

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, September 17, 2018

6:00 PM

Walker Bass
Sara Bahat
Chirag Bhakta
Don Bragg
Marcia Contreras

Keith Goldstein
Bruce Kin Huie
Theresa Imperial
Ryan Jackson
Henry Karnilowitz

Irma Lewis
Tony Meneghetti
Dan Murphy
Jolene Yee

The Agenda is available at the Planning Department 1650 Mission Street, 4th floor and, on our website at encac.sfplanning.org, and at the meeting.

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the May 21, 2018, June 18, 2018 and July 16, 2018 Meetings.
3. Central Soma Plan Update. Update by Planning staff on the Central Soma Plan's approval process, including the role for the CAC(s), followed by discussion and potential action.
4. EN Impact Fee Projections for FY20 – FY24 / Pipeline. Presentation by staff on the EN impact fee revenue projections and the schedule for preparing the EN IPIC Expenditure Plan the coming year, followed by discussion and potential action.
5. Completed Projects Working Group. Discussion of the CAC's review and analysis of completed projects that were funded by impact fees, followed by potential action.

6. EN CAC Membership. Ongoing discussion of EN CAC attendance and membership, followed by 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.

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FILIPINO

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PUBLIC COMMENT

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4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103
mathew.snyder@sfgov.org

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

DRAFT Meeting Minutes

Monday, May 21, 2018 - 6:00 PM

Members Present: Walker Bass, Sara Bahat, Don Bragg, Keith Goldstein, Ryan Jackson, Irma Lewis, Tony Meneghetti, Dan Murphy, Jolene Yee

Members Absent: Chirag Bhakta, Marcia Contreras, Bruce Kin Huie, Theresa Imperial, Henry Karnilowitz

Staff present: Mat Snyder (mathew.snyder@sfgov.org / (415) 575-6891); Charlotte Wu (charlotte.wu@sfmta.com / (415) 646-2557), MTA; Chad Rathmann (chad.rathmann.sfmta.com / (415) 621-7533), MTA; Josh Low (joshua.low@sfgov.org / (415) 554-5166), Capital Planning

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the April 16, 2018 Meeting.
3. SFMTA Capital Improvement Plan (CIP). Presentation by MTA staff on the MTA's Two-Year CIP focusing on projects in the Eastern Neighborhoods, followed by discussion and potential action.

Item heard. No action.

4. Ten Year Capital Plan / Eastern Neighborhoods Mini-Capital Plan. Presentation by Capital Planning staff on the City's Ten Year Capital Plan and the Eastern Neighborhoods Mini-Capital Plan, which documents Eastern Neighborhood –related infrastructure projects over the next ten years, followed by discussion and potential action.

Item heard. No action. Josh Low to present the EN Mini Cap Plan at the next meeting.

5. EN CAC Membership. Discussion led by the CAC Chair regarding CAC membership, attendance and quorum issues.

Item heard. No official action. Central SOMA, including expected next steps for potential CAC split to schedule for next hearing.

6. Completed Projects Working Group. Discussion regarding the CAC Working Group that is looking into completed infrastructure project funded by impact fees.

Item heard. No official 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.

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Adjourn: 8:00 pm

Citizens Advisory Committee of the
Eastern Neighborhoods Plan,
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DRAFT Meeting Minutes

Monday, June 18, 2018

6:00 PM

Members Present: Sara Bahat, Don Bragg, Bruce Kin Huie, Ryan Jackson, Henry Karnilowitz Irma Lewis, Dan Murphy, Jolene Yee

Members Absent: Walker Bass, Chirag Bhakta, Marcia Contreras, Keith Goldstein, Theresa Imperial, Tony Meneghetti,
[a quorum was not present]

Staff Present: Mat Snyder (mathew.snyder@sfgov.org / (415) 575-6891); Susan Gygi (susan.gygi@sfgov.org / (415) 557-9194); Josh Low (joshua.low@sfgov.org / (415) 554-5166), Capital Planning

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the May 21, 2018 Meeting.

A quorum was not present and no action was taken.

3. The Rail Alignment and Benefit Study (RAB). Presentation by Planning staff on the results of the RAB Study, followed by discussion and potential action.

Item Heard. No action taken.

4. Ten Year Capital Plan / Eastern Neighborhoods Mini-Capital Plan. Follow-up presentation by Capital Planning staff on the City's Ten Year Capital Plan and the Eastern Neighborhoods Mini-Capital Plan, which documents Eastern Neighborhood –related infrastructure projects over the next ten years, followed by discussion and potential action.

Item Heard. No action taken.

5. Completed Projects Working Group. Discussion of the CAC's review and analysis of completed projects that were funded by impact fees, followed by potential action.

Item Heard. No action taken.

6. EN CAC Membership. Ongoing discussion of EN CAC attendance and membership, followed by potential action.

Item Heard. No action taken.

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.

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Citizens Advisory Committee of the
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DRAFT Meeting Minutes

1650 Mission Street, 4th Floor, Room 431
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6:00 PM

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Members Absent: Walker Bass, Chirag Bhakta, Marcia Contreras, Theresa Imperial, Ryan Jackson, Irma Lewis, Dan Murphy

[a quorum was not present]

Staff Present: Mat Snyder (mathew.snyder@sfgov.org / (415) 575-6891); Claudia Flores (Claudia.flores@sfgov.org / (415) 558-6473) / Planning; Diana Ponce De Leon(diana.poncedeleon@sfgov.org) / OEWD

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the May 21, 2018 and June 18, 2018 Meetings.
3. Mission Action Plan (MAP) Update. Presentation by Planning staff on the MAP 2020 Update, followed by discussion and potential action.

Presentation by Claudia Flores and Diana Ponce De Leon. No quorum - no official action.

4. EN Impact Fee Projections for FY20 – FY25. Presentation by staff on the EN impact fee revenue projections and the schedule for preparing the EN IPIC Expenditure Plan the coming year, followed by discussion and potential action.

Presentation by Mat Snyder on the current fee projections and ramifications for upcoming funding. No official action.

5. Completed Projects Working Group. Discussion of the CAC's review and analysis of completed projects that were funded by impact fees, followed by potential action. Item was not heard. No action.
6. EN CAC Membership. Ongoing discussion of EN CAC attendance and membership, followed by potential action.
7. Public Comment.



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Eastern Neighborhoods Community Advisory Committee (CAC) Meeting
September 17, 2018

TODAY'S PRESENTATION

- 1 Central SoMa Plan Overview**
- 2 Community Advisory Committees (CACs) in SoMa**
- 3 Discussion**

CENTRAL SOMA PLAN ADOPTION

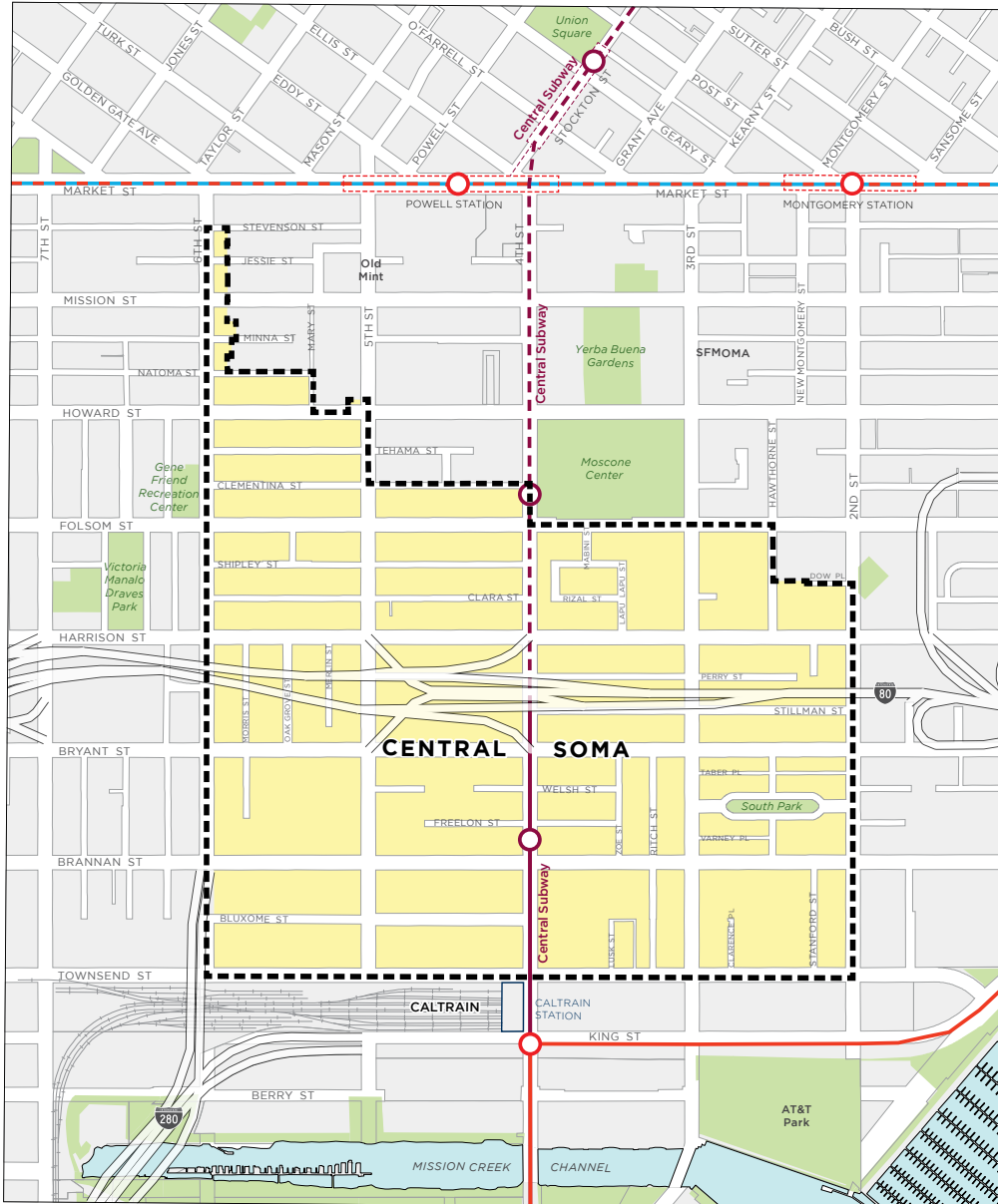
COMPLETED HEARINGS

5/10/18	Planning Commission unanimously adopted Plan
7/9/18	Rules Committee Hearing
7/16/18	Land Use & Transportation Committee Hearing
7/23/18	Land Use & Transportation Committee Hearing

UPCOMING HEARINGS (subject to change)

9/25/18	CEQA Appeal at Full Board
9/27/18	Planning Commission Hearing
10/1/18	Land Use & Transportation Committee Hearing
October 2018	Full Board Hearings

PLAN AREA



PLAN VISION

**A sustainable neighborhood:
socially, economically,
environmentally**

- Central Subway under construction, expected to open in 2019
- BART/Muni Metro Subway
- Muni Metro (Surface)

PLAN STRATEGY

*Accommodate
Demand*



*Provide
Public Benefits*



*Respect and
Enhance
Neighborhood
Character*



VISUALIZATION - EXISTING DEVELOPMENT



3-D Model of Existing Buildings (2016)

Digital Model by Skidmore, Owings, & Merrill

VISUALIZATION - POTENTIAL DEVELOPMENT

- 32,000 jobs
- 8,550 housing units

- Central SoMa Development Potential
- Anticipated Projects Outside of Central SoMa



3-D Model of Potential Development

PUBLIC BENEFITS PACKAGE

No Plan = \$500 million in Public Benefits

Central SoMa Plan = \$2.2 Billion in Public Benefits

**400% increase due
to the Plan**

**Plus ~\$1 billion in
increased General
Fund tax revenues**

NOTE: Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.



PUBLIC BENEFITS PACKAGE (AS OF 7/23/18)

	Affordable Housing 33 percent of total units	\$940 million
	Transit investment in both local and regional service	\$500 million
	Parks and Recreation transformative improvements such as parks, plazas, and recreation centers	\$185 million
	Production, Distribution, & Repair (including Arts) no net loss of PDR space due to the Plan	\$180 million
	Complete Streets safe and comfortable streets for people walking and biking	\$110 million

(continued on next page)

NOTE: Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

PUBLIC BENEFITS PACKAGE (AS OF 7/23/18; CONTINUED)

	<p>Community Services & Cultural Preservation</p> <p>funding towards community facilities and programs (e.g. health clinics, job training) and preservation of the Old Mint and other historic buildings</p>	<p>\$114 million</p>
	<p>Environmental Sustainability</p> <p>a healthy, resilient, green, and resource-efficient neighborhood</p>	<p>\$65 million</p>
	<p>Schools and Childcare</p> <p>funding to support growing population</p>	<p>\$64 million</p>
	<p>TOTAL</p>	<p>\$2.16 billion</p>

NOTE: Public benefits package represents funds raised over the life of the plan (estimated as 25 years) in 2017 dollars.

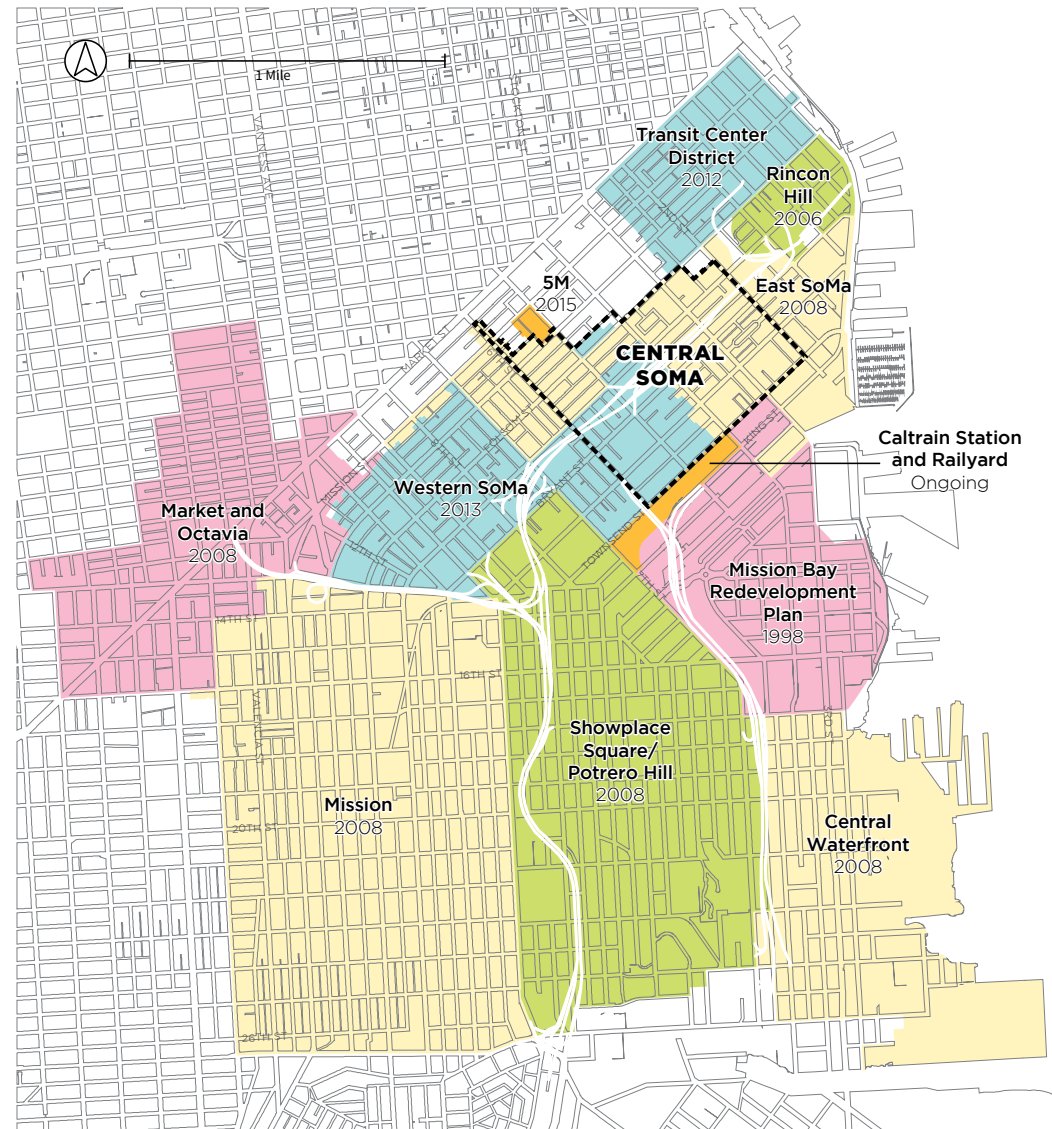
COMMUNITY ADVISORY COMMITTEES IN SOMA

POLICY MAKER RECOMMENDATIONS

At the May 10th adoption hearing, the **Planning Commission** recommended splitting the Eastern Neighborhoods CAC (ENCAC) into two entities, representing:

- SoMa (East, West, Central)
- Remaining Neighborhoods (Mission, Showplace Sq / Potrero, Central Waterfront)

At the 7/16 and 7/23 Land Use & Transportation Committee hearings, **Supervisor Kim** affirmed this and said she would potentially explore a merger with the SoMa Stabilization Fund CAC.



LOOKING FORWARD: CENTRAL SOMA

NEW CENTRAL SOMA FUNDING (IN ADDITION TO EXISTING FEES)

Source	Use
Central SoMa Community Infrastructure Fee	Funds transit infrastructure
Central SoMa Community Facilities Fee	Funds capital facilities (e.g. new or renovated facilities) for non-profit/public social service organizations
Central SoMa Mello-Roos Special Tax <i>(a.k.a Community Facilities District, or CFD)</i>	Funds a variety of capital facilities and services (including programs and maintenance) A portion of CFD revenues would accrue to the SoMa Stabilization Fund

The Plan also requires public benefits provided directly on-site by development, like POPOS and PDR (e.g. no \$ accrues to the City)

CENTRAL SOMA EXPENDITURE PLAN

Funding Sources With CAC Oversight

SOURCE	CAPITAL	SERVICES / PROGRAMS	TOTAL	
			\$	%
AFFORDABLE HOUSING	-	-	-	-
TRANSIT	\$130,000,000	-	\$130,000,000	26%
PARKS & RECREATION	\$85,000,000	\$20,000,000	\$105,000,000	21%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	-	-	-	-
COMPLETE STREETS	\$100,000,000	-	\$100,000,000	20%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$50,000,000	\$44,000,000	\$94,000,000	19%
ENVIRONMENTAL SUSTAINABILITY	\$59,000,000	-	\$59,000,000	12%
SCHOOLS & CHILDCARE	-	\$6,000,000	\$6,000,000	1%
TOTAL	\$424,000,000	\$70,000,000	\$494,000,000	100%

SUMMARY: 86% of funds are for Capital,
14% of funds are for Services/Programs



THANK YOU

LISA CHEN

415.575.9124

LISA.CHEN@SFGOV.ORG

JOSH SWITZKY

415.575.6815

JOSHUA.SWITZKY@SFGOV.ORG

7/23 Land Use & Transportation Committee Amendments
CENTRAL SOMA PUBLIC BENEFITS PACKAGE: SUMMARY (IN 2017 DOLLARS)

BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
Affordable Housing	\$940,000,000	44%
38% of new/rehabilitated housing is Below-Market Rate (BMR) (35% low/moderate income and 3% middle income)	\$940,000,000	44%
Transit	\$500,000,000	23%
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion	\$160,000,000	7%
Parks & Recreation	\$185,000,000	9%
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000	1%
Victoria Manalo Draves Park Programming	\$5,000,000	0%
New 1-acre park in Southwest portion of Plan Area	\$35,000,000	2%
New public recreation center*	\$10,000,000	0%
Park and greenery maintenance and activation	\$15,000,000	1%
New large (2+ acre) SoMa park (initial site identification)*	\$5,000,000	0%
New Bluxome linear park*	\$5,000,000	0%
New under-freeway public recreation area	\$5,000,000	0%
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000	4%
(Alternative project: 7th & Mission Park)	(\$20,000,000)	(1%)
Production, Distribution, & Repair	\$180,000,000	8%
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
Complete Streets	\$110,000,000	5%
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$110,000,000	5%
Cultural Preservation & Community Services	\$11409,000,000	5%
Restoration of the US Mint Building	\$1520 ,000,000	1%
Preservation and maintenance of historic buildings	\$20,000,000	1%
New community facilities (e.g. health care clinics and job training centers)	\$20,000,000	1%
Social and cultural programming	\$25,000,000	1%
Capital for cultural amenities (e.g. Yerba Buena Gardens)	\$15,000,000	1%
PDR Relocation Assistance Fund	\$10,000,000	0%
Neighborhood cleaning	\$9,000,000	0%
Environmental Sustainability & Resilience	\$6570,000,000	3%
Enhanced stormwater management in complete street projects	\$2832 ,000,000	1%
Freeway corridor air quality and greening improvements	\$22,000,000	1%
Living Roofs enhanced requirements	\$6,000,000	0%
Other energy and water efficiency projects	\$910 ,000,000	0%
Schools & Childcare	\$64,000,000	3%
New childcare centers	\$26,000,000	1%
Capital investments in schools serving K-12 population	\$32,000,000	1%
Bessie Carmichael supplemental services	\$6,000,000	0%
TOTAL	\$2,160,000,000	100%

* If funds for these Parks & Recreation projects are provided by other sources (such as contributions from new development) or if revenues exceed the projected amounts, funding could be allocated to the "Alternative" project listed here.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: DETAILED FUNDING SOURCES & USES (IN 2017 DOLLARS)

PUBLIC BENEFIT	DIRECT PROVISION BY NEW DEVELOPMENT	CENTRAL SOMA COMMUNITY FACILITIES DISTRICT (CFD)	EASTERN NEIGHBORHOODS INFRASTRUCTURE FEE (\$423)	TRANSPORTATION SUSTAINABILITY FEE (\$41A)	JOBS-HOUSING LINKAGE FEE (\$413)	AFFORDABLE HOUSING FEE (\$415)	CENTRAL SOMA INFRASTRUCTURE FEE (\$428.2)	SCHOOL IMPACT FEE (CA ED. CODE §17620)	CHILD CARE FEE (§414 AND 414(A))	CENTRAL SOMA COMMUNITY FACILITIES FEE (\$428.1)	TOTAL (BY CATEGORY)	% SHARE
AFFORDABLE HOUSING	\$550,000,000				\$210,000,000	\$180,000,000					\$940,000,000	44%
TRANSIT		\$160,000,000	\$90,000,000	\$210,000,000			\$40,000,000				\$500,000,000	23%
PARKS & RECREATION	\$80,000,000	\$45,000,000	\$60,000,000								\$185,000,000	9%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	\$180,000,000										\$180,000,000	8%
COMPLETE STREETS		\$10,000,000	\$90,000,000	\$10,000,000							\$110,000,000	5%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$20,000,000	\$7469 ,000,000								\$20,000,000	\$11409 ,000,000	5%
ENVIRONMENTAL SUSTAINABILITY	\$6,000,000	\$5964 ,000,000									\$6570 ,000,000	3%
SCHOOLS & CHILDCARE		\$6,000,000						\$26,000,000	\$32,000,000		\$64,000,000	3%
TOTAL (BY SOURCE)	\$836,000,000	\$354,000,000	\$240,000,000	\$220,000,000	\$210,000,000	\$180,000,000	\$40,000,000	\$26,000,000	\$32,000,000	\$20,000,000	\$2,160,000,000	100%

		THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24
Revenue : Actuals FY16 and Prior -- Projected FY17 and Forward										
1	HOUSING	\$ 6,876,000	\$ 5,730,000	\$ 5,671,000	\$ 5,515,000	\$ -	\$ -	\$ -	\$ 11,186,000	\$ 23,792,000
	Mission	\$ 1,382,000	\$ 2,509,000	\$ 771,000	\$ 5,312,000	\$ -	\$ -	\$ -	\$ 6,083,000	\$ 9,974,000
	East Soma	\$ 5,494,000	\$ 3,221,000	\$ 4,820,000	\$ 202,000	\$ -	\$ -	\$ -	\$ 5,022,000	\$ 13,737,000
2	TRANSPORTATION / TRANSIT	\$ 27,147,000	\$ 4,966,000	\$ 4,069,000	\$ 1,057,000	\$ 1,068,000	\$ 809,000	\$ 809,000	\$ 7,812,000	\$ 39,925,000
3	COMPLETE STREETS	\$ 16,827,000	\$ 6,383,000	\$ 5,505,000	\$ 1,418,000	\$ 3,272,000	\$ 2,509,000	\$ 2,509,000	\$ 15,213,000	\$ 38,423,000
4	RECREATION AND OPEN SPACE	\$ 30,488,000	\$ 7,854,000	\$ 6,877,000	\$ 2,325,000	\$ 5,000,000	\$ 3,845,000	\$ 3,845,000	\$ 21,892,000	\$ 60,234,000
5	CHILDCARE	\$ 4,287,000	\$ 1,019,000	\$ 886,000	\$ 223,000	\$ 685,000	\$ 526,000	\$ 526,000	\$ 2,846,000	\$ 8,152,000
6	LIBRARY	\$ 317,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,000
7	ADMIN	\$ 4,084,000	\$ 1,362,000	\$ 1,211,000	\$ 555,000	\$ 528,000	\$ 405,000	\$ 405,000	\$ 3,104,000	\$ 8,550,000
8	TOTAL	\$ 90,026,000	\$ 27,314,000	\$ 24,219,000	\$ 11,093,000	\$ 10,553,000	\$ 8,094,000	\$ 8,094,000	\$ 62,053,000	\$ 179,393,000
	In-Kind	\$ 6,936,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -		
	Cash	\$ 83,090,000	\$ 27,314,000	\$ 22,719,000	\$ 11,093,000	\$ 10,553,000	\$ 8,094,000	\$ 8,094,000	\$ 60,553,000	\$ 170,957,000
	Previous Projections (Jan 2018)	\$ 101,749,000	\$ 23,764,000	\$ 8,816,000	\$ 20,219,000	\$ 7,709,000	\$ 7,709,000	\$ 7,709,000	\$ 52,162,000	\$ 177,675,000

Category / Line Item		THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24
Housing										
1	Revenue	\$ 6,876,000	\$ 5,730,000	\$ 5,671,000	\$ 5,515,000	\$ -	\$ -	\$ -	\$ 11,186,000	\$ 23,792,000
0										
2	Expenditure	\$ 6,657,000	\$ 5,933,000	\$ 5,591,000	\$ 5,514,000	\$ -	\$ -	\$ -	\$ 11,105,000	\$ 23,695,000
3	Mission	\$ 1,356,000	\$ 2,610,000	\$ 771,000	\$ 5,312,000	\$ -	\$ -	\$ -	\$ 6,083,000	\$ 10,049,000
4	East Soma	\$ 5,301,000	\$ 3,323,000	\$ 4,820,000	\$ 202,000	\$ -	\$ -	\$ -	\$ 5,022,000	\$ 13,646,000
5	Category Balance Per Year	\$ 219,000	\$ (203,000)	\$ 80,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 81,000	\$ 97,000
6	Category Cumulative Balance Per Year	\$ 219,000	\$ 16,000	\$ 96,000	\$ 97,000	\$ 97,000	\$ 97,000	\$ 97,000	\$ 97,000	\$ 97,000

Transportation / Transit										
7	Revenue	\$ 27,147,000	\$ 4,966,000	\$ 4,069,000	\$ 1,057,000	\$ 1,068,000	\$ 809,000	\$ 809,000	\$ 7,812,000	\$ 39,925,000
0										
8	Expenditure	\$ 20,867,000	\$ 2,550,000	\$ 2,575,000	\$ 2,516,000	\$ 771,000	\$ 771,000	\$ -	\$ 6,633,000	\$ 30,050,000
9	16th Street / 22-Fillmore Improvements	MTA	\$ 15,620,000	\$ 2,224,000	\$ 2,575,000	\$ 985,000	\$ -	\$ -	\$ 3,560,000	\$ 21,404,000
10	2nd Street (OCT Removal)	MTA	\$ 750,000						\$ -	\$ 750,000
11	Folsom Street / Howard Street Improvements	MTA	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
12	22nd Street Green Connections	DPW	\$ 150,000	\$ -	\$ -	\$ -			\$ -	\$ 150,000
13	Potrero Avenue Streetscape	DPW	\$ 1,418,000						\$ -	\$ 1,418,000
14	Pedestrian, Bicycle, and Streetscape Enhancement Fund	DPW	\$ 579,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579,000

Eastern Neighborhoods

Category / Line Item			THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24
40	Mission Recreation Center	RPD	\$ 3,740,000	\$ (1,800,000)	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 3,740,000
41	Jackson Playground	RPD	\$ 1,640,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640,000
42	Garfield Square Aquatic Center *	RPD	\$ 5,538,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,738,000
43	Juri Commons	RPD	\$ 825,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000
44	Jose Coronado Playground	RPD	\$ -	\$ 1,363,000	\$ 170,000	\$ 336,000	\$ -	\$ -	\$ -	\$ 506,000	\$ 1,869,000
45	11th Street Park (previously "New Parks in Soma")*	DCP / RPD	\$ 8,810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,810,000
46	Central Waterfront Recreation and Open Space	RPD	\$ -	\$ 500,000	\$ 2,256,000	\$ -	\$ -	\$ -	\$ -	\$ 2,256,000	\$ 2,756,000
47	Esprit Park	RPD	\$ 2,710,700							\$ -	\$ 2,710,700
48	The Loop Phase 1 (CalTrans ROW)	DPW	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 1,250,000
49	Community Challenge Grant	ADMIN	\$ 825,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 2,025,000
50	Bond Planning and Implementation	RPD	\$ -			\$ 4,082,000	\$ 3,287,000	\$ 3,462,000		\$ 10,831,000	\$ 10,831,000
51	Daggett Park (In-Kind)	IN-KIND	\$ 2,370,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370,000
52	Dogpatch Art Plaza (In-Kind)	IN-KIND	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000
53	Eagle Plaza (In-Kind)	IN-KIND	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -				

54	Category Balance Per Year	\$	(5,959,000)	\$	3,401,000	\$	2,751,000	\$	(4,093,000)	\$	1,513,000	\$	183,000	\$	3,645,000	\$	3,999,000	\$	1,441,000
55	Category Cumulative Balance Per Year	\$	(5,959,000)	\$	(2,558,000)	\$	193,000	\$	(3,900,000)	\$	(2,387,000)	\$	(2,204,000)	\$	1,441,000	\$	1,441,000	\$	1,441,000

* Funds for 11st Park (line 45) that has already transferred to be used toward Potrero Rec (line 38) and Garfield (line 42); 11th Street Park to be commensurately re-imbursed;

Childcare

56	Revenue	\$	4,287,000	\$	1,019,000	\$	886,000	\$	223,000	\$	685,000	\$	526,000	\$	526,000	\$	2,846,000	\$	8,152,000
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[illegible]

60	Category Balance Per Year	\$	(620,000)	\$	392,000	\$	376,000	\$	(626,000)	\$	184,000	\$	25,000	\$	-	\$	(41,000)	\$	(269,000)
61	Category Cumulative Balance Per Year	\$	(620,000)	\$	(228,000)	\$	148,000	\$	(478,000)	\$	(294,000)	\$	(269,000)	\$	(269,000)	\$	(269,000)	\$	(269,000)

Program Administration

62	Revenue	\$	4,084,000	\$	1,362,000	\$	1,211,000	\$	555,000	\$	528,000	\$	405,000	\$	405,000	\$	3,104,000	\$	8,550,000
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63	Expenditure		\$	4,083,000	\$	1,059,000	\$	516,000	\$	559,000	\$	560,000	\$	385,000	\$	405,000	\$	2,425,000	\$	7,567,000
64	Admin	DCP	\$	2,688,000	\$	1,059,000	\$	516,000	\$	559,000	\$	560,000	\$	385,000	\$	405,000	\$	2,425,000	\$	6,172,000
65	Admin Transfer to Programs		\$	1,395,000												\$	-	\$	1,395,000	

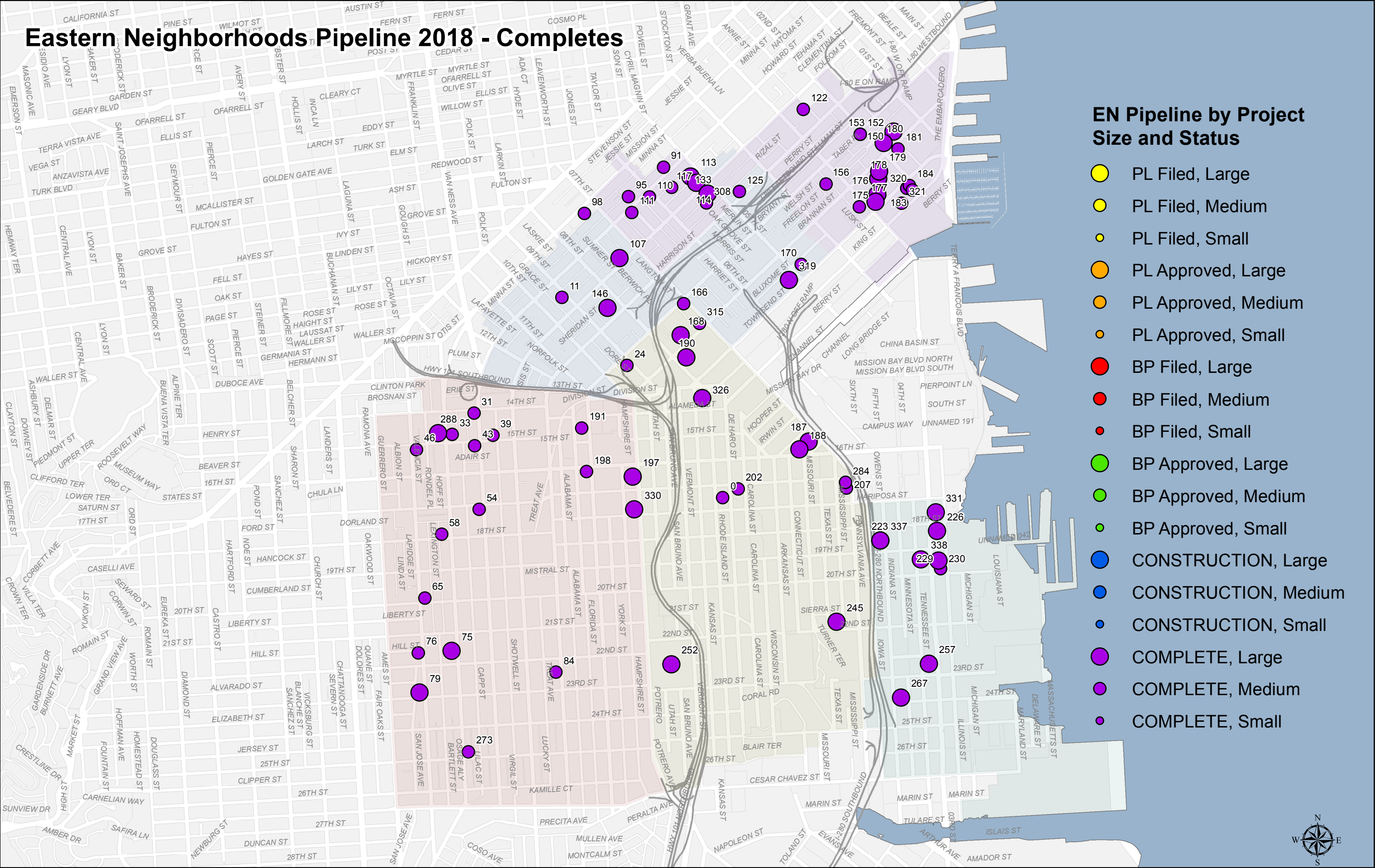
Eastern Neighborhoods

IPIC FY 20 - 24 Expenditure Plan - Working Version

Category / Line Item		THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24
66	Category Balance Per Year	\$ 1,000	\$ 303,000	\$ 695,000	\$ (4,000)	\$ (32,000)	\$ 20,000	\$ -	\$ 679,000	\$ 983,000
67	Category Cumulative Balance Per Year	\$ 1,000	\$ 304,000	\$ 999,000	\$ 995,000	\$ 963,000	\$ 983,000	\$ 983,000	\$ 983,000	\$ 983,000

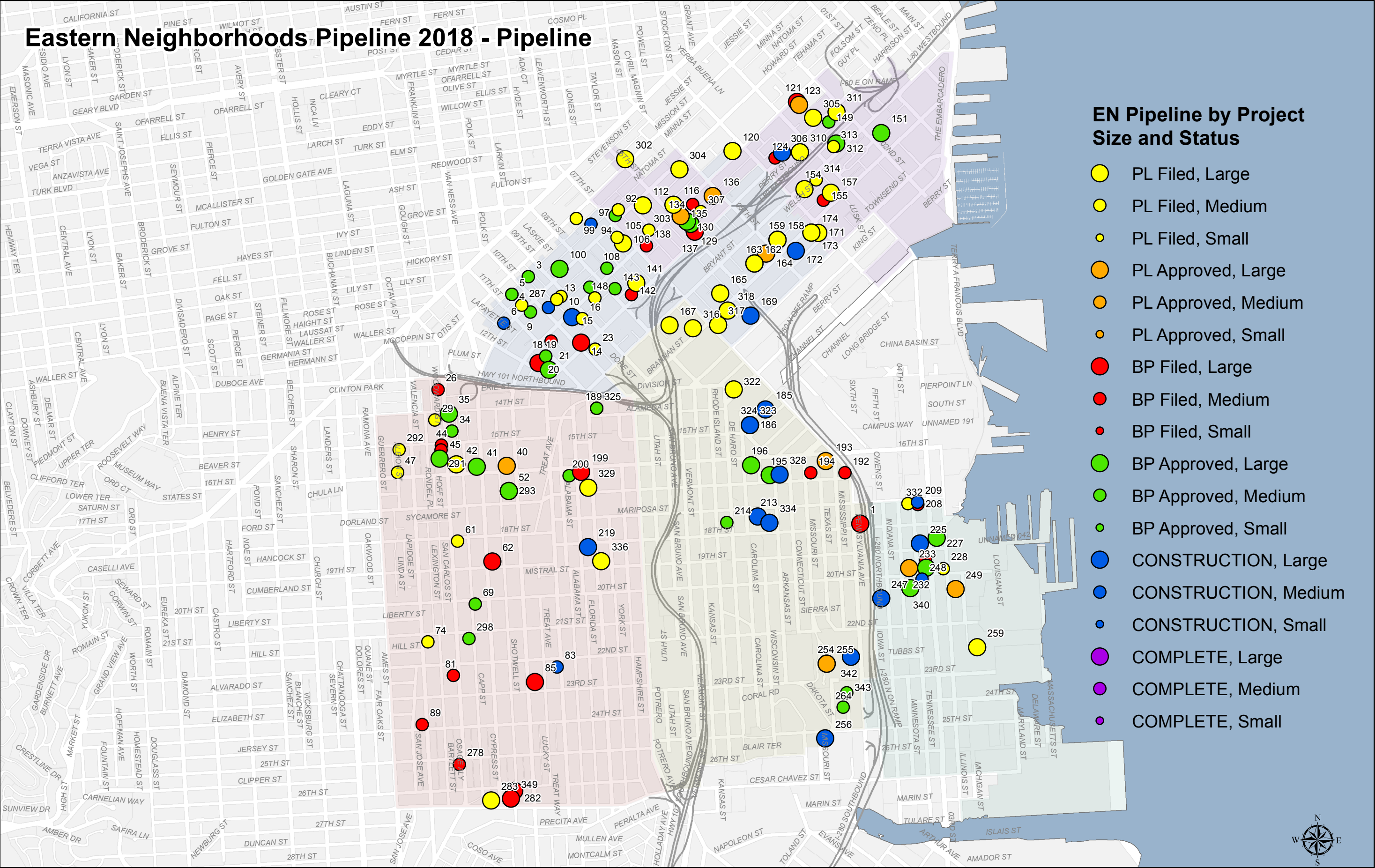
TOTAL BALANCES		THROUGH FY 18	FY 19 (CURRENT YEAR)	FY 20 (BUDGET YEAR)	FY 21	FY 22	FY 23	FY 24	FY20 - FY24	THROUGH FY 24
68	Revenue Totals	\$ 90,026,000	\$ 27,314,000	\$ 24,219,000	\$ 11,093,000	\$ 10,553,000	\$ 8,094,000	\$ 8,094,000	\$ 62,053,000	\$ 179,393,000
69	Total Expenditures	\$ 100,637,000	\$ 21,766,000	\$ 13,971,000	\$ 22,686,000	\$ 7,709,000	\$ 7,709,000	\$ 1,131,000	\$ 53,206,000	\$ 175,609,000
70	Annual Surplus (Deficit)	\$ (10,611,000)	\$ 5,548,000	\$ 10,248,000	\$ (11,593,000)	\$ 2,844,000	\$ 385,000	\$ 6,963,000	\$ 8,847,000	\$ 3,784,000
72	Cummulate Suplus (Deficit)	\$ (10,611,000)	\$ (5,063,000)	\$ 5,185,000	\$ (6,408,000)	\$ (3,564,000)	\$ (3,179,000)	\$ 3,784,000	\$ 3,784,000	\$ 3,784,000

Eastern Neighborhoods Pipeline 2018 - Completes



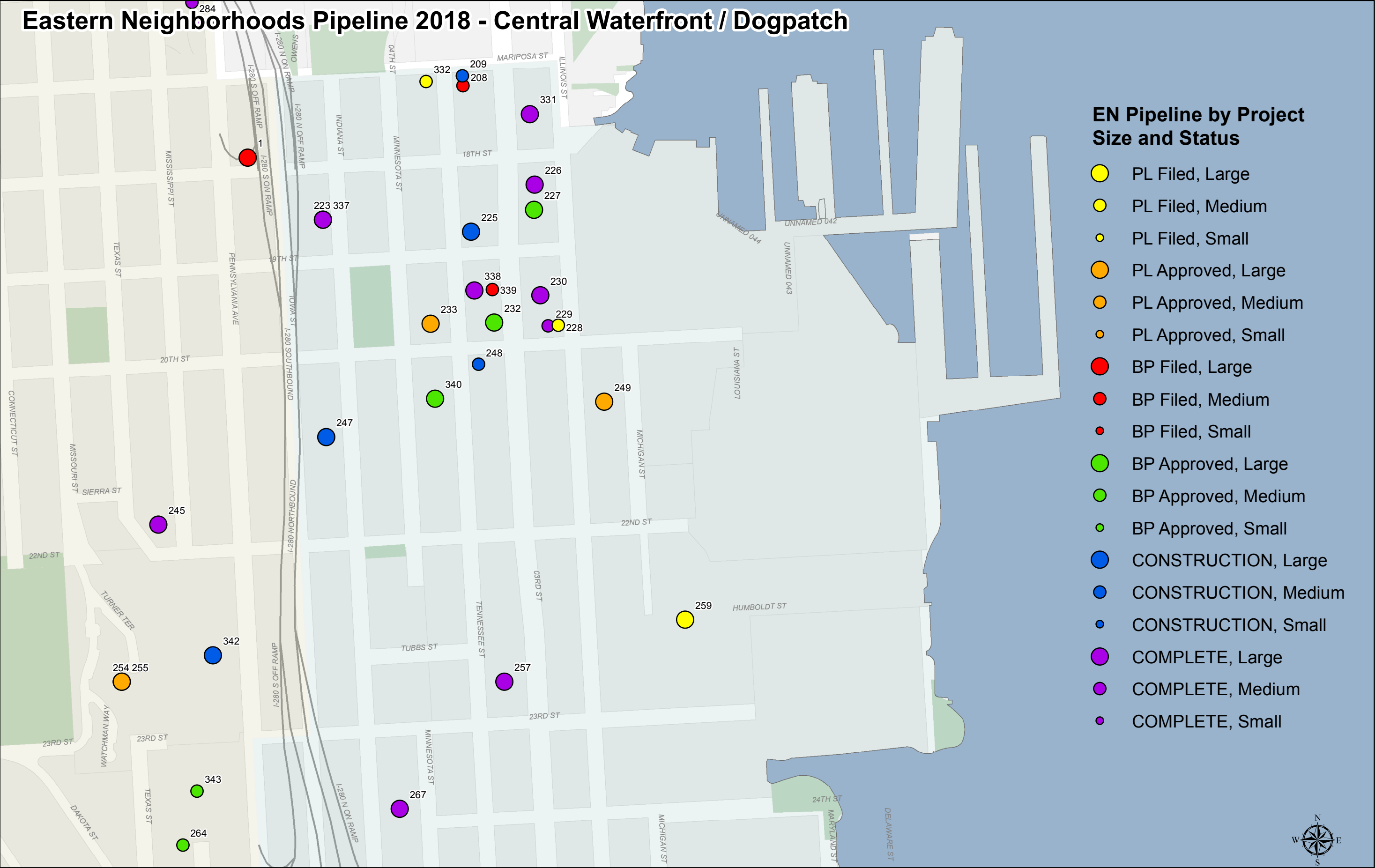
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Eastern Neighborhoods Pipeline 2018 - Pipeline



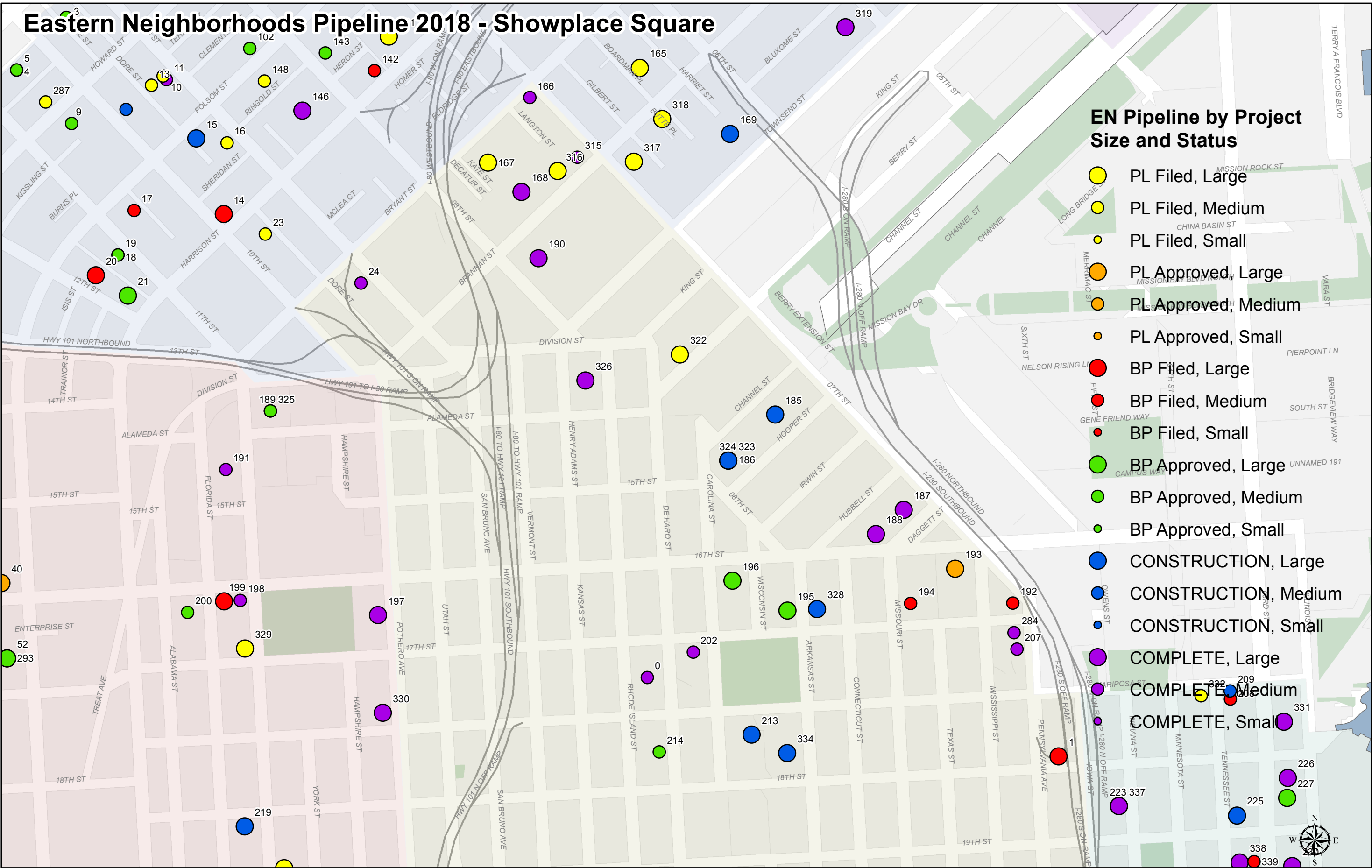
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Eastern Neighborhoods Pipeline 2018 - Central Waterfront / Dogpatch



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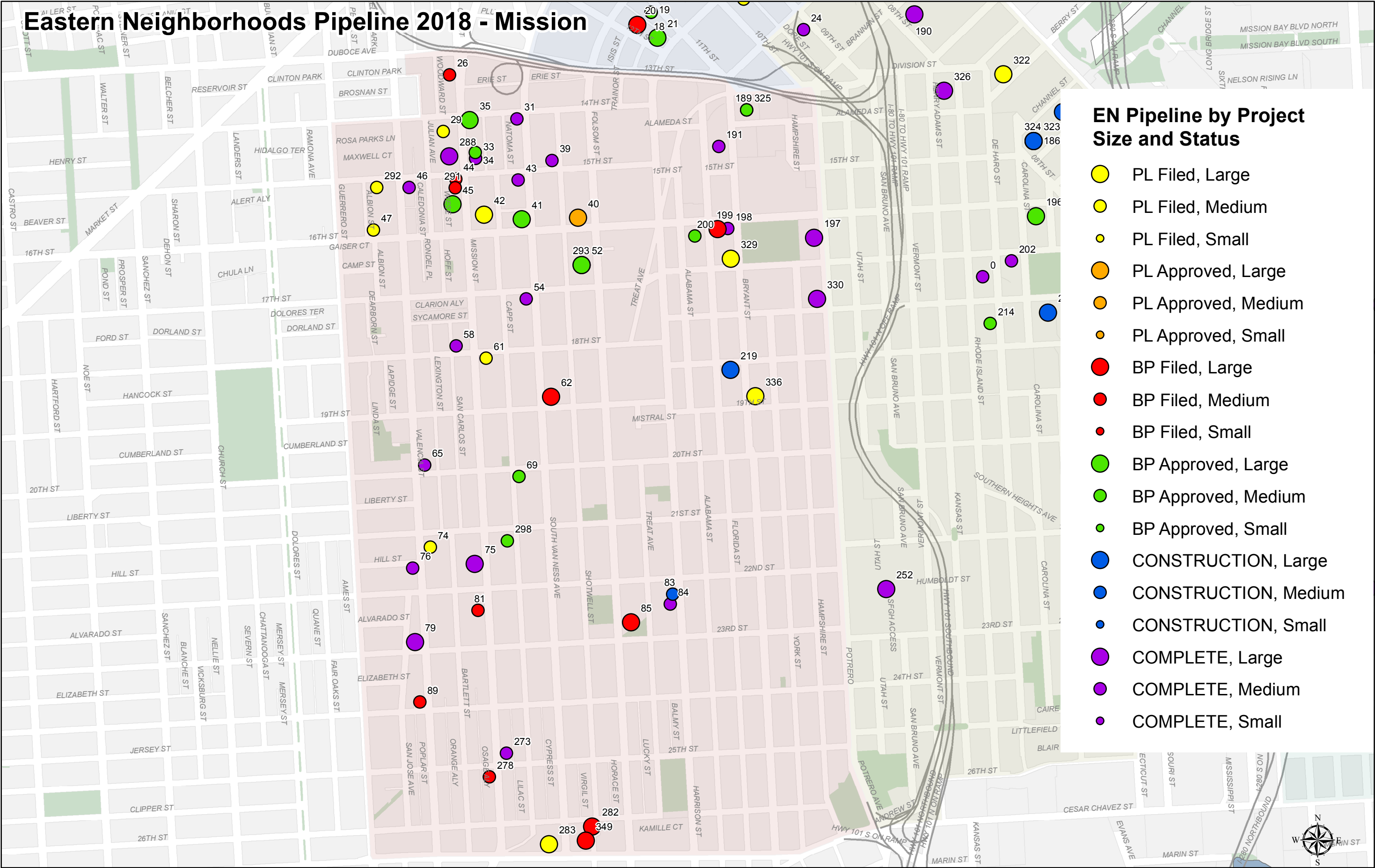
Eastern Neighborhoods Pipeline 2018 - Showplace Square



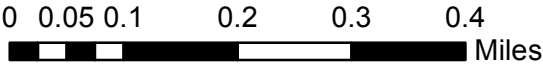
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0 0.045 0.09 0.18 0.27 0.36 Miles

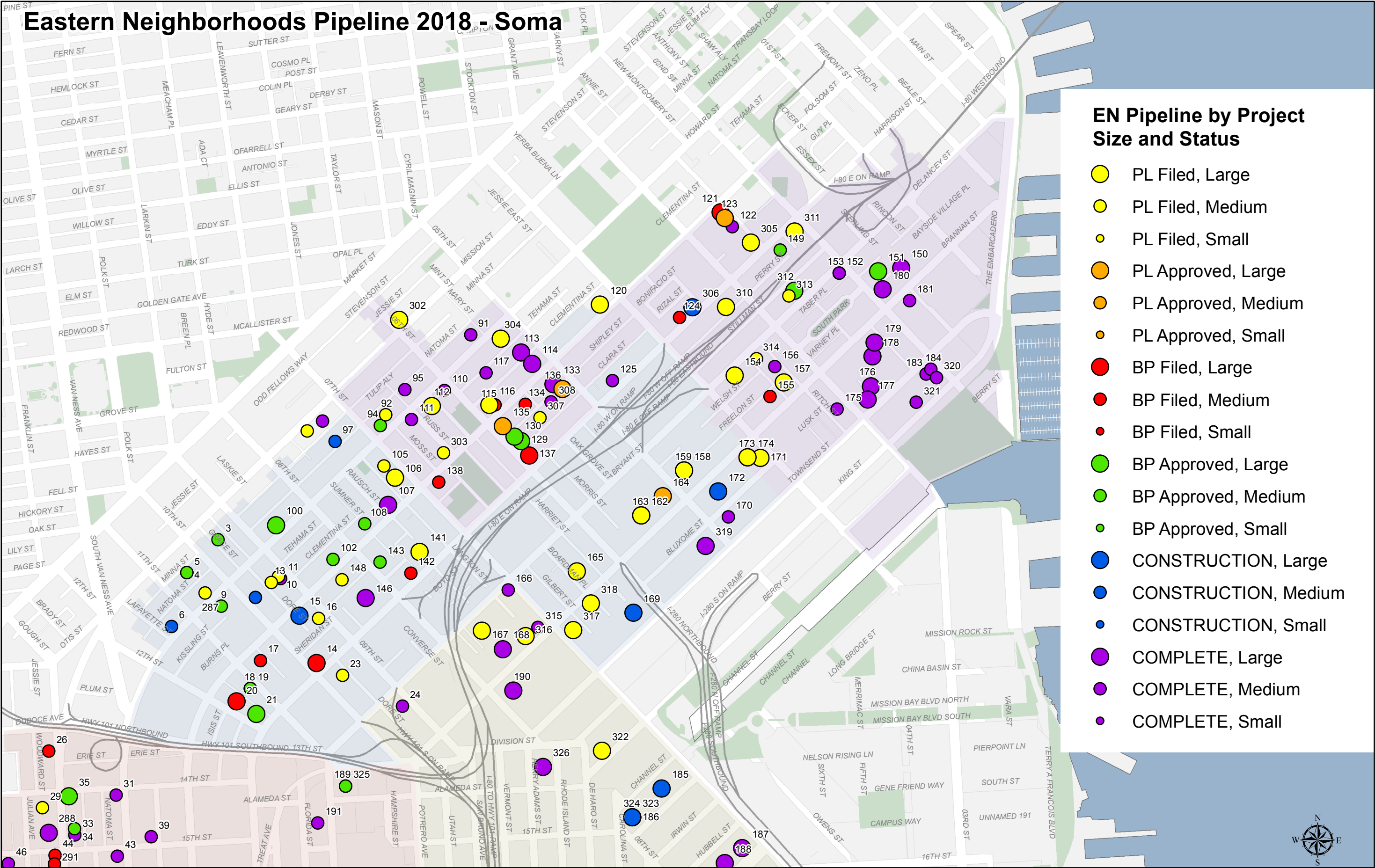
Eastern Neighborhoods Pipeline 2018 - Mission



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Eastern Neighborhoods Pipeline 2018 - Soma



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Map No.	ADDRESS	BLOCKLOT	Case No.	Building Permit Ap No.	Status	Entitlement Status	Best Date	Dwelling Unit / Group Room Count	Non- Residential Net Sq Ft	PDR Net Sq ft	Fee Payment (actual or projection)	Project Description
1	249 PENNSYLVANIA AV	399902	2014.1279ENV	201611223360	BP Filed	Entitled	11/22/2016	59	-	(15,300)	2019	Removal of two existing hardware warehouses/ commercial uses and construction of new 4-story building with 3 stories of residential (59 units) and 5,26 ground floor with residential/commercial flex spaces. Proposed parking on ground floor/basement leve
2	140 09th St	3509005		201105256770	COMPLETE	Complete	1/29/2015	10	-	-	2016	Change of Occupancy from retail furniture store to mixed use(Art studio, Art gallery, Congregate living facility and efficiency apartments. Seismic upgrade per 343.5.- Auto sprinkler system NFPA 13. Partitions, plumbing,mechanical, electrical & finish wo
3	15 - 23 GRACE ST	3509024	2014-001736	201601126880	BP Issued	Entitled	3/30/2018	23	-	-	2019	Construction of a new 5-story residential building.
4	915 - 935 MINNA ST	3510058	2015-002600	201702239940	BP Issued	Entitled	11/8/2017	34	-	-	2018	Proposed new construction of a residential building (4 stories above ground).
5	915 MINNA ST	3510058	2015-002600	201602190100	BP Issued	Entitled	11/8/2017	49	-	-	2018	The PPA was submitted on 3/2/15 and the 9 day deadline is 5/31/215.
6	1532 HOWARD ST	3511015	2013.1305	201405307090	CONSTRUCTION	Construction	4/10/2018	15	-	-	2018	The proposed project includes demolition of a surface parking lot, and new construction of a four-story story residential building with approximately 39,358 gross square feet (gsf), 49dwelling units, 49 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces. The project includes a dwelling unit mix
7	1029 Natoma St	3511055	2006.108	201009281770	COMPLETE	Complete	12/13/2011	3	-	-	2012	Demolition of an existing one-story commercial building and the proposed new construction of a six-story residential building with 15 single room occupancy units.
8	35 - 41 LAFAYETTE ST	3511066	2013.0113	201312194580	COMPLETE	Complete	6/3/2016	4	-	-	2015	The proposal is to demolish a single-family fire-damaged structure, ororiginlly constructed in 1922, and to construct a new 4-unit residential structure in five stories.
9	250 10TH ST	3517034	2014.0831	201710161380	BP Approved	Entitled	3/27/2018	-	10,961	-	2019	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.
10	244 09TH ST	3518005	2015-010668PRJ		PL Filed	Under Review	4/7/2016	19	-	-	2021	Presidio Knolls Elementary School expansion
11	248 - 252 09th St	3518006	2010.0222	201303122050	COMPLETE	Complete	10/14/2016	15	14,826	(5,000)	2014	Proposed new construction of 5 story over basement building with 19 SRO units and 2 commercial units.
12	241 10TH ST	3518020	2014.0666		CONSTRUCTION	Construction	2/24/2017	32	-	(10,189)	2016	The proposed project is the demolition and new construction of two buildings. The project involves demolition of two 2,25 sq.ft buildings, and construction of two buildings. 248 9th Street would be commercial building totaling 11,66 sq.ft., and 252 9th
13	45 DORE ST	3518033	2015-006513	[no bpa]	PL Filed	Under Review	10/20/2015	36	-	-	2019	Demolish car rental facility
14	1394 HARRISON ST	3519017	2014.1213	201508194770	BP Filed	Entitled	8/19/2015	68	-	2,112	2019	Retain all existing exterior walls, restore the damaged portions of the faade and redevelop the site into a new 4-story residential building containing rental group housing.
15	1335 FOLSOM ST	3519063	2013.1281	201406269540	CONSTRUCTION	Construction	3/5/2018	67	-	(5,700)	2019	Units are SROs
16	346 09TH ST	3519067	2017-012783		PL Filed		9/27/2018	34	(20,240)	-	2022	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 resi
17	1455 FOLSOM ST	3520031	2015-013268	201512094550	BP Filed	Entitled	12/9/2015	-	17,650	-	2014	Scheme 1 - The existing building on the 346 9th street site is a 2 story masonry structure
18	340 11TH ST	3521005	2014.0836	201601126880	BP Issued	Entitled	9/5/2014	-	17,850	-	2019	with office use on both levels. The proposed project will modify the existing building as required for CONVERT INDUSTRIAL BUILDING TO SCHOOL CHANGE OF USE. ADD 2ND FLOOR INTERNAL TO ENVELOP OF EXISTIG B
19	340-350 11th St.	3521005	2014.0836E	201504224290	BP Issued	Entitled	8/29/2017	-	17,850	-	2019	Demo. of an existing service station and construction of a five-story, mixed-use building with 2 dwelling units, 2 off-street parking spaces, and appx 5,682 GSF of ground floor retail use.
20	333 12TH ST	3521022	2015-004109	201705025460	BP Filed	Entitled	12/23/2016	219	(21,630)	-	2018	Demolish existing commercial building.
21	1532 Harrison Street	3521056	2013.1390	201706028250	BP Issued	Entitled	9/21/2017	136	-	-	2018	The Project includes demolition of an existing two-story industrial building (measuring approximately 21,63 square feet (sq ft)) and new construction of a seven-story-with-basement, 8-ft tall, residential building (measuring approximately 144,487 gross square feet (gsf)) with 2 dwelling units and 125 Class

Map No.	ADDRESS	BLOCKLOT	Case No.	Building Permit Ap No.	Status	Entitlement Status	Best Date	Dwelling Unit / Group Room Count	Non- Residential Net Sq Ft	PDR Net Sq ft	Fee Payment (actual or projection)	Project Description
22	1695 FOLSOM ST	3522074	2015-012878	201507060740	BP Filed	Entitled		4	-	-	2019	TO ERECT 5 STORIES, 1 BASEMENT, 4 UNITS RESIDENTIAL UNITS WITH BAR OR LIMITED RESTAURANT. ** MAHER:
23	222 DORE ST	3525083	2015-003229		PL Filed	Under Review	12/4/2015	23	-	-	2021	The proposed project is to demolish the existing front faade of the building, except the columns, demolish the interior of the building, raise and re-use the roof to a height of 40 feet, and construct 16,648 square feet of residential use and open spaces, including a proposed roof top patio and ground
24	520 09TH ST	3526005	2013.0066	201312124040	COMPLETE	Complete	9/7/2016	12	-	-	2015	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 pro
25	170 Cypress Street	3527019	2012.0669	201091349810	COMPLETE	Complete	5/8/2013	2	-	-	2014	TO ERECT 2-STORY, TYPE V, 2 UNITS RESIDENTIAL BUILDING.
26	1726 - 1730 MISSION ST	3532005	2014-002026	201712196830	BP Filed	Entitled	12/19/2017	36	-	(3,500)	2019	Demolish existing industrial building and construct a mixed-use building with 36 residential units, 9 sq. ft. of commercial space, and 29 off-street parking spaces.
27	44 WOODWARD ST	3532048		0	CONSTRUCTION	Construction		3	-	-	2011	New construction of a three (3) unit residential building.
28	34-42 Woodward Street	3532071	2016-011456PRJ		PL Filed	Under Review	9/6/2016	4	-	(5,858)	2020	Change of use from vacant warehouse to a 4 unit residential use.
29	1800 MISSION ST	3547001	2014.0154		PL Filed	Under Review	6/10/2004	-	-	-	2016	Change of use from PDR to office and arts/entertainment venue.
30	80 JULIAN AV	3547027	2009.1095	201011305800	BP Issued	Entitled		8	16,000	-	2019	ERECT 4 STORIES, TYPE 5, 7 BEDROOMS OUTPATIENT DENTAL/MEDICAL & CONGREGATE RESIDENCE BUILDING.
31	300 South Van Ness Ave	3548001	2011.0953	201107210710	COMPLETE	Complete	6/3/2015	-	-	-	2014	Construction of a new 4-story building (3 plus a parking garage on top) where Royal Motors (existing store operates at 28 South Van Ness) will house their Audi automotive dealership. The total square-footage of the proposed building will be 2,4 sq. ft.
32	342 South Van Ness	3548007		200910300270	COMPLETE	Complete	8/8/2012	2	-	-	2012	
33	1875 Mission St	3548032	2010.0787	201012237370	COMPLETE	Complete	3/28/2014	38	-	(43,000)	2013	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 2,8 square-feet of commercial space
34	1801 AND 1863 MISSION ST	3548033	2009.1011	201310038420	BP Issued	Entitled	8/1/2017	17	-	-	2019	ERECT 7 STORIES,17 DWELLING UNIT,MIX USE,TYPE 1 .
35	1801 Mission St	3548039	2009.1011	201310038420	BP Approved	Entitled	9/17/2012	54	-	-	2018	Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,6 GSF of ground floor commercial use.
36	1340 Natoma St	3548065	2007.0310	200712170620	COMPLETE	Complete	8/5/2013	2	-	-	2013	Rear horizontal and vertical addition to an existing single-family dwelling structure used as an office for the last 5 years. The proposed use would be wholly residential with 3-4 new dwelling units.
37	335 South Van Ness Avenue	3549038	2015-002289PRJ	201401247070	COMPLETE	Complete	4/6/2017	2	-	-	2016	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
38	315 SOUTH VAN NESS AV	3549041		201407181630	BP Approved	Entitled	8/21/2017	4	-	-	2019	ADD 3 STORIES OF RESIDENCES ON TOP WEST THIRD OF (E) BLDG. SEE TABLE OF AREAS A-.2. FLOOR 1: (N) F
39	1450 15TH ST	3549064	2013.0124	201306280740	COMPLETE	Complete	12/11/2017	23	-	-	2016	TO ERECT 5 STORIES, NO BASEMENT, 23 UNITS RESIDENTIAL & PARKING BUILDING.
40	1990 FOLSOM ST	3552012	2016-015092	201707051030	PL Approved	Entitled	3/9/2017	143	5,046	-	2020	The proposed project is a new eight-story mixed-use building. The first floor will replace and exceed existing
41	490 SOUTH VAN NESS AV	3553008	2010.0043	201010052340	BP Issued	Entitled	6/1/2015	72	-	(1,620)	2019	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.
42	1979 MISSION ST	3553052	2013.1543	201312174380	PL Filed	Under Review	12/17/2013	331	-	-	2021	Proposes to demolish all existing improvements on the project site and to conctruct a 5 to 1 story up to 15' high, 345,13 sq.ft. building exclusive of a 56,643 sq.ft. basement parking garage. Off-street parking that meets the Planning Code requirements

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43	1511 15TH ST	3553054	2015-015237	201111038210	COMPLETE	Complete	10/22/2015	40	-	(1,740)	2013	Demo gas station, construct 6-story, 40-du bldg with 32 parking spaces.
44	1900 MISSION ST	3554001	2013.1330	201507080960	BP Filed	Entitled	7/8/2015	11	-	2,064	2019	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 an Construct 2 buildings (a 5 story and 9 story) with 157 units of affordable housing including studio, Junior 1 bedroom, 1 bedroom, 2 bedroom and 3 bedroom apartments. In addition to housing, the development will include amenity space, artist's alleys, a childcare center, and community based non-Construction 24-du bldg, with 1+ 16 stacked parking spaces on ground floor accessed from Caledonia Street, with two ground floor retail spaces of 62-gsf and 7-gsf on Valencia Street; six stories plus roof deck, 16,8-gsf total, on existing vacant lot. Conditional Use Authorization to permit a change of use from automotive repair shop to a restaurant with an outdoor activity area on the rooftop.
45	1950 MISSION ST	3554005	2016-001514		BP Issued	Entitled	2/16/2018	157	1,236	-	2019	
46	411 Valencia St	3554027	2009.0180	200510135500	COMPLETE	Complete	5/1/2013	16	-	(1,550)	2013	
47	3140-3150 16TH ST	3555018			PL Filed	Under Review	1/31/2017	-	-	-	2021	
48	1785 15TH ST	3555036	2012.0147	201210242702	CONSTRUCTION	Construction		8	-	-	2015	ERECT 5-STORY, TYPE 3, 8 DWELLING UNITS BUILDING.
49	108 ALBION ST	3568027	2016-006759PRJ	201605066810	BP Filed	Entitled		2	-	-	2019	ADD 2 DWELLING NITS PER ORD 3-15 W/A MANDATORY SEISMIC RETROFIT APP #216428594 AT G/F. PROJECT INCLUDES NEW LOBBY SERVING ONLY NEW DWELLING UNITS AT GROUND FLOOR.
50	141 (145) Albion St	3568068		201006043840	COMPLETE	Complete	1/8/2015	3	-	-	2012	
51	8 RONDEL PL	3569052		201402047760	BP Filed	Entitled	5/8/2014	2	-	-	2020	ERECT A TWO FAMILY DWELLING RESIDENTIAL BUILDING.
52	2070 FOLSOM ST	3571031	2015-014715	0	BP Issued	Entitled	11/8/2017	112	15,000	-	2020	Large Project Authorization: Project will include (127) affordable units. (22) "Tay" transitional aged youth studios, (22) "Tay" transitional aged youth 1BR, (8) affordable family 1BR, (55) affordable family 2BR, (35) affordable family 3BR. Ground floor child development center, caf and (2) tenant spaces for 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, 5-feet in height consisting of 1,996 sq. ft. ground floor restau
53	3249 17TH ST	3575063	2005.1155	201003248891	COMPLETE	Complete	1/26/2016	2	-	-	2016	
54	600 SOUTH VAN NESS AV	3575070	2013.0614	201401136110	COMPLETE	Complete	7/20/2017	27	-	(1,750)	2016	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 res
55	39 San Carlos St	3576018		201302210650	COMPLETE	Complete	6/18/2015	3	-	-	2015	ERECT 4 STORY 3 FAMILY DWELLING UNITS.
56	657 VALENCIA ST	3576061	2015-015680		BP Filed	Entitled		4	-	-	2019	
57	645 - 647 VALENCIA ST	3576062	2013.1339	201611142500	PL Approved	Entitled		7	-	-	2019	PRESERVING & RENOVATING 2STORY COMMERCIAL STRUCTURE. ADD (N) 3 STORY ADDITION FOR A TOTAL HEIGHT OF 5 STORIES OR 55' TALL. THE RENOVATED ADDITION/ALTERATION BLDG WILL BE MIXED USE CONSISTING OF GRD FLR COMM, RESIDENTIAL ENTRY AND PARKING ACCESSED FROM SY
58	3420 18TH ST	3576090	2012.1572	201311041050	COMPLETE	Complete		16	-	(4,500)	2015	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.
59	179 San Carlos St	3589023	2004.0487	200403310130	COMPLETE	Complete	1/1/2015	3	-	-	2013	New construction of 3-unit residential building.
60	777 VALENCIA ST	3589108	2014.0883	201310310850	BP Issued	Entitled		3	683	-	2017	CONSTRUCTION OF 3 (N) RESIDENTIAL UNITS ON A (N) 3RD FL
61	2205 MISSION ST	3590035	2018-003616		PL Filed		3/23/2018	48	17,430	-	2021	The proposed project is a nine-story mixed use building containing childcare, community serving arts, and housing facilities. An existing two-story building will be rehabilitated or reconstructed and converted into childcare and community serving arts us
62	793 SOUTH VAN NESS AV	3591024	2015-001360	201805159200	BP Filed	Entitled	1/9/2018	69	-	-	2019	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.
63	2374 FOLSOM ST	3594009	2007.1209	200701292820	COMPLETE	Complete	5/10/2012	2	-	-	2013	

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64	835 SOUTH VAN NESS AV	3594023		201412113580	CONSTRUCTION	Construction	10/20/2016	3	-	-	2018	ERECT 4-STORY, TYPE 5A, 3 DWELLING UNITS BUILDING.
65	899 Valencia St	3596113	2004.0891		COMPLETE	Complete	5/26/2011	18	-	-	2012	The proposed project is demolition of a 1,8-gsf gas station and construction of a 5-story 5,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 2th Streets
66	3374-3376 21st Street	3608023	2016-000196	201512114910	BP Filed	Entitled	12/11/2015	2	-	-	2019	ADDITION OF 2 UNITS PER ORDINANCE 3-15. SEISMIC P/A#2158174416. RELOCATE ENTRY DOOR ON 1ST FLOOR & REPLACE W/WINDOW TO MATCH EXISTING.
67	3659 20TH ST	3608060		201602119390	BP Filed	Entitled		5	-	-	2019	REMODEL GROUND FLOOR. CONVERT GROUND FLOOR GARAGE TO (5) STUDIO UNITS THAT INCLUDE A KITCHEN & BATHR
68	981 - 987 VALENCIA ST	3609027	2016-002409PRJ	201608245830	BP Filed	Entitled		8	-	-	2019	UPGRADE EXISTING BUILDING CONSISTING OF ONE THREE STORY SECTION AND ONE TWO STORY SECTION TO ONE FOUR STORY BUILDING. RETAIN/UPGRADE COMMERCIAL SPACES AT GROUND FLOOR. COMPLETE REMODEL OF RESIDENTIAL FLOORS.
69	25 GRACE ST	3610047	2014-001736	201601126880	BP Issued	Entitled	3/30/2018	11	-	-	2019	The proposed project is to construct a four-story, 45-foot tall residential building on two adjacent lots that total 2,84 square feet. The proposed 1,249 gross square foot building would be accessed exclusively off Grace Street, and includes eleven dwelling units, eleven Class 1 bicycle parking spaces, LEGALIZATION OF DWELLING UNIT INSTALLED W/O PERMIT PER ORD #43-14. NO BULD HEIGHT INCREASE & INTERIO
70	2944 21ST ST	3612017		201504103360	CONSTRUCTION	Construction		2	-	-	2016	
71	2507 FOLSOM ST	3613030	2016-002874	0	PL Filed	Under Review		6	-	-	2020	
72	811 TREAT AV	3613053	2013.1853		CONSTRUCTION	Construction	5/8/2014	2	-	-	2017	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.
73	657 CAPP ST	3615047		201501085200	CONSTRUCTION	Construction		9	-	-	2017	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. Add roof decks. Add curb cut and new entrance to off-SF Planning Design: Proposed project will have 2 dwelling units. Project would meet affordable housing component with 2 BMR dwelling units. Project would meet affordable housing component with 2 BMR dwelling units. Owner may decide to utilize 2% inclus
74	1021 VALENCIA ST	3616024	2017-013728		PL Filed		11/9/2017	20	-	-	2021	
75	2558 - 2564 MISSION ST	3616084	2005.0694	201301168120	COMPLETE	Complete	3/17/2016	114	-	-	2014	The project is a PUD and new construction of up to 125 units of residential over ground floor commercial on the site of to-be-demolished Giant Value store, adjacent to the New Mission Theater, which would be renovated to include theater, restaurant, and bar as part of the project. Two levels of 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 replacement with 5-story, 55', bldg, conforming to NCT
76	1050 VALENCIA ST	3617008	2007.1457	201012277440	COMPLETE	Complete		16	-	-	2015	ADV PROGRAM IN MANDATORY SEISMIC RETROFIT BLDG PER ORD. 162-16. PROPOSE 2 ADD'L DWG UNITS ON BASEMENT LEVEL AT REAR OF BLDG. REPLACE (E)WINDOWS AT REAR OF BLDG, ADD BATHROOM & KITCHENS, REMODEL OF DOORS & FINISHES
77	925 GUERRERO ST	3617061	2016-016578PRJ	201612145010	BP Filed	Entitled		2	-	-	2019	Proposed renovation and addition to an existing two-story, single family dwelling. Including the addition of three new dwelling units with roof decks above.
78	3532 23RD ST	3634009	2016-008188PRJ		PL Approved	Entitled	5/8/2014	3	-	-	2019	
79	1198 VALENCIA ST	3635014	2012.0865		COMPLETE	Complete	3/8/2018	52	-	(440)	2016	building to be demolished is a gas station.
80	2610 MISSION ST	3636002	2015-016032PRJ	201611021700	BP Filed	Entitled		8	-	-	2019	Renovation of an existing, vacant, two-story with full basement concrete and steel commercial building and construct 4 floors of wood frame residential for 8 units plus rear yard on the roof. No parking. Bicycle parking and common open space on podium.
81	2632 MISSION ST	3636005	2016-004707PRJ	201611011670	BP Filed	Entitled	11/1/2016	16	-	-	2019	Construction of new 5 story mixed used building. Sixteen residential units (8 one bedrooms, 8 two bedrooms) over one retail space with basement storage. Sixteen bicycle parking spaces are provided on the ground floor, with zero vehicle parking spaces. Co
82	840 - 844 SHOTWELL ST	3638041		201612296190	BP Filed	Entitled		4	-	-	2020	ADD ACCESSORY DWELLING UNIT PER ORDINANCE 162-16 ASSOCIATED SOFT-STORY PERMIT #2169147681, INSTALL FIRE SPRINKLER SYSTEM PER NFPA13R IN THE AREA OF THE NEW UNIT ONLY.
83	2600 HARRISON ST	3639001	2014.0503		CONSTRUCTION	Construction	4/12/2018	20	-	(7,506)	2018	The project proposes a new residential building in place of the existing industrial warehouse building to be demolished. The new building would be 4 feet tall with ground floor parking and 2 residential units. A rood deck would be provided with access from the units.
84	2652 Harrison St	3639002	2006.0054	201111038220	COMPLETE	Complete	1/14/2014	20	-	(7,250)	2012	Demolition and new construction 3-unit residential building over basement level parking

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85	2675 FOLSOM ST	3639006	2014-000601	201609283630	BP Filed	Entitled	9/22/2016	115	-	(22,111)	2019	The proposed 35,734 square foot project site comprises three lots (3963/6, 7, 24) 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
86	953 TREAT AV (BLDG 2 OF 2)	3639028	2015-006510PRJ	201511041770	BP Filed	Entitled	11/4/2015	2	-	-	2019	BUILDING# 2. TO ERECT 4 STORIES, NO BASEMENT, 2 UNITS RESIDENTIAL BUILDING. ** MAHER: COMPLIANCE WITH ORDINANCE NO# 155-13 REQUIRED; ROUTE TO DPH **
87	930 SHOTWELL ST	3641076	2012.0885	201206112280	COMPLETE	Complete	4/24/2015	2	-	-	2014	Construct new 3 stroy + garage/basement, 2 unit residential building
88	854 CAPP ST	3642041		201502138350	CONSTRUCTION	Construction		5	-	-	2018	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 4 feet tall and 7,464 g
89	1278 - 1298 VALENCIA ST	3644021	2013.1404	201502197780	BP Filed	Entitled	2/19/2015	35	-	(2,000)	2019	Demolish existing gas station and construct a mixed-use residential building (3,737 sq. ft. retail) and (33,939 sq. ft. residential)
90	119 7th Street	3724103		201406249300	CONSTRUCTION	Construction	3/24/2017	39	-	-	2016	A new 8-story residential development consisting of 39dwelling units, 1 level of below-grade parking with 14 spaces, and 1,974 sf of ground floor retail.
91	938 Howard Street	3725015		201206223260	COMPLETE	Complete	4/2/2016	-	24,960	(24,767)	2014	CHANGE OF USE ONLY. MODIFICATIONS, TENANT IMPROVEMENT
92	1076 HOWARD ST	3726026	2015-015152	0	PL Filed	Under Review	11/17/2015	-	15,580	-	2021	Change of use from PDR to Office and a vertical addition of 1 additional story.
93	1082 Howard St.	3726028	2015-010371	[no bpa as of 07 12 17]	PL Filed	Under Review	1/5/2016	8	-	(2,801)	2020	Demolish an existing two story retail sales building and construct a new nine story, eight dwelling, 83.5 foot tall, multi-family residential building. There is no garage/parking. The ground floor will include active space (lobby). The lowest dwelling is on stories 1 & 2 and includes a private rear yard. Stories 3-9
94	1088 HOWARD ST	3726030	2017-009796		BP Issued		2/27/2018	22	-	-	2019	The proposed project would preserve the existing one story over mezzanine industrial building and construct an approximately 1693-gross-square-foot (gsf), 6-foot-all residential addition. 12 one-bedroom apartments and 1 two-bedroom apartments, for a t
95	537 Natoma St	3726047	2005.099	200509011810	COMPLETE	Complete	6/7/2013	14	-	(5,425)	2013	
96	150 07TH ST	3727004	2016-015598PRJ	201609309280	BP Filed	Entitled		2	-	-	2019	INTERIOR RESIDENTAL CONSTRUCTION, REMOVE NON-CONFORMING USE & RETURN BACK TO RESIDENTIAL. ADD 2 RESIDENTIAL UNITS
97	630 NATOMA ST	3727049	2015-009485		CONSTRUCTION	Construction	5/8/2014	3	(2,620)	-	2018	Proposed demolition of existing 1-story over basement office/storage building and construction of a (N) 4-story, 3-unit condominium over 2-car parking garage. Rear yard setback.
98	1125 MISSION ST	3727091	2014-002628	0	COMPLETE	Complete	3/14/2017	-	38,000	(36,000)	2016	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 12-17-215 email from Haughey to Thomas in "Docs" tab of this record).
99	1145 Mission Street	3727168	2007.0604E		PL Filed	Under Review	8/21/2014	25	-	-	2021	Demolish existing structure and construct 14 residential dwelling units and 14 parking spaces.
100	1298 HOWARD ST	3728019	2014.0011	201406067750	BP Approved	Entitled	3/2/2017	124	10,050	(5,000)	2018	The propsed project would contain 121 residential units, 1,5 sf of flex office / retail space.
101	727 - 731 NATOMA ST	3728032	2014.1205		BP Filed	Entitled		6	-	-	2019	Variance request to the rear setback requirement of P.C. Sec. 134 to permit the alteration including an additional 6 units.
102	1228 FOLSOM ST	3729011	2014.0964	201509258130	BP Approved	Entitled	2/9/2018	26	-	-	2019	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
103	716 CLEMENTINA ST	3729042	2015-001273	201405296930	COMPLETE	Complete	2/16/2016	2	-	-	2016	AT GROUND FLOOR, CONVERT EXISTING STORAGE SPACE TO TWO NEW LIVING UNITS; AND INFILL SPACE AT THE REAR UNDER (E) LIVING SPACE ABOVE
104	767 TEHAMA ST	3729063	2015-006913	201505297470	CONSTRUCTION	Construction	5/8/2014	3	-	-	2018	COMPLY TO NOV#21519311,21519321,21247141,21168394,21168456,2788234, 12666964. REMODEL OF (E)
105	230 07TH ST	3730004	2014.0244		PL Filed	Under Review	7/30/2014	44	-	-	2020	Demolish 14,23 sq. ft. parking garage. Don't know existing number of spaces in garage.

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106	262 07TH ST	3730007	2014.0334	0	PL Filed	Under Review	5/6/2016	86	-	-	2020	Proposed new construction of 7-story building with 87 residential Single Room Occupancy units. Proposed building height 65 feet
107	1140 FOLSOM ST	3730015	2013.0986	201411101150	COMPLETE	Complete	9/8/2017	99	-	-	2016	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
108	1174 FOLSOM ST	3730023	2012.1553	201508265380	BP Issued	Entitled	7/18/2016	42	10,453	(9,600)	2018	The proposed project would involve merging two existing lots, demolition of two existing two-story structures, and the constuction of new 6 story, 65' tall building with basement parking. The proposed project would include retail on the first floor, offic
109	34 LANGTON ST	3730096	2014.0681	201310088790	BP Filed	Under Review		5	-	-	2018	TO ERECT 4 STORIES, NO BASEMENT, 5 UNITS APARTMENT, TYPE III-A BUILDING.
110	200 - 214 06TH ST	3731001	2011.0119		COMPLETE	Complete	5/25/2017	44	(32,400)	-	2011	The proposed project is the demolition of an existing 144 room hotel buidling and construction of a new mixed - use building with 56 affordable dwelling units, approximately 3,74 sq.ft. of retail, and 15 off-street parking spaces.
111	1049 Howard St	3731074	2007.0469	200509092470	COMPLETE	Complete	2/12/2012	25	-	-	2013	Expansion of use of existing group housing homeless shelter.
112	1025 HOWARD ST	3731095	2015-005200	[no bpa as of 07 12 18]	PL Filed	Under Review	4/24/2015	-	71,800	-	2020	The proposed project consists of the demolition of an existing building on site and construction of a new 8 story high hotel with a ground floor retail space and below ground parking.
113	260 5th St	3732008	2007.069	201106017200	COMPLETE	Complete	1/1/2015	179	-	(41,562)	2013	215,300-gsf 9-story 179 du residential mixed use, 102 parking, requiring EN Large Project Authorization; LEED GOLD. Demo warehouse. 0.7 ac site
114	900 Folsom St	3732009	2007.0689	201106017210	COMPLETE	Complete	3/13/2014	269	-	-	2013	396,000-gsf 9-story 269 du residential mixed use, 221 parking spaces, requiring EN Large Project Authorization; LEED GOLD. Remove surface parking, 2 billboards. 1.3 ac site.
115	980 FOLSOM ST	3732028	2013.0977	201412294590	BP Filed	Entitled	12/29/2014	34	-	(6,836)	2019	Demolish existing auto repair and construct a mixed-use building with 777 sf of retail and 33,125 sf residential
116	984 FOLSOM ST	3732029	2017-013741		PL Filed	Under Review	11/17/2017	111	-	-	2022	The proposed project is to demolish three story building and erecting an eight story building with a restaurant on the ground floor and group housing with 111 bedrooms plus common space on the remaining seven floors above. The project will seek an indivi
117	468 CLEMENTINA ST	3732071	2005.0424	200507208140	COMPLETE	Complete	7/20/2016	13	-	(7,000)	2018	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.
118	481 TEHAMA ST	3732080		201505136260	BP Filed	Entitled		5	-	-	2020	ERECT A 4 STORY 5 RESIDENTIAL UNIT & COMMERCIAL BUILDING. MAHER ORDINANCE-EXTENDED IS NOT REQUIRED.
119	451 - 453 TEHAMA ST	3732088			PL Filed	Under Review		2	-	-	2020	Proposed excavation @ basement level to add two (N) dwelling units to (E) four dwelling unit building. (N) exterior stairway at front of building for access to basement level.
120	816 FOLSOM ST	3733014	2017-012789		PL Filed	Under Review	9/29/2017	-	79,000	-	2022	Pursuant to the zoning and height designations contemplated by the Central SoMa Plan, the Project Sponsor proposes to demolish the existing commercial building at the Property and construct a 18-foot tall, 18-story over basement hotel (the "Project"). T
121	655 FOLSOM ST	3750050	2013.0253	201602099170	BP Filed	Entitled	3/10/2016	89	-	-	2019	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.
122	132 Hawthorne	3750054		201201242800	COMPLETE	Complete	1/1/2014	-	-	(14,250)	2013	
123	667 FOLSOM ST, 120 HAWTHORNE ST, 126 HAWTHORNE ST	3750082	2015-002604	[no bpa as of 03/30/18]	PL Approved	Entitled	1/5/2017	240	(21,914)	(4,000)	2020	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
124	768 HARRISON ST	3751033	2013.1872	201406269590	BP Filed	Entitled	9/25/2015	26	-	(3,090)	2019	Demolish existing auto shop and construct a 9-story mixed-use building with 28,32 sf of residential and 7,351 of office
125	870 Harrison St	3752019	2006.0430	200607146550	COMPLETE	Complete	1/8/2015	22	-	(6,120)	2016	Demolition of existing one-story 6,12 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 5 feet in height.
126	960 Harrison St	3753021	2010.0635	201008279680	COMPLETE	Complete	3/1/2012	4	-	-	2012	

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127	259 CLARA ST	3753042	2013.0106	201305167080	COMPLETE	Complete	5/13/2015	8	945	5,622	2015	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'.
128	272 CLARA ST	3753076	2013.0669		CONSTRUCTION	Construction	5/8/2014	2	-	-	2015	Add two stories to existing 2 story mixuse building; change of use from R-3 to R-2
129	363 06TH ST	3753079	2011.0586	201702280330	BP Issued	Entitled	10/11/2017	104	-	(12,396)	2018	Remove existing 2-story commercial building and construct a new 9-story mixed-use building.
130	345 06TH ST	3753081	2013.1773	201602179760	BP Issued	Entitled	4/5/2017	89	-	(2,973)	2018	The proposed project would construct an eight-story mixed use building with 89 SRO units and one 3,9 square-foot commercial space
131	265 SHIPLEY ST	3753089	2013.1549		PL Filed	Under Review		9	-	-	2020	Construct 9 units and 6 parking spaces on a vacant lot.
132	225 SHIPLEY ST	3753099	2016-000601		BP Filed	Entitled		9	-	-	2019	225-227 Shipley Street (3753/098 and 099); Project Review meeting to discuss a new 9 residential unit building. Common space shall be roof deck and rear yard. 5, 1 bedroom unites, 2, 2 bedroom units, 1, 3 bedroom units and 9 bike spaces at lobby. No garage.
133	923 FOLSOM ST	3753106	2012.1333	201311202410	COMPLETE	Complete	11/15/2017	114	(3,750)	-	2016	The proposed project would include demolition of an existing 3,75 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,
134	953 - 955 FOLSOM ST	3753114		201702028470	BP Filed	Entitled	2/2/2017	18	(2,117)	-	2021	Proposed new construction of a nine-story building with one commercial space, 18 residential units & one shared open spaces.
135	301 06TH ST	3753122	2013.0538	[no bpa]	PL Approved	Entitled	10/6/2017	84	-	(1,000)	2020	Demolish a car detailing structure and parking lot and construct mixed-used building with 68,24 sq. residential and 4,7 sq. of retail
136	5TH ST / CLARA ST / SHIPLEY ST	3753147	2015-005863		PL Approved	Entitled	11/9/2018	146	-	(18,000)	2020	Large Project Authorization to demolish existing commercial buildings and construct new mixed use retail and residential building.
137	377 06TH ST	3753148	2014.0832	201712146450	BP Filed	Entitled	12/14/2017	112	-	(1,610)	2019	Demolish existing gas station and construction a mixed-use building with (4, 82 sf) of retail and (96,225 sf) residential.
138	1075 &1089 FOLSOM ST	3754038	2015-006512PRJ	201702149380	BP Filed	Entitled	2/14/2017	48	(4,700)	-	2019	The project is to demolish the existing buildings on these two lots to construct a new, 6-story residential building with ground floor commercial space. The new building will be 48 SRO units on 6 floors with 1,48 square feet of commercial space. No au
139	40 CLEVELAND ST	3754039	2015-006512PRJ	201702149400	BP Filed	Entitled	2/14/2017	5	-	(1,875)	2019	Proposed demolition of (E) industrial building. Construction of (N) 4-story residential building with ground floor parking.
140	85 COLUMBIA SQUARE ST	3754045		201703282550	BP Filed	Entitled		2	-	-	2020	CHANGE OF USE FROM WAREHOUSE TO 2 APARTMENTS. TO COMPLY WITH NOV 21633643. LEGALIZE ELECTRIC & PLUMBING AND BRING UP TO CODE. INSTALL (N) DOOR IN HARRIET ST & COLUMBIA SQ. REPLACE KITCHEN IN KIND AND REPLACE FURNACE.
141	1144 - 1150 HARRISON ST	3755023	2016-001738PRJ		PL Filed	Under Review	12/2/2016	381	-	(76,345)	2022	The proposal is for demolition of an existing 75,625 sq. ft. industrial building and the new construction of a six- to seven-story, 65-ft. tall and 427,936 sq. ft., mixed-use building containing up to 371 dwelling units and six ground-floor commercial units with accessory residential use.
142	1170 HARRISON ST	3755029	2015-016239	201608114750	BP Filed	Entitled	8/11/2016	-	19,025	-	2019	The Project Sponsor proposes to make interior alterations to the existing building at 117 Harrison Street. The project involves transforming the existing one-story warehouse with a mezzanine into two-stories of office space. There will be no expansion
143	349 08TH ST	3755054	2015-004085	201707121720	BP Issued	Entitled	7/12/2017	38	-	-	2019	Construct a new 5-story mixed-use residential building consisting of 38 residential units with associated private and common open space
144	5 HALLAM ST	3755096		201305036140	COMPLETE	Complete	7/28/2015	6	-	-	2015	TO ERECT 4 STORIES OF 6 FAMILY DWELLINGS
145	1123 Folsom St	3755101	2011.0717	201204128160	COMPLETE	Complete	8/28/2013	2	(3,930)	-	2014	Convert the existing 2nd floor tourist hotel to 2 dwelling units without parking.
146	350 08TH ST	3756003	2007.1035	201307303140	COMPLETE	Complete	11/3/2016	408	-	3,700	2015	Seven building mixed-use development for 416 rental dus in 384,-sf, with 5K-sf retail, 8,7-sf industrial/studio, and 49-space below ground parking on site of SOMA busyard, block bounded by 8th Street, Harrison, Ringold, Gordon, totaling 634,-sf.
147	56 Ringold St	3756025	2008.0082	200705312680	COMPLETE	Complete	3/12/2014	2	-	-	2015	Addition to existing 2-story, 28 sqft, 2-feet in height single-family dwelling with 2-car garage. The addition would add a 3rd and 4th story resulting in a 3-unit, 5,3 sqft building with a 3-car parking garage.

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148	1245 FOLSOM ST	3756041	2015-014148PRJ	[no bpa as of 05 07 18]	PL Filed	Under Review	3/22/2016	37	-	-	2021	Demolition of existing 1 story of Alt School and New Construction of a 7 story at Folsom street and 5 story at Ringold Street mixed-use building. 37 residential units above one 2 story commercial space at aground floor with parking space at basement leve
149	645 HARRISON ST	3763105	2013.1545	201703101210	BP Approved	Entitled	4/3/2017	-	34,840	(34,840)	2017	Office allocation change of use in an existing 147,976 sf building. Change of use of34,84 sf from light industrial to office. Existing 113,136 office remains office.
150	270 BRANNAN ST	3774026	2012.0799	201312174400	COMPLETE	Complete	6/7/2017	-	171,650	-	2015	Demolition of existing building on lot and construction of a new six-story commercial office building containing approximately 189, square feet of office uses and an approximately 13, square foot sub-grade parking garage containing 16 off-street par
151	85 FEDERAL ST	3774071	2012.1410	201306200080	BP Issued	Entitled	6/20/2013	-	32,614	-	2018	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.
152	500 2nd Street	3775001	2013.0506	201307303080	COMPLETE	Complete	2/11/2014	-	13,882	(13,882)	2014	Convert entire 13,883 sf building from industrial to office use.
153	500 Second Street	3775001	2013.0506E	201311272970	COMPLETE	Complete	7/23/2014	-	13,883	(13,883)	2016	Convert entire 13,883 sf building from industrial to office use
154	565 BRYANT ST	3776039	2017-005214		PL Filed	Under Review	8/31/2017	-	191,475	-	2022	Demolish four existing auto repair and other small non-historical buildings on the site. These buildings will be replaced by a new 12-story hotel with 3 rooms, 19 below grade parking spaces and 3,861 sf of publicly accessible open space. This project w
155	9 FREELON ST	3776080	2015-006088	201504173990	BP Filed	Entitled	4/17/2015	-	20,000	-	2019	CONSTRUCT (N) 3-STORY OFFICE BUILDING. ** MAHER: COMPLIANCE WITH ORDINANCE NO# 155-13 NOT REQUIRED *
156	246 Ritch St	3776092	2006.1348	200701051070	COMPLETE	Complete	4/1/2014	19	-	(4,130)	2015	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.
157	424 BRANNAN ST	3776149	2017-011474		PL Filed	Under Review	9/29/2017	-	99,000	-	2022	Demolition of existing surface parking lot (64 spaces) and construction of an eight-story hotel containing approximately 239 guestrooms and 5,99 square feet of publicly-accessible private open space. The project will include a mid-block passage between
158	598 BRANNAN ST	3777045	2012.0640		PL Filed	Under Review	8/23/2012	-	346,000	(30,312)	2021	Proposes to demolish the existing two-story, 38,2 sq.ft. industrial building at the property and to construct a two-building office project at the site. The buildings would be 16 feet in height, with 11 stories each. The buildings would be completely
159	598 BRANNAN ST	3777045	2012.0640		PL Filed	Under Review	8/23/2012	-	346,000	(30,312)	2023	Proposes to demolish the existing two-story, 38,2 sq.ft. industrial building at the property and to construct a two-building office project at the site. The buildings would be 16 feet in height, with 11 stories each. The buildings would be completely
160	530, 542, & 548 BRANNAN ST (BLDG 1 OF 3)	3777072	2014.1021	201409106020	BP Issued	Entitled	12/30/2016	10	-	(10,000)	2018	WORKING IN COMMON AREA. CHANGE OF OCCUPANCY FROM (E) LIVE/WORK UNITS INTO RESIDENTIAL DWELLING UNITS. DISCONNECT (E) ELECTRICAL @ SUBDIVIDED UNITS & RECONNECT TO NEW PG & E APPROVED METERS @ GARAGE LEVEL. COMPLIANCE W/ ORDINANCE NO. 155-13 NOT
161	530, 542, & 548 BRANNAN ST (BLDG 3 OF 3)	3777072	2014.1021	201409106020	BP Issued	Entitled		8	-	(8,000)	2019	WORKING AT COMMON AREA. CHANGE OF OCCUPANCY FROM (E) LIVE/WORK UNITS INTO RESIDENTIAL DWELLING UNITS. DISCONNECT (E) ELECTRICAL @ SUBDIVIDED UNITS & RECONNECT TO NEW PG & E APPROVED METERS @ GARAGE LEVEL. COMPLIANCE W/ ORDINANCE NO. 155-13 NOT
162	630 - 698 BRANNAN ST	3778004	2015-004256		PL Filed	Under Review	7/16/2015	-	800,000	-	2020	Alternate version of the project submitted as 215-193PPA. This version was revised in response to feedback from the tenants of the San Francisco Flower Mart.
163	630 - 698 BRANNAN ST	3778004	2015-004256		PL Filed	Under Review	7/16/2015	-	712,000	-	2022	Alternate version of the project submitted as 215-193PPA. This version was revised in response to feedback from the tenants of the San Francisco Flower Mart.
164	610 - 620 BRANNAN ST	3778047	2014.0416		PL Approved	Entitled	6/14/2014	-	526,807	(17,533)	2021	The proposed project would demolish a paved lot and an existing 3 single-story buildings to erect an approximately 16 ft. tall (62, sf) office building ("6 Brannan" project) with public open space, PDR uses, street-facing retail, and subsurface parking garage.
165	71 BOARDMAN PL	3779084	2017-016505		PL Filed		12/22/2017	96	-	2,085	2022	Construction of 96 units of affordable housing in a five story building with ground floor Arts/PDR space, including services and management offices. The site will need to be rezoned from SALI to a zoning classification that allows for residential develop
166	502 07TH ST	3780001	2014.1575	201505297550	COMPLETE	Complete		16	-	-	2018	New construction of 5-story residential building containing 16 residential units. Combination of private and common open space.
167	975 BRYANT ST	3780044	2015-005862		PL Filed	Under Review	10/29/2015	184	-	-	2022	Demolish existing retail building and build new subterranean parking structure and construct new 5 story 182 multifamily residential structure
168	888 BRANNAN ST	3780072	2011.0583		COMPLETE	Complete	1/1/2015	-	252,333	(259,079)	2013	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 office use, for a total of 265,069 sf. of

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169	510 TOWNSEND ST	3784007	2014.0679	201503050110	CONSTRUCTION	Construction	3/27/2017	-	295,992	(20,455)	2016	Demolish warehouse, office and 48 parking spaces.
170	85 BLUXOME ST	3786018	2013.0007	201509258120	COMPLETE	Complete	12/1/2016	-	33,000	(27,646)	2015	Project involves demolition of existing two-story masonry building and construction of a new five-story office building.
171	636 - 648 04TH ST	3786035	2015-003880	0	PL Filed	Under Review	9/16/2015	392	(5,000)	-	2020	Large Project Authorization to permit demolition of two existing one and two story commercial buildings and general advertising billboard. Construct 250 foot tall primarily residential tower with 271 units and ground floor commercial space. The project would provide 119 parking spaces, and 4450
172	88 Blumome	3786037	2015-012490		CONSTRUCTION	Construction	2/27/2018	-	901,008	52,100	2025	Demolition of existing SF Tennis Club building. Construction of new office space, with publically-accessible fitness club, retail space and underground parking / loading.
173	501 BRANNAN ST	3786038	2012.1187	201508285500	CONSTRUCTION	Construction	3/29/2017	-	153,117	-	2016	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 St
174	505 BRANNAN ST (ADDITION TO 2012.1187)	3786038	2015-009704PRJ	201508285500	PL Filed	Under Review	12/15/2016	-	165,000	-	2025	Large Project Authorization application to permit an 11-story vertical addition to an existing office building.
175	660 03RD ST	3787008			COMPLETE	Complete	11/12/2015	-	40,000	(40,000)	2015	Conditional Use Authorization and Office Allocation request to change use from warehouse/auction space to office use in the South End Historic District.
176	166 Townsend St	3788012	2005.047	200608290851	COMPLETE	Complete	10/6/2011	66	-	(75,340)	2013	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.
177	665 03RD ST	3788013	2013.0226		COMPLETE	Complete	12/13/2013	-	123,700	(123,700)	2014	legalize conversion from PDR to office of approx. 124, gsf
178	345 Brannan St	3788039	2007.0385	200810275193	COMPLETE	Complete	10/14/2016	-	102,285	-	2014	Proposed office allocation for 49,999 gsf of office space. E - 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.
179	333 Brannan St (aka 329 Brannan St)	3788042	2012.0906	201306280740	COMPLETE	Complete	10/14/2015	-	175,881	(13,740)	2014	Demolish a surface parking lot and two industrial bldgs totaling 13,74 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
180	72 Townsend St	3789003	2007.0894	200705010140	COMPLETE	Complete	3/27/2014	74	-	-	2015	
181	275 BRANNAN ST	3789009	2011.141	201207164930	COMPLETE	Complete	9/15/2013	-	48,400	(48,400)	2013	Change in use of 48,411 gsf from manufacturing to office. Existing Building possesses 4, gsf of office use. Exterior alterations, including renovation of Brannan and Colin P. Kelly Street facades (new entrances, window rehabilitation/restoration), installation of two new rooftop penthouses, and
182	701 03RD ST	3794006	2014-002024	0	CONSTRUCTION	Construction	4/6/2018	-	116,124	-	2017	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 25 sq ft of building area.
183	111 Townsend St	3794014	2011.0135	201202274910	COMPLETE	Complete	3/17/2015	-	16,786	(22,884)	2013	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 sf. ft. of ground floor commercial (restaurant).
184	101 TOWNSEND ST	3794015	2014-002385	201505055370	COMPLETE	Complete	10/6/2014	-	42,000	(42,000)	2015	Office Allocation to change use from vacant industrial (currently used as office and retail with pending LoD) to office with retail at ground floor.
185	1000 07TH ST (BLDG 1 OF 3)	3808003	2012.0203	201410239760	CONSTRUCTION	Construction	3/23/2017	-	284,471	56,252	2017	The proposed project is the construction of a multit-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 project would construct two four-story
186	184 HOOPER ST	3808004	2016-001557	201806283200	BP Filed	Entitled	6/28/2018	-	113,000	-	2019	Proposed project has been revised from the original - The new project consist of 1) 188 Hooper St-New Student Housing Building 2) 114 7th St-Ne Academic Building 3) 1111 8th St-Renovate Existing Building. The revised application that California College
187	1400 07TH ST	3833001	2003.0527	201112070230	COMPLETE	Complete	3/3/2016	65	-	-	2014	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 the width of Daggett Street; U Case: Inkind
188	1006 / 1050 16TH ST & 1380 07TH ST	3833002	2003.0527	201112070230	COMPLETE	Complete	3/30/2016	328	-	8,000	2014	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 the width of Daggett Street; U Case: Inkind
189	SF ANIMAL CARE AND CONTROL	3904002	2015-005388PRJ	201512034130	BP Approved	Entitled	3/16/2018	-	44,600	(34,350)	2019	RENOVATE (E) BLDG TO ACCOMODATE CHANGE OF USE FROM MTA FACILITY TO ANIMAL CARE & CONTROL. (E)BRICK ENVELOP WILL REMAIN, & RETAINED W/ (N) STRUCT SUPPORT. (N)2ND FL OVER HALF THE GROUND FL W/(N)INTERIOR WALLS &(N)STRUCT SYS TO SUPPORT(E)ROOF, EXTERIOR WAL

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190	801 BRANNAN STREET	3911001	2012.0701	201309045890	COMPLETE	Complete	3/30/2017	437	-	(135,000)	2015	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 8,000 sf retail space.
191	1550 BRYANT ST	3923006	2012.1046	201302069630	COMPLETE	Complete	6/4/2013	-	15,600	(15,600)	2013	Office Allocation per Legitimization and Conditional Use Authorization for an expansion of a NCU Office.
192	98 PENNSYLVANIA AV	3948002	2013.0517	20164556806	BP Filed	Entitled	12/23/2016	46	-	-	2019	Proposed new construction of a five-story building at 98 Pennsylvania Avenue. The proposed design includes 45 residential units from first floor to fifth floor. There will be 16 one-bedroom units, and 29 two-bedroom units. The project shall also include a shared open courtyard at the first floor.
193	1200 17TH ST	3949001	2011.13	[no bpa as of 03 30 18]	PL Approved	Entitled	5/12/2016	395	-	(105,000)	2020	Revised Enviromental Evaluation Application 6/17/2014. The proposed project would demolish metal warehouses and temporary office buildings; preserve and rehabilitate brick office building; lot line adjustment to create two lots; and construct approximately 395 residential units and ground-floor Change of use from retail and auto repair uses to Institutional - Educational. (AltSchool)
194	1240 & 1250 17TH ST	3950002	2015-010660	201601298370	BP Filed	Entitled	1/29/2016	-	12,995	(12,995)	2019	
195	88 ARKANSAS ST	3953002	2015-000453	201511021440	BP Issued	Entitled	11/9/2016	127	-	(25,560)	2018	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
196	1301 16TH STREET	3954016	2013.0698	201705025460	BP Approved	Entitled	12/14/2017	176	-	(35,300)	2018	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 p
197	346 POTRERO AV	3962008	2012.0793	201311202410	COMPLETE	Complete	3/31/2016	72	-	(1,500)	2015	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
198	2401 16th St	3965001	2006.0428	201208248160	COMPLETE	Complete	2/5/2014	12	-	-	2013	
199	2435 - 2445 16TH ST	3965021	2014.1201	201512316250	BP Filed	Entitled	7/13/2016	53	-	(10,000)	2019	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.
200	2525 16TH ST	3966001	2015-011529	201604185010	BP Approved	Entitled	6/6/2017	-	49,999	(49,999)	2016	Retain the existng 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 sq. ft., including 14,951 sq. ft. of residential, 3,597 sq.
201	455 Potrero Ave	3974020	2012.0131		COMPLETE	Complete	2/9/2012	2	-	-	2014	
202	1717 17th St	3980007	2004.0946		COMPLETE	Complete	3/28/2014	41	8,000	(4,050)	2015	Demolition of three existing commercial buildings and construction of tw0 mixed-use buildings with 41 residential dwelling units, 7000 GSF of PDR use, 8000 of retail use, and 58 off-street parking spaces.
203	160 CONNECTICUT ST	3983008		201612225770	PL Filed	Under Review		2	-	-	2020	CONVERT PORTION OF STORAGE SPACE INTO (2) DWELLING UNITS FOR A TOTAL OF (14) UNITS. UNITS TO BE WITHIN THE (E) BUILDING ENVELOPE PER ORDINANCE 162-16. REFER TO PA #216-1118-3152 FOR SFT STORY RETROFIT.
204	153 ARKANSAS ST	3983014	2014.1246	201308285450	CONSTRUCTION	Construction	5/8/2014	2	-	-	2018	TO ERECT 2 FAMILY RESIDENTALS WITH 2 STORIES
205	131 MISSOURI ST	3985024	2013.0744	201306199980	COMPLETE	Complete		9	-	(5,296)	2016	(9 units Residential) - Demolish existing warehouse building. Construct new residential building consisting of nine units over parking
206	1239 17TH ST	3985027		201311212550	BP Filed	Entitled		3	-	-	2020	ADD FOUR RESIDENTIAL UNITS ON TOP OF EXISTING IRON WORK SHOP.CONVERT EXISTING OFFICE TO ANOTHER RESI
207	140 PENNSYLVANIA AV	3987010	2011.0187	200408040560	COMPLETE	Complete	2/1/2016	12	-	-	2015	ERECT A 5 STORIES 12 UNIT RESIDENTIAL BLDG
208	603 TENNESSEE ST	3995015	2015-011202	201602260670	BP Filed	Entitled	2/26/2016	24	-	(6,000)	2019	The project will involve demolishing an existing two story storage building and construct a new six story, 24 dwelling, 58 foot tall, multi-family residential building. The ground floor will include active space (lobby), residential, 20 parking stalls and 24 bike stalls. Four units on the second floor will have a
209	595 MARIPOSA ST	3995022	2014.1579	201508063610	CONSTRUCTION	Construction	4/11/2018	20	-	-	2018	Demolish existing surface parking lot and construct a 2 unit residential building with no parking.
210	690 TENNESSEE ST	3996006	2016-002809	201602190030	BP Filed	Entitled		2	-	-	2019	CHANGE OF USE FROM 2-STORY WAREHOUSE TO 3-STORY 2-UNIT RESIDENTIAL

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211	201 MISSOURI ST	4002024		201405075174	BP Filed	Entitled		2	-	-	2020	ERECT 3 STORIES OF 2 DWELLING UNIT.
212	251 Arkansas St	4004024	2009.1165	200905208830	COMPLETE	Complete	1/1/2015	2	-	-	2014	
213	1601 - 1677 MARIPOSA STREET / 485 CAROLINA (BLDG 1 OF 2)	4006006	2012.1398	201603031060	CONSTRUCTION	Construction	4/11/2018	145	-	-	2018	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. The project is also proposing a a mid-block
214	540 DE HARO ST	4008002	2014.0599		BP Issued	Entitled		17	-	(7,147)	2019	Demolish existing industrial building and construct a 4-story residential building (22,695 sq. ft. of residential uses)
215	580 DE HARO ST (BLDG 2 OF 7)	4008003	2013.1671	201402269330	BP Approved	Entitled		2	-	-	2019	The proposed project would include demolition of 6 residential buildings and one office building, subdivide the property lot into 7 lots (3 - 25 x 1 lots and 4 - 25 x 75 lots), and build two 2-unit residential building and 5 single-family residential b
216	580 DE HARO ST (BLDG 3 OF 7)	4008003	2013.1671	201402269320	CONSTRUCTION	Construction		2	-	-	2019	The proposed project would include demolition of 6 residential buildings and one office building, subdivide the property lot into 7 lots (3 - 25 x 1 lots and 4 - 25 x 75 lots), and build two 2-unit residential building and 5 single-family residential b
217	580 DE HARO ST (BLDG 4 OF 7)	4008003	2013.1671	201402269330	CONSTRUCTION	Construction		2	-	-	2019	The proposed project would include demolition of 6 residential buildings and one office building, subdivide the property lot into 7 lots (3 - 25 x 1 lots and 4 - 25 x 75 lots), and build two 2-unit residential building and 5 single-family residential b
218	580 DE HARO ST (BLDG 5 OF 7)	4008003	2013.1671	201402269330	CONSTRUCTION	Construction		2	-	-	2019	The proposed project would include demolition of 6 residential buildings and one office building, subdivide the property lot into 7 lots (3 - 25 x 1 lots and 4 - 25 x 75 lots), and build two 2-unit residential building and 5 single-family residential b
219	2070 BRYANT ST	4022001	2013.0677	201406239110	CONSTRUCTION	Construction	3/15/2018	199	(3,500)	(64,450)	2018	The proposed project is the demolition of the 5, sf warehouse building at 27 Bryant Street and construction of a new 6-story residential building with garage parking using conventional parking and parking stackers. The proposed project would construct 177 dwelling units, 12 off-street parking spaces
220	685 FLORIDA ST	4022022	2012.1312	201209200274	COMPLETE	Complete		4	-	-	2014	
221	655 KANSAS ST	4030031		201703010450	BP Filed	Entitled		4	-	-	2020	ADD (4) UNITS UNDER THE ADU PROGRAM (2) STUDIOS (2) BEDROOM/ (2) BATH UNITS. ADD WINDOWS & DOORS @ RHODE ISLAND ELEVATION.
222	333 PENNSYLVANIA AV	4040025	2013.1512	201306129340	COMPLETE	Complete	5/8/2014	2	-	-	2016	ERECT NEW 4-STORY TYPE 5 2-FAMILY RESIDENTIAL BUILDING
223	660 INDIANA ST	4041009	2012.1574	201312244990	COMPLETE	Complete	8/28/2017	60	-	-	2018	The proposed project includes demolition of the existing structures on the project site and construction of an approximately 114,700 sf building with 111 residential units and approximately 1,900 sf of ground-floor neighborhood-serving retail uses. The project would be constructed within
224	2146 3RD ST	4044003	2013.1109		BP Approved	Entitled	10/24/2016	6	-	-	2019	The proposed project would demolish the existing building on the site and construct in its place a residential building approximately 12, sf in size and containing 7 residential units, ranging approximately 5 sf to 1,2 sf in size. The proposed buil
225	777 TENNESSEE ST	4044013	2013.0312	201507141490	CONSTRUCTION	Construction	3/30/2018	59	-	(11,424)	2016	The proposed project includes the demolition of the existing industrial building on the subject lot, and the new construction of a five-story, up to 58 foot tall, residential building with 59 residential dwelling units, 50 off-street parking spaces, 62 bicycle parking spaces.
226	2121 3rd St	4045002	2010.0094	201111179160	COMPLETE	Complete	4/1/2014	106	-	(8,500)	2013	Proposed project would demolish the existing commercial fueling facility and construct 106 dwelling units and 80 parking spaces. The new structure would be approximately 68 feet in height, six stories, and would total approximately 62,516 sq. ft.
227	2171 03RD ST	4045003	2013.0784	201306210210	BP Issued	Entitled	6/8/2017	109	(5,300)	(19,300)	2018	The proposal is to demolish the two existing 35,274 sq. ft. total industrial/office buildings on the 29,438-square-foot subject lots and construct one seven-story, 68-foot tall 182,724 sq. ft. mixed-use residential building over podium and two basement levels. The project includes 109 dwelling units,
228	600 20TH ST	4058002	2015-008651		PL Filed	Under Review	2/14/2017	24	(7,000)	-	2021	Demolition of existing two story building and construction of a new six-story, mixed use residential building. The building shall consist of five residential levels, with a ground level commercial space above a basement garage. See attached project des
229	616 20th St	4058008		201012096400	COMPLETE	Complete	3/31/2014	16	-	-	2012	2 lot merger and subdivision, and new construction of 17 condos (16 residential, 1 commercial)
230	2235 3rd St	4058010	2002.1302	200907092310	COMPLETE	Complete	3/8/2012	196	-	-	2011	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 spaces and approximately 10,000 square feet of ground floor
231	2250 3rd St.	4059008	2014-001299ENV		PL Filed	Under Review	1/17/2015	9	-	(5,000)	2020	Demolish existing live/work building and construct a mixed-use building with 9 residential units and 2,4 sq. ft. of restaurant use. No off-street parking.

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232	2290 03RD ST	4059009	2005.0408	201309257710	BP Issued	Entitled	7/29/2016	71	-	-	2019	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.
233	888 TENNESSEE ST	4060001	2013.0975		PL Approved	Entitled	10/19/2017	112	-	(38,520)	2020	The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail building containing 11 dwelling units, 2,155 sq.ft. of retail use, and 1,73 sq.ft. of courtyard open space. The project
234	1914 20TH ST	4071014	2015-007570	201302119940	BP Issued	Entitled	5/8/2014	2	-	-	2019	
235	701 HAMPSHIRE ST	4078018		201701247740	BP Filed	Entitled		2	-	-	2020	CREATE 2 NEW DWELLING UNITS @ GROUND FLR ENCLOSED CARPORT SPACE. VERTICAL ADDITION 2 UPPER UNITS DESIGNATED "CONFORMING UNITS" EXPANDED TO (N) 4TH STORY. (4) (E) UNIT INTERIOR SIZE TO REMAIN THE SAME. GARAGE FOR (1) CAR & (7) BICYCLE PARKING SPACES ACCES
236	857 ALABAMA ST	4085026		201012307680	COMPLETE	Complete	11/2/2012	2	-	(3,866)	2012	
237	878 RHODE ISLAND ST	4094014	2016-016546PRJ	201612054150	BP Filed	Entitled	5/8/2014	3	-	-	2019	TO ERECT 4 STORIES OF 3 FAMILY DWELLINGS
238	946 Rhode Island St	4094024		201211023400	COMPLETE	Complete	1/4/2016	3	-	-	2015	
239	935 KANSAS ST	4094045	2013.1856	201407020320	BP Filed	Entitled		2	-	-	2019	The project would construct five buildings (totaling 33, 2 sf) containing nine dwelling units (two each at lots 45-48, one at lot 44) and ten parking spaces on a 12,5-square-foot vacant lot. The proposed building would be three to five stories and
240	931 KANSAS ST	4094046	2013.1856	201407020330	BP Filed	Entitled		2	-	-	2019	The project would construct five buildings (totaling 33, 2 sf) containing nine dwelling units (two each at lots 45-48, one at lot 44) and ten parking spaces on a 12,5-square-foot vacant lot. The proposed building would be three to five stories and
241	929 KANSAS ST	4094047	2013.1856	201407020340	BP Filed	Entitled		2	-	-	2019	The project would construct five buildings (totaling 33, 2 sf) containing nine dwelling units (two each at lots 45-48, one at lot 44) and ten parking spaces on a 12,5-square-foot vacant lot. The proposed building would be three to five stories and
242	925 KANSAS ST	4094048	2013.1856	201407020340	BP Filed	Entitled		2	-	-	2019	The project would construct five buildings (totaling 33, 2 sf) containing nine dwelling units (two each at lots 45-48, one at lot 44) and ten parking spaces on a 12,5-square-foot vacant lot. The proposed building would be three to five stories and
243	896 DE HARO ST	4095018	2012.0978	201204249018	COMPLETE	Complete	5/8/2014	2	-	-	2016	
244	534 TEXAS ST	4101004	2012.1127	201112301500	BP Issued	Entitled	2/13/2017	2	-	-	2018	
245	645 TEXAS ST	4102026	2012.1218		COMPLETE	Complete	10/3/2017	93	(10,000)	(20,000)	2015	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.
246	589 TEXAS ST	4102051	2016-004478	201603222710	BP Filed	Entitled		2	-	-	2019	TO ERECT 4 STORIES, 1 BASEMENT, 2 UNITS RESIDENTIAL BUILDING.
247	800 INDIANA ST	4105009	2011.1374	201406259380	CONSTRUCTION	Construction	3/31/2017	326	-	(78,240)	2016	The proposed project includes demolition of the existing two-story industrial warehouse and one-story office (measuring approximately 74,847 square feet) on the subject lot, and new construction of a five-story, residential building (approximately 431,020 gross square feet) with 326 dwelling units, 4 car-
248	901 TENNESSEE ST	4108017	2013.0321	201604285990	CONSTRUCTION	Construction	1/19/2018	44	-	(9,000)	2018	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 mechani
249	PIER 70	4110001	2014-001272		PL Approved	Entitled	8/24/2017	1,100	2,024,050	468,000	2028	The proposed project would involve development of a 28-acre site into a mixed-use development, including parks, roads, and infrastructure. Below is a breakdown of the use types of the pier 7- waterfront site development.
250	2621 HARRISON ST	4148027		201404173443	CONSTRUCTION	Construction		2	-	-	2018	COVERT 2 STORY, 2 BEDROOM, 1 BATH RESIDENCE TO 4 STORY TRIPLEX WITH GARAGE AND LIVING SPACE AT FIRST
251	1056 POTRERO AV	4153008		201612165170	BP Filed	Entitled		4	-	-	2020	RENOVATION & ADDITION TO EXISTING SINGLE FAMILY STRUCTURE BY VERTICAL/HORIZ ADDITION. CREATE 5 APTS, NEW BIKE PARKING. NEW EXTERIOR MATERIALS WINDOWS & DOORS, NEW LANDSCAPING AT FRONT AND BACK YARD. ADU. SPRINKLER BLDG TO NFPA 13. COMPLY
252	1001 Potrero Ave	4154001	2007.0603	200901230740	COMPLETE	Complete	10/7/2015	-	419,070	-	2013	Rebuild of SF General Hospital (SFGH) to new requirements, part of IMP: new 419,070-sf acute acre hospital building, 105-ft in height, and reuse of 129,706-sf Building 5, equivalent to existing hospital use capacity, with no proposed parking. 1/8/13- EIR Addendum filed for proposed project to install

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253	910 CAROLINA ST	4160003	2013.0520	201303122050	BP Filed	Under Review	5/8/2014	2	-	-	2017	
254	HOPE SF POTRERO (Affordable)	4167004	2010.0515		PL Approved	Entitled	10/11/2016	128	-	-	2020	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 street network.
255	HOPE SF POTRERO (Market Rate)	4167004	2010.0515		PL Approved	Entitled	2/28/2017	800	-	-	2020	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 street network.
256	HOPE SF POTRERO (BP ISSUED)	4167007	2010.0515	201603172390	CONSTRUCTION	Construction	2/7/2017	72	-	-	2017	Replace 66 units of public housing with 1,4-1,7 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
257	1201 - 1225 TENNESSEE STREET	4172022	2012.0493	201312234920	COMPLETE	Complete	7/24/2017	259	-	(65,336)	2015	The proposed project includes demolition of the existing two-story commercial/warehouse buildings and automotive service station (measuring approximately 65,336 square feet) on the subject lot, and new construction of a six-story, residential building (approximately 249,000 gross square feet) with 259
258	1179 Tennessee St	4172053	2001.0451	9902819	COMPLETE	Complete	3/21/2014	8	-	-	2014	11-NEW RESIDENTIAL CONDOS
259	1201A ILLINOIS ST	4175017	2017-011878		PL Filed		9/15/2017	2,682	590,000	(94,865)	2028	The proposed project would involve construction of up to approximately 5.3 million gross square feet (gsf), and would provide 2,622 parking spaces at a ration of .6 space per residential unit (approx. 1,69 spaces in total) and one space per 1,5 sf of
260	1100 POTRERO AV	4211001	2015-003800	201305026020	BP Filed	Entitled		3	-	-	2019	
261	1152 POTRERO AV	4211011	2015-002632	201502249220	CONSTRUCTION	Construction		2	-	-	2018	HORIZONTAL & VERTICAL ADDITION TO EXISTING SINGLE HOME TO 3 UNIT APARTMENT BUILDING AND TWO CAR GARAGE.
262	1210 UTAH ST	4212002	2015-014923	201608094590	BP Issued	Entitled		2	-	-	2019	
263	1321 DE HARO ST	4218036	2008.0505		CONSTRUCTION	Construction	5/8/2014	2	-	-	2017	
264	1004 MISSISSIPPI ST	4224015	2008.0705	200705010140	BP Issued	Entitled	4/22/2016	28	-	-	2020	Construct five residential buildings totaling approximately 51,965 sq. ft. Each of the buildings will be four stories and, at most, 40 feet in height. In total, the Project will include 28 dwelling units and 28 off-street parking spaces.
265	1058 MISSISSIPPI ST	4224022	2016-000814		BP Filed	Entitled		2	-	-	2019	
266	1033 TEXAS ST	4224036	2017-013051		PL Filed		12/21/2017	2	-	-	2020	Relocates the existing house within the site, raising it to insert a new ground level floor and rehabilitating the building for use as two 3-bedroom units. The relocation on site will allow construction of a new residential building with two 3-bedroom un
267	1301 Indiana St	4228010	2002.1303	200212244171	COMPLETE	Complete	8/28/2014	71	-	(14,800)	2016	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 exception for rear yard.
268	1280 Hampshire St	4266013	2008.1063	200807187070	COMPLETE	Complete	8/14/2012	3	-	(1,060)	2011	
269	2799 24TH ST	4266035	2014.1258		PL Filed	Under Review		8	-	-	2020	Demolish existing laundromat and construct 8 unit residential building with 256 sq. ft. of commercial space.
270	1376 Florida	4272014		200903274980	COMPLETE	Complete	2/21/2012	2	-	-	2011	
271	2829 25TH ST	4276028			BP Filed	Entitled		4	-	-	2020	
272	1615 INDIANA ST	4353008		201612306270	BP Filed	Entitled		2	-	-	2020	ERECT A 5 STORY TYPE IIA 2 FAMILY DWELLING MIXED USE BUILDING
273	2881 MISSION ST	6517022	2014.0001	201212045420	COMPLETE	Complete	4/11/2017	2	(1,010)	-	2016	Variance request to the rear yard requirement to accomodate the change of density from two units to four over commercial use in NCT.

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274	3135 24th St	6520036	2005.1076	200711137940	COMPLETE	Complete	1/16/2014	9	-	(15,000)	2012	
275	1449 SOUTH VAN NESS AVE	6526030	2016-003875	0	PL Filed	Under Review	3/24/2016	2	-	-	2014	
276	1069 Capp St	6527019	2012.0669	201207064210	COMPLETE	Complete	5/21/2015	2	-	-	2014	
277	1085 CAPP ST	6527039	2016-014032PRJ	201610120060	BP Filed	Entitled		2	-	-	2019	CONSTRUCT (N) 3-STORY MULTI-FAMILY DWELLING UNIT
278	2918 MISSION ST	6529002	2014.0376	201612285990	BP Filed	Entitled	12/28/2016	28	7,400	-	2019	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 frontage on Mission Street consists of
279	3418 26th St	6529012		200706204570	COMPLETE	Complete	6/30/2014	13	-	-	2013	
280	500 BARTLETT ST	6569018		201602109260	BP Filed	Entitled		4	-	-	2020	CONVERT (E) GROUND FLOOR INTO 4 UNIT SPACE. 3 STUDIO UNITS & 1 - ONE BEDROOM UNIT. MAHER ORD APPLIED
281	3357 26TH ST	6570002	2013.0770		PL Filed	Under Review		7	-	-	2020	Retain existing retail use and 1 residential unit and add 8 new residential units.
282	1515 SOUTH VAN NESS AV	6571001	2014.1020	201707252850	BP Filed	Entitled	8/11/2016	160	-	-	2019	Demolish existing commercial building and construct mixed-use building (16 residential units, 174 sq. ft. of retail, and 9 parking spaces.
283	3314 CESAR CHAVEZ ST	6571012	2014-003160	201504143580	PL Filed	Under Review	4/14/2015	52	-	(13,793)	2020	Demolition of existing one-story building. New construction of a six-story residential (52 units) and commercial (2 units)mixed use building.
284	1001 17th Street	39870009	2011.0187	200408040570	COMPLETE	Complete	2/1/2016	26	-	(11,475)	2015	The proposed project is the demolition of a two-story commercial warehouse and new construction of a five-story, 5-foot-tall, mixed-use building with 4,38 s.f. of ground-floor commercial, 44 residential units, and 33 off-street parking spaces. The project previously recieved a FND under Case # 2.474E Demolition of existing structures. New project will provide 2 below grade levels of parking with +/-1 stalls, +/-1, sq.ft. of retail at the ground floor and residential units above. The residential component will include a tower sitting on an 85 New construction of four-story, six-unit residential building on a vacant lot. No off-street parking.
285	655 04TH ST	1640056	2014-000203		PL Filed	Under Review	5/17/2016	449	-	-	2022	
286	949 Natoma Street	35100028	2015-001958ENV	201410108650	COMPLETE	Complete		5	-	-	2017	Proposed new construction of six-story building with 12 residential units (includes12 SROs), with commercial space on ground floor.
287	1450 HOWARD ST	3510014	2016-007983PRJ	201709056910	PL Filed	Under Review	12/6/2016	16	-	-	2021	
288	1880 Mission St	3547002A	2003.0758	200710014210	COMPLETE	Complete	3/9/2012	194	-	(63,512)	2013	Demolish light industrial bldg and construct 194-unit PUD with commercial and 225 parking spaces.
289	371 SOUTH VAN NESS AV	3549032	2016-006282	201604296190	BP Issued	Entitled	5/8/2014	3	-	-	2019	ERECT A TYPE V THREE STORY THREE STORY APARTMENT BUIDLING. MAHER ORDINANCE NOT COMPLY.
290	18 SHOTWELL ST	3549051	2016-005711	201606240830	BP Filed	Entitled	2/28/2017	3	-	-	2018	New construction of a three (3) unit residential structure within the rear yard.
291	1924 MISSION ST	3554003A	2014.0449	201605238120	BP Filed	Entitled	5/23/2016	12	-	(1,180)	2019	Demolish existing vacant auto repair building and construct a mixed-use building with 2,315 sq. of retail and 1,543 sq. of residential uses.
292	1721 15TH ST	3555057	2016-008652PRJ	[none]	PL Filed	Under Review	4/19/2017	23	(10,470)	-	2021	Demolition of existing two story auto repair building and construction of basement parking garage, commercial space at first floor and 4 floors of residential above.
293	2060 Folsom Street	3571031	2016-011542PRJ	201608054290	BP Issued	Entitled	11/8/2017	127	-	-	2019	Large Project Authorization: Project will include (127) affordable units. (22) "Tay" transitional aged youth studios, (22) "Tay" transitional aged youth 1BR, (8) affordable family 1BR, (55) affordable family 2BR, (35) affordable family 3BR. Ground floo
294	3527 18TH ST	3588001C	2011.0527		CONSTRUCTION	Construction	5/8/2014	2	-	-	2016	

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295	3490 20TH ST	3595021	2016-005042	201604124500	BP Filed	Entitled		4	-	-	2019	THIS APPLICATION FOR CHANGE OF USE FROM OFFICE, TOMULTI FAMILY DWELLING (4 TENANT SPACE). VIA 2 UNIT ON THE SECOND & THIRD FLOOR.
296	277 San Carlos St	3596017A		200710195923	COMPLETE	Complete	3/31/2014	2	-	-	2013	
297	2986 22nd St	3613018B	2005.1059	200507147540	COMPLETE	Complete	2/17/2015	2	-	-	2013	
298	606 CAPP ST	3615055	2015-010361	201606291230	BP Approved	Entitled	3/27/2018	20	-	-	2018	TO ERECT 4 STORIES OF 2 DWELLING UNITS
299	792 CAPP ST	3637019B		201702018360	BP Filed	Entitled		2	-	-	2020	Conditional use authorization to demolish an existing two-story single family home and construct a new four-story three dwelling unit building.
300	2660 Harrison St	3639004A	2004.0672	201012307640	COMPLETE	Complete	3/14/2014	3	-	(11,423)	2013	
301	2782 FOLSOM ST	3641010C		201405206278	BP Filed	Entitled		4	-	-	2020	REAR HORIZONTAL & VERTICAL ADDITION. ADD 3749 SQ. FT. TO (E) BUILDING. INCREASE UNIT FROM 6 UNITS TO
302	996 Mission St	3704025	2015-015253	[no bpa as of 07 12 17]	PL Filed	Under Review	6/9/2016	76	39,302	-	2020	Demo of 2-story existing residential hotel building. New construction of 8-story hotel (2 floors residential hotel units, 5 floors tourist hotel) with ground floor retail. Includes installation of drilled piers in (e) basement, eleven stop elevator, retail spaces with mezzanine levels and 2 unisex accessible
303	1052-1060 FOLSOM ST AND 190-194 RUSS ST	3731021	2016-004905		PL Filed	Under Review	6/23/2016	42	(8,530)	-	2021	All of the existing buildings will be demolished. A new six story building consisting of five stories of wood frame construction above a one story concrete ground level podium will be constructed. The first story in the podium will include commercial s
304	921 HOWARD ST	37350100	2017-000275		PL Filed	Under Review	1/1/2017	205	-	-	2022	The proposed project includes construction of a new 18' High-Rise, eighteen story, mixed-use residential tower and podium containing approximately 25 residential units. Off-street parking will be located at the ground floor with access from Tehama St.
305	CS: 650 HARRISON ST	3750009	2017-004921		PL Filed	Under Review	4/6/2018	118	(18,000)	-	2022	The proposed project is a 118-dwelling unit with ground floor commercial space, type 1-A construction building
306	750 Harrison St	3751029	2013.0485		CONSTRUCTION	Construction	4/4/2018	77	-	-	2017	Proposed project includes demolition of the existing one-story commercial building and new construction of an 85-foot tall, eight to nine-story and 42,149 sq. ft. mixed-use residential building fronting Harrison and Rizal Streets that includes approx. 3,289 sq. ft. ground floor commercial space,
307	255 SHIPLEY ST	3753070	2016-012030PRJ	[none]	PL Filed	Under Review	1/1/2017	24	-	-	2021	The project will involve demolishing an existing two story storage building and construct a new 4 story, 24 dwelling, 44 foot tall, multi-family residential building. The ground floor will include rear yard, residential, 2 class-2 bike stalls. Basement floor, which is accessible from a driveway/ramp on Clara
308	233 Shipley St	3753096		201401247070	COMPLETE	Complete	4/26/2017	22	-	(1,875)	2016	TO ERECT 4 STORIES, NO BASEMENT, 22 UNITS MULTI FAMILY RESIDENTIAL BUIDLING. ** MAHER: COMPLIANCE WI
309	12 Sherman St	3754042	2007.1015	201112271340	COMPLETE	Complete	8/10/2015	3	-	-	2013	
310	725 - 765 HARRISON ST	3762106	2005.0759		PL Filed	Under Review	1/6/2016	-	725,440	(73,600)	2023	Demolition of 141,6 sq. ft. of improvements on six lots and construction of 572 new residential units, 1, sq. ft. of retail/commercial space, and 656 parking spaces. Project would encompass six buildings, up to 85 feet in height, totaling 791,8 g
311	400 - 416 02ND ST	3763001	2012.1384		PL Filed	Under Review	4/29/2016	377	625,516	-	2024	Demolition of existing 1-to-4 story buildings and construction of 3 new buildings.
312	460 BRYANT ST	3763015A	2011.0895	201312194660	BP Issued	Entitled	5/22/2014	-	60,280	(73,570)	2014	Conversion of two buildings from industrial to office use for a total of 74,225sf office space.
313	462 Bryant St	3763015C	2015-010219	[no bpa as of 07 12 17]	PL Filed	Under Review	11/20/2016	-	49,950	-	2020	Large Project Authorization to add five (5) stories of office as well as a green roof and a commonly-accessible rooftop deck.
314	531 BRYANT ST	3776094	2016-004392PRJ	[none]	PL Filed	Under Review	3/6/2017	-	47,180	-	2021	Demolition of existing 12,435 sq. ft. building and construction of a new six-story 58,2 sq. ft. mixed use retail and office building that will retain the existing primary faade.
315	808 Brannan	3780004D	2012.0014	201201031580	COMPLETE	Complete	12/31/2013	-	22,886	(22,886)	2013	Conversion of existing 43,881 gsf PDR building to Office use

Map No.	ADDRESS	BLOCKLOT	Case No.	Building Permit Ap No.	Status	Entitlement Status	Best Date	Dwelling Unit / Group Room Count	Non- Residential Net Sq Ft	PDR Net Sq ft	Fee Payment (actual or projection)	Project Description
316	828 Brannan St	3780004E	2015-015789	[no bpa as of 05 17 18]	PL Filed	Under Review	4/14/2016	60	-	(12,605)	2020	The proposed project is to demolish the exiting two-story building and to construct a 7-story residential building with ground-floor commercial space. The project would contain 60 dwelling units and 22 off-street vehicle parking spaces and 72 Class-1 and 6 Class-2 bicycle parking spaces. Usable
317	330 TOWNSEND ST	3784014	2016-009102PRJ	[none]	PL Filed	Under Review	2/21/2017	374	-	-	2022	Demo existing 2 story & partial basement Office Building. Construct new mixed-use retail and residential building 31 stories tall and approximately 3 feet in height. The proposed project includes 374 dwelling units, 11,5 square feet of retail space,
318	755 BRANNAN ST	37840181	2017-002951	[no bpa as of 5 1 18]	PL Filed	Under Review	2/28/2018	55	-	(12,880)	2022	Demolition of existing 2 story, 12,88 sf commercial building. DENSITY BONUS BLDG.(DB): New construction of 55 unit residential, 5 stories, 55' building with 32 auto parking and 55 bicycle spaces in basement. CODE COMPLYING BLDG.(CC): Would be 44 units,
319	410 TOWNSEND ST	3785002A	2013.0544	201506118740	COMPLETE	Complete	11/25/2015	-	76,000	(76,000)	2015	Office allocation request change of use
320	750 2nd St	3794002A	2007.0007	200807318070	COMPLETE	Complete	3/12/2012	17	-	7,655	2011	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 approximately 40,235 sq. ft.
321	144 King St	3794024	2004.1326	201306280780	COMPLETE	Complete	2/15/2017	-	49,170	(5,655)	2017	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).
322	552 Berry St	3800003	2015-015010	[no bpa as of 5 3 18]	PL Filed	Under Review	6/1/2016	-	115,200	47,160	2020	Demolition of existing sheds and gravel/building supply storage structures and construction of approximately 172, sf of gross floor area in a four-story (plus mezzanine) mixed-use building containing approximately 57,7 GSF of PDR uses and 115,2 GSF of office uses as permitted under Section 219.1 of
323	100 HOOPER STREET	3808004	2012.0203	201410209380	CONSTRUCTION	Construction	3/29/2017	-	142,236	-	2017	The proposed project is the construction of a multt-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 project would construct two four-story
324	184-188 Hooper	3808004	2016-001557	201802161500	BP Filed	Entitled	6/28/2018	520	-	-	2019	Proposed project has been revised from the original - The new project consist of 1) 188 Hooper St-New Student Housing Building 2) 114 7th St-Ne Academic Building 3) 1111 8th St-Renovate Existing Building. The revised application that California College
325	1419 Bryant Street	3904002	2015-005388	201512034130	BP Approved	Entitled	3/16/2018	-	44,600	(34,350)	2019	San Francisco Public Works proposes to convert the existing single-story-plus-mezzanine, 42-foot-tall building to an Animal Care and Control Facility. A second story would be added within the existing building. New exterior dog runs and gardens would be added on the ground floor and roof. No
326	1 HENRY ADAMS STREET	3911001	2012.0701	201306250390	COMPLETE	Complete	9/22/2015	241	-	(30,000)	2015	
327	3324 19TH ST	39390014	2014-000255ENV	201402198850	BP Issued	Entitled	7/5/2016	5	-	-	2018	
328	75 ARKANSAS ST	3952001B	2015-009928	201606281080	CONSTRUCTION	Construction	1/13/2017	50	-	(19,250)	2017	Demolition of existing 1-story warehouse building. Proposed new construction of a 4 story mixed-use building, with 7,584 sf of ground floor retail and multipurpose space with 57,456 sf of residential over 3 floors of student housing consisting of 30 units. The 30 units will contain 228 student beds. The project
329	1798 Bryant St.	3965010	2015-006511		PL Filed	Under Review	1/12/2016	131	(5,179)	-	2022	Construction of a new mixed-use building containing rental group housing and ground floor corner retail space.
330	480 POTRERO AV	3973002C	2011.043	201306250470	COMPLETE	Complete	7/7/2016	77	-	-	2014	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 units. Below grade, there will be underground
331	2051 03RD ST	3994001B	2010.0726	201406279810	COMPLETE	Complete	11/21/2017	94	-	(15,349)	2016	Project includes demolition of the existing structures on three separate lots, and new construction of a six-story, 68-foot tall residential building (approximately 108,790 square feet) with 93 dwelling units that include 2,165 sq. ft. of accessory commercial within dwellings, 74 off-street parking spaces, and 93
332	625 MARIPOSA ST	3996013	2015-015138PRJ	[none]	PL Filed	Under Review	1/4/2017	35	(7,500)	-	2021	The project is a 5 story with mezzanine, approximately 34, gsf building with 35 dwelling units. The ground floor could have either residential units with mezzanines or retail with mezzanine. An existing 7,5 sf auto body shop would be demolished.
333	207 & 209 Missouri Street	40020024	2017-003327		PL Filed	Under Review	1/1/2017	2	-	-	2020	Demolish existing garage/storage shed and construct a new three-story building containing two residences and parking for two vehicles.
334	210 ARKANSAS	4005001B		201603010900	CONSTRUCTION	Construction	4/3/2018	154	(8,000)	-	2018	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. The project is also proposing a mid-block
335	580 DE HARO ST (BLDG 1 OF 7)	4008003	2013.1671	201402269330	BP Approved	Entitled	8/30/2016	2	-	-	2019	
336	2750 19TH ST	4023004A	2014.0999	201712156670	PL Filed	Under Review	11/17/2014	60	-	(10,900)	2020	Partial or total demolition of existing structure. The project will provide 60 residential units with a landscaped courtyard at 2nd floor above ground floor retail and basement parking.

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337	630 INDIANA ST	4041009	2012.1574	201312244990	COMPLETE	Complete	9/12/2017	51	-	-	2015	
338	815 TENNESSEE ST	4059001A	2013.022	201405054910	COMPLETE	Complete	4/6/2018	69	-	(32,000)	2017	The proposed project includes demolition of the two existing one-to-two-story industrial buildings (collectively measuring approximately 32,000 gross square feet) on the subject lot, and new construction of a five-story, residential building (approximately 93,938 gross square feet) with 69
339	2230 3RD ST	4059001C	2013.0531	201503171040	BP Filed	Entitled	3/17/2015	37	-	-	2020	Proposed project includes the demolition of a 5,600 sq. ft. light industrial building and new construction of a 68-ft. tall, six-story and 39,494 sq. ft. mixed-use building that includes approximately 2,987 sq. ft. of ground floor Retail Sales and Service use and 36,507 sq. ft. of Medical Services and Life-
340	950 TENNESSEE ST	4107001B	2014.1434	[no bpa as of 07 12 18]	BP Issued	Entitled	12/15/2016	108	-	(36,098)	2019	The Project entails the demolition of the existing two-story industrial building, and the new construction of a four-story-with-basement (40-ft tall) residential building with approximately 99,075 gross square feet (gsf). The Project includes 103 dwelling units, which consists of 4 three-bedroom
341	2420 03RD ST	4108003F	2013.0673	200911171348	BP Filed	Entitled		9	-	-	2013	The project would construct a four-story, 45 foot tall, 5,684 gross square foot mixed use building that includes one retail space and one residential unit at the ground story, and eight residential units on the second through fourth stories
342	1395 22ND ST	4167011	2011.0671	201512145050	CONSTRUCTION	Construction	4/12/2018	251	-	47,800	2017	The proposed project includes demolition of the temporary storage containers (measuring approximately 74,500 square feet) on the subject lots, and new construction of a three-story PDR (Production, Distribution & Repair) building with approximately 47,575 gross square feet along
343	900 PENNSYLVANIA AV	4224045	2015-015378PRJ	201606099580	BP Issued	Entitled	1/11/2017	-	47,471	-	2020	Expansion of food distribution capacity by building additional warehouse and office space. The work includes: converting some existing office space for warehouse use; adding warehouse and office spaces in a new addition attached to the existing building.
344	1418 RHODE ISLAND ST	4281A004	2016-015299PRJ	201611162920	BP Issued	Entitled		4	-	-	2019	PROPOSED ADDITION OF (4) STUDIO UNITS AS ADU PER ORD #162-16 @ 1ST & 2ND FLOOR. ALL WORK TO BE PERFORMED WITHIN (E) BOUNDARY OF THE BUILDING.
345	1440 DE HARO ST	4282A001C	2016-016390PRJ	201612155110	BP Filed	Entitled		2	-	-	2019	TO ERECT 4 STORIES OF 2 FAMILY DWELLING
346	2976 MISSION ST	6529007a	2017-013784		PL Filed		12/12/2017	7	-	-	2020	Renovation and addition adding 64 sq. ft. of commercial space at the ground floor and 4 additional floors for a total of 8 residential units and the elimination of the 2-car garage. While the building is not considered a historic resource, the proposed
347	3465 25TH ST	6530001A		201612306310	BP Filed	Entitled		6	-	-	2020	PROPOSED ADDITION OF 1 STUDIO, 4 1-BEDRM, 1 2 BEDROOMS UNIT AS ADU PER ORDINANCE NO.162-16 AT 1/F; ALL WORK TO BE PERFORMED W/IN (E) BOUNDARY OF BLDG. COMPLY WITH NOV2162451
348	350 SAN JOSE AV	6532010A	2017-015039		PL Filed		3/14/2018	8	-	-	2020	Addition of 8 units to an (E) 4-unit dwelling; Horizontal addition to 45% Setback line; Vertical addition to (E) 2-story dwelling; Remodel existing units; Excavation of existing grade to add basement level.
349	1296 Shotwell St	6571026			BP Filed	Entitled	12/7/2016	96	850	(11,664)	2022	Demolition of existing 1-story building and construction of new 9 story Multi-Unit Affordable Senior Housing building with 94 units, including 20 units for formerly homeless seniors. Priority Processing approved 12/21/15 for 100% Affordable Housing The PPA was submitted on 12/18/15 and the 90 day
350	340 BRYANT ST			201305177190	COMPLETE	Complete	7/17/2015	-	45,545	(47,536)	2016	The proposed project is the conversion of a 61,318 square-foot, four-story building, from industrial uses to office and retail uses. There are no proposed exterior or interior alterations associated with the project.
351	344 14TH ST (1463 STEVENSON ST)		2014.0948	[no bpa as of 5 1 18]	PL Filed	Under Review	1/1/2015	45	-	18,995	2021	New construction of a mixed-use building with 45 residential units with ground floor retail (344 14th St). New construction of a PDR building with 47 parking spaces (1463 Stevenson St).