

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco



**Notice of Meeting  
&  
Agenda**

1650 Mission Street, 4th Floor, Room 431  
**Monday, August 24, 2015**

**5:30 PM**

**Eastern Neighborhood Five-Year Monitoring Report  
Working Group**

**6:30 PM**

**Regular Meeting**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
Tanya Chiranakhon  
Keith Goldstein

Oscar Grande  
Bruce Kin Huie  
Henry Karnilowitz  
Toby Levy  
Robert Lopez  
Fernando Martí

Kristian Ongoco  
Arthur Reis  
Maureen Sedonaen  
Alisa Shen  
Kate Sofis

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The Agenda is available at the Planning Department 1650 Mission Street, 4<sup>th</sup> floor and, on our website at [encac.sfplanning.org](http://encac.sfplanning.org), and at the meeting.

**5:30 Monitoring Report Working Group**

- The Eastern Neighborhoods Five-Year Monitoring Report. Further working group discussion of scope for the monitoring report and scope for potential outside consultation.

**6:30 Full CAC**

1. The Transportation Sustainability Program. Update from Planning staff on the TSP, followed by comment and action. SFMTA and Planning staff are requesting a motion of endorsement on the Transportation Sustainability Program.
2. Announcements and Review of Agenda.
3. Review and Approve Minutes from the June 15, 2015 CAC Meeting.
4. 22<sup>nd</sup> Street and the Central Waterfront / Dogpatch Public Realm Plan. Joint presentation by SF Public Works and Planning staff on an update to the 22<sup>nd</sup> Street Streetscape Project and the creation of the forthcoming Central Waterfront / Dogpatch Public Realm Plan, followed by discussion and potential action.
5. IPIC (Interagency Plan Implementation Committee) Revenue and Expenditure Plan. Discussion led by staff on EN impact fee revenue, current planned capital projects and other capital projects being considered for impact fee spending, followed by comment and potential action.
6. The Eastern Neighborhoods Five-Year Monitoring Report. Report back from the Working Group on the scoping of the Monitoring Report, followed by comment and potential action.
7. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on the matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

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Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Department's ADA Coordinator, Candace SooHoo, at (415) 575-9157 or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting to help ensure availability. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings.

Language Assistance: To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting.

**SPANISH**

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (415) 575-9010. Por favor llame por lo menos 72 horas de anticipación a la audiencia.

**CHINESE**

聽證會上如需語言協助或要求輔助設備 請致電(415) 575-9010。請在聽證會舉行之前的至少72個小時提出要求。

**FILIPINO**

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdinig.

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За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (415) 575-9121. Запросы должны делаться минимум за 72 часов до начала слушания.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Richard Knee, Chair of the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

**PUBLIC COMMENT**

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to

address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))
4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco

**DRAFT Meeting Minutes**

1650 Mission Street, 4th Floor, Room 431

**Monday, June 15, 2015**

**6:00 PM**

**Regular Meeting**

Committee Members Present:

Walker Bass, Chris Block, Joe Boss, Don Bragg, Keith Goldstein, Henry Karnilowitz,  
Kristian Ongoco, Arthur Reis, Maureen Sedonaen, Kate Sofis

Committee Members Absent:

Oscar Grande, Bruce Kin Huie, Toby Levy, Robert Lopez, Fernando Marti, Alisa Shen

Staff Present:

Mat Snyder, Steve Wertheim, Robin Abad, Planning Department

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1. Announcements and Review of Agenda.
  2. Review and Approve Minutes from the May 18, 2015 CAC Meeting.

ACTION: To approve the minutes from May 18, 2015.  
MOTION: Goldstein SECOND: Sofis  
AYES: Bass, Block, Boss, Bragg, Goldstein, Karnilowitz, Ongoco,  
Reis, Sedonaen, Sofis  
NOES: [none]  
ABSENT: Grande, Huie Levy, Lopez, Marti, Shen

3. The Mission District and Affordable Housing. Update from the staff on ongoing efforts by the City to address the Mission Districts affordable housing needs, followed discussion.  
Item heard. No action taken.

- 4. Initial Impact Fee Revenue Projections for FY 16 through 21. Presentation by staff on the initial fee projections for the next five fiscal years, followed by discussion and potential action.

Item heard. No action taken.

- 5. Daggett Triangle Park In-Kind Agreement. Presentation by staff and EQR Residential on the Daggett Park and a proposal to amend the in-kind agreement increasing the fee-waiver amount to cover additional costs in constructing the park, followed by discussion and action.

ACTION: To approve the increase of value of the in-kind agreement from 1,880,000 by \$489,144 for a total of \$2,369,144.

MOTION: Boss SECOND: Karnilowitz

AYES: Bass, Block, Boss, Bragg, Goldstein, Karnilowitz, Ongoco, Reis, Sedonaen, Sofis

NOES: [none]

ABSENT: Grande, Huie Levy, Lopez, Marti, Shen

MOTION NO.: 2015-06-05

- 6. Central Waterfront /Dogpatch Public Realm Plan. Presentation by staff on the creation of the forthcoming Central Waterfront / Dogpatch Public Realm Plan, followed by discussion and potential action.

Item heard. No action. Staff will provide periodic updates on the creation of the Plan.

- 7. The Eastern Neighborhoods Five-Year Monitoring Report. Presentation on the current City Code requirements for the Eastern Neighborhoods Five-Year Monitoring Report and some of the five Area Plans' objective and policies that could also inform the contents of the Report. The CAC will discuss other potential questions and metrics to be pursued in the Report's analysis, followed by comment and potential action.

Item Heard. The Chair will convene a working group to further discuss and scope out the Monitoring Report along with a potential scope-of-work for a potential consultant. The Working Group will report back for the full committee of discussion.

- 8. Cancellation of Summer Meeting. Discussion of possible cancellation of one of the summer meetings followed by potential action.

Action. To cancel the regular July meeting.

MOTION: SECOND:

AYES: Bass, Block, Boss, Bragg, Goldstein, Karnilowitz, Ongoco, Reis, Sedonaen, Sofis

NOES: Goldstein

MOTION NO: 2015-06-08

ABSENT: Grande, Huie Levy, Lopez, Marti, Shen

9. Public Comment.  
Public comment provided.

Adjourn.

# Scoping for Capital Projects

EASTERN NEIGHBORHOODS CAC | MONDAY 24 AUGUST 2015





## TONIGHT'S TOPICS

1. Public Realm Plan Goals & Outcomes
2. Project Identification & Polling
3. Current Capital Projects
4. Early Implementation Projects
5. Project Timeline & Outreach Plan
6. Ongoing Stakeholder Engagement



The **Central Waterfront** of San Francisco continues to grow, accommodating both new housing and neighborhood commercial services, while maintaining many historic industrial marine functions. As more development is realized in the neighborhood, the streets, sidewalks, parks, and other open spaces of the Central Waterfront should receive appropriate improvements that better serve residents and employees.

# Why a Public Realm Plan?



The Plan will identify and scope projects, provide concept designs and preliminary project costs to better inform funding decisions.



The Plan should reflect the project priorities of local residents, business operators, and neighborhood organizations.



The Plan will provide a platform for coordination between different government and nonprofit agencies.

# Why a Public Realm Plan?



## BETTER CONNECTIONS

The plan can address critical linkages between parks, the waterfront, and other open spaces that are incomplete or disjointed.



## INTEGRATED DESIGN

The plan can ensure that all public space projects, large and small, receive attention that produces a high standard of design and execution.



## IMPLEMENTATION PLANNING

The plan can include an implementation plan and cost estimates reflecting local priorities and availability of programmed funds.

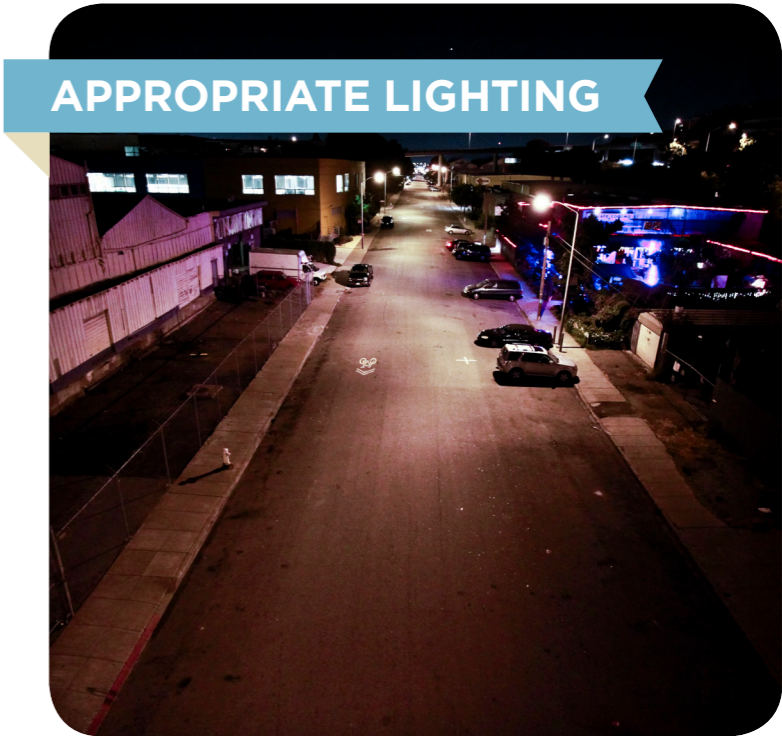
# Why a Public Realm Plan?



Many streets have substandard sidewalks. Many street segments rank low on the City's Pavement Condition Index (PCI).



The neighborhood has relatively high number of intersections ranking in the highest-risk categories for pedestrian collisions and injuries.



Lighting throughout the neighborhood is inconsistent, with many areas lacking basic nighttime illumination.

# Public Realm Plan Outputs



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## IDENTIFY PROJECTS

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Through a robust community engagement process, finalize a prioritized list of streetscape, open space, and other public realm projects.



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## DEVELOP DESIGNS

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Working with neighborhood residents, businesses, and property owners, produce detailed design for the highest priority projects. Develop conceptual designs for the remaining projects.



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## ESTIMATE COSTS

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Provide robust cost estimates for each of the projects identified in the plan.

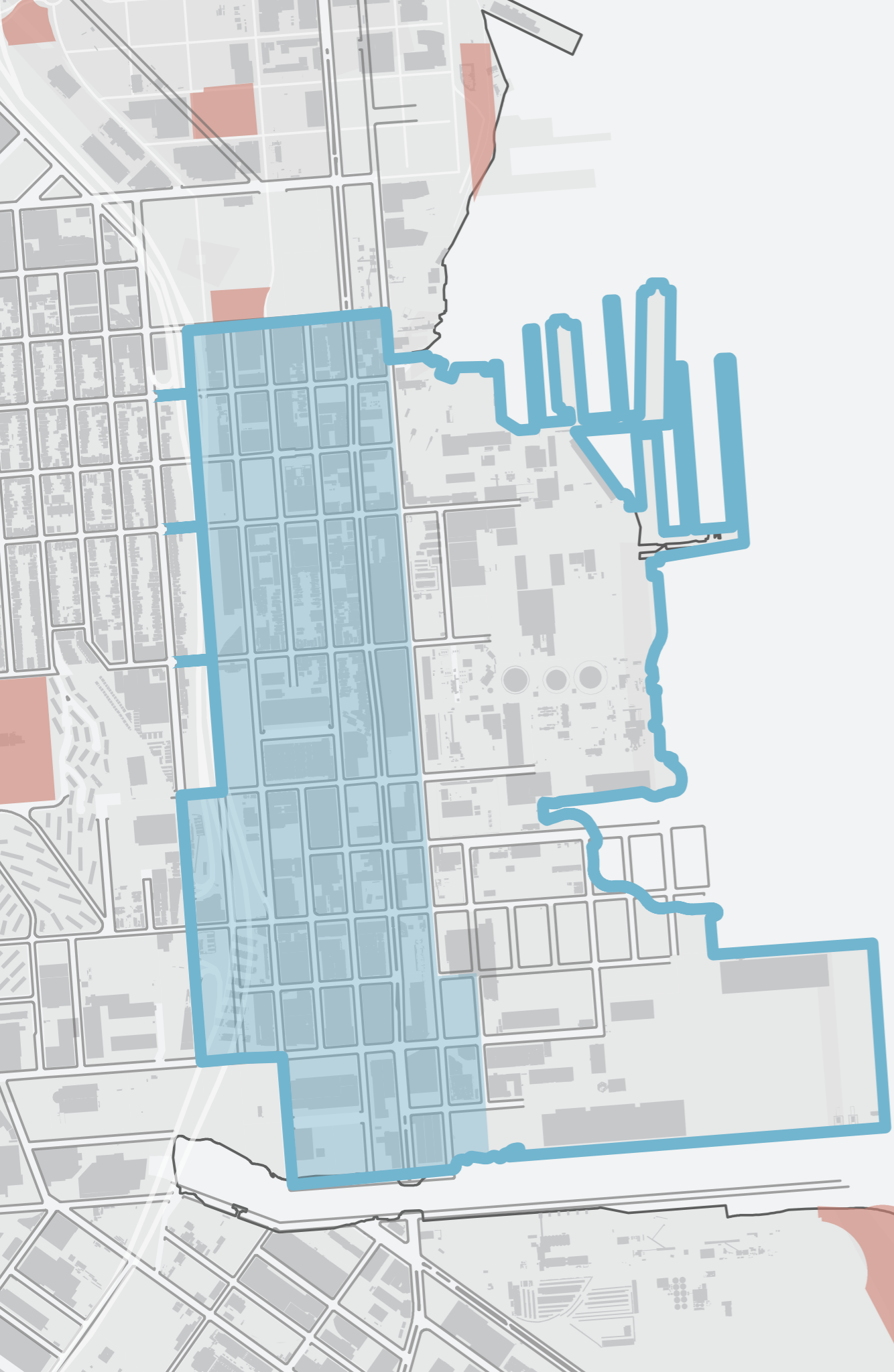
# Area Planning Overlaps

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DEC 2008	Central Waterfront Area Plan (SF Planning Department)
APR 2010	Pier 70 Preferred Master Plan (Port of SF)
JUN 2010	San Francisco Better Streets Plan (City of SF)
MAY 2011	22nd Street Greening Master Plan (DNA, GreenTrustSF, Fletcher Studios)
NOV 2013	Green Vision Plan (Dogpatch - NW Potrero Hill Green Benefit District)
MAR 2014	Green Connections (City of SF)
ONGOING	Pier 70 Development (Port of SF / Forest City)

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# Area Planning Overlaps



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Central Waterfront Area Plan (SF Planning)

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Pier 70 Preferred Master Plan (Port of SF)

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San Francisco Better Streets Plan (City of SF)

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22nd Street Greening Master Plan (GreenTrustSF)

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Green Vision Plan (D-NWPH GBD)

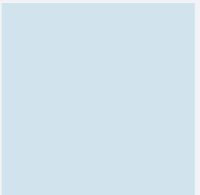
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Green Connections (City of SF)

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Pier 70 Development (Port of SF / Forest City)

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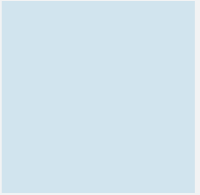
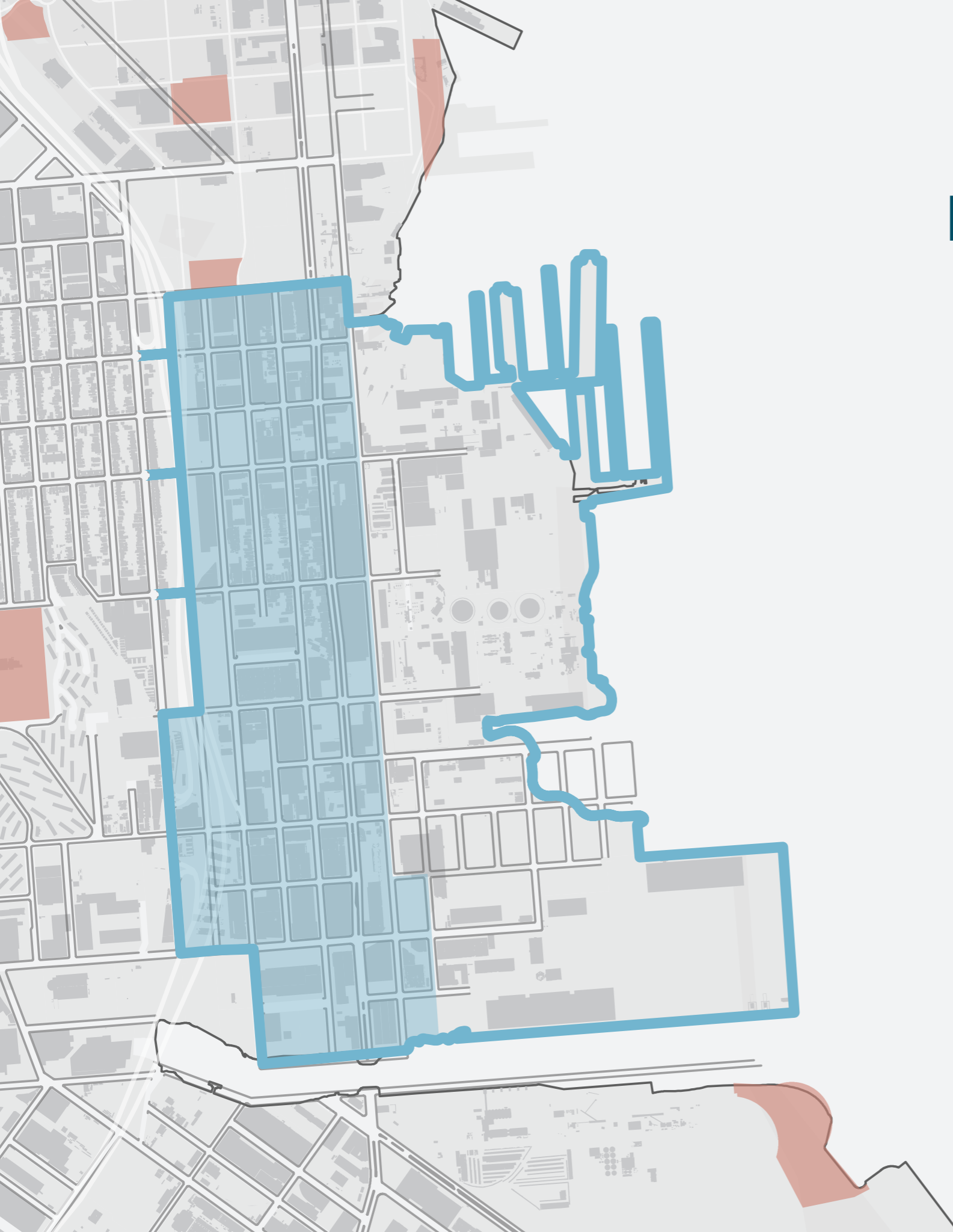
Core Area



Plan Area



# Plan Area Boundary

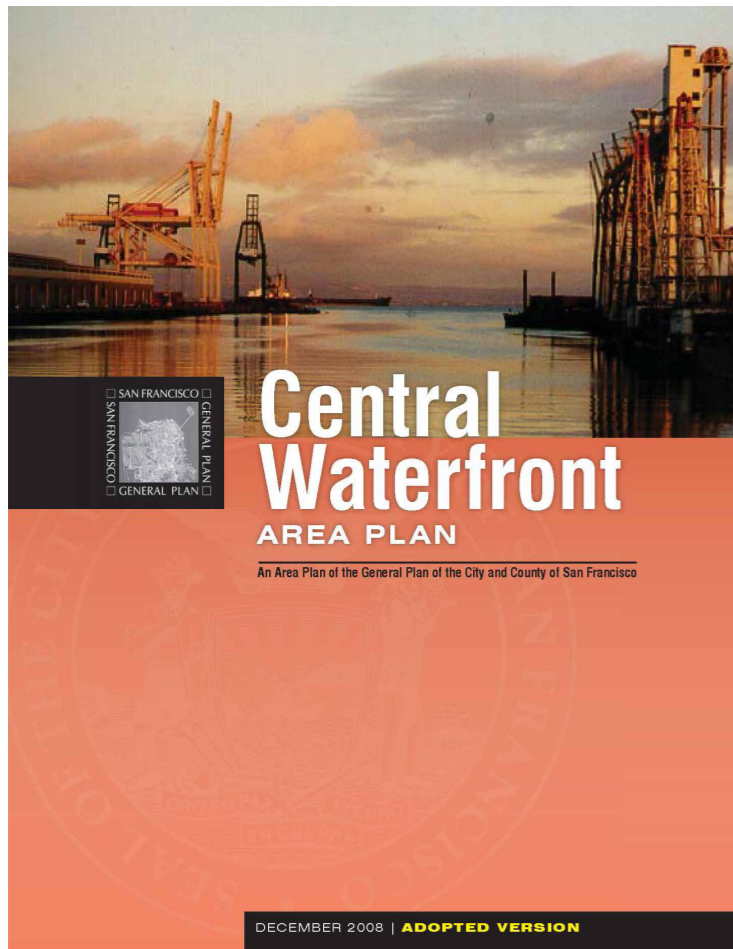


Core Area



Plan Area

# Area Plan Objectives & Policies



**OBJECTIVE 5.1**

*Provide public parks and open spaces that meet the needs of residents, workers and visitors.*

**OBJECTIVE 5.3**

*Create a network of green streets that connects open spaces and improves the walkability, aesthetics, and ecological sustainability of the neighborhood.*

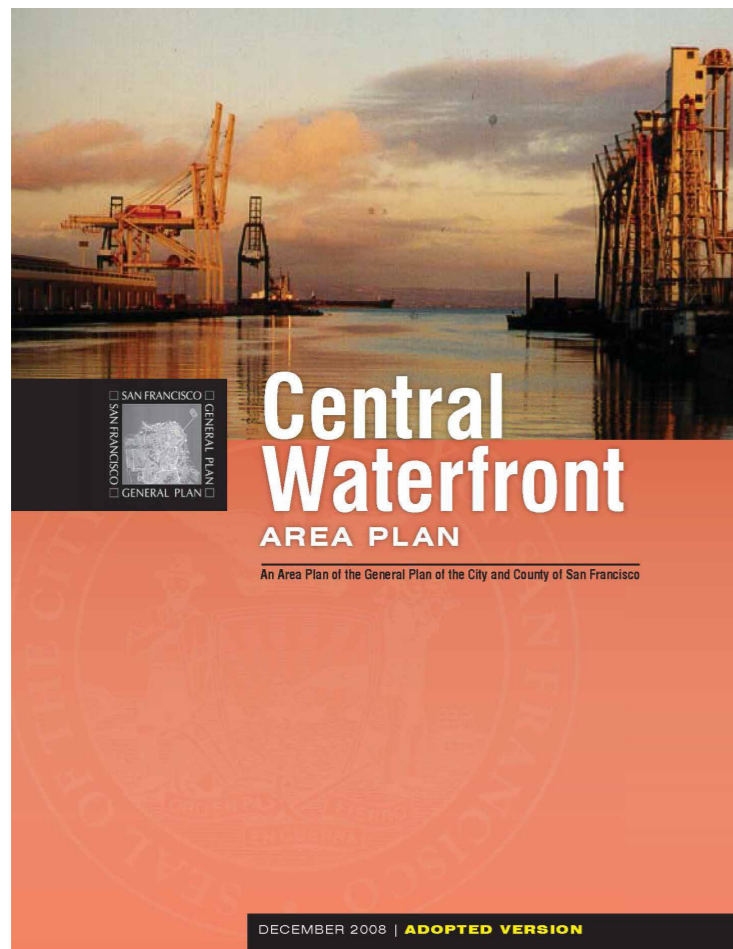
**POLICY 5.3.1**

*Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, “living streets” or green connector streets.*

**POLICY 5.3.2**

*Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.*

# Area Plan Objectives & Policies



## POLICY 5.3.3

*Design intersections of major streets to reflect their prominence as public spaces.*

## POLICY 5.3.4

*Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.*

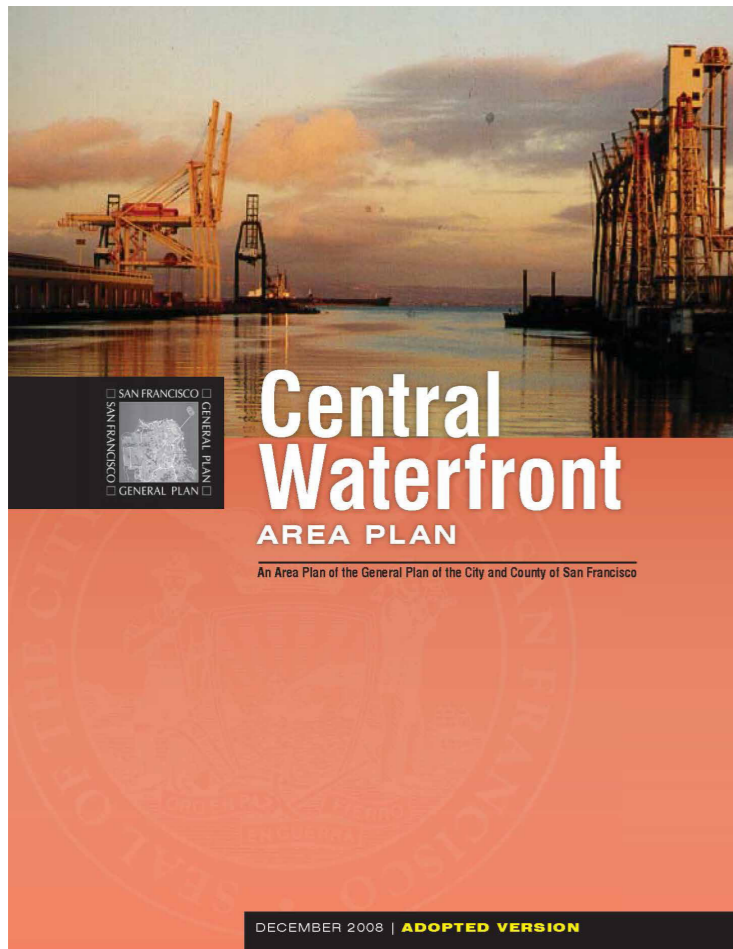
## POLICY 5.3.5

*Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.*

## POLICY 5.3.6

*Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.*

# Area Plan Objectives & Policies



**POLICY 5.3.7**

*Develop a continuous loop of public open space along Islais Creek*

**POLICY 5.3.8**

*Pursue acquisition of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include...*

**POLICY 5.3.5**

*Explore possibilities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.*

**OBJECTIVE 5.4**

*The open space system should both beautify the neighborhood and strengthen the environment.*

# Project Identification & Prioritization

PUBLIC WORKSHOPS

FALL 2015



NEIGHBORLAND POLL

SUMMER 2015



GBD VISION PLAN

NOV 2013



22ND ST GREENING MASTER PLAN

MAY 2011



PUBLIC REALM PLAN PRIORITY LIST



INITIAL PRIORITY LIST



# Project Identification & Prioritization

PUBLIC WORKSHOPS

FALL 2015



**PUBLIC REALM PLAN PRIORITY LIST**



NEIGHBORLAND POLL

SUMMER 2015



INITIAL PRIORITY LIST



GBD VISION PLAN

NOV 2013



22ND ST GREENING MASTER PLAN

MAY 2011

# Project Identification & Prioritization

Neighborland

Central Waterfront - Dogpatch Public Realm Plan

**How can we improve our public spaces in Central Waterfront and Dogpatch?**

Help the City prioritize capital projects for funding! Use the map below to find potential capital projects. Select your top three to five projects and vote for them by tapping "Me Too!" on the webpage for that idea.

[Learn More](#) [Edit](#)

Share Your Idea [Edit](#)

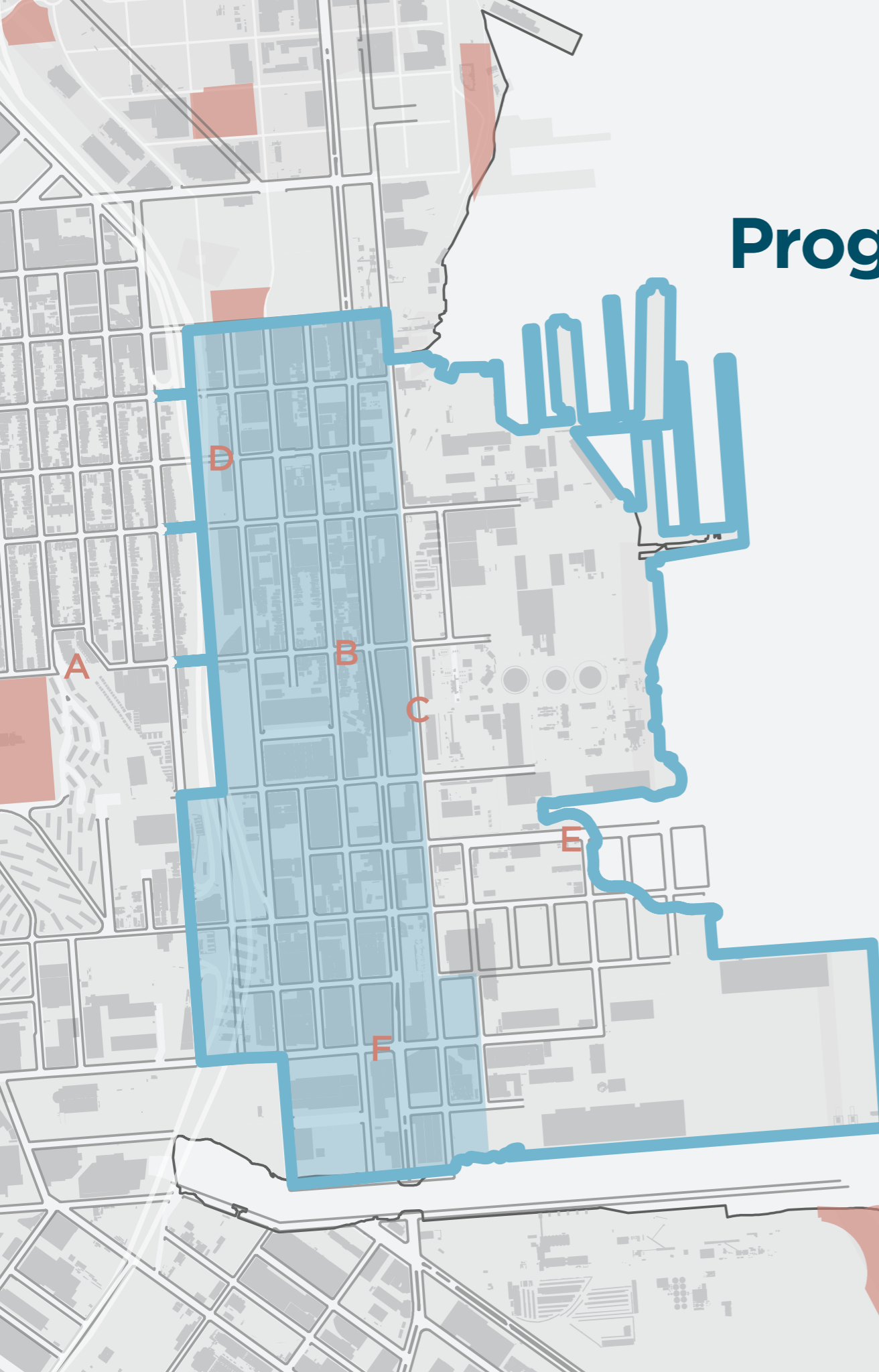
I want  in Dogpatch. [Create Idea](#)

Vote for Ideas [Add Idea](#) [Edit](#)

Map data ©2015 Google | [Terms of Use](#) | [Report a map error](#)

<https://neighborland.com/dogpatchpublicspace>

# Programmed Capital Projects<sup>1</sup>

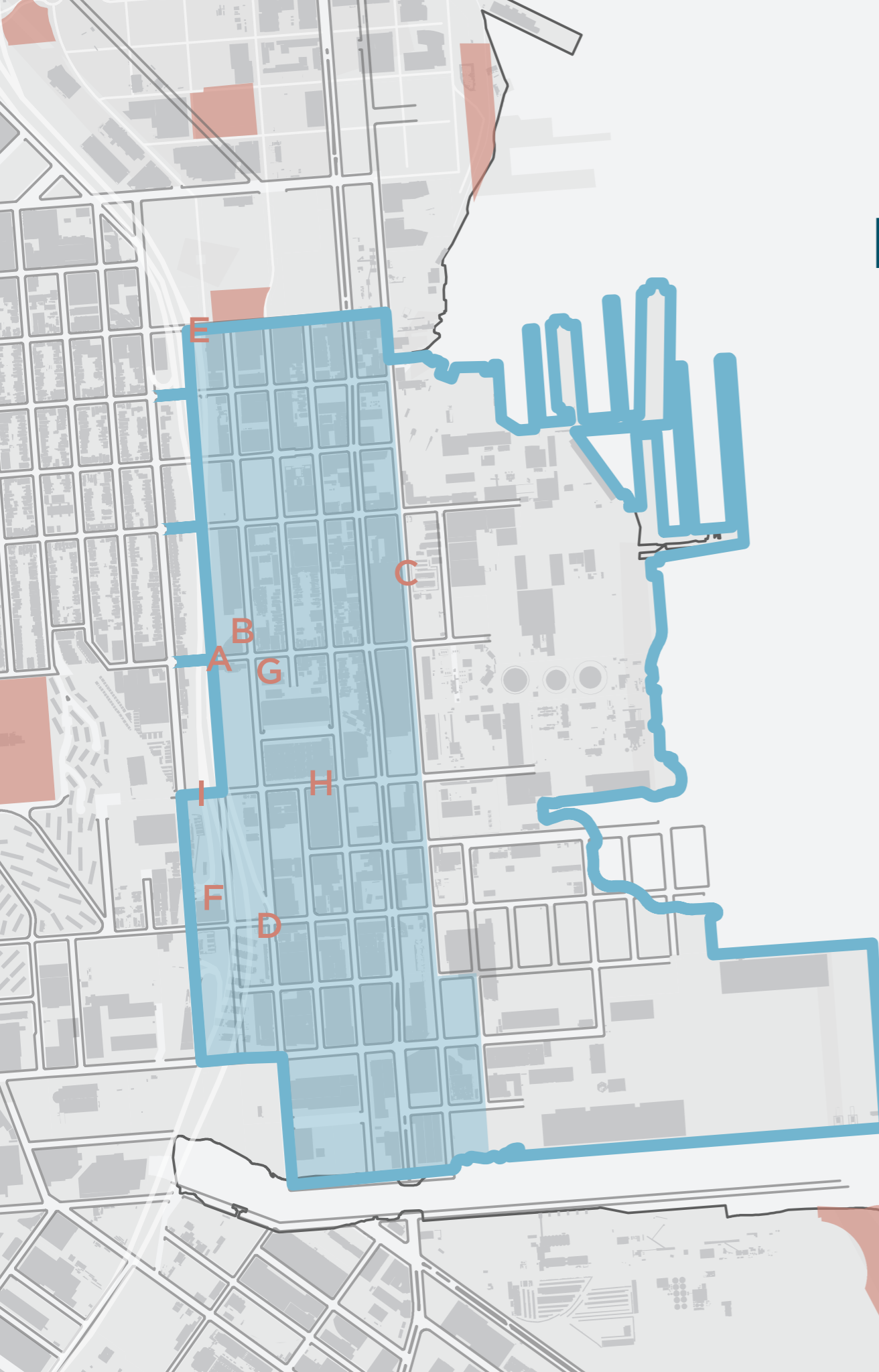


<b>A</b> 22nd Street. Steps <sup>2</sup>	\$1.9 M
<b>B</b> 22nd Street Streetscape <sup>2</sup>	\$2.0 M
<b>C</b> Blue Greenway (Illinois)	\$18 M
<b>D</b> Arts Plaza <sup>2</sup>	\$850 K
<b>E</b> Warm Water Cove Park	\$_
<b>F</b> Cesar Chavez East	\$8.3 M
C.W. New Parks & Rehab. <sup>2</sup>	\$5.4 M

<sup>1</sup> - per .draft Capital Plan March 2015  
<sup>2</sup> - Eastern Neighborhood Impact Fees



# Potential Capital Projects<sup>1</sup>



<b>A</b>	22nd & 23rd St bridge lighting	\$183 K
<b>B</b>	Plaza Improvements	<i>cost tbd</i>
<b>C</b>	Greening & Pedestrian Improvements at A.I.C.	<i>cost tbd</i>
<b>D</b>	Bike & Ped. Improvements at Indiana & 25th St.	<i>cost tbd</i>
<b>E</b>	Mariposa Gateway	<i>cost tbd</i>
<b>F</b>	Progress Park Expansion	<i>cost tbd</i>
<b>G</b>	Woods Yard Park (site-wide)	<i>cost tbd</i>
<b>H</b>	23rd St. Streetscape	<i>cost tbd</i>
<b>I</b>	23rd St. Gateway	<i>cost tbd</i>

1 - preliminary list identified through the Central Waterfront - Dogpach Public Realm Plan

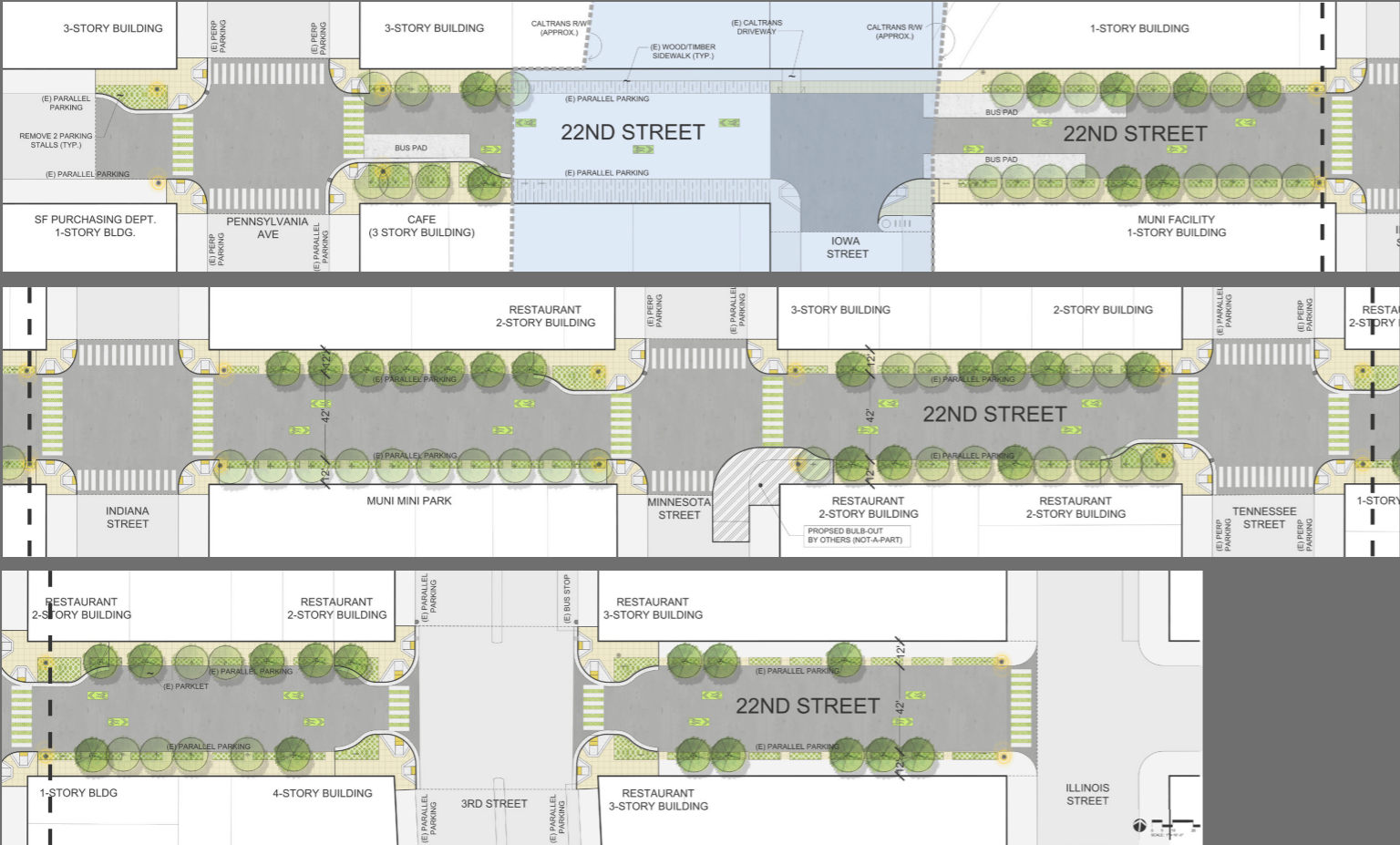
# 22nd Street Streetscape

## CONCEPT PLAN

08.11.15

The 22nd Street Green Connection Streetscape project area is from Illinois Street to Pennsylvania Avenue. The project proposes to enhance the public realm of the 22nd Street commercial corridor through tree and understory planting, new pedestrian lighting, replacement of sidewalk concrete where needed and installation of turf block treatments, corner sidewalk bulbouts, new painted crosswalks and bike route markings (sharrows). In addition to

the pedestrian and public realm improvements, the project will strengthen the connection for people cycling from the Illinois St bikeway to the 22nd St Caltrain station at Iowa Street. The 22nd Street Green Connection Streetscape project will coordinate with Public Works paving program's repaving of 22nd Street.



## NEXT STEPS

- 1 Program \$3.5M funding
- 2 Design Refinement
- 3 i.d. maintenance partner
- 4 Implementation

preliminary concept plan and cost estimate July 2015, San Francisco Public Works based on the 22nd St Greening Masterplan, David Fletcher for Greentrust SF, May 2011

# Caltrain Bridges: Pedestrian Lighting



## NEXT STEPS

- 1 Electrical Plan
- 2 i.d. \$183k Capital Funding
- 3 [ Implementation ]
- 4 i.d. Maintenance & Liability

C SIDEWALK  
ILLUSTRATIVE SECTION

1/2" = 1'-0"

probono design by Fletcher Studios

# 22nd Street Steps



perspective rendering courtesy of Fletcher Studios

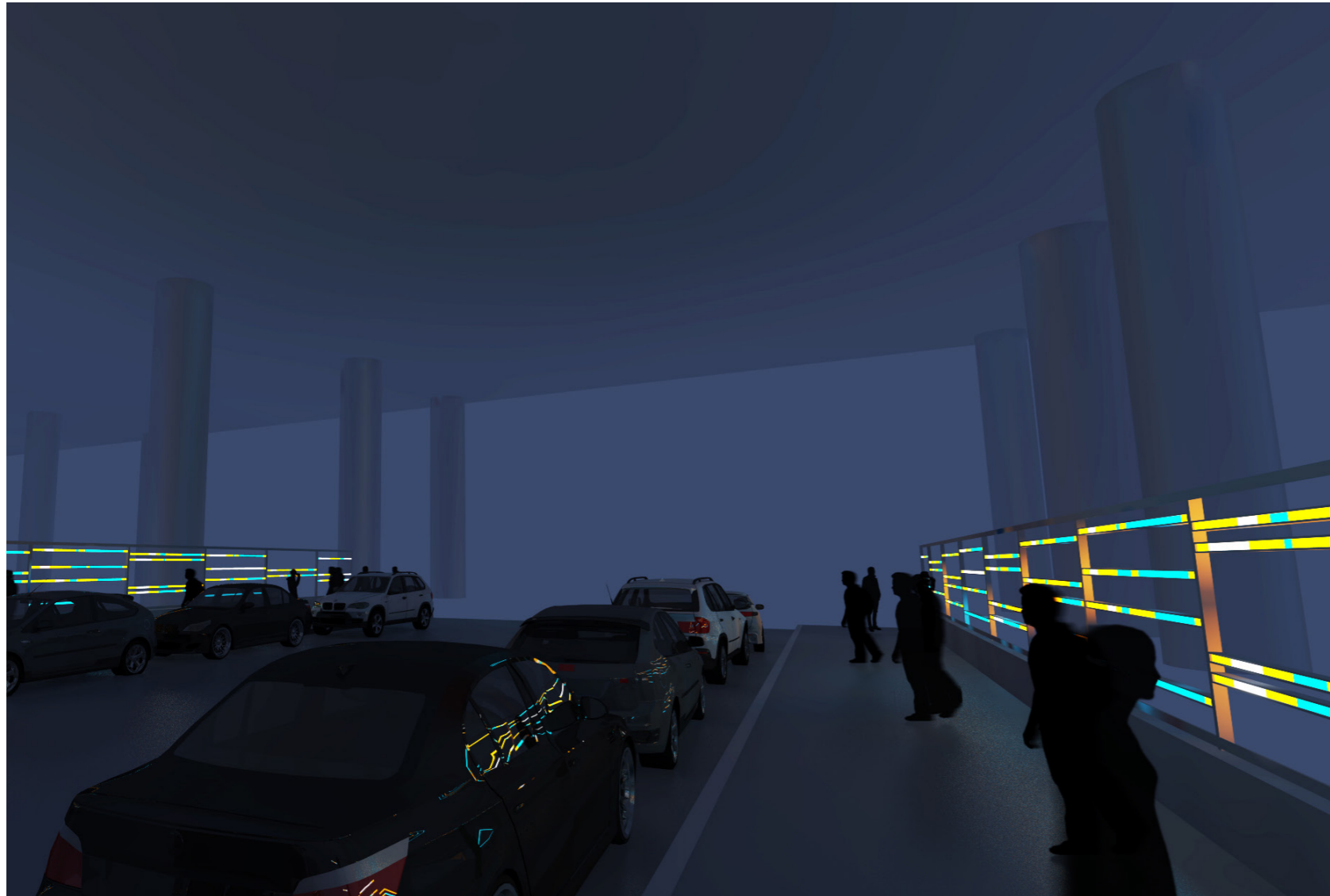
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## NEXT STEPS

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- 1 i.d. \$3M Capital Funding
  - 2 [ Implementation ]
-

# Caltrain Bridges: Gateway Lighting



probono conceptual design by Groundworks

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## NEXT STEPS

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- 1 Design Development
  - 2 Electrical Plan
  - 3 Rough Cost Estimate
  - 4 i.d. Capital Funding
  - 5 i.d. Maintenance & Liability
  - 6 i.d. Ops. & Electrification
  - 7 Implementation
-

# Public Realm Planning Timeline

*Begin Community Outreach and Briefings to stakeholder groups<sup>1</sup>*

**MONTH 1**      **RFP for Urban Design Consultant<sup>2</sup>**

MONTH 2      Select Urban Design Consultant; Finalize Contract

MONTH 3      Existing Conditions Documentation

MONTH 4      Public Workshop 1: Project Identification & Prioritization

MONTH 5      Design Development

MONTH 6      Public Workshop 2: Design Charette of Priority Projects

MONTH 7      Design Development

MONTH 8      Publication of Plan and Public Presentations<sup>3</sup>

*Adoption by Board of Supervisors*

1 - commenced March 2015  
2 - August 2015  
3 - target Spring 2016

# Ongoing Engagement: Stakeholder Organizations

2nd TUES	Dogpatch Neighborhood Assn. (DNA)
2nd TUES	Potrero-Dogpatch Merchants Assn. (PDMA)
LAST TUES	Potrero Boosters
3rd WEDS	Central Waterfront Advisory Committe
1st THURS	Penninsula Joint Powers Board of Directors (Caltrain)
AS NEEDED	Dogpatch - NW Potrero Hill Green Benefit District
AS NEEDED	Forest City - Pier 70 Development
AS NEEDED	HOPE SF / Portrero Hill



*In addition to holding Open House Workshops, Planning’s Public Realm Plan Team will also attend select monthly meetings organized by various stakeholders to provide updates and gather feedback.*



[www.sf-planning.org/CentralWaterfrontPRP](http://www.sf-planning.org/CentralWaterfrontPRP)

[robin.abad@sfgov.org](mailto:robin.abad@sfgov.org) / 415-575-9123



## MEMORANDUM

**DATE:** August 21, 2015

**TO:** Members of the EN CAC

**FROM:** Mat Snyder, CAC Staff  
mathew.snyder@sfgov.org

**SUBJECT:** Eastern Neighborhoods Impact Fee – Additional Capital Projects

This memo describes the updated EN Impact Fee Revenue Projections and identifies possible additional projects for revenue that had not been anticipated.

### **Expenditure Plan**

Attached is the first iteration of the Expenditure Plan for EN Impact Fee funding. At the last meeting, I provided you with the EN Revenue Projections, which included revenue from entitlement and building permit applications through June 2015. Through FY 21, fee revenue from the pipeline now includes approximately \$4.6M and \$4.9M in additional revenues for the Complete Streets and Recreation and Open Space funding categories respectively than what we had anticipated at this time last year.

Per your direction, instead of having a completed Expenditure Plan, I have identified some options for additional spending based on known in-kind applications and other projects from consultation with Planning, MTA, DPW, and Rec and Park staff.

Since this spreadsheet was provided to you in June, there have been some additional adjustments. Revenue, while still significantly higher relative to last year, is not as great as reported in June. The revenue and expenditure spreadsheet were also revised to (1) reflect the increase of the in-kind amount for Daggett Triangle Park, and (2) formulaically increase expenditures for Housing, Child Care, and Administration to reflect the new revenue for those fund categories. Further, because the Transit category (both revenue and expenditure) is proposed to be transitioned to the Transportation Sustainability Fee and Program (this is on your agenda for the same meeting), an additional line item for “TSP” has been added to capture unprogrammed funds in this category. The line item for 16<sup>th</sup> Street will be maintained as a transit project and funded through the replacement TSP fee.

Finally, the line item for Complete Streets – Unprogrammed (identified as Transportation – Unprogrammed in last year’s IPIC Report) has been zero’d out to indicate that these are funds are available.

### **The Task of the CAC in Advising on the Expenditure Plan**

Funding for FY 16 (July 2015 – June 2016) has been set. The most definitive decision in developing the expenditure plan will be on how to spend funds in FY 17. Funds for the fiscal year starting July next year

Memo to CAC for August 24, 2015 Meeting  
Expenditure Plan

will be set in stone with the approval of next year's budget. It is important to have a good sense of how to spend money in FY 18 through FY 21, but those decisions can be tweaked in later years.

Complete Streets Funding Category

In looking at the revised projections through FY 21, for the Complete Streets category, we anticipate an additional \$4.6M, of which about \$1.9M will need to go to Folsom Street to make sure we are maintaining the overall 80% priority project spending requirement; this leaves approximately \$2.7M for other Projects.

Here are known in-kind applications that would be eligible for this funding:

22 <sup>nd</sup> Street Connection between Missouri and Texas:	\$3.1M (total ask)
Clementina Alley Improvements:	approx. \$450K
Phase II Soma Alley Improvement streetscape elements:	\$20K

Here are other streetscape projects eligible for this funding:

22 <sup>nd</sup> Street – additional amount:	\$1.5M
Central Waterfront streetscape elements:	[to be determined]
EN VisionZero Projects and other ped and bike projects:	[to be determined]
The Loop (17 <sup>th</sup> Street streetscape portion):	[to be determined]

Recreation and Open Space Funding Category

Staff projects roughly \$4.9M additional funds through FY 21.

Proposed in-kind projects that are eligible for this funding include:

Eagle Plaza:	\$1.5M
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Other projects that could be eligible this this funding include:

The Loop (plaza portions):	[cost to be determined]
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Recreation and Park staff will be making a presentation to the CAC at the September meeting to both provide updates on Recreation and Parks' EN projects and to provide more specific proposals of how the additional funds Recreation and Open Space funds could be spent.

Staff will hope to have as many concrete projects identified for FY 17 at the end of this process. For out years, besides identifying specific projects, there are other ways of allocating funds. The CAC could recommend keeping a small amount of the money in more flexible line items that can be spent as the needs arise (e.g. the pedestrian enhancement fund); it can keep some of the funds unprogrammed to

Memo to CAC for August 24, 2015 Meeting  
Expenditure Plan

anticipate other later projects such as through in-kind agreements, or it can allocate money for specific areas where projects have yet to be identified where such areas have lacked capital funding relative to other areas.

**IPIC Next Steps**

With the CAC's input at the August meeting, staff will prepare a second iteration of the Expenditure Plan for September. Also, Recreation and Park staff will also be providing a presentation at the September CAC meeting, which will help inform the expenditures for the Park and Open Space funds. We hope to have CAC consensus no later than October on a final expenditure Plan.

EASTERN NEIGHBORHOODS  
IPIC EXPENDITURE AND REVENUE  
EN CAC -- AUGUST 24, 2015

			THROUGH FY 15	Budgeted FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 17 - FY 21	THROUGH FY 21
1	HOUSING		\$ 3,646,000	\$ 1,394,000	\$ 405,000	\$ 3,933,000	\$ 8,618,000	\$ -	\$ 992,000	\$ 13,948,000	\$ 18,988,000
3	TRANSPORTATION / TRANSIT		\$ 13,786,000	\$ 4,643,000	\$ 3,079,000	\$ 4,647,000	\$ 2,331,000	\$ 1,137,000	\$ 1,246,000	\$ 12,440,000	\$ 30,869,000
4	COMPLETE STREETS		\$ -	\$ 6,683,000	\$ 5,423,000	\$ 6,862,000	\$ 3,157,000	\$ 2,102,000	\$ 2,148,000	\$ 19,692,000	\$ 26,375,000
5	RECREATION AND OPEN SPACE		\$ 8,892,000	\$ 7,719,000	\$ 7,040,000	\$ 8,573,000	\$ 4,748,000	\$ 2,718,000	\$ 2,852,000	\$ 25,931,000	\$ 42,542,000
8	CHILDCARE		\$ 1,249,000	\$ 1,098,000	\$ 976,000	\$ 1,156,000	\$ 508,000	\$ 385,000	\$ 385,000	\$ 3,410,000	\$ 5,757,000
9	LIBRARY		\$ 276,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,000
10	ADMIN		\$ 1,150,000	\$ 1,133,000	\$ 885,000	\$ 1,325,000	\$ 1,019,000	\$ 334,000	\$ 401,000	\$ 3,964,000	\$ 6,247,000
11	TOTAL		\$ 28,999,000	\$ 22,670,000	\$ 17,808,000	\$ 26,496,000	\$ 20,381,000	\$ 6,676,000	\$ 8,024,000	\$ 79,385,000	\$ 131,054,000
12	<i>Last Year's Fee Projections</i>		\$ 25,524,000	\$ 18,200,000	\$ 10,526,000	\$ 39,573,000	\$ 55,679,000	\$ 55,679,000	\$ 55,177,000	\$ 66,634,000	\$ 110,358,000
13	Expenditures (Line Items)		THROUGH FY 15	Budgeted FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 17 - FY 21	THROUGH FY 21
14	<b>Housing</b>		\$ -							\$ -	\$ -
15	General Housing Payment to MOH	MOH	\$ 3,507,000	\$ 335,000	\$ 1,603,000	\$ 3,933,000	\$ 8,618,000	\$ -	\$ 992,000	\$ 15,146,000	\$ 18,988,000
16	additional to housing										
17											
18	<b>Transportation / Transit</b>										
19	16th Street Improvements	MTA	\$ 1,145,000	\$ 5,619,000	\$ -	\$ 7,723,000	\$ 164,000	\$ 514,000	\$ -	\$ 8,401,000	\$ 15,165,000
20	Ringold Alley Improvements (in-kind)	IN KIND	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
21	22nd Street (Green Connections)	DPW	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
22	Pedestrian Enhancement Fund	DPW	\$ 578,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,800
23	Folsom Street Improvements	MTA	\$ 550,000			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
24	Transit Unprogrammed			\$ 1,414,550		\$ 3,000	\$ 2,167,000	\$ 623,000	\$ 1,246,000	\$ 4,039,000	
25	<b>Category Expenditure Sub Total</b>		\$ 4,223,800	\$ 7,033,550	\$ -	\$ 7,726,000	\$ 2,331,000	\$ 1,137,000	\$ 1,246,000	\$ 12,440,000	\$ 23,697,350
26	<b>Category Balance Per Year</b>		\$ 5,777,200	\$ (2,390,550)	\$ 3,079,000	\$ (3,079,000)	\$ -	\$ -	\$ -		
27	<b>Category Cummulative Balance Per Year</b>		\$ 9,562,200	\$ -	\$ 3,079,000	\$ -	\$ -	\$ -	\$ -		
28											
29	<b>Complete Streets</b>										
30	Unprogrammed		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	22nd Street (Green Connections)	DPW / MTA	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
32	2nd Street	DPW	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000
33	Pedestrian Enhancement and Bicycle Fund		\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
34	Folsom Street Improvements	MTA	\$ -	\$ 4,500,000	\$ 7,105,000	\$ 12,002,000	\$ 838,000	\$ 514,000	\$ -	\$ 20,459,000	\$ 24,959,000
35	Mission Mercado (Barlett Street)	DPW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Pedestrian Enhancement and Bicycle Fund	DPW	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Additional funds for Bartlett Improvements				\$ 150,000						
45	<b>Category Expenditure Sub Total</b>		\$ -	\$ 8,250,000	\$ 7,255,000	\$ 12,002,000	\$ 838,000	\$ 514,000	\$ -	\$ 20,609,000	\$ 28,859,000
46	<b>Category Balance Per Year</b>		\$ -	\$ (1,567,000)	\$ (1,832,000)	\$ (5,140,000)	\$ 2,319,000	\$ 1,588,000	\$ 2,148,000		
47	<b>Category Cummulative Balance Per Year</b>		\$ -	\$ 5,604,650	\$ 3,772,650	\$ (1,367,350)	\$ 951,650	\$ 2,539,650	\$ 4,687,650		
48											
49	<b>Recreation and Open Space</b>										
50	Community Challenge Grant	CCG	\$ 225,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 1,425,000
51	17th and Folsom Park	RPD	\$ 2,420,000	\$ -	\$ -	\$ -				\$ -	\$ 2,420,000
52	SOMA Park Rehabilitation (South Park)	RPD	\$ 1,300,000	\$ -	\$ -	\$ -				\$ -	\$ 1,300,000
53	Activation of Existing Parks - Initial Projects	RPD	\$ -							\$ -	\$ -
54	South Park	RPD	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
55	Franklin Square Improvements - Par Course	RPD	\$ 40,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
56	Planning and Cost Estimating	RPD	\$ 128,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,000
57	Potrero Recreation Center Trail Lighting ("Walking School Bus")	RPD	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
58	Jackson Playground - Playground Rehabilitation	RPD	\$ 110,000	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,000
59	New Parks (Soma)	DCP / RPD	\$ 300,000	\$ 1,222,000	\$ 3,384,000	\$ 2,034,000	\$ 1,870,000	\$ -	\$ -	\$ 7,288,000	\$ 8,810,000
60	Central Waterfront Recreation and Open Space	DCP / RPD	\$ -	\$ 500,000	\$ 871,000	\$ 930,000	\$ 511,000	\$ 2,619,000	\$ -	\$ 4,931,000	\$ 5,431,000
61	Gene Friend	RPD	\$ -	\$ 1,000,000	\$ 450,300	\$ 1,349,700	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 2,800,000
62	Mission Rec Center	RPD	\$ -	\$ -	\$ -	\$ 3,740,000	\$ -	\$ -	\$ -	\$ 3,740,000	\$ 3,740,000
63	Jackson Playground (Initial Work for Major Rehabilitation)	RPD	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
64	Garfield Square Aquatic Center	RPD	\$ -	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000	\$ 1,225,000
65	Juri Commons Improvements	RPD	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000

EASTERN NEIGHBORHOODS  
IPIC EXPENDITURE AND REVENUE  
EN CAC -- AUGUST 24, 2015

			THROUGH FY 15	Budgeted FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 17 - FY 21	THROUGH FY 21
66	Jose Coronado Playground	RPD	\$ -	\$ -	\$ -	\$ 517,000	\$ 1,500,000	\$ -	\$ -	\$ 2,017,000	\$ 2,017,000
67	Daggett Park (In-Kind)	IN-KIND	\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
68	Dogpatch Art Plaza (In-Kind)	IN-KIND	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000
69	Rehabilitation of Parks - Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,324,000	\$ 1,324,000	\$ 1,324,000
70	New Parks Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,324,000	\$ 1,324,000	\$ 1,324,000
77	<b>Category Expenditure Sub Total</b>		\$ 7,203,000	\$ 4,382,000	\$ 6,455,300	\$ 9,770,700	\$ 4,081,000	\$ 2,819,000	\$ 2,848,000	\$ 25,974,000	\$ 37,559,000
78	<b>Category Balance Per Year</b>		\$ 88,000	\$ 3,337,000	\$ 584,700	\$ (1,197,700)	\$ 667,000	\$ (101,000)	\$ 4,000		
79	<b>Category Cummulative Balance Per Year</b>		\$ 1,689,000	\$ 5,026,000	\$ 5,610,700	\$ 4,413,000	\$ 5,080,000	\$ 4,979,000	\$ 4,983,000		
80											
81	<b>Childcare</b>										
82	Potrero Launch Childcare Center (in-kind)	IN-KIND	\$ 1,915,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915,600
83	Childcare (unprogrammed)	DHS	\$ -	\$ 84,400	\$ 1,323,000	\$ 1,156,000	\$ 508,000	\$ 385,000	\$ 385,000	\$ 3,757,000	\$ 3,841,400
84	<b>Category Expenditure Sub Total</b>										
85	<b>Category Balance Per Year</b>										
86	<b>Category Cummulative Balance Per Year</b>										
87											
88	Library Materials	LIB	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,900
89			\$ -							\$ -	\$ -
90	<b>Program Administration</b>	DCP	\$ 1,021,000	\$ 728,000	\$ 1,419,000	\$ 1,325,000	\$ 1,019,000	\$ 334,000	\$ 401,000	\$ 4,498,000	\$ 6,247,000
116											
117	<b>TOTAL BALANCES</b>			FY 16	FY 17	FY 18	FY 19	FY 20	FY 21		
118	Revenue Totals			\$ 22,670,000	\$ 17,808,000	\$ 26,496,000	\$ 20,381,000	\$ 6,676,000	\$ 8,024,000		
119	Total Expenditures			\$ 20,812,950	\$ 18,055,300	\$ 35,912,700	\$ 17,395,000	\$ 5,189,000	\$ 5,872,000		
120	Annual Surplus (Deficit)			\$ 1,857,050	\$ (247,300)	\$ (9,416,700)	\$ 2,986,000	\$ 1,487,000	\$ 2,152,000		
121	Cummulate Suplus (Deficit)			\$ 12,272,750	\$ 12,025,450	\$ 2,608,750	\$ 5,594,750	\$ 7,081,750	\$ 9,233,750		

CAC's objective for Monitoring Report: have info needed in time for Monitoring Report due date to make policy changes ,if needed;

Framework for data analysis:

- Go over methodology for original Plan projections;
- Provide pipeline data for 2000 on;
- Explicitly highlight development that has happened since and because of EN Plan;
- Provide comparison points of growth data with rest of SF, Bay Area, and State
- Provide indices for needed improvements by population and worker growth

**Demographics / Growth / Administration**

<u>City Staff Analysis</u>	<u>Outside Analysis</u>
<p>General demographic data on the EN</p> <p>Review of original growth projection methodology</p> <p>Soft site analysis</p> <p>Discussion of Regional and City growth projections</p> <p>Discussion of need assessment(s)</p> <p>Discussion of funding mechanisms as originally considered</p> <p>Discussion of original fee feasibility analysis</p>	<p>Evaluation of original fee feasibility analysis</p>

**Housing / Affordable Housing**

<u>City Staff Analysis</u>	<u>Outside Analysis</u>
<p>Units in pipeline</p> <p>Affordable units in pipeline</p> <p>Sec. 415 units on-site</p> <p>Sec. 415 units off-site</p> <p>SRO, Student housing, group housing and similar in the pipeline</p> <p>Displacement data (Ellis Act, buyout disclosures, condo conversions (including provision of life-long leases))</p> <p><u>Testing EN specific Plan strategies:</u></p> <p>UMU affordable housing (higher rates, other affordable housing alternatives)</p> <p>EN-specific affordable housing impact fee revenue</p>	<p><i>Question: is EN policies doing enough to provide housing for a broad range of housing needs - particularly affordable housing?</i></p> <p>What other efforts are underway in SF regarding increasing affordable housing and how such efforts can effect the EN.</p> <p>Rents (both across all rental units and by new rental units)</p>

**Jobs**

<u>City Staff Analysis</u>	<u>Outside Analysis</u>
<p>Non-residential development in pipeline by land use category</p> <p>Jobs / job growth by sector</p> <p>Jobs / job growth geographically (by neighborhood and by zoning district)</p> <p>Review of development within the UMU District</p> <p><u>Testing EN specific strategies:</u></p> <p>Land use changes in PDR districts</p>	<p><i>Question: is EN policies doing enough to provide jobs as envisioned in the Eastern Neighborhoods?</i></p> <p>Analysis of assumed job sector growth; how have those assumptions changed;</p> <p>Relationship between types of jobs and rents</p> <p>Job growth / job loss by sector</p> <p>Nature of jobs where there has been job loss</p> <p>New types of jobs</p>

<p>Land use changes in UMU districts</p> <p>Legitimization in the EN</p> <p>SEWs and iPDRs</p>	<p>Space needs for new types of jobs (including but not limited to gsf/job)</p> <p>Projecting forward, what will be the land needs for new jobs;</p> <p>Is there sufficient land for PDR? Particularly relative to other job-creating land uses;</p> <p>vacancy rates by sector</p> <p>vacancy rates by sector over the last five to seven years</p> <p>Commercial rents</p> <p>Commercial rents of existing space</p> <p>Commercial rents in new space</p>
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**Infrastructure**

<p><u>City Staff Analysis</u></p> <p>Impact fees collected and projected</p> <p>Impacts fees spent and programmed</p> <p>Update on infrastructure projects in EN implementation document; EN Trips; Mission District Streetscape Plan; Central Waterfront Public Realm Plan; Other infrastructure projects planned, underway, or completed</p> <p><u>Testing EN specific strategies:</u></p> <p>Priority projects</p> <p>How have impact fees leveraged other funds</p> <p>How has the nature of previously industrial neighborhoods (i.e. UMU) changed?</p>	<p><u>Outside Analysis</u></p> <p>General discussion of how City agencies prioritize infrastructure</p>
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**Mix of Uses / Urban Design / Placemaking**

<p><u>City Staff Analysis</u></p> <p>Pipeline data on cultural, institutional and educational uses (CIE)</p> <p>Profile of mix of uses within new medium and large scale buildings</p> <p>Pipeline data on retail</p> <p>Review of development within the UMU</p> <p>Preservation</p>	<p><u>Outside Analysis</u></p>
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**Transportation / Transit**

<p><u>City Staff Analysis</u></p> <p>EN, TIDF, and TSF fee projections for transit</p>	<p><u>Outside Analysis</u></p> <p>Review of MTAs ongoing methodology in increasing bus service;</p>
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Eastern Neighborhoods  
Five-Year Monitoring Report  
Data Asks

Projects planned, underway and completed;

Review of MTAs ongoing methodology for improving ped, bike and other types of access

Review of implementing WalkFirst and VisionZero in the EN

Demographic analysis of vehicular use in new projects

**Non-Capital**

Survey of on-going City services (unrelated to growth)



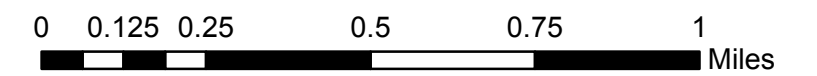
# Eastern Neighborhoods Development Application Pipeline Summer 2015

- ### Legend
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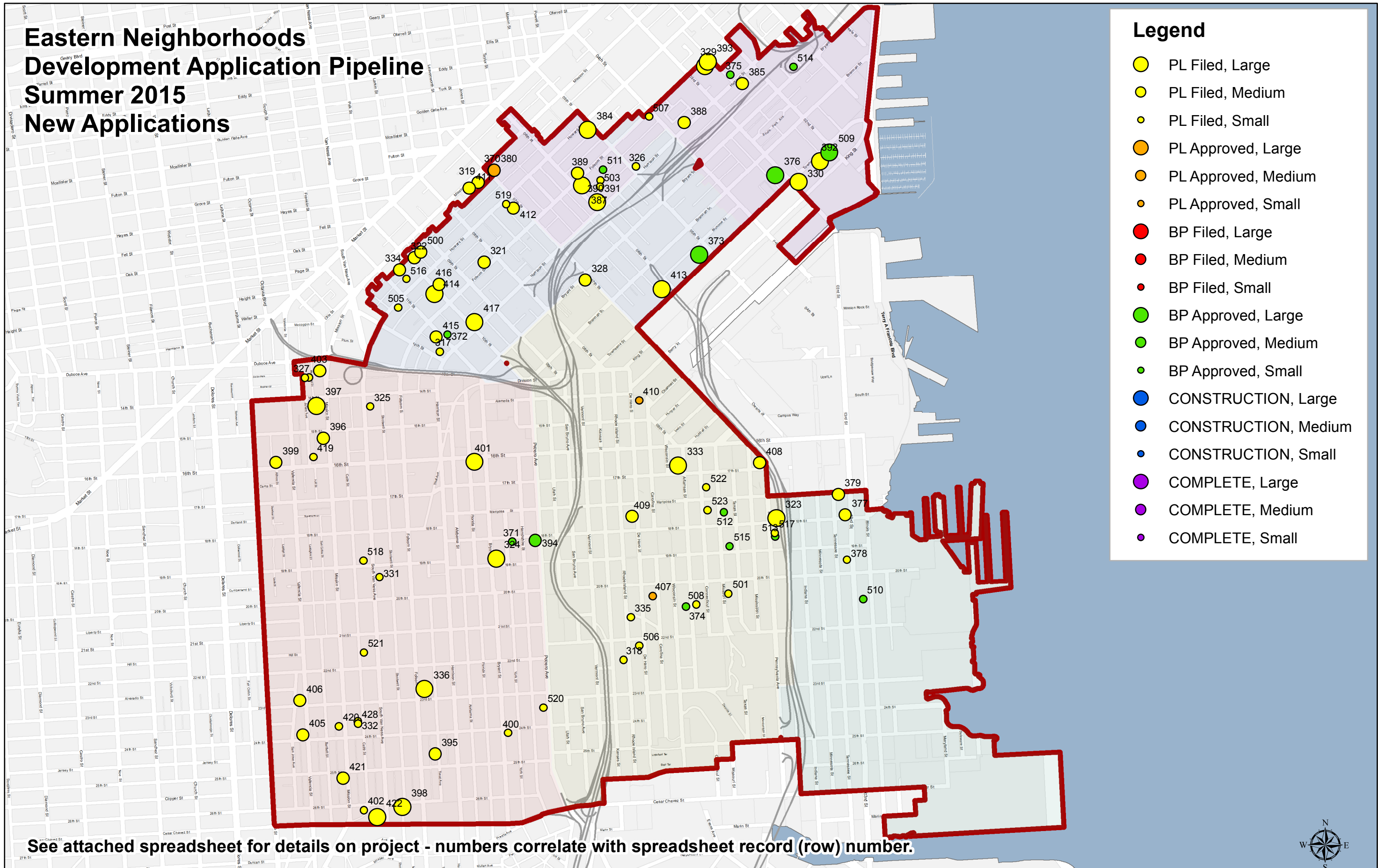
See attached spreadsheet for details on project - numbers correlate with spreadsheet record (row) number.

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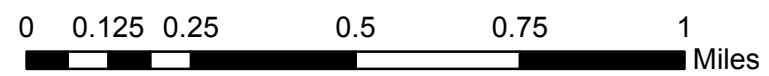
# Eastern Neighborhoods Development Application Pipeline Summer 2015 New Applications

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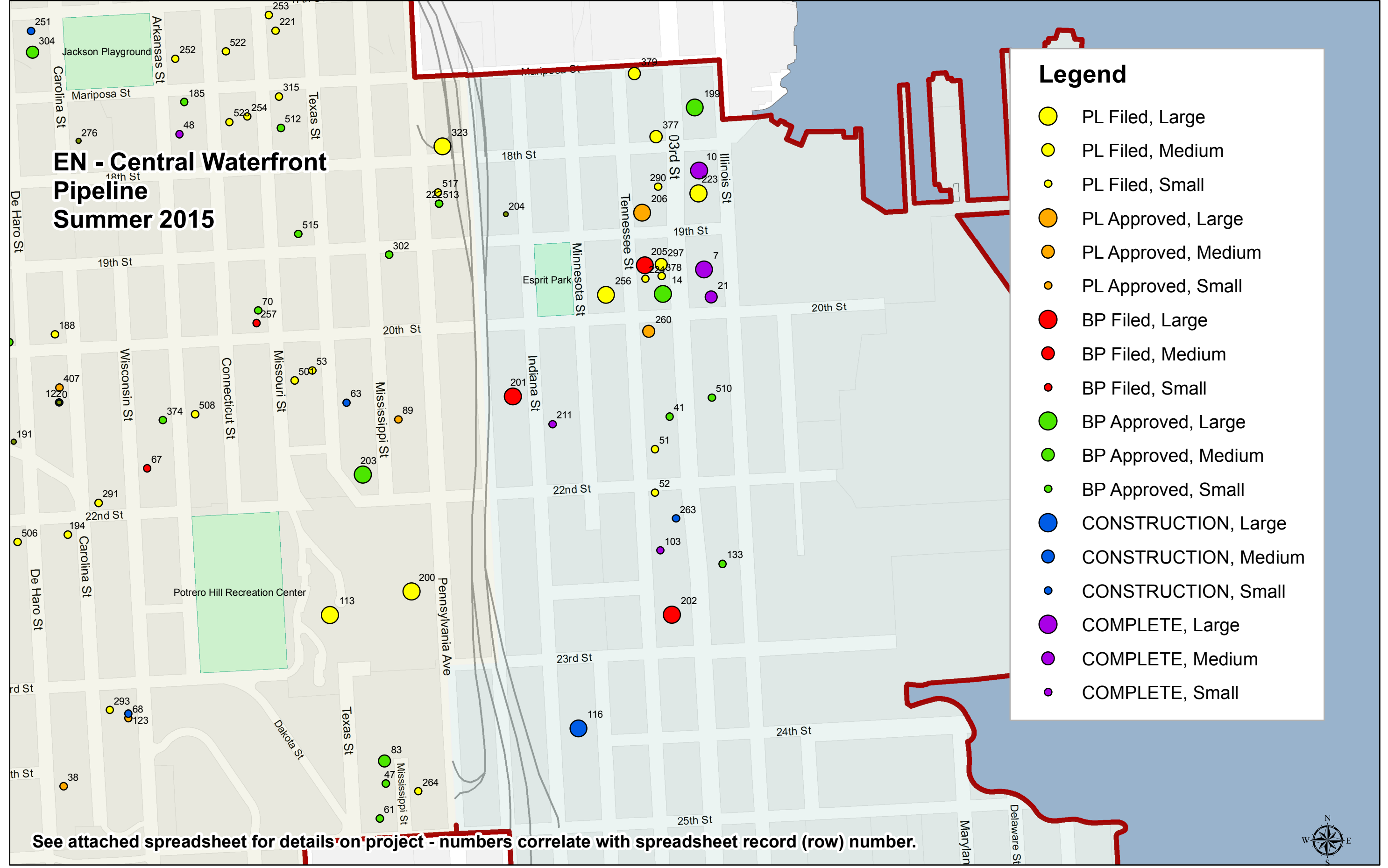
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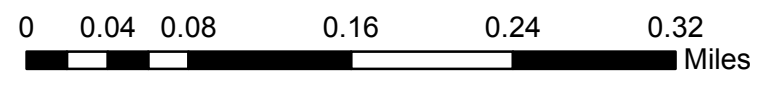
# EN - Central Waterfront Pipeline Summer 2015

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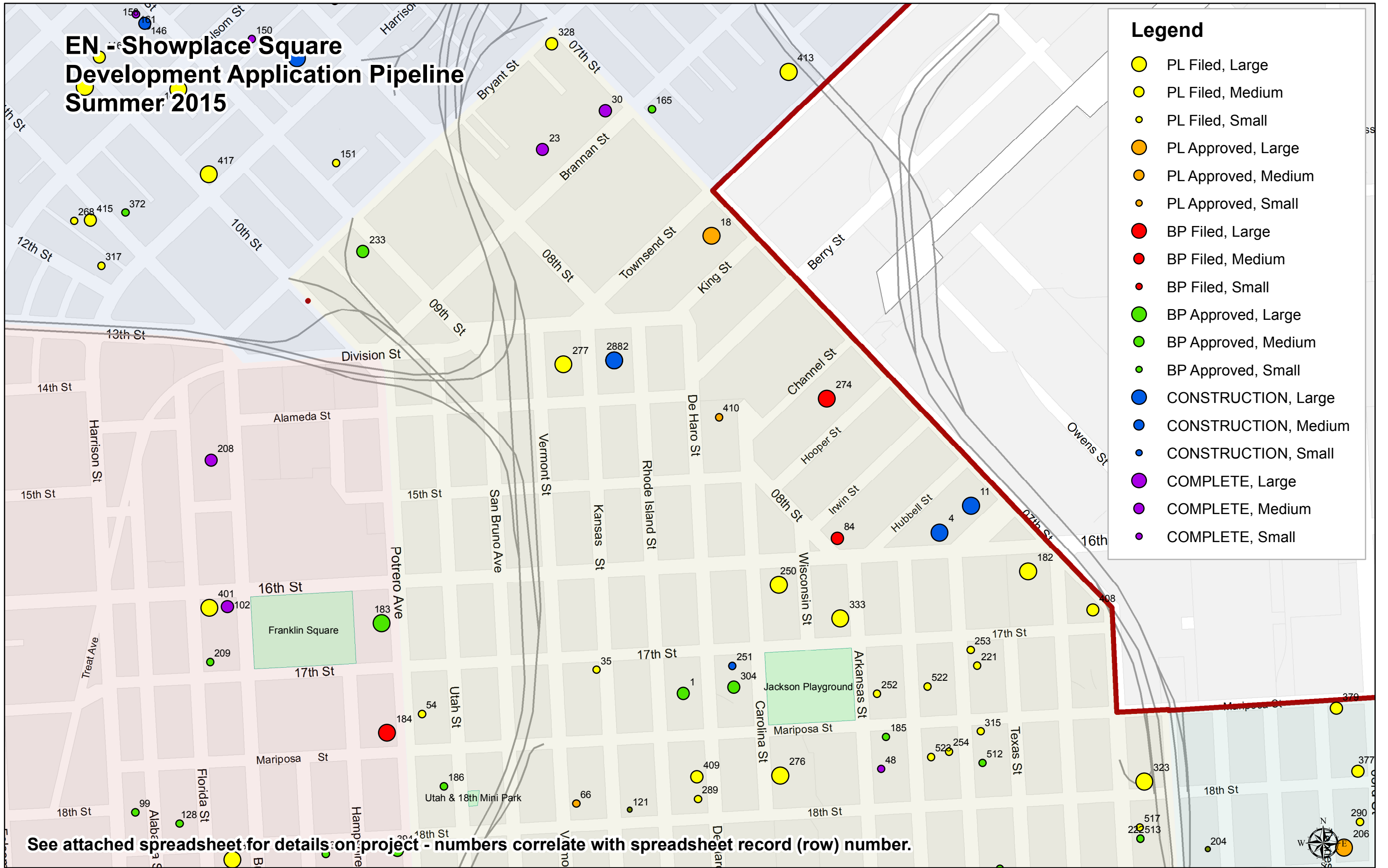


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# EN - Showplace Square Development Application Pipeline Summer 2015

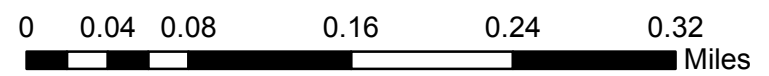
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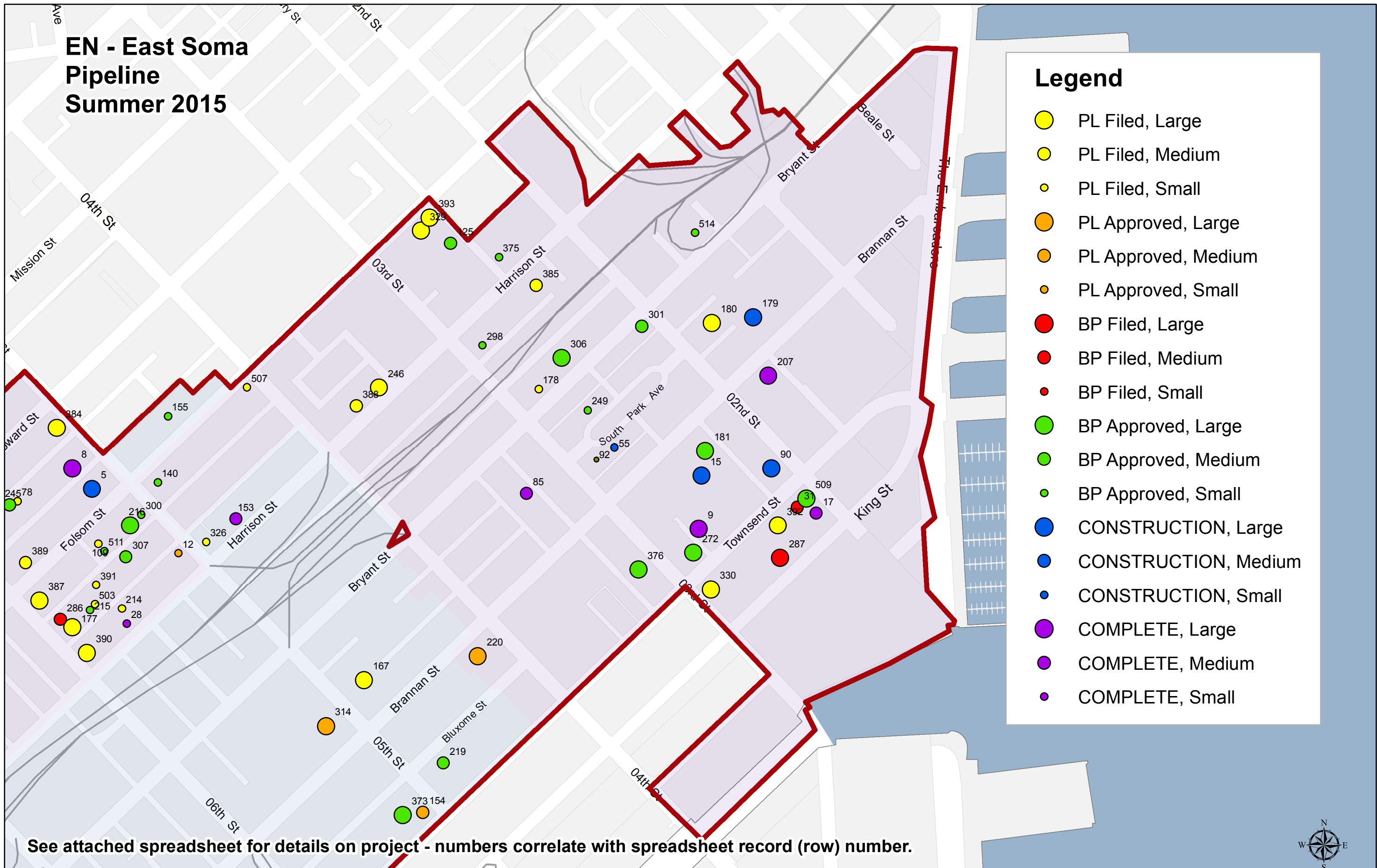
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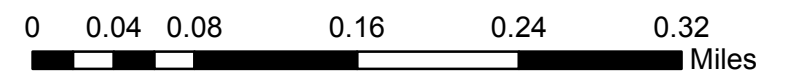
# EN - East Soma Pipeline Summer 2015

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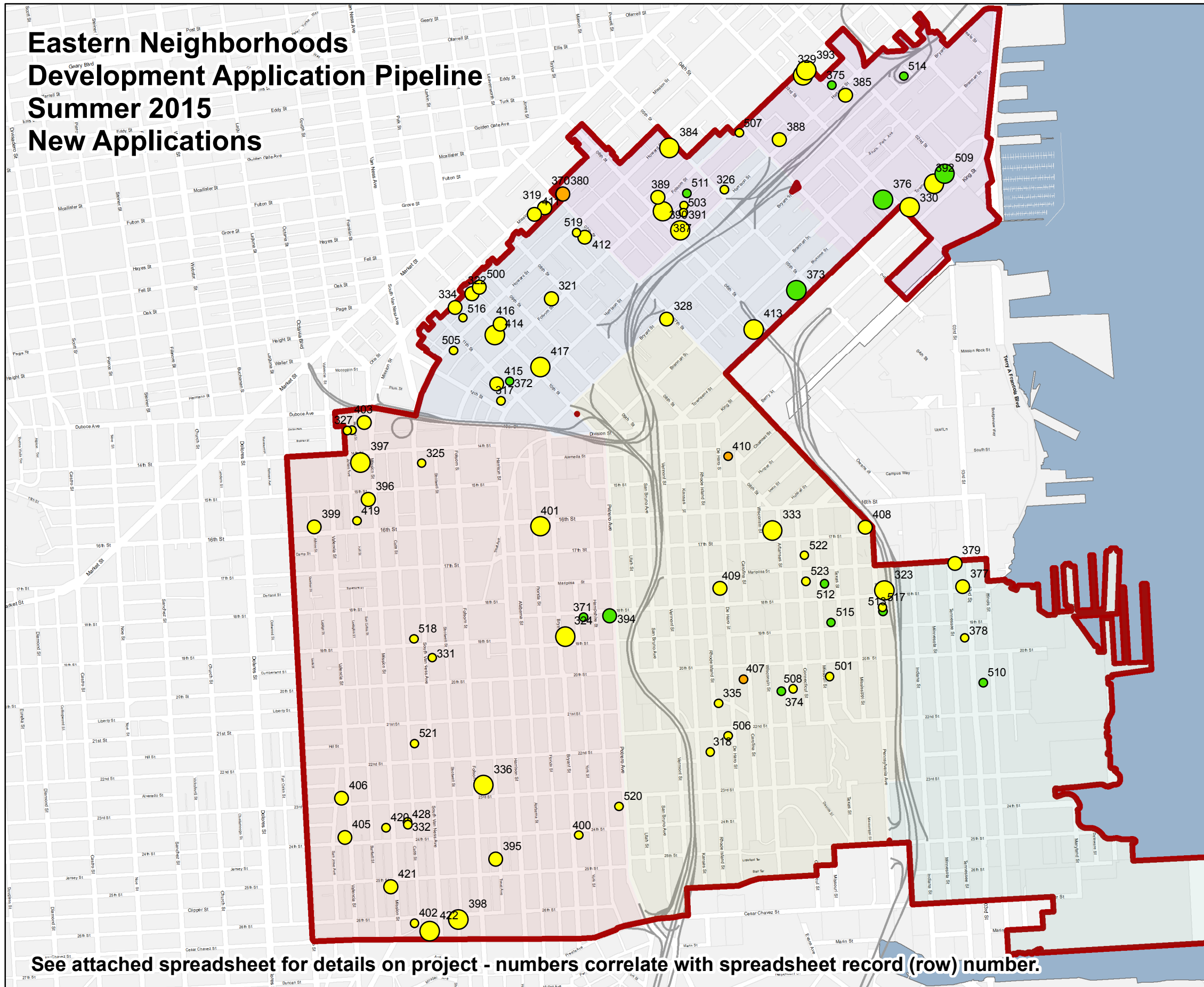
See attached spreadsheet for details on project - numbers correlate with spreadsheet record (row) number.



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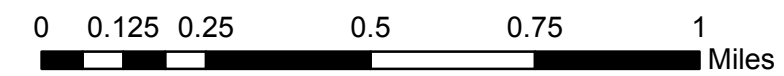
# Eastern Neighborhoods Development Application Pipeline Summer 2015 New Applications

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See attached spreadsheet for details on project - numbers correlate with spreadsheet record (row) number.

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Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)	
1	444 De Haro St	3979	1	UMU	48-X	EN: Showpl /Potrero	Change of use or approx. 90.5K from PDR / showroom to office.	2012.0041	B	201312194626	BP Approved	12/31/2013	-	30,000
2	801 BRANNAN ST	3911	1	UMU	68-X	EN: Showpl /Potrero	Demolish an existing building (Concourse Exhibit Hall) containing 125,000 square feet of space and 280 surface parking spaces and construct new buildings extending up to 70 feet in height and containing 560 dwellings, 438 off-street parking space, and 8,	2012.07		201309045886	BP Approved	1/1/2015	437	8,000
3	1 Turner Ter	4167	004	RM-2	40-X	EN: Showpl /Potrero	Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new	2010.0515	E		PL Filed	6/30/2010	600	30,000
4	1006 16th St	3833	002	UMU	68-X	EN: Showpl /Potrero	ERECT 6 STORY 393 UNITS RESIDENTIAL & COMMERCIAL BUILDING.			201112070234	CONSTRUCTION		393	-
5	900 Folsom St	3732	009	MUR	85-X	EN: East SoMa	396,000-gsf 9-story 300-u residential mixed use, 285 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Remove surface parking, 2 billboards. 1.3 ac site.	2007.0689	V	201106017208	CONSTRUCTION	3/13/2014	282	6,340
6	2558 Mission St	3616	84	Mission St NC	85-X	EN: Mission	0	2005.0694		201301168124	Complete	1/1/2015	125	50,000
7	2235 3rd St	4058	010	UMU	68-X	EN: Central Waterfro	The proposed project involves the renovation of two existing vacant buildings totaling about 27,200 gsf and construction of approximately 180,000 gsf addition. The proposed project would include up to 141 dwelling units with 128 off-street parking space	2002.1302	E	200907092309	COMPLETE	3/8/2012	196	5,339
8	260 5th St	3732	008	MUR	85-X	EN: East SoMa	215,300-gsf 9-story 151-u residential mixed use, 151 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Demo warehouse. 0.7 ac site.	2007.069	V	201106017202	COMPLETE	1/1/2015	179	5,719
9	166 Townsend St	3788	012	SLI	65-X	EN: East SoMa	Adaptive reuse and construction of a five-story, mixed use project with 66 dwelling units, appx. 74 parking spaces, and appx. 1,715 square feet of ground floor retail use. The existing building on the project site is an historic resource.	2005.047	V	200608290851	COMPLETE	10/6/2011	66	1,715
10	2121 3rd St	4045	002	UMU	68-X	EN: Central Waterfro	Proposed project would demolish the existing commercial fueling facility and construct 70 dwelling units and 52 parking spaces. The new structure would be approximately 66 feet in height, six stories, and would total approximately 62,516 sq. ft.	2010.0094	E	201111179162	COMPLETE	4/1/2014	106	-
11	1000 16th St	3833	001	UMU	68-X	EN: Showpl /Potrero	The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow th	2003.0527	C	201112070227	CONSTRUCTION	7/13/2012	65	26,500
12	374 5th St	3753	008	MUR	85-X	EN: East SoMa	Rear yard and open space variance to convert 47 tourist hotel rooms to 47 SRO units. Project is related to 235 O'Farrell St. site, which is proposing conversion of 23 residential hotel rooms to tourist use. Per Chapter 41 of Admin Code, replacement roo	2009.0765	D		PL Approved	12/20/2010	-	-
13	490 S Van Ness Ave	3553	008	UMU	68-X	EN: Mission	Construction of a new 8-story mixed-use building with 81 dwelling units, 2,529 square-feet of retail, and one basement level with 44 off-street parking spaces.	2010.0043	E	201010052342	bp filed	10/5/2010	84	931
14	2298 3rd St	4059	009	UMU	68-X	EN: Central Waterfro	Demolition of an existing one-story, commercial building and construction of a six-story, mixed-use building with 80 dwelling units, 80 off street parking spaces and appx. 14,000 GSF of ground floor commercial use.	2005.0408	E	201309257711	bp approved	12/26/2015	59	14,000
15	345 Brannan St	3788	039	MUO	65-X	EN: East SoMa	New construction approx. 69,540-gsf, 4-story, 50' height office building on existing parking lot, with 58-space ground floor parking and street frontage retail space.	2007.0385	B	200810275193	CONSTRUCTION	3/11/2014	-	78,530
16	1501 15th St / 400 S Van Ness	3553	054	UMU	58-X	EN: Mission	Demo gas station, construct 6-story, 40-du bldg with 32 parking spaces. U Case Description: Request for Written Determination Pursuant to Planning Code Section 228.4- Service Station Conversion Determination	2008.1395	X	201111038205	Complete	2/25/2014	40	20,172
17	750 2nd St	3794	002A	MUO	105-F	EN: East SoMa	The proposed project would demolish the existing building and construct a new eight-story, 18-unit residential and 5,050 sq. ft. retail building. The building would include 18 parking spaces, would be approximately 93 feet in height, totaling approximate	2007.0007	C	200807318072	COMPLETE	3/12/2012	14	(2,710)
18	601 Townsend St (Hamilton Buil	3799	001	UMU	68-X	EN: Showpl /Potrero	Conversion of basement level into office (approx. 72,600 sf of 288,458 gsf). Currently, the building possesses 215,858 sf of office use.	2011.1147	B		PL Approved	5/10/2012	-	72,600
19	157 13TH ST	3530	39	PDR-1-G	58-X	EN: Mission	0			201101258968	BP Approved	4/14/2015	-	-
20	1050 Valencia St	3617	008	Valencia St NC	55-X	EN: Mission	New Construction of 16-du Res Mixed Use bldg, w/25,000-gsf residential, 2,000-gsf retail, and 2,800 full basement storage, totalling 30,480 with one loading space retained. Demolition of 1970-constrone-story SPORK restaurant bldg and parking, and replac	2007.1457	E	201012277437	BP Approved	7/17/2013	15	400
21	616 20th St	4058	008	UMU	68-X	EN: Central Waterfro	ERECT 5 STORIES, 16 DWELLING UNITS TYPE 1 & 5, COMMERCIAL & RESIDENTIAL NEW BUILDING.			201012096400	COMPLETE	3/31/2014	16	(1,000)
22	80 Julian Ave	3547	027	Valencia St NC	45-X	EN: Mission	Lot line adjustment, demo existing residential building, New construction of Community Facility having housing ground floor with commercial above.	2009.1095	V	201011305795	BP Approved	10/27/2011	7	12,900
23	850 (888) Brannan	3780	72	UMU	68-X	EN: Showpl /Potrero	The proposed project would convert showrooms/accessory office on floors 1,2, and 5 to office; consiladate jewelry showrooms to the basement; and provide accessory parking at 925 Bryant. The project would involve conversion of 260,159 sf of PDR use to off	2011.0583	B		Complete	1/1/2015	-	22,826
24	48 (38) Harriet St	3731	102	RED	45-X	EN: East SoMa	ERECT A 4 STORIES 4 UNITS RESIDENTIAL DWELLINGS			200806063801	PL Filed	6/6/2008	-	-
25	2100 Mission St	3576	001	Mission St NC	65-B	EN: Mission	Demolition of a one-story commercial building and construction of a mixed-use building comprising 29 residential units, 14 residential parking spaces, a ground-floor commercial space.	2009.088	E		PL Filed	9/21/2009	-	-
26	190 Russ St	3731	087	RED	65-X	EN: East SoMa	Demolish existing 2500 sf PDR bldg & construct 40 foot high, 16,000 sf bldg with 8 dwelling units and 8 parking spaces.	2006.0521	V	200601202701	BP Filed	1/20/2006	8	-

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27	574 Natoma St	3726	075	RED	45-X	EN: East SoMa	Demolish existing 1,875 sqft, 19'-0" single-story warehouse. Proposed 6,525 sqft, 4-story multi-unit residence with 2 off-street parking spaces.	2008.0795	V	200809252699	BP Filed	6/14/2013	10	-
28	960 Harrison St	3753	021	MUR	65-X	EN: East SoMa	Change of use and addition of 3-stories to an existing 2-story commercial building. The new building will consist of 4 2-bedroom residential units. The existing grade level is to be used for off-street parking.	2010.0635	E	201008279681	COMPLETE	3/1/2012	4	(4,000)
29	3143 24th St	6520	035	24th St-Missio	55-X	EN: Mission	New construction on vacant lot for a 4-unit residential building with groundfloor commercial unit.	2011.0536	E	201006214964	PL Filed	5/23/2011	4	2,231
30	808 Brannan	3780	004D	UMU	68-X	EN: East SoMa	0	2012.0014	B	201201031584	complete	12/31/2013	-	22,886
31	111 Townsend St	3794	014	MUO	105-F	EN: East SoMa	The proposed project would involve the change of use of the project site from warehouse to restaurant and office use. The change of use would be from the existing 22,884-sq. ft. industrial use to a 16,786-sq. ft. office use with 6,098 sq. ft. of ground	2011.0135	E		BP FILED	12/7/2011	-	22,884
32	2660 Harrison St	3639	004A	UMU	40-X	EN: Mission	The project is the demolition of a vacant 11,423-sf industrial building constructed in 1935 and the lot subdivision and construction of two residential buildings to total 43,649-sf and 62 units, in an Eastern Neighborhoods C-M zoning district. Twelve pe	2004.0672	V	201012307638	COMPLETE	10/4/2012	3	-
33	1875 Mission St	3548	032	Mission St NC	40-X/6	EN: Mission	The proposed project is renovation and interior remodeling of an existing commercial building to residential units and commercial space. The project is proposing 38 residential units, 23 off-street parking spaces, and 2,800 square-feet of commercial spac	2010.0787	V	201012237367	complete	3/28/2014	23	(34,895)
34	141 (145) Albion St	3568	068	RTO-Mission	45-X	EN: Mission	TO ERECT 3 UNITS, 4 STORIES RESIDENTIAL BUILDING.			201006043843	complete	1/1/2015	3	-
35	2001 17th St	3977	001	RH-2	45-X	EN: Showpl /Potrero	COMPLY WITH NOV 200879593. LEGALIZE E BUILDING AS 5 ROOM GROUP HOUSING. AS APPROVED BY PLANNING DEPT			201112271344	PL Filed	12/27/2011	-	-
36	226 6th St	3731	003	SoMa NCT	65-X	EN: East SoMa	Vertical addition of 4th floor to existing hotel.	2009.0089	V	200806164548	BP Approved	12/10/2012		5,445
37	1280 Hampshire St	4266	013	RH-3	40-X	EN: Mission	Demolition of a garage and new construction of 3 DUs; 4-story building.	2008.1063	E	200807187072	complete	11/3/2011	3	-
38	1321 De Haro St	4218	036	RH-3	40-X	EN: Showpl /Potrero	Dish existin 1200 sqft residence with no off-street parking and construct 3-unit 3100 sqft with 3 off-street parking spaces. Rear Yard Variance	2008.0505	V		PL Approved	7/16/2009	2	-
39	953 Treat Ave	3639	028	UMU	40-X	EN: Mission	The project includes minor improvements to a single family dwelling and construction of a new warehouse building with four residential units above.	2007.0981	V		PL Approved	5/22/2008	4	-
40	838 Kansas St	4093	007	RH-2	40-X	EN: Showpl /Potrero	Existing 11-foot residential building with 1,250 sqft with off-street parking. Proposed 40-foot 4,700 sqft 2-unit residential building with 2 off-street parking spaces.	2007.1484	D	200805232798	complete	7/1/2015	1	-
41	2420 3rd St	4108	003F	UMU	45-X	EN: Central Waterfro	Vacant ot. Construct new 4-story single-family dwelling.	2010.1082	E	200911171348	BP Approved	5/8/2014	1	2,835
42	666 Shotwell St	3611	062	RH-3	40-X	EN: Mission	Expand residential care facility from 29 to 30 rooms w/in existing building. Construct new single-family residence.	2010.0101	C		PL Approved	10/10/2013	1	2,757
43	12 Sherman St	3754	042	MUG	45-X	EN: East SoMa	The new construction of a four story mixed use building having three dwelling units over a PDR commercial ground floor. The project is not proposing parking for the three units. Units said "0".	2007.1015	V	200702204428	BP Approved	11/26/2012	3	-
44	353 San Jose Ave	6531	022	RM-2	40-X	EN: Mission	Demolish existing single-family dwelling and construct new 4-unit residence.	2009.0173	D	200712120285	PI Filed	8/5/2013	3	-
45	3241 25th St	6525	034	RH-3	40-X	EN: Mission	Section 134-Rear Yard Variance	2007.0659	V	200706053001	BP Filed	6/5/2007	3	-
46	3527 18th St	3588	001C	RTO-Mission	55-X	EN: Mission	add two units to (e) 8 unit building	2011.0527	V		PL Approved	2/3/2012	2	-
47	1036 Mississippi St	4224	018	RH-3	40-X	EN: Showpl /Potrero	New construction of two buildings with two units each, total of four units on a vacant lot.	2007.0713	E	200705010119	BP APPROVED	12/1/2009		-
48	251 Arkansas St	4004	024	RH-3	40-X	EN: Showpl /Potrero	New construction of a 4-story, 3-unit residential building as a demolition replacement for the existing single-family home (2009.0583D).	2009.1165	D	200905208827	complete	1/1/2015	2	-
49	2374 Folsom St	3594	009	RM-1	55-X	EN: Mission	CONVERT EXISTING 3-STORY 2-UNIT RESIDENTIAL BUILDING W/ 2 OFF-STREET PARKING SPACES TO 4-STORY 4-UNIT RESIDENTIAL BUILDING W/ 4 OFF-STREET PARKING SPACES.	2007.1209	E	200905208827	complete	5/10/2012	2	-
50	277 San Carlos St	3596	017A	NC-1	45-X	EN: Mission	Erect 4 stories two family dwellings.			200710195923	complete	3/31/2014	2	-
51	1067 Tennessee St	4108	010	RH-3	40-X	EN: Central Waterfro	PROPOSE NEW UNDERGROUND GARAGE WITH 3 CAR GARAGE PARKING. PROPOSED HORIZONTAL ADDITION AT 1ST FLOOR			201006073967	PI Filed	9/8/2010	2	-
52	795 22nd St	4172	034B	NCT-2	45-X	EN: Central Waterfro	Demolition of existing one-story building and new construction of four-story residential-over-commercial building.	2011.0659	V		PL Filed	6/23/2011	2	-



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53	534 Texas St	4101	004	RH-2	40-X	EN: Showpl /Potrero	ERECT NEW 4 STORY, 1 BASEMENT, TYPE 5, 2 FAMILY DWELLING UNITS BUILDING.		201112301504	PL Filed	12/30/2011	2	-	
54	455 Potrero Ave	3974	020	UMU	58-X	EN: Showpl /Potrero	Demo existing garage & construct a new residential duplex unit over basement level with 1 car-garage. Install sprinklers in building located in the rear of the lot.	2012.0131	E	PL Filed	2/9/2012	2	-	
55	147 S Park Ave	3775	031	SPD	40-X	EN: East SoMa	Demo existing residential building and construct a new 4-story mixed-use building, with a restaurant on the first floor and two residential units on the upper floors.	2010.0959	E	201102170507	CONSTRUCTION	2/27/2014	1	1,286
56	857 Alabama St	4085	026	RH-2	40-X	EN: Mission	ERECT 4 STORIES OF 2 DWELLING UNIT,TYPE 5		201012307679	CONSTRUCTION	11/2/2012	2	-	
57	580 Valencia St	3568	011	Valencia St NC	55-X	EN: Mission	Build a full service restaurant on the entire lot and add a new residential level above the restaurant. Vertical addition of one story on the existing one story building. Modification of front and rear facade. Rear yard variance required for staircase	2010.107	C	BP filed	7/14/2011	1	209	
58	2219 Bryant St	4087	037	RM-1	40-X	EN: Mission	The proposal is for a vertical alteration to add a third story to an existing two story single-family dwelling in zoning district RM-1. The project will add one additional dwelling unit and one additional off-street parking space. The front setback will	2006.134	D	200604259790	BP Approved	4/30/2008	1	-
59	1196 Hampshire St	4210	013	RH-2	40-X	EN: Mission	Parking Variance - Does not meet independent access requirement under 155(c)	2008.024	V	200710155355	CONSTRUCTION	7/3/2013	1	-
60	161 San Carlos St	3589	026	RTO-Mission	45-X	EN: Mission	CONVERT 2 UNITS BLDG TO 3 UNITS BLDG, REMOVE STAIRCASE JOINING UPSTAIRS AND DOWNSTAIRS, PUT IN KITCH		200902041380	BP Approved	11/23/2009	1	-	
61	1510 25th St	4224	027	RH-3	40-X	EN: Showpl /Potrero	Construction of new dwelling unit above new garage structure. Subject lot is 50 feet by 100 feet. 2 existing dwelling units on site.	2009.0113	V	201009140824	BP Approved	8/19/2011	1	-
62	2857 22nd St	4148	001A	RH-3	40-X	EN: Mission	SITE PLAN FOR LOWER LEVEL OF 2 SOTRY BLDG. TO INSTALL A NEW RESIDENTIAL UNIT WITH PATIO IN PRESENT W		200709243458	EXPIRED	3/31/2014	1	-	
63	585 Texas St	4102	052	RH-2	40-X	EN: Showpl /Potrero	Addition to existing 1,087 square foot single-family dwelling, adding one additional unit for a total of 3,000 square feet and 2-units.	2006.0689	D	200606133915	CONSTRUCTION	9/9/2010	1	-
64	355 Capp St	3590	056	RTO-Mission	40-X	EN: Mission	New dwelling located within the existing building envelope. Ground Floor. New dwelling requires an exposure variance. Possible usable open space variance request. Two buildings are located on the subject lot.	2010.0078	V	200904065668	BP Filed	4/6/2009	1	-
65	3120 23rd St	3638	018	RH-3	40-X	EN: Mission	Vertical addition adding one new dwelling unit, roof deck, and interior changes.	2009.081	V	200908265600	complete	3/31/2014	1	-
66	575 Vermont St	4010	006	RH-2	40-X	EN: Showpl /Potrero	Construct a second dwelling unit?	2006.107	E		PL Approved	2/11/2008	1	-
67	749 Wisconsin St	4098	027	RH-2	40-X	EN: Showpl /Potrero	The proposal is to demolish a single-family house and constructing a two-unit structure.	2006.1506	D	200612159955	BP Filed	12/15/2006	-	-
68	1036 Wisconsin St	4219	004	RH-2	40-X	EN: Showpl /Potrero	Existing one-story single-family residence at 18-feet tall and 850 sqft with no off-street parking to be demolished. Proposed new 4-story, 2-unit residence at 40-feet tall and 3,765 sqft with 2 off-street parking spaces.	2008.087	E		PL Approved	10/6/2009	1	-
69	1366 San Bruno Ave	4263	007	RH-3	40-X	EN: Showpl /Potrero	Mandatory DR for res. demo. The proposal would demolish an existing two-unit residential building, constructed in 1905, and construct a new three unit residential building.	2008.0614	D	200703216793	BP Filed	3/21/2007	1	-
70	466 Missouri St	4067	009A	RH-2	40-X	EN: Showpl /Potrero	NEW 3RD FLOOR ADDITION. LEGALIZE (E) 2ND DWELLING UNIT.		201008239387	BP Approved	5/23/2011	1	-	
71	1115 Potrero Ave	4212	011	RH-3	55-X	EN: Showpl /Potrero	CONVERT BASEMENT TO LEGAL DWELLING UNIT INCLUDING KITCHEN, LIVING ROOM, 1 BEDROOM, 1 FULL BATH & LAU		201109215213	BP APPROVED	3/5/2012	1	-	
72	2207 25th St	4282A	023	RH-2	40-X	EN: Showpl /Potrero	Legalize existing structure in required rear yard.	2010.0231	V		CONSTRUCTION	3/12/2013	1	-
73	1331 Florida St	4273	018	RH-2	40-X	EN: Mission	CONVERT EX. SINGLE FAMILY HOME INTO A 2UNIT BLDG. ADD A 240SF HORIZONTAL ADDITION TO THE EXISTING BL		200805142097	PL Filed	5/14/2008	1	-	
74	500 Capp St	3610	032	RTO-Mission	55-X	EN: Mission	Preservation and resotration of the exterior of the existing home. Excavate basement into full basement use and construct second unit at the rear of the lot.	2009.0757	E		BP Approved	8/14/2009	1	-
75	2138 Folsom St	3574	008	PDR-1-G	58-X	EN: Mission	CONVERT WAREHOUSE TO ART STUDIO WITH ACCESSORY DWELLING UNIT. ADD LIVING UNIT ON RAISED PLATFORM AT		201102180558	PL Filed	2/18/2011	1	-	
76	748 Treat Av	3612	055	RH-3	40-X	EN: Mission	VERTICAL & HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE. ADD TWO LEVELS TO (E) 2 STORY BLDG. REMODEL (E) 1ST & 2ND FLRS. REAR ADDITION. SEISMICALLY UPGRADE (E) STRUCTURE. PROPOSED REMODEL.		201101319346	BP approved	5/20/2014	-	-	
77	915 Florida St	4145	029	RH-2	40-X	EN: Mission	SECONDARY LIVING UNIT ON GROUND FLOOR. 1140 SQFT. ZONED FOR MULTIFAMILY. INCLUDES (N) BEDROOM, (N) B		201010183199	construction	5/28/2013	1	-	
78	457 Tehama St	3732	087	MUR	45-X	EN: East SoMa	Change of use from industrial warehouse to residential single family dwelling with remodel and expansion of building.	2006.0123	C	201108112225	PI Filed	8/5/2013	1	-

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79	35 Lexington St	3576	039	RTO-Mission	45-X	EN: Mission	CREATE A 620 SQ FT 3RD UNIT AT 1ST FLOOR INCLUSIVE OF A 1 STORY ADDITION OF 130 SQ FT WITH ROOF DECK		201202174465	BP Approved	6/25/2013	1	-
80	2923 Harrison St	4271	034	RH-2	40-X	EN: Mission	CREATE LEGAL GROUND FLOOR SECOND UNIT. WORK TO INCLUDE (N) MECHANICAL (FURNACE), (N) LIGHTING & PLUM		201203287050	CONSTRUCTION	1/9/2014	1	-
81	1076 Hampshire St	4152	016	RH-2	40-X	EN: Mission	Demolish existing single-story storage building built in 1922 and construct a 4-story 2-unit building.	2008.0015	E 200709193092	CONSTRUCTION	2/21/2012	1	-
82	3500 19th St	3588	012	Valencia St NC	55-X	EN: Mission	17 NEW DWELLING UNITS OVER GROUND FLOOR RETAIL (2900 SF) AND 17-CAR PARKING GARAGE	2005.049	C 200605010369	BP approved	5/1/2006	17	2,950
83	1004 Mississippi St	4224	015	RH-3	40-X	EN: Showpl /Potrero	Construct 28 dwelling units and 28 parking spaces in an underground garage on a vacant lot. The building would be approximately 57,974 sq. ft. and approximately 40 feet in height.	2006.081	C 200705010141	BP APPROVED	1/16/2009	28	-
84	1150 16th St	3821	007	PDR-1-D	68-X	EN: Showpl /Potrero	Construction of a five-story, mixed-use building with 15 dwelling units, 15 off-street parking spaces, and 1,155 GSF of ground floor commercial use.	2004.1004	C 201107220904	BP Filed	7/22/2011	15	1,155
85	246 Ritch St	3776	092	SLI	55-X	EN: East SoMa	The proposed project would demolish the existing 4,130 sq. ft. storage shed and construct a building consisting of 19 SRO units and five parking spaces. The proposed project would be approx. 16,074 sq. ft. five stories, and 50 feet in height.	2006.1348	C 200701051074	COMPLETE	4/1/2014	19	-
86	2652 Harrison St	3639	002	UMU	40-X	EN: Mission	Demolition and new construction 30-unit residential building over basement level parking	2006.0054	C 201111038222	COMPLETE	3/31/2014	20	-
87	3135 24th St	6520	036	24th St-Missio	45-X	EN: Mission	Demolish existing two-story parking garage, perviously used as auto repair shop and construct 12 dwelling units over ground floor commercial in a three-story building with 12 parking spaces. The proposed structure would be 40 feet in height and 24,291 sq	2005.1076	V 200711137944	COMPLETE	1/1/2015	9	1,360
88	1340 Natoma St	3548	065	UMU	40-X	EN: Mission	Rear horizontal and vertical addition to an existing single-family dwelling structure used as an office for the last 50 years. The proposed use would be wholly residential with 3-4 new dwelling units.	2007.031	C 200712170620	cancelled	8/5/2013	-	-
89	605 Mississippi St	4103	036	RH-2	40-X	EN: Showpl /Potrero	Addition/alteration of existing single-family residence to 2-unit residence.	2008.1307	E	PL Approved	1/23/2009	1	-
90	72 Townsend St	3789	003	SB-DTR	105-F	EN: East SoMa	76 new construction / mixed	2007.0894	Q 200705010136	CONSTRUCTION	3/27/2014	74	-
91	537 Natoma St	3726	047	RED	45-X	EN: East SoMa	Demolish existing structure and construct 14 residential dwelling units and 14 parking spaces.	2005.099	E 200509011813	complete	6/7/2013	14	-
92	181 S Park St	3775	172	SPD	40-X	EN: East SoMa	Conversion of 2nd floor office space to two dwelling units with less than the required square footage of private usable open space, and no rear yard . Open space and Rear yard variances are being sought.	2005.0862	V 200608028296	expired	6/7/2013	2	-
93	160 14th St	3530	049	PDR-1-G	58-X	EN: Mission	Change of occupancy at 2nd floor to R-3/ PROVIDE 1 HOUR SEPARATION BETWEEN NEW DWELLING UNIT AND EXI		200710034503	BP Approved	4/22/2008	1	-
94	1801 Mission St	3548	039	UMU	68-X	EN: Mission	Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,600 GSF of ground floor commercial use.	2004.0675	E 200607176702	BP Approved	9/17/2012	-	-
95	3249 17th St	3575	063	RTO-Mission	55-X	EN: Mission	Project would require a rezoning from RH-2 to NC-3. Proposed project construct a three-story addition to the existing one building on the project site. The new building would be four-story, 50-feet in height consisting of 1,996 sq. ft. ground floor resta	2005.1155	E 201003248891	BP Approved	3/17/2014	2	1,996
96	3360 20th St	3594	016	NC-2	45-X	EN: Mission	Conversion of an automotive garage to six 3-BR, 2-BA units on two floors above garage.	2005.037	E 200512200747	BP APPROVED	10/21/2010	6	-
97	2986 22nd St	3613	018B	RH-3	40-X	EN: Mission	Construct two stories vertical and four stories horizontal addition to the rear of the existing two-story, single-family house. The proposal would also add two dwelling units and an underground parking garage. A rear yard variance is sought for th	2005.1059	V 200507147539	complete	1/1/2015	2	-
98	2525 Mission St	3615	026	Mission St NC	65-B	EN: Mission	The project is to demolish the existing single-story retail building and construct a new building that would be three-stories tall and would contain retail on the ground floor and offices on the second and third floors. 6/15/05 - Environmental Exemption	2003.0159	V 200302218059	BP Approved	8/26/2009	-	4,999
99	550 Alabama St	4019	002	PDR-1-G	68-X	EN: Mission	Variance for parking. Addition of third floor and mezzanine over existing two-story building for use as light industrial (apparel manufacturing).	2005.0108	V 200412272194	BP Approved	6/28/2013	-	-
100	948 Hampshire St	4143	008	RH-2	40-X	EN: Mission	VERTICAL ADDITION WITH STUDIO APT. ON GROUND FLOOR		200503298688	BP Approved	3/12/2009	1	-
101	42 Harriet St	3731	101	MUG	45-X	EN: East SoMa	The proposed project is the construction of a 4-story, residential building, with 23 SRO units, with one off-street parking space. The project site is currently a surface parking lot.	2010.0128	E	PL Approved	12/20/2010	-	-
102	2401 16th St	3965	001	UMU	68-X	EN: Mission	Retain the existing three-story, 34-foot, 5,625 sq. ft. retail and office building. Addition and new construction of 12 residential units over ground floor retail. The total project including the existing retail/office uses would be approximately 29,822	2006.0428	C 201208248160	Complete	2/5/2014	12	1,722
103	1179 Tennessee St	4172	053	NCT-2	40-X	EN: Central Waterfro	ERECT A FOUR STORY EIGHT UNIT RESIDENTIAL BLDG WITH COML	2001.0451	D 9902819	complete	3/21/2014	8	-
106	49 Julian Ave	3547	032	UMU	45-X	EN: Mission	Construction of five-story eight-unit residential building of approximately 10,583-sf. Demolition of existing 1962 light industrial warehouse, presently vacant. No off-street parking existing and eight proposed.	2005.0233	C	PL Approved	1/26/2012	8	-

Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)	
107	899 Valencia St	3596	113	Valencia St NC	55-X	EN: Mission	The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets	2004.0891	C	complete	5/26/2011	18	4,705	
109	935 Folsom St	3753	140	MUR	45-X/8	EN: East SoMa	Demolish existing 18,208 sq.ft. industrial structure and construct 69 residential units, 4,400 sq. ft. of retail/ restaurant and 31 parking spaces. The proposed project would be eight-story, with portions of the building at 40 and 85 feet in height and a	2006.0241	V	PL Filed	4/19/2010	-	-	
110	452 Tehama St	3732	112	MUR	45-X/8	EN: East SoMa	Demolition of existing two-story office building and construction of 20 residential dwelling units, 888 sq. ft. of retail, and five parking spaces in two buildings that would be 40 feet and 85 feet in height. Total gross sq. ft. of the project would be a	2005.1026	E	PL Filed	6/7/2013	20	(4,917)	
111	1731 15th St	3555	056	Valencia St NC	55-X	EN: Mission	SEISMIC RETROFIT & BLDG REHABILITATION. LIFE SAFETY IMPROVEMENTS INCLUDING 2 ENCLOSED STAIRWAYS & LI		201009281752	COMPLETE	4/2/2014	25	-	
112	200-214 6th St	3731	001	SoMa NCT	85-X	EN: East SoMa	The proposed project is the demolition of an existing 144 room hotel building and construction of a new mixed - use building with 56 affordable dwelling units, approximately 3,074 sq.ft. of retail, and 15 off-street parking spaces.	2011.0119	E	BP Approved	1/30/2014	50	3,074	
113	1 Turner Ter	4167	004	RM-2	40-X	EN: Showpl /Potrero	Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new	2010.0515	E	PL Filed	6/30/2010	500	30,000	
115	411 Valencia St	3554	027	Valencia St NC	55-X	EN: Mission	Construction 24-du bldg, with 1+ 16 stacked parking spaces on ground floor accessed from Caledonia Street, with two ground floor retail spaces of 620-gsf and 700-gsf on Valencia Street; six stories plus roof deck, 16,800-gsf total, on existing vacant lot	2009.018	V	200510135500	complete	3/31/2014	16	1,400
116	1301 Indiana St	4228	010	PDR-1-G	58-X	EN: Central Waterfro	The proposed project involves the demolition of the existing 14,800 gsf warehouse and construction of a 5 story 166,590 gsf residential building, containing up to 81 dwelling units, 5,000 gsf of retail space and 164 off-street parking space. PUD excepti	2002.1303	C	200212244171	construction	2/4/2014	71	5,000
117	1049 Howard St	3731	074	MUG	85-X	EN: East SoMa	Expansion of use of existing group housing homeless shelter.	2007.0469		200509092473	CONSTRUCTION	7/1/2008	25	-
118	1880 Mission St	3547	002A	Mission St NC	65-X	EN: Mission	Demolish light industrial bldg and construct 194-unit PUD with commercial and 225 parking spaces.	2003.0758	C	200710014208	complete	3/9/2012	194	-
119	179 San Carlos St	3589	023	RTO-Mission	45-X	EN: Mission	New construction of 3-unit residential building.	2004.0487	C	200403310134	complete	1/1/2015	3	-
120	1001 Potrero Ave	4154	001	P	105-E	EN: Showpl /Potrero	Rebuild of SF General Hospital (SFGH) to new requirements, part of IMP: new 419,070-sf acute care hospital building, 105-ft in height, and reuse of 129,706-sf Building 5, equivalent to existing hospital use capacity, with no proposed parking.	2007.0603	C	200901230738	CONSTRUCTION	2/10/2014	-	419,070
121	585 Kansas St	4009	008A	RH-3	40-X	EN: Showpl /Potrero	Variance for reduced parking requirement	2006.014	V	200602023655	expired	6/17/2008	-	-
122	746 Carolina St	4096	005	RH-2	40-X	EN: Showpl /Potrero	Front setback variance to construct a new two family dwelling unit on a vacant lot. Building would be three-story over garage, totaling 5,838 sq. ft.	2005.0613	V	200506074411	CONSTRUCTION	3/22/2010	2	-
123	1028 Wisconsin St	4219	003	RH-2	40-X	EN: Showpl /Potrero	TO ERECT A NEW 3 STORY AND PENTHOUSE, WITH 2 DWELLING UNITS.			200412080961	CONSTRUCTION	2/15/2008	1	-
124	3176 17th Street	3571	5	PDR-1-G	58-X	EN: Mission	0			201106299147	BP Approved	-	8,100	
125	132 Hawthorne	3750	54			EN: East SoMa	0			201201242804	BP Approved	-	14,250	
126	3418 26th St	6529	12			EN: Mission	0			200706204573	BP Approved	11	-	
127	740 Valencia Street	3588	6			EN: Mission	0			201012207031	COMPLETE	-	7,621	
128	550 Florida	4018	2			EN: Mission	0			201109265463	BP Approved	-	5,900	
129	3000 20th Street	4082	8			EN: Mission	0			201004291385	BP Approved	-	1,900	
130	620 Treat Ave	3593	39			EN: Mission	0			201003057693	BP Approved	-	4,187	
131	650 Florida	4021	2			EN: Mission	0			201107059516	BP Approved	-	-	
132	1376 Florida	4272	14			EN: Mission	0			200903274981	BP Approved	-	-	
133	2505 3rd Street	4173	1			EN: Central Waterfro	0			201105055411	BP Approved	-	-	
134	342 South Van Ness	3548	7			EN: Mission	0			200910300268	BP Approved	-	-	

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135	19 Capp Street	3553	047A			EN: Mission	0		201004231007	BP Approved		-	-
136	134 Barlett Street	3636	39			EN: Mission	0		201005072014	BP Approved		-	-
137	599 South Van Ness	3571	7			EN: Mission	0		201008249476	BP Approved		-	-
139	720 York St	4080	21	UMU	45-X/5	EN: Mission	0		201006225027	BP Approved		-	-
140	893 Folsom Street	3752	79			EN: Mission	0		201009281765	BP Approved		-	-
141	3275 22nd Street	3636	36			EN: Mission	0		201111148815	BP Approved		-	-
144	1029 Natoma St	3511	055	RED	40-X	EN: WSoMa	The proposal is to demolish a single-family fire-damaged structure, originally constructed in 1922, and to construct a new 4-unit residential structure in five stories.	2006.108	201009281765	PL Approved	6/11/2009	3	-
145	49 Grace St	3509	027	RED-MX	45-X	EN: WSoMa	DEMOLITION OF EXISTING ONE-STORY OVER GARAGE SINGLE-FAMILY HOME. CONSTRUCTION OF A 5-STORY BUILDING WITH TWO RESIDENTIAL UNITS AND TWO OFFICES.	2007.123	200807308027	BP Filed	7/30/2008	1	-
146	252 09th St	3518	007	RCD	55-X	EN: WSoMa	Shadow Study for a new mixed-use building	2002.082	200203151582	cancelled	3/31/2014	2	3,750
148	264 Dore St	0	0	0	0	0	0	0	0	0		-	-
149	350 08th St	3756	003	WMUG	55/65-	EN: WSoMa	Seven building mixed-use development for 416 rental dus in 384,000-sf, with 50K-sf retail, 8,700-sf industrial/studio, and 409-space below ground parking on site of SOMA busyard, block bounded by 8th Street, Harrison, Ringold, Gordon, totaling 634,000-sf	2007.1035		CONSTRUCTION	3/20/2014	408	53,000
150	56 Ringold St	3756	025	RED-MX	45-X	EN: WSoMa	Addition to existing 2-story, 2800 sqft, 20-feet in height single-family dwelling with 2-car garage. The addition would add a 3rd and 4th story resulting in a 3-unit, 5,300 sqft building with a 3-car parking garage.	2008.0082	200705312675	complete	3/12/2014	2	-
151	44 Mclea Ct	3757	045	SALI	40/55-	EN: WSoMa	VERTICAL ADDITION OF 3RD FLOOR OFFICE SPACE AND MEZZANINE AND INTERIOR RENOVATION TO INCLUDE RESTROO		200803268024	PL Filed	3/26/2008	-	2,025
152	639 Natoma St	3727	035	RED	40-X	EN: WSoMa	Addition to existng 2-unit residential building. Proposed 3-unit building.	2009.0514	201104194374	complete	2/18/2015	1	-
153	870 Harrison St	3752	019	WMUG	55-X	EN: WSoMa	Demolition of existing one-story 6,120 sq. ft. building and construction of 22 dwelling units, 1,282 sq. ft. of retail and seven parking spaces. The new structure would be 22,515 sq. ft., five-stories, and approximately 50 feet in height.	2006.043	200607146552	complete	1/8/2015	22	-
154	690 05th St	3785	003	WMUO	85-X	EN: WSoMa	Proposed project would demolish the existing office building and its associated parking and construct a new 75 room hotel and 5,000 cafe/bar. The building would be approximately 65 feet in height , 46,000 sq. ft. and would include 27 below-grade parking	2006.0091		PL Approved	6/17/2009	-	32,500
155	854 Folsom St	3733	020A	WMUG	55-X	EN: WSoMa	Add one single story vertical addition of 1,650 sqft above the roof of the existng 2- story office		200909146733	BP Approved	6/14/2010	1	-
156	721 Clementina St	3729	039	RED-MX	45-X	EN: WSoMa	REMODEL FIRST TWO FLOORS & ADD 2 ADDITIONAL STORIES OF RESIDENTIAL. CONVERT (E) 2ND FLOOR TO RESIDEN	2006.1251	200912243860	BP Filed	12/24/2009	1	-
157	718 Tehama St	3729	072	RED-MX	45-X	EN: WSoMa	The project proposes to convert the existing two-story industrial building into a single family residence.	2010.0212		PL Filed	3/25/2010	1	-
158	248 - 252 09th St	3518	006	RCD	55-X	EN: WSoMa	The proposed project is the demolition and new construction of two buildings. The project involves demolition of two 2,250 sq.ft buildings, and construction of two buildings. 248 9th Street would be commercial building totaling 11,066 sq.ft., and 252 9th	2010.0222	201303122049	CONSTRUCTION	3/18/2014	15	10,326
159	1234 Folsom St	3729	013	NCT-Folsom	65-X	EN: WSoMa	Alteration to existing building and adding two stories to existing structure.	2010.0474	201004230976	BP Filed	4/23/2010		-
160	10 Hallam St	3755	079	NCT-Folsom	65-X	EN: WSoMa	3 br unit on-site manager's unit addition to tourist hotel	2009.0108	200811247224	BP Filed	11/24/2008	1	-
161	234 09th St	3518	004	RCD	55-X	EN: WSoMa	Conversion of existing commercial building to residential.	2010.1074	201009140870	COMPLETE	3/31/2014	1	(7,550)
162	140 09th St	3509	005	RCD	55-X	EN: WSoMa	Change of Occupancy from retail furniture store to mixed use(Art studio, Art gallery, Congregate living facility and efficiency apartments. Seismic upgrade per 3403.5.- Auto sprinkler system NFPA 13. Partitions, plumbing,mechanical, electrical & finish w		201105256770	CONSTRUCTION	7/5/2012	10	-
163	1123 Folsom St	3755	101	NCT-Folsom	65-X	EN: WSoMa	Convert the existing 2nd floor tourist hotel to 2 dwelling units without parking.	2011.0717	201204128157	CONSTRUCTION	1/31/2013	2	(3,930)
164	230 11th St	3516	005	RED	40-X	EN: WSoMa	Rear yard variance for new one-story vertical addition on existing three-story residence.	2012.0821	201206112314	CONSTRUCTION	3/7/2014	-	-

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165	603 7th Street	3784	015	SALI	40/55-	EN: WSoMa	Demolish existing structure adn construct new 5,500sf or retail space.\	2012.0559		BP Approved	4/26/2012		4,666
166	280 07th St	3730	009	WMUG	65-X	EN: WSoMa	Demolish existing one and two story buildings to construct a new three-story building. On the 7th St (east) side: bar/nightclub on the first and mezzanine levels, restaurant on the second level, and arts activity on the third level. On the Langton St (we	2012.0356		PL Filed	9/11/2012	2	3,892
167	598 Brannan Street	3777	045	SALI	40/55-	EN: WSoMa	Proposes to demolish the existing two-story, 38,200 sq.ft. industrial building at the property and to construct a two-building office project at the site. The buildings would be 160 feet in height, with 11 stories each. The buildings would be complete	2012.064		PL Filed	8/23/2012		692,568
168	35-41 Lafayette St	3511	066	RED	40-X	EN: WSoMa	Variance request to the open space requirements of P.C. Sec. 135 to permit the conversion of unused space into four (4) additional dwelling units.	2013.0113		PL Approved	10/21/2013	4	-
169	1785 15th St	3555	036	RTO-Mission	55-X	EN: Mission	ERECT 5-STORY, TYPE 3, 8 DWELLING UNITS BUILDING.		201210242702	BP Approved	5/23/2013	1	-
170	39 San Carlos St	3576	018	Mission St NC	45-X	EN: Mission	ERECT 4 STORY 3 FAMILY DWELLING UNITS.		201302210648	BP Approved	3/24/2014	3	-
171	80 Sycamore St	3576	076	RTO-Mission	45-X	EN: Mission	Variance request to the exposure requirements of P. C. Section 140 to accomodate a third unit with exposure to open space of less than 25' via Clarion Alley.	2013.0171	201208026449	BP Filed	8/2/2012	1	-
172	3420 18th St	3576	090	Mission St NC	55-X	EN: Mission	The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces.	2012.1572	201311041054	BP Approved	6/3/2015	16	-
173	659 Guerrero St	3588	056	RTO-Mission	45-X	EN: Mission	1/FL-ADD 1 BR,1 BA,1 FAM RM&STAIRS TO 2/FL. 2/FL-ADJUST BEDRM SIZE&ADD INTERIOR STAIRS TO 1/FL. 3/FL		201303263083	PL Filed	3/26/2013	1	-
174	793 South Van Ness Av	3591	024	NC-3	55-X	EN: Mission	Demolition of an existing gas station and construction of a five-story mixed-use building with 22 dwelling units, 7,795 GSF of ground floor retail use, and 49 off street parking spaces.	2015-001360		PL Filed	8/14/2012	29	5,829
175	333 San Carlos St	3609	109	RTO-Mission	40-X	EN: Mission	ADD ONE STUDIO UNIT IN BASEMENT LEVEL.		201301228393	PL Filed	1/22/2013	1	-
176	930 Shotwell St	3641	076	RH-2	40-X	EN: Mission	Construct new 3 stroy + garage/basement, 2 unit residential building	2012.0885	201206112282	CONSTRUCTION	1/16/2014	2	-
177	363 06th St	3753	079	MUR	85-X	EN: East SoMa	Remove existing 2-story commercial building and construct a new 9-story mixed-use building.	2011.0586		PL Filed	7/12/2012	87	2,226
178	482 Bryant St	3763	017	SLI	65-X	EN: East SoMa	ERECT 2-STORY, COMMERCIAL BUILDING.		201211083830	PL Filed	11/8/2012	-	3,550
179	270 Brannan St	3774	026	MUO	65-X	EN: East SoMa	Demolition of existing building on lot and construction of a new six-story commercial office building containing approximately 189,000 square feet of office uses and an approximately 13,000 square foot sub-grade parking garage containing 16 off-street pa	2012.0799	201312174402	construction	4/25/2015	-	171,650
180	77 & 85 Federal Street	3774	071	MUO	65-X	EN: East SoMa	The proposed project is to demolish two story existing office buildings and new construction of a 5 story, 65-foot tall, commercial building with retail (fitness facility) at the ground-floor and basement level, and office use on the upper four-floors.	2012.141		PL Filed	6/5/2014	-	54,977
181	333 Brannan St (aka 329 Branna	3788	042	MUO	65-X	EN: East SoMa	Demolish a surface parking lot and two industrial bldgs totaling 13,740 sf; and construct a 65-foot tall, six-story building with 175,881 sf of office, 2,572 sf of ground-floor retail along Brannan Street, and 72 below-ground parking spaces (44 valet, 3	2012.0906	201306280744	BP Approved	1/15/2014	-	175,881
182	1200 17th Street	3949	001	UMU	68-X	EN: Showpl /Potrero	The proposed project will demolish metal warehouses and temporary office buildings; preserve and rehabilitate brick office building; lot line adjustment to create two lots, construct approximately 200 residential units in 4-story building on 17th Street;	2011.13		PL Filed	4/4/2012	200	171,013
183	346 Potrero Avenue	3962	008	UMU	85-X	EN: Mission	The proposed project is the demolition of an existing car wash and construction of new 9-story mixed-use building with 75 dwelling unit, and 3,375 sf of ground floor commercial, and 57 off-street residential parking spaces.	2012.0793	201311202405	BP Approved	11/20/2013	75	3,375
184	480 Potrero Av	3973	002C	UMU	58-X	EN: Mission	To construct a 6-story building over underground parking at 480 Potrero Avenue between Mariposa & 17th Street. The new building will have 84 residential units, totaling approx. 85,490 sq. ft. including studio, one bedroom, two bedroom, and three bedroom	2011.043	201306250465	PI Filed	5/23/2014	84	-
185	1451 Mariposa St	4004	034	RH-3	40-X	EN: Showpl /Potrero	LEGALIZE (E) DWELLING UNIT, PROVIDE (N) SMOKE DETECTORS. REPLACE (E) OUTLETS IN KITCHEN, REPLACE (E)		201302250862	BP Approved	3/31/2014	1	-
186	526 Utah St	4013	007	RH-2	40-X	EN: Showpl /Potrero	REAR YARD ADDITION, DORMER ADDITION W/ BATH & CLOSET FLOOR 3. EXTERIOR STAIRCASE FROM FLOOR 3 TO REAR YARD. NEW KITCHEN, BATH, DECK FLOOR 2. (N) 2ND UNIT ON BOTTOM 2 FLOORS W/ KITCHEN, 2 BATHS, & 2 BEDROOMS.		201205220992	BP Approved	11/19/2013	1	-
187	685 Florida St	4022	022	UMU	68-X	EN: Mission	6 story, 4 dwelling units, 68 foot height	2012.1312	201209200274	BP Approved	12/13/2013	4	-
188	1914 20th St	4071	014	RM-1	40-X	EN: Showpl /Potrero	ERECT NEW 6 STORIES, 2 DWELLING UNITS BUILDING.		201302119939	PL Filed	2/11/2013	2	-
189	817 York St	4088	030	RH-2	40-X	EN: Mission	CHANGE OF USE FOR SINGLE FAMILY TO 2 UNIT. DESIGNATION OF 2ND UNIT. NEW KITCHEN FOR UNIT. REF TO P/A		201208308682	COMPLETE	3/31/2014	1	-
190	946 Rhode Island St	4094	024	RH-3	40-X	EN: Showpl /Potrero	ERECT NEW 4-STORY TYPE-5 CONDO		201211023396	PL Filed	11/2/2012	3	-

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191	896 De Haro St	4095	018	RH-2	40-X	EN: Showpl /Potrero	ERECT 4 STORIES, TYPE 5, 2 DWELLING UNITS BUILDING.		201204249018	bp approved	6/3/2015	2	-	
192	2830 22nd St	4146	019	RH-3	40-X	EN: Mission	Variance request to the rear yard requirement, open space, and exposure to convert existing structure to an additional unit for residential occupancy including the replacement of a deck/balcony/stairs to primary structure.	2012.1417	201210011010	BP Approved	10/1/2012	1	-	
193	1022 Rhode Island St	4158	002	RH-2	40-X	EN: Showpl /Potrero	CHANGE OF USE FROM SINGLE FAMILY TO 2-FAMILY DWELLING. TO LEGALIZE (E) LOWER UNIT. REMODEL (E) LOWER		201301248731	COMPLETE	9/7/2012	1	-	
194	910 Carolina St	4160	003	RH-2	40-X	EN: Showpl /Potrero	ERECT NEW 4-STORY 2-UNIT RESIDENTIAL BLDG		201303122050	pl filed	4/25/2013	2	-	
195	2830 24th St	4209	017	24th St-Missio	45-X	EN: Mission	CONSTRUCT FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL RETAIL/LAUNDROMAT WITHOUT PARKING 161(I)	2006.0934	201207114624	BP Filed	7/11/2012	3	-	
197	13 Lucky St	6521	004			EN: Mission	ERECT 3-STORY, TYPE 5, SINGLE FAMILY RESIDENCE.		201303212751	PL Filed	3/21/2013	1	-	
199	2051 3RD STREET	3994	001B	UMU	68-X	EN: Central Waterfro	Demolition of existing structures and the construction of a new 6-story, 65.4-ft-tall building with 71,225 sf of residential (97 dwellings) and 45 off-street parking spaces.	2010.0726	X	BP Approved	6/12/2015	93	-	
200	1395 - 22nd St/aka: 790 Pennsy	4167	11	UMU	40-X	EN: Central Waterfro	The proposed project includes the construction of a mixed-use building with 251 dwelling units, 29,780 sq.ft of PDR, and 205 off-street parking spaces.	2011.0671	E	PL Filed	1/13/2014	251	-	
201	800 INDIANA STREET	4105	9	UMU	58-X	EN: Central Waterfro	The proposed project is the demolition of the existing Opera Warehouse and construction of a new 340-unit multi-family units and 294 parking spaces. The project would be constructed in six building with a semi subterraen parking garage.	2011.1874	E	201406259383	BP filed	1/18/2015	326	-
202	1201-1225 TENNESSEE STREET	4172	22	UMU	68-X	EN: Central Waterfro	Existing commercial structure to be demolished and replacde with 6 story mixed use building including approximately 300 dwelling units and 5,000 square feet of retail.	2012.0493	X	201312234917	BP Filed	12/23/2013	259	(60,258)
203	645 TEXAS ST (aka 1300 22nd St	4102	26	MUR	40-X	EN: Central Waterfro	The proposed project would construct a new 4-story, 94 unit residential project over 64 off-street parking spaces. The proposed building would be 4 stories and 45 feet in height.	2012.1218	X		bp approved	6/3/2015	94	(10,000)
204	650 INDIANA ST	4049	9	UMU	58-X	EN: Central Waterfro	Residential with ground floor neighborhood serving retail and commercial "flex" units.	2012.1574	E	201312244989	BP approved	6/3/2015	121	(8,610)
205	815 Tennessee Street	4059	001A	UMU	58-X	EN: Central Waterfro	Demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of Tennessee & 19th Streets (listed as a known historic resource in the Central Watrefront Survey) and construction of a new 6-story apartment building with	2013.022	E	201405054911	bp filed	10/21/2014	88	-
206	777 TENNESSEE STREET	4044	13	UMU	58-X	EN: Central Waterfro	The proposed project would involve the demolition of an existing two-story light industrial building and construction of a new multi-family building. The proposed new building would include 59 Residential units over below grade parking which would conta	2013.0312	E		PL Approved	11/25/2015	59	-
207	275 BRANNAN ST	3789	9			EN: East SoMa	Change in use of 48,411 gsf from manufacturing to office. Existing Building possesses 4,000 gsf of office use. Exterior alterations, including renovation of Brannan and Colin P. Kelly Street facades (new entrances, window rehabilitation/restoration), ins	2011.141	B	201207164925	complete	9/15/2013		48,400
208	1550 BRYANT ST	3923	6	PDR-1-G	68-X	EN: Mission	0	2012.1046	C	201302069627	COMPLETE	2/6/2013		15,600
209	2730 17TH ST	3965	23	UMU	68-X	EN: Mission	CHANGE OF USE 312 SITE PERMIT SUBMITTAL. INTERIOR REMODEL OF 1 STORY WAREHOUSE TO CHILD CARE. REMOVE 1 NON ADD BATHROOM. ADD 2 CHILD SIZE TOILETS & ADA TOILET. REMOVE 1 OFFICE LOBBY. ADD 1 OFFICE STORAGE & KITCHENETTE, INFILL NEW WINDO & DOORS @ (E) OPEN	2012.0805	E	201204107978	BP APPROVED	8/10/2012		1,440
210	2000 20th Street	4072	23			EN: Showpl /Potrero	0			201012015856	BP APPROVED	4/9/2013	1	-
211	953 INDIANA ST	4106	24			EN: Central Waterfro	(E) MEZZ IS TO BE REMOVED & A NEW +/- 5000 SQ FT 2ND STORY IS TO BE ADDED WITHIN THE CURRENT BLDG SHELL. NO NEW HEIGHT. ADD NEW WINDOWS, PLUMBING, ELEC, MECH FIRE SPRINKLER & TI IMPROVEMENT THRUOUT			2013-01-25-8	complete	5/21/2013		5,000
212	1450 15th St	3549	064	UMU	50-X	EN: Mission	TO ERECT 5 STORIES, NO BASEMENT, 23 UNITS RESIDENTIAL & PARKING BUILDING.			201306280738	BP Approved	5/29/2015	23	-
213	263 Lexington St	3596	059	RTO-Mission	45-X	EN: Mission	ADDITION OF STUDIO DWELLING UNIT ON GROUND FLOOR. UNIT TO BE APPROX 455 SF. DWELLING TO ACCOMODATE A			201305287999	CONSTRUCTION	3/20/2014	1	-
214	259 Clara St	3753	042	MUR	45-X	EN: East SoMa	Demolition of a 24'-tall, two-story industrial building and construction of 45'-tall, five-story mixed-use building with eight 2-bedroom residences over ground-floor office, and eight parking spaces. Height of building is 45'.			201305167075	PL Filed	5/16/2013	8	945
215	272 Clara St	3753	076	MUR	45-X	EN: East SoMa	Add two stories to existing 2 story mixuse building; change of use from R-3 to R-2	2013.0669			BP APPROVED	12/4/2013	2	-
216	923 Folsom Street	3753	106	MUR	45-X	EN: East SoMa	The proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Sus Station and consturction of the site to a 4 and 8-story, 114 unit mixed-use residential building with approximately 1	2012.1333			bp approved	6/3/2015	114	(1,950)
217	5 Hallam St	3755	096	RED	40-X	EN: WSoMa	TO ERECT 4 STORIES OF 6 FAMILY DWELLINGS			201305036140	bp approved	6/3/2015	6	-
219	85 Bluxome St	3786	018	WMUO	65-X	EN: WSoMa	Project involves demolition of existing two-story masonry building and construction of a new five-story office building.	2013.0007			bp approved	6/3/2015	-	33,000

Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)
220	501 Brannan St	3786	038	MUO	85-X	EN: East SoMa	Construction of new 6-story office project on portion of lot now occupied by Bank of America parking lot. Bank branch will remain in place. Project will have main lobby and retail space on Brannan Street with an additional office entry fronting Bluxome S	2012.1187		PL Approved	12/4/2014	-	138,178
221	131 Missouri St	3985	024	UMU	40-X	EN: Showpl /Potrero	(9 units Residential) - Demolish existing warehouse building. Construct new residential building consisting of nine units over parking		201306199977	PL Filed	6/19/2013	9	-
222	333 Pennsylvania Av	4040	025	RH-2	40-X	EN: Showpl /Potrero	ERECT NEW 4-STORY TYPE 5 2-FAMILY RESIDENTIAL BUILDING		201306129341	PI Filed	6/24/2013	2	-
223	2171 Third St	4045	003	UMU	68-X	EN: Central Waterfro	Demolish two existing 1.5 story high warehouse/office buildings. Erect seven (7) story mixed-use building; 5 to 7 stories of residential units; ground floor commercial/retail space facing 3rd Street; basement level private parking garage.	2013.0784	201306210213	pl filed	9/10/2013	98	3,145
224	851 Tennessee St	4059	010	UMU	58-X	EN: Central Waterfro	Construct new school	2013.0775	201304154505	PL Filed	3/21/2014		2,709
226	1100 Potrero Av	4211	001	RH-3	55-X	EN: Mission	ERECT 3 STORIES, TYPE 5, 3 DWELLING UNITS NEW BUILDING.		201305026020	PL Filed	5/2/2013	3	-
227	300 South Van Ness Ave	3548	1	UMU	58-X	EN: Mission	Construction of a new 4-story building (3 plus a parking garage on top) where Royal Motors (existing store operates at 280 South Van Ness) will house their Audi automotive dealership. The total square-footage of the proposed building will be 20,040 sq. f	2011.0953	C 201310179581	COMPLETE	6/3/2015	-	20,040
228	938 Howard Street	3725	15	MUR	85-X	EN: East SoMa	CHANGE OF USE ONLY. MODIFICATIONS, TENANT IMPROVEMENT		201206223263	BP Approved	6/10/2013		24,767
229	2324 19th Street	4027	15	RH-2	40-X	EN: Showpl /Potrero	VERTICAL/HORIZONTAL ADDITON OF 2 STORIES. RECONFIGURE ROOMS. 4TH FL: MASTER SUITE, DECK, SKYLITE. 3RD FL: NEW KITCHEN,LIVING RM,DINING RM,POWDER ROOM,LIVING RM, DINING RM, BAY WINDOW. 2ND FL: 2 BRDRMS,FULL BATH, OFFICE, PATIO. GR FL: ART STUDIO, FULL BAT		201006184828	BP Approved	1/24/2013	-	-
232	1335 Folsom St	3519	063	NCT	65-X	EN: WSoMa	The proposed project would involve demolition of an existing one-story commercial building (constructed in 1923) and construction of a new seven-story, residential building of approximately 65' in height. The proposed building shall consist of seven res	2013.1281	201406269542	PL Filed	4/1/2014	67	-
233	520 9th Street	3526	005	UMU	40-X	EN: Showpl /Potrero	The proposed project would result in the construction of a new 12-unit (2 bedroom each) building on a vacant lot, currently used as vehicle parking. Open space would be provided on common roof deck, and two private rear decks on the second floor. The pr	2013.0066		bp approved	6/3/2015	12	-
234	1936 Folsom St	3552	008	RH-3		EN: Mission	FROM SINGLE FAMILY TO MULTI FAMILY UNIT CONVERSION. RECONFIGURE 2ND STORY ENTRY. REHABILITATE 3RD FL		201311010933	BP APPROVED	11/1/2013	1	-
235	1979 Mission St	3553	052	Mission St NCT		EN: Mission	Proposes to demolish all existing improvements on the project site and to construct a 5 to 10 story up to 105' high, 345,013 sq.ft. building exclusive of a 56,643 sq.ft. basement parking garage. Off-street parking that meets the Planning Code requirements	2013.1543	201312174382	PL filed	12/17/2013	351	-
236	600 South Van Ness Av	3575	070	UMU	58-X	EN: Mission	The proposed project would construct a 5-story mixed use building with residential above retail and private garage. The project would involve demolition of existing an single story auto motive repair structure. The mixed-use building would contain 27 re	2013.0614	201401136108	bp filed	6/15/2015	27	2,940
237	777 Valencia St	3589	108	Valencia St NC	55-X	EN: Mission	CONSTRUCTION OF 3 (N) RESIDENTIAL UNITS ON A (N) 3RD FL		201310310847	PL Filed	10/31/2013	3	1,738
238	811 Treat Av	3613	053	P		EN: Mission	Conditional Use Authorization and Variance request to add two additional units for a total of 7 units on the property and a variance to the rear yard requirement for the expansion of the existing garage to create an additional parking space.	2013.1853		PL Filed	12/19/2013	2	-
239	1150 South Van Ness Av	3637	010	Mission - RTO	50-X	EN: Mission	INSTALL NEW DWELLING UNIT IN EMPTY GROUND FL STORAGE PARKING AREA. REMOVE EXISTING GARAGE DOOR AND R		201307252822	BP APPROVED	7/25/2013	1	-
240	3040 24th St	3640	079	24th St NCT	40-X	EN: Mission	TO ERECT 3-STORIES, NO BASEMENT, MIXED-USE NEW BUILDING.		201312174396	PL Filed	12/17/2013	1	-
241	1140 Folsom Street	3730	015	Folsom St NCT		EN: WSoMa	The proposed project would remove the existing 14, 581 square feet building and parking lot and replace them with a new residential building over commercial. Design high efficiency parking with BMR units on site. The proposed project would construct a 4	2013.0986		PL Approved	11/14/2014	128	(9,081)
242	1174 Folsom St	3730	023	SLR	50-X	EN: WSoMa	The proposed project would involve merging two existing lots, demolition of two existing two-story structures, and the construction of new 6 story, 65' tall building with basement parking. The proposed project would include retail on the first floor, offi	2012.1553		PL Approved	3/26/2015	42	7,901
243	34 Langton St	3730	096	WMUG		EN: WSoMa	TO ERECT 4 STORIES, NO BASEMENT, 5 UNITS APARTMENT, TYPE III-A BUILDING.		201310088785	PL Filed	10/8/2013	5	-
244	47 Moss St	3731	119	RED	45-X	EN: East SoMa	Variance request to the rear yard requirement of P.C. Sec. 134 to permit the conversion of an industrial use building to a single family dwelling.	2013.1068	201308093998	BP Filed	8/9/2013	1	-
245	468 Clementina St	3732	071	MUR	45-X	EN: East SoMa	New construction of two four-story residential buildings on Lot to be subdivided, with 13-unit building fronting Tehama and 12-unit building fronting Clementina (468 Clementina). Existing building to be demolished.	2005.0424	200507208144	BP Approved	10/23/2013	25	-
246	750 Harrison St	3751	029	MUO	85-X	EN: East SoMa	The proposed project would involve demolition of existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 77 units, over	2013.0485		PL Filed	1/31/2015	77	2,826
249	136 South Park Av	3775	063	SPD	40-X	EN: East SoMa	Demolition of one-story light industrial building and construction of 3-story building--two floors of commercial space with residential unit above.	2005.0418	200504281137	BP APPROVED	2/8/2011	1	3,861
250	1301 16th Street	3954	016	UMU	68-X	EN: Showpl /Potrero	The proposed project would involve demolition of an existing one-story warehouse and construction of a new 7-story, residential building. The building would consist of 7 residential levels with 276 units, ground floor parking and mechanical spaces. The	2013.0698		PL Filed	9/16/2013	276	-

Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)
251	1717 17th St	3980	007	UMU	48-X	EN: Showpl /Potrero	Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces.	2004.0946		CONSTRUCTION	3/28/2014		-
252	153 Arkansas St	3983	014	RH-3	40-X	EN: Showpl /Potrero	TO ERECT 2 FAMILY RESIDENTALS WITH 2 STORIES		201308285446	PL Filed	8/28/2013	2	-
253	1239 17th St	3985	027	UMU	48-X	EN: Showpl /Potrero	ADD FOUR RESIDENTIAL UNITS ON TOP OF EXISTING IRON WORK SHOP. CONVERT EXISTING OFFICE TO ANOTHER RESI		201311212547	PL Filed	11/21/2013	3	-
254	238 Missouri St	4003	006	RH-2	40-X	EN: Showpl /Potrero	4TH STORY ADDITION, 2 STORY ADDITION W/ROOF DECK AT REAR YARD, ADDITION OF 3RD UNIT AT 1ST FLR(BASEM		201310038371	PL Filed	10/3/2013	1	-
256	888 Tennessee St	4060	001	UMU	40-X	EN: Central Waterfro	The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail building containing 110 dwelling units, 2,155 sq.ft. of retail use, and 10,073 sq.ft. of courtyard open space. The projec	2013.0975	ENX	PL Filed	10/16/2013	90	3,784
257	1512 20th St	4067	012	NC-2	40-X	EN: Showpl /Potrero	Renovation and addition to an existing mixed-use building	2013.1431	201310290519	BP Filed	10/29/2013	-	2,762
259	858 Florida St	4085	010	RH-2	40-X	EN: Mission	Unit conversion - 1st floor to convert into 2nd unit and interior remodel	2013.1573	201307252819	CONSTRUCTION	10/28/2013	1	-
260	901 Tennessee Street	4108	017	UMU	40-X	EN: Central Waterfro	The proposed project would include demolition of an existing one-story warehouse and construction of a new four-story, residential building. The building shall consist of four residential levels with 39 units, over basement level with parking and mechan	2013.0321		pl approved	4/27/2015	39	-
261	949 Hampshire St	4142	030	RH-2	40-X	EN: Mission	CREATE (N) GROUND FLOOR DWELLING UNIT FROM (E) STORAGE AREA.		201307051214	PL Filed	7/5/2013	1	-
262	2356 Bryant St	4145	012	RM-1	40-X	EN: Mission	2 STORY REAR ADDITION. CONVERT 1ST FLOOR USABLE AREA INTO NEW RESIDENTIAL UNIT & EXPAND INTO GARAGE.		201311273026	PL Filed	11/27/2013	1	-
263	2538 03rd St	4172	006	NCT-2	45-X	EN: Central Waterfro	Variance request to the rear yard requirements of P.C. Sec. 134.	2013.0725	201209048832	CONSTRUCTION	12/11/2013	1	-
264	1087 Mississippi St	4224	049	UMU	40-X	EN: Showpl /Potrero	CONVERT (E) 2ND FLOOR VACANT LIGHT INDUSTRIAL SPACE INTO RESIDENTIAL UNIT		201308295550	PL Filed	8/29/2013	1	-
266	1340 Alabama St	4271	008	RH-2	40-X	EN: Mission	EXTENSION OF NORTH WALL TO SAME AREA AS NEIGHBORS LIGHT WELL. REFERENCE APPL #201208177711.		201312134188	CONSTRUCTION	3/12/2014	1	-
267	1302 York St	4274	001	RH-3	40-X	EN: Mission	CHANGE OF USE FROM R3 2-UNIT RESIDENTIAL TO R2 3-UNIT RESIDENTIAL. CONVERT 1ST FL (E) LIVING SPACE I		201310119147	PL Filed	10/11/2013	1	-
268	33 Norfolk St	3521	053A	WMUG	55-X	EN: WSoMa	ERECT 5-STORY COMMERCIAL & MULTI UNIT RESIDENTIAL		201310078679	PL Filed	4/17/2014	9	-
269	1432 York St	4335	001E	RH-2	40-X	EN: Mission	COMPLY WITH NOV #201318321. LEGALIZE LOWER UNIT (397 SQ FT).		201310078710	BP Approved	3/7/2014	1	-
270	1298 Howard Street	3728	19	RED-MX / WM	55-X/4	EN: WSoMa	The proposed project would contain 121 residential units, 10,050 sf of flex office / retail space.	2014.0011	E 201406067752	PL Filed	6/12/2014	123	10,050
272	665 3rd Street	3788	13	SLI	65-X	EN: East SoMa	legalize conversion from PDR to office of approx. 124,000 gsf	2013.0226	B	BP Approved	12/13/2013	-	123,700
274	100 Hooper	3808	3	PDR-1-D	58-X	EN: Showpl /Potrero	The proposed project is the construction of a mult-building commercial development that would include 95,373 sf of ground floor pdr uses, 328,256 sf of flexible upper-floor office and institutional uses, and 111 off-street parking spaces. The proposed	2012.0203	E 201410239755	BP Filed	10/19/2014	-	284,471
276	1601 Mariposa Street	4006	10	UMU	40-X	EN: Showpl /Potrero	The proposed project would involve demolition of an existing 1-story industrial buildings and bus repair shop and the construction of a new mixed-use project with 316 dwelling-units, 8,823 sf ft. of commercial space, and 261 off-street parking spaces. Th	2012.1398	U	PL Filed	1/23/2014	320	-
277	2 Henry Adams	3910	10	PDR-1-D	45-X	EN: Showpl /Potrero	The proposed project would convert current showroom space to office space. The are no proposed exterior changes proposed as part of this project except for relocation of the existing WTS. The project would require interior tenant improvements to accomoda	2013.0689	E	PL Filed	2/6/2014	-	245,700
278	1900 Mission Street			Mission St NC	80-B	EN: Mission	The proposed project would construct a 6-story building with ground floor retail space, second floor office space, and four floors of two and three-bedroom condos for a total of 9 residential units. The project would include 5 off-street parking spaces a	2013.133		PL Filed	2/11/2014	9	2,437
279	8 Rondel Pl			RTO	45-X	EN: Mission	ERECT A TWO FAMILY DWELLING RESIDENTIAL BUILDING.		201402047760	PL Filed	2/4/2014	2	-
280	645 Valencia St			Valencia Stree	55-X	EN: Mission	The proposed project would construct a new mixed use commercial/residential building and demolition an existing commercial building. The new building would be 55 feet tall with 868 square-feet of ground floor commercial; 5 residential parking spaces; and	2013.1339		PL Filed	1/30/2014	9	(4,382)
283	1181 Valencia St			Valencia Stree	55-X	EN: Mission	REMODEL & LEGALIZE RESIDENTIAL 3RD UNIT AT THE GROUND FLOOR. COMPLIANCE WITH ORDINANCE NO. 155-13 NO		201403100278	PL Filed	3/10/2014	1	-
286	345 06th St			MUR	85-X	EN: East SoMa	Demolition of 2,973-sf one-story office and surface parking and new construction of 37,200-sf 37-unit five-story structure with residential over ground floor retail and 9-space parking.	2012.0169	201207164905	bp filed	3/18/2014	36	324



Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)
287	144 King St			MUO	105-F	EN: East SoMa	To demolish a non-contributing building in South End HD and construct new 131-room hotel with ground floor retail and no off-street parking. Seeking variances for parking and for restrictions on bay window dimensions (Sections 151 and 136).	2004.1326	201306280783	BP Filed	6/28/2013	-	49,170
288	1 Henry Adams St			UMU	68-X	EN: Showpl /Potrero	Demolish an existing building (Concourse Exhibit Hall) containing 125,000 square feet of space and 280 surface parking spaces and construct new buildings extending up to 70 feet in height and containing 560 dwellings, 438 off-street parking space, and 8,	2012.0701	201306250394	Construction	2/5/2015	85	-
289	580 De Haro Street			RH-2	40-X	EN: Showpl /Potrero	The proposed project would include demolition of 6 residential buildings and one office building, subdivide the property lot into 7 lots (3 - 25 x 100 lots and 4 - 25 x 75 lots), and build two 2-unit residential building and 5 single-family residential b	2013.1671		PL Filed	3/13/2014	3	-
290	2146 3rd St			UMU	68-X	EN: Central Waterfro	The proposed project would demolish the existing building on the site and construct in its place a residential building approximately 12,000 sf in size and containing 7 residential units, ranging approximately 500 sf to 1,200 sf in size. The proposed bui	2013.1109		PL Filed	1/23/2014	6	-
291	891 Carolina St			RH-2	40-X	EN: Showpl /Potrero	CHANGE OF USE. CONVERT (E) SINGLE FAMILY HOUSE TO 2-UNIT RESIDENCE W/HORIZ & VERT ADDITION. REMODEL		201402118267	PL Filed	2/11/2014	1	-
292	2938 23rd St			RH-2	40-X	EN: Mission	Variance request to the rear yard and exposure requirement of P.C. Sec. 134 and 140 to permit the legalization of a second dwelling unit withing the RH-2 Zoning District.	2014.0175	201306250395	BP Filed	6/25/2013	1	-
293	1123 Carolina St			RH-2	40-X	EN: Showpl /Potrero	CHANGE OF USE . ADD 1 NEW BEDROOM, BATHROOM, ADD 4 NEW WINDOWS, REPLACE 2 WINDOWS. CHANGE OF USE FRO		201402208929	PL Filed	2/20/2014	1	-
294	1368 Utah St			RH-3	40-X	EN: Showpl /Potrero	ADD 1 DWELLING UNIT. NEW REAR BUILDING WALL. VERTICAL & HORIZONTAL ADDITION. NO CHANGE TO FRON (EAST		201205090138	CONSTRUCTION	2/4/2014	1	-
295	2881 Mission St			Mission St NC	40-X/8	EN: Mission	Variance request to the rear yard requirement to accomodate the change of density from two units to four over commercial use in NCT.	2014.0001	201212045418	BP Filed	12/4/2012	2	(1,010)
296	787 Treat Av			RH-3	40-X	EN: Mission	AT 2/FL, DIVIDE 2/FL SPACE TO 2 SEPARATE UNITS WITH NEW KITCHEN, BATHROOM AND BEDROOM & STUDY.		201403170852	PL Filed	3/17/2014	1	-
297	2230 3rd Street			UMU	68-X	EN: Central Waterfro	The proposed project would result in the demolition of an existing commercial warehouse building (Tire Dealer) and construct a new 7-story mixed-use commercial and residential building with ground floor commercial/residential flex space and residential p	2013.0531		PL Filed	3/6/2014	37	(3,201)
298	671 Harrison Street			MUO	65-X/8	EN: East SoMa	0		201112140639	BP Approved	3/6/2013	-	5,600
299	170 Cypress Street			RTO-Mission	40-X	EN: Mission	TO ERECT 2-STORY, TYPE V, 2 UNITS RESIDENTIAL BUILDING.	2012.0669	V 201091349808	BP Approved	5/8/2013	2	-
300	324 5th Street			MUR	85-X	EN: East SoMa	Interior remodel; change of use from office to residential; ADA access improvements	2013.0428	201208308590	bp approved	7/11/2013	2	-
301	500 2nd Street			MUO	65-X	EN: East SoMa	Convert entire 13,883 sf building from industrial to office use.	2013.0506	E 201307303077	bp approved	1/1/2014	-	13,882
302	1133 19th Street			RH-2	40-X	EN: Showpl /Potrero	REMOVE DETACHED GARAGE @ REAR YARD. EXPAND (E) DECK @ REAR YARD. NEW GARAGE UNDER DECK, ADD APPROX 50 SQ. FT. ENCLOSED SPACE UNDER (E) BUILDING OVERHANG @ REAR YEAR. ADD NEW 3RD STORY WITH FAMILY ROOM, 2 BEDROOMS, 1 BATH & 2 DECKS.		201208238129	bp approved	8/26/2013	1	-
304	1001 17th Street			UMU	48-X	EN: Showpl /Potrero	The proposed project is the demolition of a two-story commercial warehouse and new construction of a five-story, 50-foot-tall, mixed-use building with 4,380 s.f. of ground-floor commercial, 44 residential units, and 33 off-street parking spaces. The proj	2011.0187	X 200408040566	bp approved	1/1/2014	23	4,300
305	3360 20th Street			NC-2	45-X	EN: Mission	FOR CHANGE OF USE (S1 to B Occupancy) Not an E occup. T.I W/IN AN (E) CONC + WOOD FRAMED BLDG. WORK INCLUDES A COMMUNITY WORKSHOP FOR CHILDREN'S EDUCATION (PARENTS REMAIN WITH CHILDREN AT ALL TIMES), SUPPORT AREA W/DESK + CASEWORK, EMPLOYEE BREAK ROOM &		201309197224	complete	1/1/2014	-	-
306	460 Bryant Street			MUO	45-X	EN: East SoMa	Conversion of two buildings from industrial to office use for a total of 74,225sf office space	2011.0895	B 201312194664	bp approved	5/22/2014	-	74,225
307	233 Shipley St	3753	96	MUR	45-X	EN: East SoMa	TO ERECT 4 STORIES, NO BASEMENT, 22 UNITS MULTI FAMILY RESIDENTIAL BUIDLING. ** MAHER: COMPLIANCE WI		201401247066	BP Approved	3/16/2015	21	-
309	2782 Folsom St	3641	010C	24th St-Missio	40-X	EN: Mission	REAR HORIZONTAL & VERTICAL ADDITION. ADD 3749 SQ. FT. TO (E) BUILDING. INCREASE UNIT FROM 6 UNITS TO		201405206278	PL Filed	5/20/2014	4	-
310	2621 Harrison St	4148	27	RH-3	40-X	EN: Mission	COVERT 2 STORY, 2 BEDROOM, 1 BATH RESIDENCE TO 4 STORY TRIPLEX WITH GARAGE AND LIVING SPACE AT FIRST		201404173443	PL Filed	4/17/2014	2	-
311	2600 Harrison St	3639	1	UMU	40-X	EN: Mission	The project proposes a new residential building in place of the existing industrial warehouse building to be demolished. The new building would be 40 feet tall with ground floor parking and 20 residential units. A rood deck would be provided with acces	2014.0503		PL Filed	6/20/2014	20	-
312	2070 Bryant St	4022	1	UMU	68-X	EN: Mission	The proposed project is the demolition of the 50,000 sf warehouse building at 2070 Bryant Street and construction of a new 6-story residential building with garage parking using conventional parking and parking stackers. The proposed project would constr	2013.0677	201406239109	PL Filed	6/12/2014	177	-
313	2495 Harrison St	4084	18	RH-3	40-X	EN: Mission	Expansion of existing building for use as a community center.	2011.0079	201405226523	BP Filed	5/22/2014	1	(200)
314	610-620 Brannan Street	3778	47	SALI	40/55-	EN: Showpl /Potrero	The proposed project would demolish a paved lot and an existing 3 single-story buildings to erect an approximately 160 ft. tall (620,000 sf) office building ("600 Brannan" project) with public open space, PDR uses, street-facing retail, and subsurface pa	2014.0416		PL Approved	6/14/2014	-	544,335

Map No.	ADDRESS	BLOCK	LOT	USE DISTRICT	HEIGHT DISTRICT	PLAN AREA	PROJECT DESCRIPTION	CASE NO.	BPA NO.	BEST STATUS	BESTDATE	NET_RESIDE	NET NON-RES (non-PDR)
315	201 Missouri St	4002	24	RH-2	40-X	EN: Showpl /Potrero	ERECT 3 STORIES OF 2 DWELLING UNIT.		201405075174	PL Filed	5/7/2014	2	-
316	727 Natoma St	3728	32	RED-MX	45-X	EN: WSoMa	Variance request to the rear setback requirement of P.C. Sec. 134 to permit the alteration including an additional 6 units.	2014.0808		PL Filed	5/29/2014	6	-
317	1532 Harrison Street	3521	56	WMUG	55/65-	EN: WSoMa	0	2013.139		PL Filed	11/20/2014	-	3,930
318	1076 Rhode Island St.	4158	11	RH-2	40-X	EN: Showpl /Potrero	Convert single-family home into two-unit residential building. Construct basement and third floor vertical additions and 10-foot horizontal addition on all floors,including new vertical additions. Construct 12-foot-deep by 15-foot-wide bump out.	2014-003142	PRJ 0	PL Filed	1/30/2015	1	-
319	1125 MISSION ST	3727	91	MUO	65-X	EN: Mission	The proposed project includes the conversion of the existing 37,943 gsf automobile garage/motor vehicle repair to approximately 37,943 gsf office space. (see 12-17-2015 email from Haughey to Thomas in "Docs" tab of this record).	2015-000509	PRJ 0	PL Filed	1/15/2015	-	38,000
320	1126 - 1130 Howard Street	3747	14	RED	40-X	EN: East SoMa	Change of use from vacant retail to office within a historic building.	2014-003270	PRJ 0	PL Filed	12/31/2014	-	-
321	1228 FOLSOM ST/723-725 CLEMEN	3729	11	Folsom St NCT	65-X	EN: East SoMa	Three lots merged to construct a new mixed-use occupancy, 6 story building in NCT-Folsom zoning and 4 story in RED-MX zoning, with a basement garage. Single-family residential R3 occupancy over ground floor commercial B occupancy over basement/private p	2014.0964	ENV 0	PL Filed	11/19/2014	26	-
322	15 - 23 Grace Street	3509	015A	RCD	55-X	EN: WSoMa	Construction of a new 5-story residential building.	2014-001736	ENV 0	PL Filed	3/13/2015	23	-
323	249 PENNSYLVANIA AV	3999	2	UMU	40-X	EN: Showpl /Potrero	Removal of two existing hardware warehouses/ commercial uses and construction of new 4-story building with 3 stories of residential (59 units) and 5,026 ground floor with residential/commercial flex spaces. Proposed parking on ground floor/basement level	2014.1279	ENV 0	PL Filed	1/8/2015	65	4,129
324	2750 19th Street	4023	004A	UMU	68-X	EN: Mission	The proposed project is to partially or totally demolish the existing on-site 10,934 square foot industrial building and construct a six-story, approximately 68-foot tall mixed use building. The existing building on the 15,000 square foot project she wa	2014-001400	ENV 0	PL Filed	11/13/2014	60	10,112
325	335 South Van Ness Avenue	3549	38	UMU	58-X	EN: Mission	Project includes a two-story vertical addition for two new dwelling units to the existing mixed-use building that contains commercial space in front and one dwelling at rear of first floor, and office use at the second floor of existing building. Project	2015-002289	PRJ 0	PL Filed	2/26/2015	2	-
326	365-399 5th Street	3752	23	WMUG	55-X	EN: WSoMa	The proposed project is to construct a new, nine-story, mixed-use, residential building with one floor of below grade parking located at 399 5th Street (Block 3752, Lot 590). The site is currently occupied by two buildings, one is now used as a donut sh	2015-003145	ENV 0	PL Filed	3/11/2015	-	-
327	44 WOODWARD ST	3532	48	RM-1	40-X	EN: Mission	New construction of a three (3) unit residential building.	2014-000686	PRJ 0	PL Filed	10/30/2014	3	-
328	502 07TH ST	3780	1	UMU	48-X	EN: Showpl /Potrero	New construction of 5-story residential building containing 16 residential units. Combination of private and common open space.	2014.1575	U 0	PL Filed	10/27/2014	16	-
329	667 FOLSOM ST	3750	81	MUR	130-G	EN: East SoMa	The proposal entails demolition of 126 Hawthorne Street, a 2 story concrete building and 667 Folsom Street, a 2 story concrete building. The 19,589 square foot project site comprises three adjoining rectangular lots. Following demolition, the proposal	2015-002604	ENV 0	PL Filed	3/4/2015	250	11,179
330	701 03RD ST	3794	6	MUO	105-F	EN: East SoMa	New construction of an eleven (11) story hotel with off street parking, loading, and bicycle parking. Open space at the ration of one (1) sq ft for every 250 sq ft of building area.	2014-002024	ENV 0	PL Filed	11/18/2014	-	98,000
331	835 SOUTH VAN NESS AVE	3594	23	RH-3	50-X	EN: Mission	ERECT 4-STORY, TYPE 5A, 3 DWELLING UNITS BUILDING.	2014-003276	PRJ 0	PL Filed	12/31/2014	3	-
332	854 Capp Street	3642	41	RTO-Mission	40-X	EN: Mission	Demolition of existing two-story, single-family home and two-story structure located in rear yard. Construction of a four-story, six-unit condo building with four off-street parking spaces. The new building would be approximately 40 feet tall and 7,464 g	2015-003138	ENV 0	PL Filed	3/16/2015	5	-
333	88 Arkansas	3953	2	UMU	48-X	EN: Showpl /Potrero	The proposed project at 88 Arkansas Street proposes to demolish two existing single-story buildings on separate lots in order to build a new five story 126-unit Type 1 residential apartment building with two partial levels of below grade parking and stor	2015-000453		PL Filed	1/26/2015	127	405
334	915 - 935 Minna Street	3510	58	RED-MX	45-X	EN: WSoMa	Proposed new construction of a residential building (4 stories above ground).  The PPA was submitted on 3/2/15 and the 90 day deadline is 5/31/2015.	2015-002600	ENV 0	PL Filed	3/18/2015	34	(2,117)
335	917 Rhode Island St.	4095	73	RH-3	40-X	EN: Showpl /Potrero	Add a new dwelling unit and interior alterations to an existing garage and storage building, alterations to the faade, and elimination of one off-street parking space.	2015-002971	ENV 0	PL Filed	3/11/2015	1	-
336	2675 Folsom Street	3639	6	UMU	40-X	EN: Mission	The proposed 35,734 square foot project site comprises three lots (3963/006, 007, 024) and is located between 22nd and 23rd Streets along Folsom Street and Treat Street in the Mission neighborhood. The project site is adjacent to Parque Ninos Unidos par	2014-000601	ENV 0	PL Filed	4/30/2015	115	(25,322)
370	119 7th Street	3726	103	MUG	85-X	EN: East SoMa	0			BP approved	6/3/2015	39	2,119
371	2635 18th Street	4024	24	RH-2	40-X	EN: Mission	0			BP approved	6/3/2015	-	-
372	365 11TH ST	3520	26	WMUG	55-X	EN: WSoMa	0			BP approved	6/4/2015	-	3,500
373	410 TOWNSEND ST	3785	002A	WMUG	65-X/8	EN: WSoMa	0			BP approved	6/5/2015	-	76,000

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374	588 ARKANSAS ST	4098	002A	RH-2	40-X	EN: Showpl /Potrero	0			BP approved	6/6/2015	-	-	
375	642 HARRISON ST	3750	8	MUO	85-X	EN: East SoMa	0			BP approved	6/7/2015	-	5,553	
376	660 03RD ST	3787	8	SLI	65-X	EN: East SoMa	0			BP approved	6/8/2015	-	40,000	
377	2029 3rd Street /600 18th Str	3995	7	UMU	68-X	EN: Central Waterfro	Demolish existing restaurant (2,130 sq.) and office (1,350sq) and construct a mixed-use building with 3,065 sf of retail and 15,405 sq. of residential uses.	2014.0168	E		PL Filed	9/30/2014	18	1,715
378	2250 3rd St.	4059	8	UMU	68-X	EN: Central Waterfro	Demolish existing live/work building and construct a mixed-use building with 9 residential units and 2,400 sq. ft. of restaurant use. No off-street parking.	2014-001299	ENV		PL Filed	1/17/2015	9	2,400
379	595 Mariposa St.	3995	22	UMU	58-X	EN: Central Waterfro	Demolish existing surface parking lot and construct a 20 unit residential building with no parking.	2014.1579	ENV		PL Filed	1/17/2015	20	-
380	119 Seventh Street	3726	103	MUG	85-X	EN: East SoMa	0	2012.0673	E		PL Approved	5/23/2013	39	2,320
384	909 Howard Street	3732	3	MUR	45-X /	EN: East SoMa	0	2012.1047	E		PL Filed	3/25/2013	178	8,051
385	645 Harrison Street	3763	105	SSO	40-X	EN: East SoMa	0	2013.1545	E	41906	PL Filed	9/24/2014	-	34,840
387	999 Folsom	3753	122	MUR	85-X	EN: East SoMa	Demolish a car detailing structure and parking lot and construct mixed-used building with 68,240 sq. residential and 4,700 sq. of retail	2013.0538	E	41880	PL Filed	8/29/2014	84	4,700
388	768 Harrison St.	3751	33	MUO	85-X	EN: East SoMa	Demolish existing auto shop and construct a 9-story mixed-use building with 28,032 sf of residential and 7,351 of office	2013.1872	E		PL Filed	8/29/2014	26	7,351
389	980 Folsom	3732	28	MUR	85-X /	EN: East SoMa	Demolish existing auto repair and construct a mixed-use building with 777 sf of retail and 33,125 sf residential	2013.0977	E		PL Filed	9/3/2014	34	777
390	377 6th St./988 Harrison	3753	148	MUR	85-X	EN: East SoMa	Demolish existing gas station and construction a mixed-use building with (4, 820 sf) of retail and (96,225 sf) residential.	2014.0832	E		PL Filed	3/12/2015	116	4,820
391	265 Shipley St.	3753	90	MUR	45-X	EN: East SoMa	Construct 9 units and 6 parking spaces on a vacant lot.	2013.1549	E		PL Filed	8/15/2014	9	-
392	135 Townsend St.	3794	22	MUO	105-F	EN: East SoMa	Demolish storage facility and construct a mixed-use office and retail building.	2014.1315	E		PL Filed	3/11/2015	-	51,670
393	655 Folsom St.	3750	50	MUR	130-G	EN: East SoMa	Demolish existing restaurant and construct a mixed-use building with 63 residential units, 6,971 sq. ft. of retail, and 42 off-street parking spaces.	2013.0253	ENV		PL Filed	1/17/2015	63	(7,029)
394	626 Potrero Avenue	4025	1	UMU	40-x/5	EN: Mission	from industrial to dialysis clinic	2011.1279	E	201208157382	BP Approved	5/3/2012	-	15,200
395	2801 Folsom	6521	40	24th St-Missio	55-X	EN: Mission	Demolish existing commercial building and construct 20 residential units, 2800 sq. ft. of commercial space, and 7 off-street parking spaces.	2013.1858	E		PL Filed	5/27/2014	20	(3,990)
396	1924 Mission St.	3554	003A	Mission NCT	80-X	EN: Mission	Demolish existing vacant auto repair building and construct a mixed-use building with 2,315 sq. of retail and 10,543 sq. of residential uses.	2014.0449	E		PL Filed	2/12/2015	13	2,315
397	1800 Mission	3547	1	UMU	45-X /	EN: Mission	Change of use from PDR to office and arts/entertainment venue.	2014.0154	E		PL FILED	1/27/2015	-	178,607
398	1515 South Van Ness Ave.	6571	1	Mission NCT	55-X /	EN: Mission	Demolish existing commercial building and construct mixed-use building (160 residential units, 1740 sq. ft. of retail, and 90 parking spaces.	2014.102	E		PL FILED	1/18/2015	160	(29,940)
399	3140 16th St	3555	18	Valencia NCT	55-X	EN: Mission	Demolish existing auto garage and construct 28 unit residential building, 6,715 feet of commercial use, and 17 off-street parking spaces.	2014.1105	E		PL FILED	1/21/2015	28	6,715
400	2799 24th St.	4266	35	Mission NCT	55-X	EN: Mission	Demolish existing laundromat and construct 8 unit residential building with 2056 sq. ft. of commercial space.	2014.1258	ENV		PL FILED	2/2/2015	8	(269)
401	2435 16th St.	3965	21	UMU	68-X	EN: Mission	Demolish existing auto repair and construct a mixed-use building with 53 residential units and 4992 sf of residential/commercial flex space, and 42 parking spaces.	2014.1201	ENV		PL FILED	2/4/2015	53	4,992
402	3357-3359 26th St.	6570	2	Mission NCT	55-X	EN: Mission	Retain existing retail use and 1 residential unit and add 8 new residential units.	2013.077	ENV		PL FILED	2/5/2015	8	5,575
403	1726-1730 Mission St.	3532	004A	UMU	68-X	EN: Mission	Demolish existing industrial building and construct a mixed-use building with 36 residential units, 900 sq. ft. of commercial space, and 29 off-street parking spaces.	2014-002026	ENV		PL FILED	2/6/2015	36	900

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405	1298 Valencia	3644	21	Valencia NCT	55-X	EN: Mission	Demolish existing gas station and construct a mixed-use residential building (3,737 sq. ft. retail) and (33,939 sq. ft. residential)	2013.1404	E		PL FILED	2/18/2015	35	3,737
406	1198 Valencia Street	3635	14	Valencia NCT	55-X	EN: Mission	building to be demolished is a gas station.	2012.0865	E		PL FILED	12/3/2013	42	5,850
407	752 Carolina Street	4096	109	RH-2	40-X	EN: Showpl /Potrero	Residential addition	2011.1086	E		PL APPROVED	10/17/2012	-	-
408	98 Pennsylvania Street	3948	2	UMU	48-X	EN: Showpl /Potrero	0	2013.0517	E		PL FILED	6/5/2014	45	-
409	540-552 De Haro St.	4008	2	UMU	40-X	EN: Showpl /Potrero	Demolish existing industrial building and construct a 4-story residential building (22,695 sq. ft. of residential uses)	2014.0599	E		PL FILED	2/5/2015	17	-
410	155 De Haro St.	3913	5	PDR-1-G	58-X	EN: Showpl /Potrero	Expansion of existing warehouse and 11 new off-street parking spaces.	2013.152	E		PL APPROVED	8/15/2014	-	-
411	1145 Mission Street	3727	168	MUO	65-X	EN: WSoMa	0	2007.0604	E		PL FILED	8/21/2014	25	4,365
412	230 7th St.	3730	4	WMUG	65-X	EN: WSoMa	Demolish 14,230 sq. ft. parking garage. Don't know existing number of spaces in garage.	2014.0244	E		PL FILED	7/30/2014	44	415
413	510 Townsend St	3784	80	WMUG	65-X /	EN: WSoMa	Demolish warehouse, office and 48 parking spaces.	2014.0679	E	201503050110	PL FILED	8/8/2014	-	268,992
414	250 10th St.	3517	38	RCD	55-X	EN: WSoMa	Presidio Knolls Elementary School expansion	2014.0831	E		PL FILED	9/5/2014	-	72,296
415	340-350 11th St.	3521	5	WMUO	55-X	EN: WSoMa	Demolish existing commercial building.	2014.0836	E		PL FILED	9/5/2014	-	16,176
416	241 10th Street	3518	20	RCD	55-X	EN: WSoMa	Demolish car rental facility	2014.0666	E		PL FILED	10/6/2014	32	1,813
417	1394 Harrison St.	3519	17	RCD	55-X	EN: WSoMa	Units are SROs	2014.1213	ENV		PL FILED	12/19/2014	76	2,631
419	179 JULIAN AV	3554	40	RTO-Mission	45-X	EN: Mission	Mandatory Discretionary Review request to correct the number of units in an existing SRO building.	2013.1292	DR		PL Filed	9/12/2013	-	-
420	2766 MISSION ST	3643	8	Mission St NC	85-X	EN: Mission	Conditional Use Authorization request to legalize increased number of rooms on record from 31 rooms to 46 rooms (15 tourist and 31 residences) and an existing apartment (legal) totalling 47 units/rooms.	2013.009	DR		PL Filed	1/1/2015	-	-
421	2918 MISSION ST	6529	2	Mission St NC	55-X /	EN: Mission	Project involves the demolition of the existing retail building and surface parking lot and the construction of a new residential/retail building in conformity with the existing zoning. The proposed building is 64' and six stories high. The ground floor	2014.0376			pl filed	1/1/2015	28	14,800
422	3314 CESAR CHAVEZ ST	6571	12	Mission St NC	65-X	EN: Mission	Demolition of existing one-story building. New construction of a six-story residential (52 units) and commercial (2 units) mixed use building.	2014-003160			PL Filed	2/25/2015	52	-
428	856 CAPP ST	3642	042	RTO-Mission	40-X	EN: Mission	The proposed project currently contains 3 structures: 1) a church with rear addition 2) a earthquake shack 3) an uninhabitable, fire damaged and roofless single family residential structure, the addition to the church will be removed, while the existing	2015-005607		201402128419	PL Filed	1/1/2015	9	(4,000)
500	17 GRACE ST	3509	26	RED-MX	45-X	EN: WSoMa	Construction of a new 5-Story residential building.	2014-002016			PL Filed	7/23/2014	13	-
501	547 Missouri St	4101	032	RH-2	40-X	EN: Showpl /Potrero	HORIZONTAL & VERTICAL SIDE YARD & REAR YARD ADDITION. REMODEL (E) SINGLE FAMILY HOME TO BE 4 BEDROOMS & 3.5 BATHS.	2014-002911	ENV	201411191944	PL Filed	11/19/2014	1	-
502	824 Florida St.	4085	3	RH-2	40-X	EN: Mission	VERTICAL&HORIZONTAL ADDITION. ADD 3 STORIES. ADD 1 UNIT. ADD ROOF DECK. UNIT 1: 1&2/FL-3 BR & 2 1/2 BATH, LAUNDRY, LIVING, DINING & KITCHEN. UNIT 2: 3&4/FL-3 BR & 2 1/2 BATH, LAUNDRY, LIVING, DINING & KITCHEN.	2014-003211	ENV	201503110498	PL Filed	1/1/2015	1	-
503	268 Clara St.	3757	75	MUR	45-X	EN: East SoMa	ALTERATION TO (E) TYPE-N BLDG. VERTICAL ADDITION OF RES'D DWELLING UNIT. THE GROUND FLOOR & SECOND FLOOR ARE (E) TYPE-N CONSTRUCTION. 3RD & 4TH FLOOR. SHALL BE TYPE V-A CONSTRUCTION. ADDITION OF 1 KITCHEN & 2.5 BATHS. 3 BEDROOMS.	2015-004334	ENV		PL Filed	1/1/2015	1	-
504	1441-1453 Stevenson Street	3532	25	PDR-1-G	40-X	EN: Mission	Alter façade, enclose roof area at southeast corner, and remove live-work units to restore of PRD use.	2015-000930	ENV		PL Filed	1/29/2015	-	-
505	1531-1581 Howard St / 118-134	3516	64	WMUG	55-X	EN: WSoMa	Reconfigure existing motor vehicle repair operation. Increase vehicle storage spaces from 81 to 236. Construct 1,283 sf car wash for repair services.	2015-000332	ENV		PL Filed	3/4/2015	-	-
506	1016 De Haro Street	4159	4	RH-2	40-X	EN: Showpl /Potrero	Demolish an existing one-story, single-family home with one parking space and construct a new four-story, two-family home with a four-vehicle garage.	2015-002653	ENV	201506229512	PL Filed	3/4/2015	1	-
507	300 4th St.	3752	1	MUR	85-X	EN: East SoMa	CHANGE OF USE. CORE SHELL TO REMAIN - INTERIOR TENANT IMPROVEMENTS. THE FACILITY WILL BECOME A PERSONAL SERVICE - TUTORING. AND ONLY INTERNAL WALLS WILL BE MOVED TO ACCOMMODATE THE NEW FUNCTION. MAHER ORD NOT REQ'D.	2015-002949	ENV	201503029730	PL Filed	4/14/2015	-	-

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508	583 Arkansas St.	4099	45	RH-2	40-X	EN: Showpl /Potrero	Third story addition in rear of existing two story single family dwelling. Create front deck at new third floor, and roof deck. Convert portion of garage to living space and enclose small hallway on 2nd floor.	2015-000583	ENV 201501155825	PL Filed	2/11/2015	1	-
509	101 Townsend Street	3794	15	MOU	105-F	EN: EastSoMa	RECORD CHANGE OF USE FOR EXISTING PERMIT, NO CONSTRUCTION WORK FOR THIS PERMIT. T.I. UNDER SEPARATE PERMIT. REFERENCE PA #201404213761.		201505055374	BP Approved	6/18/2015	-	42,000
510	2345 03RD ST					EN: Central Waterfro	NEW CAFE AND FINISHING KITCHEN IN EXISTING SHELL SPACE TO SUPPORT EXISTING COMMERCIAL KITCHEN. NEW RAISED PATIO AREA AND NEW ADA COMPLIANT RESTROOMS WITH COMMUNAL SINK		201501075137	bp approved	7/22/2015	-	-
511	236 SHIPLEY ST	3753	314			EN: EastSoMa	ERECT 4 STORY TYPE V 15 RESIDENTIAL UNIT & 2 COMMERCIAL OFFICE. COMPLIANCE W/ ORDINANCE NO 155-13 NOT REQUIRED.		201407100913	bp approved		-	-
512	251 MISSOURI ST					EN: Showpl /Potrero	TO COMPLY W/ COMPLAINTS #200121258 & #199812166 RECONFIG FRONT STAIR. EXCAVATE BEHIND GARAGE & @ REAR YARD TO CREATE LOWER UNIT LIVING SPACE. CLAIM ATTIC AS UPPER UNIT LIVING SPACE. INFILL PORTION @FACADE BTWN BAY & ENTRY PORTICO. RESHAPE REAR ROOF @ ATT		201212105857	bp approved		-	-
513	333 PENNSYLVANIA AV	4040	025			EN: Showpl /Potrero	ERECT NEW 4-STORY TYPE 5 2-FAMILY RESIDENTIAL BUILDING		201306129341	bp approved	12/5/2014	-	-
514	340 BRYANT ST	3764	061			EN: EastSoMa	CHANGE OF USE-2,3,4 FLS TO OFFICE FR. INDUSTRIAL. RENOVATION OF EXTERIOR INCLUDING (N)ENTRANCE & ALUMINUM WINDOWS IN (E)OPENING @ PORTIONS OF 1ST & 2ND FL, CONSTRUCTION OF OCCUPIED ROOF, MECH ENCLOSURE, & EXTENSION OF STAIRS & ACCESSIBLE ELEVATOR TO SERV		201305177189	bp approved	7/17/2015	-	-
515	382 TEXAS ST					EN: Central Waterfro	RENOVATING & EXPANDING (E) SINGLE FAMILY DWELLING WHICH WILL INCLUDE EXPANDING INTO THE FRONT & REAR OF THE (E) STRUCTURE & ADDING A PARTIAL UPPER FLOOR. REPLACE (E) WINDOWS/DOOR & DECK & INTERIOR KITCHEN/BATH REMODELING.		201312023086	bp approved	7/6/2015	-	-
516	949 Natoma Street	3510	28	RED-MX	45-X	EN: WSoMa	New construction of four-story, six-unit residential building on a vacant lot. No off-street parking.	2015-001958	ENV 201410108646	PL FILED	2/21/2015	5	-
517	331 PENNSYLVANIA AV	4040	26	RH-2	40-X	EN: Showpl /Potrero	0	2014.0231	ENV	PL FILED	2/22/2015	-	-
518	3324 19TH ST	3939	14	RTO-Mission	55-X	EN: Mission	0	2014-000255	ENV 201402198846	PL FILED	2/23/2015	5	-
519	1117 HOWARD ST	3730	118	WMUG	55-X	EN: WSoMa	0	2015-000015	ENV 201401307462	PL FILED	2/25/2015	1	-
520	1152 POTRERO AVE	4211	11	RH-3	55-X	EN: Mission	HORIZONTAL & VERTICAL ADDITION TO EXISTING SINGLE HOME TO 3 UNIT APARTMENT BUILDING AND TWO CAR GARAGE.	2015-002632	ENV 201502249220	PL FILED	2/24/2015	2	-
521	655-657 Capp St.	3615	47	RTO-Mission	40-X	EN: Mission	Vertical and horizontal additions to existing three-story building containing four residences and two vehicle parking spaces. Move existing building approx. 11' to front of lot; add one story; add five residential units; add one vehicle parking space. Ad	2015-000141	ENV 201501085203	PL FILED	1/8/2015	5	-
522	137 Connecticut Street	3984	13	RH-3	40-X	EN: Showpl /Potrero	2-STORY FRONT ADDITION & REMODEL OF THE (E) SINGLE FAMILY RESIDENCE. CONSTRUCTION OF A (N) DECK AT THE REAR OF THE BUILDING.	2015-003613	ENV 201503161003	PL FILED	3/16/2015	-	-
523	241 Connecticut Street	4003	25	RH-3	40-X	EN: Showpl /Potrero	Vertical addition of approximately 690 square feet, that converts existing attic into a full story.	2015-000096	ENV 201501155891	PL FILED	1/15/2015	-	-