,800 residential units.
- Maintain the land use, parcelization, and building heights approved under the current plan.
- Maintain the existing 27.2% affordable housing requirement and the existing 5.0% inclusionary housing requirement for the project.
- Consider targeted urban form control amendments to optimize building massing for cost efficiency.
- Adjust parking rules for greater flexibility and allowance of residential guest parking.

The range being studied under TICD’s proposal is between 1,400 and 2,800 additional residential units, allocated as follows:

	Approved Plan	+1400 Units		+2800 Units	
		Overall	Net	Overall	Net
Market Rate	5,827	6,843	1,016	7,862	2,035
Inclusionary	307	360	53	414	107
TIDA Units	1,866	2,197	331	2,524	658
Total Units	8,000	9,400	1,400	10,800	2,800
Total BMR	2,173	2,557	384	2,938	765
Inclusionary %	5.00%	5.00%		5.00%	
Affordable %	27.16%	27.20%		27.20%	

RATIONALE

TICD's proposal as an opportunity to assess whether the Treasure Island and Yerba Buena Island Development Project can facilitate additional residential units – including increased affordable units – to advance San Francisco's housing creation imperative.

The plan of finance for the overall TI/YBI development project relies on a certain proportion of ownership to rental housing units in order to fund infrastructure and support public benefits. Under this model, nearly all planned rental units have already been built or permitted, and additional rental units cannot be delivered under the current entitlements without compromising the financial feasibility of the overall development project.

Given the current circumstances, the City and TICD have two viable options:

1. Accept the likelihood of suspension of market rate housing construction on Treasure Island for an indeterminate period.
2. Pursue the potential for near-term market rate rental housing construction by amending the development entitlements to add residential units.

The City has invested significant resources to continue progress on the TI/YBI development project. Adding residential units to enable near term construction of rental housing maintains positive momentum on the project, supports the City's overall housing and affordable housing delivery goals, and increases the project's overall revenues and bonding capacity without supplanting the current revenue potential already committed to the project.

SCHEDULE

Leveraging near term market opportunities requires timely action. If a mutually beneficial path appears agreeable, TICD proposes to initiate an EIR addendum as soon as possible. The duration of these processes is dependent on the total scope of changes to project approvals, still under discussion. However, TICD seeks final adoption by the Board of Supervisors before end of 2026.

NEXT STEPS

- TICD submitted a Project Application to the Planning Department on January 30th. The Planning Department is reviewing the application for completeness and will subsequently assess the scope of, and timeline for, Environmental Review.
- TIDA, OEWD, Planning and other relevant agencies will collaborate to confirm scope of project amendments and identify necessary document revisions and approvals.
- TIDA and the Controller's Office are evaluating possible fiscal impacts to the City and related financing proposals related to the additional units and development capacity. TIDA, the City Attorney's Office, and outside counsel are reviewing and evaluating any associated risks and the legislative requirements for approval to determine an overall schedule and timeline.
- TIDA, the Planning Department, and other city partners are assessing potential impacts to Community Facilities needs and infrastructure capacity as well as the increased Authority obligation for affordable housing.

TIDA staff and its partnering agencies are evaluating the various City and legislative requirements for approval of the proposal. Final approval is contingent on multiple City processes; if some actions are determined to not move forward, the overall proposal will be adjusted or paused for further review.

RECOMMENDATION

None. Informational. TIDA staff are seeking Board and Public comment on the proposal concept, process and next steps.

EXHIBITS

- A Large Development Project Application (PRJ) for the “Treasure Island Additional Density Plan”

Exhibit A

Large Development Project Application (PRJ) for the “Treasure Island Additional Density Plan”



LARGE DEVELOPMENT PROJECT APPLICATION (PRJ)

FOR RESIDENTIAL PROJECTS CONSTRUCTING 7+ UNITS, OR ANY NEW CONSTRUCTION OF COMMERCIAL OR MIXED-USE BUILDINGS

A Project Application must be submitted for any project application that requires an intake/in-house for Planning Department review. A Project Application is also required for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

This Project Application (PRJ) is for residential projects constructing 7+ units, or any new construction of commercial or mixed-use buildings, or large development projects.

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

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.

Tiếng Việt: Nếu quý vị muốn được hỗ trợ hoàn thành đơn này bằng tiếng Việt, vui lòng gọi 628.652.7550. Xin lưu ý rằng Sở Quy Hoạch cần ít nhất một ngày làm việc để phản hồi.

HOW TO SUBMIT:

Planning Department Approvals: To submit your Project Application (PRJ) materials for a Planning Approval Letter, you have two options:

1. [Accela Citizen Access](#) (ACA) Public Portal: No need to complete this entire PDF application. Instead, complete the PRJ application online through the public portal. Only complete the PRJ checklist within this application along with any other required documents identified within this PRJ application.
2. Email: Submit a completed PDF application and all required documents identified within this application to CPC.Intake@sfgov.org

Once you receive a Planning Approval Letter, you may submit an [application for a building permit](#).

Other: [Ministerial Projects](#), Unauthorized Dwelling Unit (UDU) Screenings, Project Review Meeting (PRV), Temporary Use Authorization (TUA), Preliminary Housing Development Application (PPS), and Modification to Previously Approved Project application submissions do not need to complete this Project Application. Submit the respective application and any supporting documents to CPC.Intake@sfgov.org.



San Francisco Planning

LARGE DEVELOPMENT PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: Multiple

Block/Lot(s): Multiple

Property Owner's Information

Name: Treasure Island Community Development, LLC / Treasure Island Development Authority

Address: 2000 FivePoint, 3rd Floor
Irvine, California 92618

Email Address:

Telephone:

Applicant Information

☐ Same as above

Name: Charles Shin

Company/Organization: Treasure Island Community Development, LLC

Address: 555 Montgomery St, Suite 600 c/o TIDG
San Francisco, CA 94111

Email Address: charles.shin@tisf.com

Telephone: (415) 905-5300

Please Select Billing Contact: ☐ Owner ☒ Applicant ☐ Other (see below for details)

Name: Andy Wang Email: andy.wang@tisf.com Phone: (415) 905-5300

Please Select Primary Project Contact: ☐ Owner ☒ Applicant ☐ Billing

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance), changes to the Planning Code or Zoning Maps, or Inclusionary Rate Reduction Request, if applicable.

See attached.

PROJECT DETAILS:

- ☐ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☒ Other: See attached project desc.

Non-Residential:

- ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Massage Establishment ☐ Other: _____
☐ Financial Service ☐ Cannabis Retail ☐ Tobacco Paraphernalia Establishment ☐ Outdoor Activity Area

Residential:

- ☐ Accessory Dwelling Unit ☐ Dwelling Unit Legalization Ord. 43-14 ☐ Fourplex Density Bonus Exemption ☐ Automotive Housing Density Bonus
☐ State ☐ Local ☐ Hybrid
☐ Planning Code Section 317 ☐ Housing Sustainability District ☐ State Density Bonus (Individually Requested) ☐ Density Bonus Affordable (Assembly Bill 1763)
☐ Demolition ☐ Conversion ☐ Removal
☐ Senior Housing ☐ Intermediate Length Occupancy Units (ILOs) ☐ Inclusionary Housing Required ☐ Inclusionary Rate Reduction (with Physical Changes)
☐ 100% Affordable Housing ☐ Permanent Supportive Housing ☐ Housing Tenure
☐ Rental ☐ Ownership ☐ Unknown
☐ HOME-SF
☐ Interim Use for Housing with Hotels and Motels (Planning Code Section 202.15)

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: ☐ Yes ☒ No

Are you revising a previously approved project with physical changes: ☒ Yes ☐ No

If selected "Yes," please complete the following information:

- Planning Application No(s)/Motion No(s) of approved project to be modified: Planning Case No. 2007.0903E
- Is there a Preliminary Housing Application (SB 330) on file for the approved project? ☐ Yes ☒ No
- GFA of previously approved project: 8,000 units
- GFA proposed in modified project: Up to 10,800 units
- % Change in GFA: Up to 35% unit increase

Estimated Construction Cost: See attached

SB-1214 Authorization: [Senate Bill 1214](#) allows applications to limit the plans available to the public. You can find more information on our [website](#).

- ☒ Yes, all plans may be shared publicly.
☐ No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has been provided with this submittal for public distribution.

PROJECT AND LAND USE TABLES See attached.

All fields relevant to the project **must be completed** in order for this application to be accepted.

		Existing / As-Built	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR GSF		
	Medical GSF		
	Hotel GSF		
	Laboratory GSF		
	CIE (Cultural, Institutional, Educational) GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Useable Open Space GSF		
	Public Open Space GSF		
	Roof Area GSF - Total		
	Living Roof GSF		
	Solar Ready Zone GSF		
	Other: _____		

Land Use - Residential	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, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

PROJECT SUBMISSION CHECKLIST			
Documents (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Community Outreach Meeting including: <ul style="list-style-type: none"> A copy of the invitation letter noting a phone number, video conferencing link, and an in-person meeting location A list of the neighborhood organizations and individuals invited to the meeting A copy of the sign-in sheet A summary of the discussion from the meeting The affidavit One reduced copy of the plans presented at the meeting. 	Projects seeking to qualify for the Planning Code Section 317 (c) OR Project seeking approval pursuant to the Family and Senior Housing Opportunity Special Use District, Planning Code Section 249.94 (c)(12)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Electronic copy of the plans in pdf format, formatted to print at 11" x 17". Please see the Department's Plan Submittal Guidelines for more information about the required contents of plan submittals.	Required for paper building permit applications and entitlement only projects.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Supplemental Documents (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Preliminary Housing Development (SB-330)	Optional to lock in Planning Code requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
SB-330 Unit Replacement Relocation Affidavit	Required for projects that will: <ul style="list-style-type: none"> remove, merge, convert, or demolish dwelling units. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
First Source Hiring Affidavit	Projects proposing 10 or more units or 25,000 sqft or more of gross commercial floor area.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid red; padding: 2px; display: inline-block;">See attached</div>	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PROJECT SUBMISSION CHECKLIST			
Supplemental Documents <i>(completed and signed)</i>	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Reasonable Modification Application	For applicants with a disability that would like to seek a modification to their residence to accommodate their disability.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Better Streets Plan Checklist	<p>Project subject to Planning Code Section 138.1.</p> <p>The project is on a lot that is greater than one-half acre in total area; or includes more than 50,000 gross square feet of new construction; or contains 150 feet of total lot frontage on one or more publicly-accessible right-of-ways; or its frontage encompasses the entire block face between the nearest two intersections with any other publicly-accessible right-of-way;</p> <p>AND</p> <p>The project includes new construction of 10 or more Dwelling Units; or new construction of 10,000 gross square feet or greater of non-residential space; or an addition of 20% or more of Gross Floor Area to an existing building; or a Change of Use of 10,000 gross square feet or greater of a PDR use to a non-PDR use.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Interim Use for Housing with Hotel & Motel Affidavit	Projects that will temporarily convert tourist hotels and motels as interim housing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PROJECT SUBMISSION CHECKLIST			
Entitlement Applications (dependent on scope, consult Planning Information Counter if unsure)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Conditional Use Authorization	Projects that propose a use that is conditionally permitted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Variance	Projects that seek an exception from Planning Code Standards (such as rear yard or front setback)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Commercial Projects	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Formula Retail Conditional Use Supplemental	For change of use projects with 11+ locations worldwide.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Formula Retail Affidavit	Alterations, new construction, tenant improvements, changes of use or signage to commercial businesses subject to Planning Code Section 303.1 .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Flexible Retail Screening and Affidavit	Projects that propose a flexible retail use.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Institutional Master Plan Application	Projects that propose a medical institution or post-secondary educational institution.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Office Allocation Application	Projects that propose to add 25,000 gross sqft of net office space.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Wireless Telecommunications Facilities Supplemental	Projects that propose a new wireless facility or add antennas to an existing facility where wireless facilities are conditionally permitted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Cannabis Uses Application	Projects that propose a cannabis use.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PROJECT SUBMISSION CHECKLIST			
Residential Projects	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
317 Dwelling Unit Removal, Merger, Conversion or Demolition	Projects that will remove, merge, convert or demolish a residential or unauthorized unit.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
317 Exemption Affidavit	Projects that meet the eligibility criteria under Planning Code Section 317(c).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
100% Affordable Housing Bonus Program (AHBP)	100% affordable projects that seek to use this program.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Downtown Residential Project Authorization	Projects greater than 50,000 sqft or 85 ft in height in the RH-DTR Zoning District.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Downtown Large Project Authorization	Most new construction and major alterations in C-3 Zoning.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Fourplex Density Bonus in RH Districts	Projects in RH Zoning Districts that seek to exceed the permitted density and elect to use this program.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
HOME-SF Supplemental Application	New construction projects providing at least 20% of units as affordable that elect to use this program.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Housing Sustainability District Application	Projects in the Central SoMa HSD that elect to use this program.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
In-Kind Agreement Supplemental	Projects in certain Area Plans that elect to satisfy their development impact fees this way.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
State Density Bonus Application (Individually Requested)	Projects on sites that principally permit 5 or more residential units and elect to use this program.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Large Project Authorization in Eastern Neighborhoods	Projects in Eastern Neighborhoods MUDs that will exceed 75 feet in height or involve a net addition or new construction of more than 25,000 gross square feet.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Inclusionary Affordable Housing Compliance Affidavit	Projects that propose 10 or more dwelling units.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Anti-Discrimination Housing Policy Affidavit	Projects that propose 10 or more dwelling units.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PROJECT SUBMISSION CHECKLIST			
Commercial or Residential Projects	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Shadow Analysis Supplemental Application	Projects over 40 feet in height that will cast shadow on a property under the jurisdiction of the San Francisco Recreation and Parks Department.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Legislative Amendment	Projects that seek to reclassify a parcel, amend the Planning Code, or modify the General Plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Staff Initiated Discretionary Review	For removal of conditions of approval applied through a previous discretionary review.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Coastal Zone Authorization	Projects located in the Coastal Zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Transportation Demand Management Supplemental	Projects that propose an addition of : <ul style="list-style-type: none"> 10 or more dwelling units; or group housing bedrooms, or new construction resulting in more than 10,000 sqft of non-residential use, or change of use of more than 25,000 sqft. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Projects Altering Historic Buildings (Marked as A*, Article 10 or 11 on PIM)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Major Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Minor Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code with a scope determined to be minor. Contact PIC to confirm Minor vs. Major.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Certificate of Transfer of Development Rights Application	Projects that seek to transfer development rights from a preservation lot to another lot.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Certificate of Appropriateness Application	Projects that seek to alter a building designated under Article 10 of the Planning Code.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST*To be reviewed and completed by a design professional*

Title Page Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Written Project Description	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Address, Block, Lot	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Zoning District, Height and Bulk District, any Special Use District	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Number of Commercial Units and Residential Dwelling Units (Existing and Proposed)	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Building square footage and breakdown by units (existing and proposed) as defined by gross floor area in Planning Code Section 102	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Height of existing building/ structures and height of proposed building/structures	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Dwelling Unit Mix Breakdown (Number of Studio, One bedrooms etc.)	Residential Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Percentage and number of on-site affordable units	Required for projects with 10 or more units. Optional for others.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Number of vehicle parking spaces and car share spaces	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Number of bicycle parking spaces	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Square footage of useable open space	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Better roofs ordinance, including total roof area, living roof area, and solar ready zone area	Project subject to Planning Code Section 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Describe average slope of the projects site (%)	Projects with exterior expansions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Licensed design professional stamp and signature- may be electronic	According to California State Licensing Board on Design Limitations for Professionals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

<div>PLAN SUBMITTAL CHECKLIST</div> <div>To be reviewed and completed by a design professional</div>			
Site Survey Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	<i>Planning staff only:</i> <i>verification of submission & completeness</i>
Signed by licensed surveyor, 1/8" or 1" scale, full width of all buildings on adjacent lots, front setback of all adjacent buildings, curb elevation in line with the mid-point of the subject building and adjacent lots, grade elevation at the mid-point of the front wall of adjacent buildings, roof elevations including elevation of eaves/peaks of pitched roofs, contour lines, utility lines, street trees, existing structure on site, north arrow.	New construction, Lot splits or mergers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Site Plans Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Scale: 1/8" = 1' (or 1" = 10' if project is too large).	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Separate existing and proposed site plans: showing all buildings on the lot.	Only if exterior changes proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Adjacent lots showing full width outlines of all buildings on adjacent properties.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Direction of true north: show project north if it is different from true north.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Dimensions: show the distance from the existing building walls to property lines and other structures on the lot. Include width of sidewalk from front property line to curb.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Landscape and permeable surface: show/dimension the space to be landscaped/ permeable within the required front setback (include permeability and landscape calculations).	Only if existing front setback	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Usable open space: show the dimensions of decks, terraces and yards.	Residential Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Curb cuts: existing and proposed curb cuts, curb lines, including both adjacent properties.	If removing or adding parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Dimensioned setback requirements: Front setback, rear yard and side yard of the subject and adjacent buildings.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Street Names	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Street tree: show the location of existing and proposed street trees or add a notation if you pay the in-lieu fee.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Floor and Roof Plans Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Separate existing and proposed floor and roof plans: include adjacent structures	When changes are made to the floor or roof.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Scale: ¼" = 1' (unless project is too large in which case 1/8" = 1' is acceptable).	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
North Arrow	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
On all plan views: label the intended use of rooms and areas.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Toters: show location of dedicated space for trash, recycling and compost carts on private property and screened from public view. Visit www.recology.com/recology-san-francisco for more information.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Laundry and storage: show the locations.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Parking: show dimensions and outlines of all existing and proposed vehicle and bicycle parking.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Electrical Transformers: show the locations.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Roof: Total roof area, living roof area, and/or solar ready zone area in gross square feet (existing and proposed).	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Walls: Those to remain and those to be removed or added (with key). If substantial amounts of demolition are proposed, include demolition calculations pursuant to Planning Code Section 317.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Door and Windows: Existing and Proposed.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST*To be reviewed and completed by a design professional*

Building Elevation Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Separate existing and proposed elevations: if exterior changes are proposed, provide separate existing and proposed elevations for only the building face(s) related to the work.	Only if exterior changes proposed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Profiles of Adjacent Buildings: Show the full outline of each adjacent building/structure. Side elevations should show the full profile of adjacent buildings, window openings, and light wells that face the project. Show the grade plane and heights of buildings. Identify the height limit pursuant to Planning Code Section 260.	Only if exterior changes proposed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Exterior materials: if exterior changes are proposed, include existing and proposed exterior materials for new or replacement doors, windows, and exterior finish material. If an elevation is not required, this information can go elsewhere in the plan set.	Only if exterior changes proposed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Windows: include dimensions, operation, and material type. Provide plan section detail of new windows.	Only if exterior changes proposed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Heights: (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) and any difference in elevation due to pitched roofs or steps in building mass.	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST*To be reviewed and completed by a design professional*

Sections Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
At least two sections (longitudinal and latitudinal) Longitudinal: show relation between the street, front property line, subject building, rear yard, and rear property line Latitudinal: show relation between subject building and the outline of each adjacent building	Expansions and projects with excavation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Separate existing and proposed sections	If there is a change in floor to ceiling heights or if excavation is proposed.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Scale: 1/4"=1' (unless the project is too large)	For all sections.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Height datum point: Center line of the building, top of curb	For all sections.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Floor to Ceiling height dimensions	For all sections.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Existing and Proposed Grade	For all sections.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Key section location of floor plans and site plans	For all sections.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST*To be reviewed and completed by a design professional*

Additional Requirement	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Renderings	New construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Photographs	Always	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
As Built Plans: In addition to the requirements above, as-built plans are required. This will demonstrate what the current conditions are as differentiated from the existing plans (last legal condition) and the proposed plans (future condition that legalizes unauthorized work and proposes code compliant work.	If permit is to abate an enforcement case (either DBI or PLN).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Demolition Calculations: Pursuant to Planning Code Section 317.	If vertical addition and significant demolition of at least one additional wall OR If horizontal addition with significant demolition of two walls.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
San Francisco Design Standards	The San Francisco Design Standards are required for projects that are protected under the Housing Accountability Act.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Preservation Design Standards	Preservation Design Standards for additions and modifications to existing historic buildings are required for Category A and A* Properties projects that are protected under the Housing Accountability Act.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

PLAN SUBMITTAL CHECKLIST*To be reviewed and completed by a design professional*

Additional Requirements for State Density Bonus Projects	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Base Density (in gross residential sqft and in number of units)	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Bonus Density (in gross residential sqft and in number of units)	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Density Bonus Percentage sought	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Required Inclusionary Percentage	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Percentage of onsite affordable units provided, and AMI levels provided at	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Tenure of project (rental or ownership)	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Unit mix table (number of units broken down by # of bedrooms for total project and for just on-site affordable units)	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Waivers Requested	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Incentives Requested	State Density Bonus Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

ENVIRONMENTAL EVALUATION SCREENING FORM

All projects must complete this section.

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Housing Development Statutory Exemption (AB 130) Supplemental Application	Optional. Please review the AB 130 Supplemental Application for details regarding tribal consultation, labor requirements, and other applicable conditions.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Provide foundation design type, if applicable (e.g., mat foundation, spread footings, drilled piers, etc.).	Select "N/A" if the information is not applicable.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Foundation type: _____	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Provide 1. area on site to be excavated in square feet; 2. depth of excavation (including foundation work) in feet; and 3. volume of excavation/ disturbance below grade in cubic yards	Projects proposing ground disturbance.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Area (sq. ft): _____ Depth (ft): _____ Volume (yd3): _____	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Provide section and plan showing area and depth of soil disturbance in feet (including foundation work).	Projects in Archeological Zone 1 (review in PIM) with more than 2 feet and 25 cubic yards of soil disturbance OR Project in Archeological Zone 2 with more than 5 feet and 50 cubic yards of soil disturbance.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Historic Resource Review	Projects that involve demolition of a building constructed 45 years ago or more, or a building contributing to a historic district. For demolitions, scope the report by contacting: CPC-HRE@sfgov.org OR Projects that involve complete alteration to a front facade or add a substantial vertical addition visible from public rights-of-way (applicable only to Category A*, A & B).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Submit copy of an Application for Article 38 Compliance with proof of receipt from the Department of Public Health.	For new construction, major alteration, or change of use projects located in an Air Pollution Exposure Zone (2022) as identified on PIM THAT ALSO Propose a sensitive use (i.e. childcare, school, senior center, residential uses, and health care facilities).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Submit copy of the Maher Application with proof of receipt from the Department of Public Health.	Projects on Maher site OR sites suspected of containing potential subsurface soil or groundwater contamination AND requires more than 50 cubic yards of excavation OR change of use from industrial use to residential or institutional uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Phase 1 environmental site evaluation AND Documentation of Enrollment in DPH's Maher Program	Projects on Maher site with more than 50 cubic yards of excavation OR Projects proposing a change of use from industrial use to residential or institutional uses. OR Projects on Cortese sites OR Projects on a site with an existing or former gas station, parking lot, auto repair, dry cleaner, manufacturing use, or a site with current or former underground storage tanks OR AB 2011 applications.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Geotechnical Study	<p>Projects located within a Landslide Hazard Zone, Liquefaction Zone as shown on PIM,</p> <p>OR</p> <p>Projects on a lot with an average slope of 25% or greater</p> <p>AND</p> <p>Projects involving:</p> <ul style="list-style-type: none"> • construction of a new building; • horizontal additions with increases more than 50%; • vertical additions with increases more than 500 square feet of new roof area; • substantial grading disturbing 5,000 cubic yards of material); • substantial cuts for grading (e.g., 10 feet in vertical height or steep slopes); • a deep foundation system (e.g., piers, piles); or • any grading within a Landslide Hazard Zone or Liquefaction Zone. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Consultant prepared shadow fan.	<p>Projects over 40 feet in height</p> <p>AND</p> <p>If it is known that the Project will cast shadow on a property under the jurisdiction of the Recreation and Parks Department</p> <p>If unknown, this information will be relayed to applicant by Department staff in the response to this submittal.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Childcare pickup and drop off management plan and application	If proposing a childcare facility with 30 or more students or 1,500 sqft or more of new space.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Major Projects	Projects over 10,000 sqft OR Project proposing more than 25 units.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Categorical Exemption Certificate Fee	The project involves: <ul style="list-style-type: none"> • 25 units or less; • 10,000 square feet or less of non-residential uses (either as change of use or addition); <p>AND</p> <p>does not require an amendment to the General Plan or Planning Code (e.g. special use district).</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

If yes, to any of the questions in the above Environmental screening form, please complete the following checklist.

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	<i>Planning staff only: verification of submission & completeness</i>
Construction duration information and construction equipment list. Please submit estimated hours and number of days per week of construction and construction equipment list as shown in the Project Construction Information Form.	Projects involving demolition and/or new construction.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Describe location and timing and provide plans of construction phasing (e.g., phase 1 will consist of XX units on lots A and B, phase 2 will consist of XX square feet of office on lots C and D and shown on plans).	If project involves multiple new building or structures on multiple lots.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Describe the location and provide plans with the number and size (horsepower) and engine tier level of stationary sources or mechanical equipment (e.g., fans, cooling towers, HVAC, backup diesel generators, fire pumps) or other noise or air pollutant sources.	Projects over 75 feet in height OR Projects including more than 2 diesel generators OR Projects proposing grocery stores.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Describe and provide plans of number of seats and/or standing capacity (maximum occupancy), frequency and hours of entertainment, and locations where amplified noise may occur (music, events, etc.).	Projects proposing Entertainment uses.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Submit estimates of number of daily and peak hour vehicle trips broken down by vehicle type (supported by estimates that include breakdown of space by different parcel delivery uses).	Projects proposing Parcel Delivery Service uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	<i>Planning staff only:</i> <i>verification of submission & completeness</i>
Describe location and provide plans of any changes to public facilities (e.g., parks and recreation facilities, pump stations, main (not lateral) sewer lines, etc.).	Projects proposing changes to public facilities or infrastructure (excluding roadways).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Driveway and Loading Operations Plan and submit a "Site Circulation Review" fee to SFMTA. You may elect to select a qualified transportation consultant to prepare the Driveway and Loading Operations Plan .	Projects proposing more than 100,000 net new gross square feet in Central SoMa SUD or Van Ness SUD OR Projects proposing more than 100,000 net new gross square feet and requesting a waiver, incentive, variance from off-street loading requirements OR Projects involving 25 or more electric vehicle spaces.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Consultant prepared wind scope of work.	Projects over 85 ft in height OR Projects located within use district with wind criteria OR HOME-SF projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Priority Application Processing for Clean Construction Projects Supplemental	Projects seeking priority application processing for clean construction.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Better Streets Plan Checklist	Large development sites with new construction or major alterations (see the application to confirm if required for the project).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST

Applications (completed and signed)	When is it required?	Applicants: <i>is this required as part of your project & submitted?</i>	Planning staff only: <i>verification of submission & completeness</i>
Flood Hazard Zone Protection Checklist with the Department of Building Inspection	Projects located within a FEMA Special Flood Hazard Area (AE, AO, and/or VE Zone)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing
Submit a Tree Removal Permit Process and Application to the Department of Public Works and submit a copy to the Planning Department with this checklist.	Projects that would involve tree removal.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing

ENVIRONMENTAL FEE UPON SUBMITTAL


Please refer to Planning Department [Fee Schedule](#). However, more factors than those listed here affect Department staff's determination of the appropriate CEQA determination and fee type. Department staff's initial determination may change after reviewing project application and studies, and after conducting any CEQA required consultation processes (e.g., public scoping, public review, tribal consultation), which may result in a refunded fee, increased fee, or additional fee.

Class 1, 3	No fee needed.
Class 32 Categorical Exemption Fee	Projects NOT on Cortese list AND less than 75 feet in height AND on a site less than 5 acres
Environmental Documentation Determination Fee	Projects located within an Area Plan OR Projects that involve more than 25 units OR Projects that involve more than 10,000 square feet of non-residential uses OR Projects that require an amendment to the General Plan or Planning Code
Addendum Fee	Projects previously analyzed in prior CEQA determination

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.

Signed by:

C2C28AE95G2140E...
Signature

Christopher Meany
Name (Printed)

January 26, 2026
Date

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

(415) 905-5300
Phone

cmeany@wilsonmeany.com
Email

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____

Treasure Island Additional Density Plan

The Treasure Island / Yerba Buena Island Redevelopment Project (the “Project”) is governed by a Disposition and Development Agreement between the Treasure Island Development Authority and Treasure Island Community Development, LLC, originally approved in 2011 and amended by an Amended and Restated Disposition and Development Agreement in 2024 (the “DDA”). The Project is also subject to a Development Agreement between the City and TICD. The DDA includes a number of provisions that reference or rely on a maximum residential unit count of 8,000 residential units.

The design standards and guidelines applicable to the Project are contained in the Treasure Island and Yerba Buena Island Special Use District (Planning Code Section 249.52) (the “SUD”) and its subsidiary document, the Design for Development (“D4D”). The SUD and the D4D establish a variable zoning envelope that permits residential units to be distributed in a flexible manner across the development, but do not establish a maximum residential unit cap. As such, the variability in the zoning envelope is capable of physically yielding more than 8,000 units, assuming unit sizes typical for the market and **no changes to the Planning Code or the D4D are required to increase density**. The 8,000 unit limitation derives only from the DDA, which is a contractual agreement between TIDA and TICD to implement the Project which was studied by the 2011 Treasure Island and Yerba Buena Island EIR.

TICD is proposing a Treasure Island Additional Density Plan that would add approximately 1,400 to 2,800 residential units to the development program. This additional density can be achieved without any significant changes to the zoning envelope or horizontal development footprint.¹ The addition of 1,400 to 2,800 units will be achieved by delivering, on average, slightly smaller unit sizes – closer to market-standard averages – than would have been available under an 8,000-unit-maximum program. The addition of these units is intended specifically to accelerate the delivery of (smaller) for-rent housing product that may be more attractive to multifamily developers under current cost- and capital-constrained economic conditions.

If up to 2,800 units are added, these units would be comprised of 2,142 Developer Residential Units (2,035 market rate and 107 inclusionary [5%]), and 658 units on Authority (TIDA) lots. Together, the 658 Authority lot units and 107 inclusionary units will make up 27.2% affordable units out of the up to 2,800 proposed additional units, maintaining the same total percentage and mix of Authority and inclusionary units included in the original project.

The following is a summary of the changes to the project’s approval documents that would be needed to effectuate the Treasure Island Additional Density Plan.

¹ The project sponsor is studying some limited adjustments, e.g to streetwall height step backs and floor plate maximums, that could marginally change the zoning envelope.

- Targeted amendments to the DDA to the extent needed to implement the Treasure Island Additional Density Plan (including exhibits as necessary) (TIDA and Board of Supervisors approvals):
 - Maximum unit count of 8,000 units would be revised upward, with appropriate amendments to minimums/maximums, ratios, and/or milestones
 - No change to the project's 27.2% affordable housing commitment
 - No change to project's inclusionary commitment of 5% developer residential units
- SUD (TIDA, Planning Commission and Board of Supervisors):
 - Increase the maximum parking count of 8,000 dedicated spaces upward to reflect a 1:1 ratio of residential units to parking spaces
 - Additional provision of 2:1 parking for 3-bedroom units only
 - Additional provision of guest parking
 - No other changes to the Planning Code would be required
- D4D (TIDA and Planning Commission)
 - Revision to tower floorplate maximums or other maximum dimensions to increase efficiency
 - Revision to simplify parking-screening standards
 - Revision to permit 2:1 parking for 3-bedroom units only, and to permit residential guest parking
 - Revision to M lots retail street wall requirement
 - Revision to M lots tower setback requirement

Notes on PRJ Large Development Application Project Submission Checklist

The DDA and the Development Agreement are the principal documents that govern development of the Project. Among other things, the DDA contains a Jobs and Equal Opportunity Program (Exh. P) that sets forth the complete employment and contracting requirements for the Project, including First Source Hiring, SBE Participation and Prevailing Wages. For that reason, no First Source Hiring Affidavit is provided with the PRJ Application.

In addition, the SUD, by its terms, supersedes, in its entirety, all other provisions of the Planning Code that would otherwise be applicable to Treasure Island and Yerba Buena Island with certain limited exceptions listed in Section 249.52(a). For this reason, most of the documents or items listed in the PRJ Application Project Submission Checklist are not required as part of the Project and are designated as such on the PRJ Application. Except for the change to the SUD parking maximums described above, the Project applicant has not identified any other changes to the Planning Code or Zoning Maps or any other Planning Commission approvals to implement the Treasure Island Additional Density Plan.

Because the requested changes involve amendments to existing transactional documents, design standards and parking counts and do not provide details for any specific residential or non-residential project, construction costs for these changes cannot be estimated.

Revised EIR Table II.1: Proposed Development Plan

Land Use	2011 Approved	Proposed Addition	Proposed Total
Residential	8,000 units	1,400 to 2,800 units	9,400 to 10,800 units
Retail (new)	140,000 sq. ft.	-	140,000 sq. ft.
Office (new)	100,000 sq. ft.	-	100,000 sq. ft.
Adaptive Reuse (Buildings 1, 2, 3)			
Entertainment	150,000 sq. ft.	-	150,000 sq. ft.
Food Production	22,000 sq. ft.	-	22,000 sq. ft.
Retail	67,000 sq. ft.	-	67,000 sq. ft.
Community uses	30,000 sq. ft.	-	30,000 sq. ft.
Circulation	42,000 sq. ft.	-	42,000 sq. ft.
Hotel	500 rooms	-	500 rooms
Police/Fire Station	30,000 sq. ft.	-	30,000 sq. ft.
Cultural/Museum	75,000 sq. ft.	-	75,000 sq. ft.
Community Facilities	48,500 sq. ft.	-	48,500 sq. ft.
School	105,000 sq. ft.	-	105,000 sq. ft.
Sailing Center	15,000 sq. ft.	-	15,000 sq. ft.
Open Space	300 acres	-	300 acres

January 26, 2026

San Francisco Planning Department
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103
Attention: Rachel Schuett and Joy Navarrete

Re: Treasure Island Planning Applications

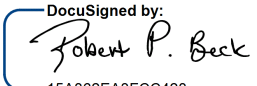
To Whom it May Concern:

Treasure Island Development Authority (“TIDA”) and Treasure Island Community Development, LLC are parties to that certain Disposition and Development Agreement originally approved in 2011 and amended by an Amended and Restated Disposition and Development Agreement dated as of August 1, 2024 (as amended, the “**DDA**”) with respect to portions of Treasure Island and Yerba Buena Island as identified in the DDA.

By this letter, TIDA, as one of the fee title owners of real property located on Treasure Island and Yerba Buena Island, authorizes Treasure Island Community Development, LLC and its subsidiaries, including Treasure Island Series 1, LLC, Treasure Island Series 2, LLC and Treasure Island Series 3, LLC (collectively, “**TICD**”) to execute, submit and process planning applications, including Application Form PRJ (the “**PRJ Application**”), as may be necessary for the implementation of certain changes to the DDA, the Treasure Island/Yerba Buena Island Design for Development, the San Francisco Planning Code and other relevant transaction documents and City laws and regulations, as more particularly described in the PRJ Application.

Sincerely,

TREASURE ISLAND DEVELOPMENT AUTHORITY

DocuSigned by:

By: _____
Name: Robert Beck
Treasure Island Director

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