

2014-2015

ANNUAL REPORT

San Francisco  
Planning





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### **Board of Supervisors**

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### **Planning Commission**

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Cindy Wu, *Vice President* ( *February 2015* )

Michael Antonini

Rich Hillis

Christine D. Johnson

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### **Historic Preservation Commission**

Andrew Wolfram, *President*

Aaron Jon Hyland, *Vice President*

Karl Hasz

Ellen Johnck

Richard S. E. Johns

Diane Matsuda

Jonathan Pearlman

# **San Francisco Planning**

This Annual Report fulfills the requirement of San Francisco City Charter Section 4.103 for both the Planning Commission and the Historic Preservation Commission.

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San Francisco  
**Planning**

#### OUR MISSION

**Making San Francisco the world's most livable urban place – environmentally, economically, socially and culturally.**

The San Francisco Planning Department, under the direction of the Planning Commission, shapes the future of San Francisco and the region by:

generating an extraordinary vision for the General Plan and in neighborhood plans;

fostering exemplary design through planning controls;

improving our surroundings through environmental analysis;

preserving our unique heritage;

encouraging a broad range of housing and a diverse job base;

and enforcing the Planning Code.



## Message from Planning Director **John Rahaim**



San Francisco continues to undergo extraordinary growth and change. New jobs and the need for housing at all income levels is driving demand for buildings of all kinds: housing, office, retail, and Production, Distribution, and Repair (PDR) space. As we address these demands, we have become acutely aware of the role we must play in protecting the distinctive characteristics that make San Francisco neighborhoods so appealing, and perhaps more importantly, ensuring that our neighborhoods remain affordable and accessible to all members of our diverse and multi-generational society.

It is because of these challenges that I would like to take this opportunity to acknowledge the Planning Department staff. We are meeting these demands with grace, expertise and professionalism, even as we expand our roles into new territory such as community development, transportation planning and major housing policy.

I have complete confidence in the wide range of work we do on a daily basis: affordable housing policy, environmental review, long-range planning, resiliency planning, legislative review, design review, historic preservation, intake and processing;

all while prioritizing neighborhood livability and preserving the unique personality of San Francisco. I believe that as a group of uniquely skilled professionals, we are particularly qualified to sustain the unprecedented volume of work and the extraordinary policy challenges before us.

So to the Planning staff and the members of the Historic Preservation and Planning Commissions: thank you. I am sincerely grateful for your contributions to a city that will reap the benefits of these efforts for years to come. I am also appreciative of the support we receive on a daily basis from the Mayor's Office, the Board of Supervisors, and colleagues in our sister agencies

I look forward with enthusiasm and optimism to the coming year.

John Rahaim  
*Director of Planning*  
San Francisco Planning Department

## Message from Planning Commission President **Rodney Fong**



On behalf of the San Francisco Planning Commission, I am pleased to present the 2014-2015 Annual Report.

The Planning Department plays an essential role in a broad range of critical policy issues that affect the future of San Francisco, and this report details the Department's accomplishments in housing analysis, environmental review, landmark designation, permit processing, and addressing the challenges in remaining an equitable and inclusive city, improving access and mobility, strengthening resiliency and long-term sustainability, and placemaking.

San Francisco continues to experience record growth. In 2014, the City saw a 46 percent increase in new housing production, with a total of 3,654 units, 757 of them affordable. 3,834 units were authorized for construction in 2014 – a 21 percent increase from the prior year – and the Planning Department approved and fully entitled 57 new housing projects totaling 3,756 units. With this growth comes an increase in demand for services: the number of case and building permit applications has almost doubled over the past five fiscal years -- the highest in the history of the Department. It is because of these and other changes in demand that the Department maintains its close monitoring of trends and ongoing efforts toward policy and regulatory topics such as formula retail,

accessory dwelling units, office allocation, zoning, Production, Distribution, and Repair (PDR), and short-term rentals.

While San Francisco, like many other major U.S. cities, continues to see a growing number of both Millennials and Baby Boomers choosing to live in the urban environment over the suburbs, investing in affordable housing and sustainable, resilient neighborhoods for all San Franciscans including our middle-income and working families, low-income seniors, disabled people and veterans -- is our highest priority.

There is still much work to be done, and I have the utmost confidence, admiration and respect for the hard work and dedication of Planning staff. As President of the Planning Commission, I am honored to serve alongside my fellow Commissioners as we work closely with the Planning Department to guide the rapid changes taking place in San Francisco.

Rodney Fong  
*President*  
San Francisco Planning Commission



## Message from Historic Preservation Commission President **Andrew Wolfram**



During a time of intensive growth throughout the City, the Historic Preservation Commission has made significant progress in its work to protect our most architecturally, historically, and culturally significant resources that play a valuable role in the City's economy, environment and quality of life.

This past year, the Historic Preservation Commission and San Francisco Planning's Preservation staff reviewed more than 150 Certificate of Appropriateness, over 180 Permits to Alter and more than 650 Historic Resource Environmental Review applications for work on historic buildings a number that continues to grow. Together with owners, architects and preservation advocates, we have initiated various architectural solutions to meet today's exciting challenges of sustainability, adaptive reuse, and new construction in historic districts.

The Commission and San Francisco Planning's Preservation staff also made significant progress in the City's Landmark Designation Work Program recognizing areas in our history that have been unrepresented. This year, the Commission recommended approval of the R.L. Goldberg Building and the Swedish American Hall.

In December 2014, the Commission and Preservation staff announced the creation of San Francisco's Cultural Heritage Assets Committee. Every month, residents and preservation

advocates meet for a hearing to discuss businesses, community organizations, and neighborhood institutions that deserve recognition and cultural heritage protection in the City. This past year, the Committee has provided input on the Legacy Business Registry Program, the cultural heritage policies proposed in the draft Preservation Element of the City's General Plan, and began a dialogue about the potential value of designated cultural heritage corridors.

I would like to thank my fellow Commissioners for their countless hours to the Commission. I am grateful to each of you for your work and dedication toward preserving the City's most valuable resources. And on behalf of the Historic Preservation Commission, I would like to recognize the Department's preservation staff. None of this work is possible without the best preservation planners in the country.

While we have accomplished a lot this past year, there is still much to be done. We continue to discover buildings and sites that connect us to the fascinating history of our City and we look forward to another year of continued success.

Andrew Wolfram  
*President*

San Francisco Historic Preservation Commission

# Planning Department Organization

## Director's Office

JOHN RAHAIM, **PLANNING DIRECTOR**

Director's Office staff is responsible for a range of executive functions, including policy analysis, communications, and inter-agency coordination on development strategy and projects. This Office includes Legislative Affairs, Special Projects, Policy and Communications.

## Citywide Planning

GIL KELLEY, **DIRECTOR**

Citywide Planning is responsible for the long-range planning of San Francisco. Citywide planners develop policy, maintain and oversee compliance with the City's General Plan, prepare and implement community plans, act as the urban design resource for the City, and gather and analyze data in support of land-use policy.

Citywide develops plans and proposes policy on a wide range of topics, including housing, transportation, urban design, land use, and sustainability policy and development of long-range plans at a city-wide or neighborhood scale.

## Current Planning

JEFF JOSLIN, **DIRECTOR**

Planners help shape the physical development of the City. They are responsible for reviewing building permit and land use entitlement applications for compliance with the San Francisco Planning Code, San Francisco's General Plan, zoning regulations, and relevant design guidelines.

Current planners are responsible for reviewing project applications, implementing the historic preservation work program and operating the Planning Information Center. Also, staff processes all Neighborhood Notifications for changes of use and residential expansions.

## Senior Management



John Rahaim  
*Planning Director*



Gil Kelley  
*Director of Citywide Planning*



Jeff Joslin  
*Director of Current Planning*



Sarah Jones  
*Director of Environmental Planning*



Thomas DiSanto  
*Director of Administration*



Jonas Ionin  
*Director of Commission Affairs*



AnMarie Rodgers  
*Senior Policy Advisor*



Scott Sanchez  
*Zoning Administrator*



Daniel Sider  
*Senior Advisor for Special Projects*



## Environmental Planning

SARAH JONES, **DIRECTOR**

Environmental planners review projects for potential environmental impacts on the City and its residents, a process known as environmental review. Reviews are conducted pursuant to the California Environmental Quality Act (CEQA) as well as Chapter 31 of the San Francisco Administrative Code, which provides guidelines for implementing the CEQA process.

## Office of Commission Affairs

JONAS IONIN, **COMMISSION SECRETARY**

The Office of Commission Affairs serves as a liaison between the Planning Department and members of the Planning Commission and Historic Preservation Commission. They oversee Commission meeting agendas, maintain Commission reports and records, respond to Sunshine Ordinance public information requests and draft Rules and Regulations.

## Zoning Administration and Compliance

SCOTT SANCHEZ, **ZONING ADMINISTRATOR**

Planners in the Zoning Administration and Compliance Division maintain and improve the quality of San Francisco's neighborhoods by ensuring compliance with the San Francisco Planning Code. The Code Enforcement Team under this division respond to complaints of alleged Planning Code violations and initiate fair and unbiased enforcement action to correct violations and maintain neighborhood livability.

## Administration

THOMAS DISANTO, **DIRECTOR**

Administration staff provide support and resources to realize the departmental mission and goals. Administration includes finance, human resources, information technology, operations, and training.

“Working in Commission Affairs, part of my job allows me to work with planners as they prepare for public hearings. I truly admire their hard work and commitment to shaping plans and projects that will ultimately improve our great city.”

CHRISTINE SILVA, Manager of Commission Affairs



# Planning Commission

The Planning Commission consists of seven members appointed by the Mayor and the President of the Board of Supervisors to help plan for growth and development in San Francisco. Four members are appointed by the Mayor, while the other three members are appointed by the President of the Board of Supervisors. The Commission advises the Mayor, Board of Supervisors and City departments on San Francisco's long-range goals, policies and programs on a broad array of issues related to land use, transportation, and neighborhood planning. The Commission additionally has the specific responsibility for the stewardship and maintenance of San Francisco's General Plan. The San Francisco Planning Department reports to the Planning Commission through the Planning Director.



**Rodney Fong**  
*President*  
(February 2015)



**Cindy Wu**  
*Vice President*  
(February 2015)



**Michael Antonini**



**Christine Johnson**



**Rich Hillis**



**Kathrin Moore**



**Dennis Richards**





# Historic Preservation Commission

The Historic Preservation Commission is a seven-member body that advises the Mayor, Board of Supervisors and City departments on San Francisco's historic preservation goals, policies and programs. All members are nominated by the Mayor and approved by the Board of Supervisors. The Commission also convenes the Architectural Review Committee (ARC) to discuss complex design issues. The Department's Historic Preservation staff report to the Historic Preservation Commission.

The Commission recommends buildings and places that are historically or culturally significant to the heritage of San Francisco for designation by the Board of Supervisors.

SEAT 2  
Historic Architect



**Andrew Wolfram**  
*President*  
(February 2015)

SEAT 1  
Historic Architect



**Aaron Jon Hyland**  
*Vice President*

SEAT 6  
General Contractor



**Karl Hasz**

SEAT 5  
Preservation Professional



**Ellen Johnck**

SEAT 4  
Historian



**Richard S.E. Johns**

SEAT 7  
At Large



**Diane Matsuda**

SEAT 3  
Architectural Historian



**Jonathan Pearlman**



FY 2014 - 2015

What's happening in your  
neighborhood? Read about

## Buildingeye

and other projects completed  
around SF.

# FEATURED PROJECTS





# Buildingeye

## All San Francisco Planning Applications Mapped and Accessible with One Click.

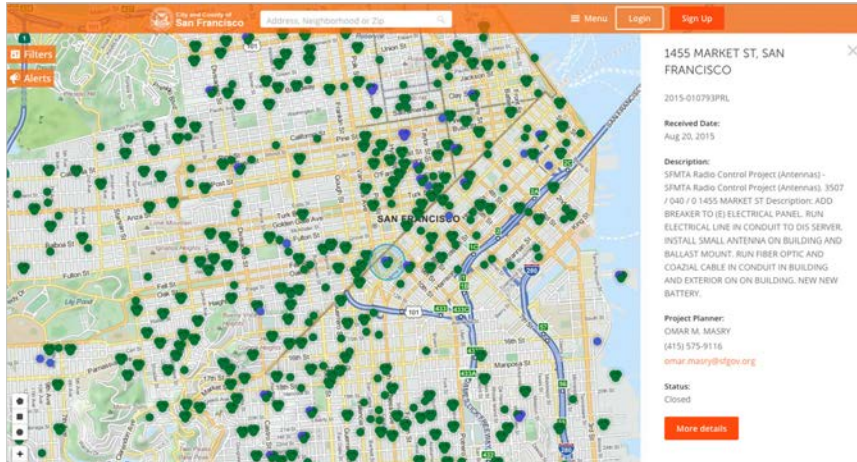
As part of ongoing efforts to provide additional public access for tracking applications online, San Francisco Planning, together with Buildingeye, a citizen platform specializing in GIS (geographic information system) and data visualization, debuted an interactive map with a user-friendly mapping interface to make it easy to find new planning applications anywhere in the City.

### HOW IT WORKS:

Visit <https://sanfrancisco.buildingeye.com> for the interactive map. Once accessed, the map can be filtered to search by neighborhood, address or zip code, application type and date range. You can also draw your own shape on the map to see how many applications are in that area.

The planning applications within the search range appear as icons. Each icon is color coded: blue is a new application currently being processed, and green represents a completed application. Clicking on an icon provides all the information about that application, its address, reference number, project description, associated planner and their contact details, the status of the project and a link for more details. Information is updated every morning.

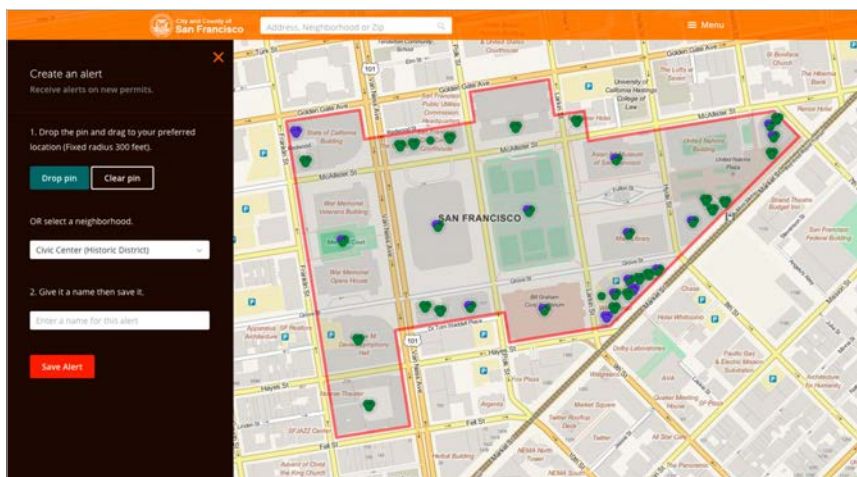
Users can set up email alerts when a new planning application is submitted for a particular neighborhood or address. There is also a separate map specifically for CEQA (California Environmental Quality Act) to set up email alerts for new planning applications within a specified area.



### FINDING INFORMATION MADE EASY.

Search by address, neighborhood and zip code or just click on a property for the following information:

- » Number of planning applications
- » Address
- » Planning reference number
- » Application received date
- » Project description
- » Project planner details
- » Current status
- » A link to more detailed information in Accela



### PROJECT DETAILS:

Debuted on [sf-planning.org](http://sf-planning.org) in March 2015

100,000+ applications mapped

Data going back to 1997

Updated daily

### VISIT THE WEB SITE:

<https://sanfrancisco.buildingeye.com>



## CASTRO STREET STREETSCAPE IMPROVEMENT PROJECT

### PROJECT DETAILS

Sidewalk widening, intersection enhancements, improvements to Jane Warner Plaza, new street furnishings, trees and lighting along Castro Street from Market Street to the south side of 19th Street.

### PROJECT TIMELINE

Planning Phase concluded in spring 2013.

Construction completed in December 2014.

### FOR MORE INFO

<http://castrostreetscape.sfplanning.org>



CASTRO STREETSCAPE IMPROVEMENT, Completed Project  
Photo by SF Planning



# Castro Street Streetscape Improvement Project



Castro Street between Market and 19th Streets is one of the most well-known neighborhood commercial districts in San Francisco. This two-block stretch serves as a colorful and dynamic epicenter for local residents, an historic heart of the LGBT community, and a destination for visitors from around the world.

In 2014, San Francisco Public Works reconstructed the street as part of the Castro Street Streetscape Improvement Project. The Project was the direct result of the 2013 Castro Street Design Plan, a community-based streetscape design process led by San Francisco Planning in close partnership with San Francisco Public Works and the San Francisco Municipal Transportation Agency (SFMTA). All phases of the Project were funded by the 2011 Road Repaving & Street Safety Bond with additional funds for construction from the Federal Transportation Administration and the San Francisco Public Utilities Commission.

After nine months of construction, the “new” Castro Street made its debut at a ribbon cutting ceremony on October 30, 2014. The rebuilt and widened sidewalks now have ample space for walking and outdoor seating, and feature new street trees, street lights, bike parking, and “leaning rails” for people to take pause, linger, and socialize. The project also

includes new Muni poles and overhead wiring, new underground water service and transmission lines, and enhanced crosswalks at the Market/Castro intersection that enhance pedestrian visibility and safety. Public gathering spaces were also improved with a new mini-plaza in the parking lane in front of the historic Harvey Milk Residence at 575 Castro Street, and a refurbished Jane Warner Plaza – the City’s first Pavement to Parks project.

The project also includes a number of special features designed to highlight neighborhood culture and history. In coordination with the community and local businesses, the Rainbow Honor Walk consists of 20 inlaid sidewalks plaques honoring LGBT heroes and heroines, including Del Martin, Randy Shilts, Alan Turing and Bayard Rustin. Funded by the Castro/Upper Market Community Benefit District (Castro CBD), the Castro History Walk starts chronologically at Harvey Milk Plaza with 20 concrete pavers etched with Castro area historical facts. Planning worked closely with the CBD to research, design, and publically examine the selected facts. The Castro CBD also funded special LED lights on the Muni poles which can be programmed to change colors and rainbow-patterned paving within the Castro and 18th Street intersection – adding color to this world famous street both day and night.



## LEFT TO RIGHT:

Lead Planner/Urban Designer Nick Perry, Supervisor Scott Wiener, and Public Works Project Manager John Dennis at the ribbon cutting in October 2015.





Photo by Cole Anetsberger, SFAC



# Community Business Priority Processing Program

## Improving the Health of the Small Business Community

Small businesses are essential to our community. They help keep dollars local and contribute to the eclectic diversity in our neighborhoods that make San Francisco the unique and special place it is today. However, the process of establishing a new business in the City can often feel overwhelming and time-consuming.

The Community Business Priority Processing Program (CB3P) is a new and innovative approach intended to improve the land use review and hearing process for certain applications.

The Program streamlines the Conditional Use review process, providing a simplified and efficient system for certain small and mid-sized business applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P"), an exploratory Planning Commission policy adopted in spring 2013 that intended to streamline the review of certain types of small business applications without adversely impacting other types of applications.

Projects that qualify for and enroll in the CB3P are guaranteed a Planning Commission hearing date within 90 days of filing a complete application and placement on the Consent Calendar.

Applicants for the CB3P must:

- » Complete a checklist documenting eligibility for participation
- » Complete the Conditional Use application and provide associated materials, and
- » Conduct a Pre-Application Meeting prior to filing

Certain limitations do apply, and CB3P applications are subject to the same level of neighborhood notice, opportunity for public discussion, the same Planning Code provisions, and the same (if applicable) CEQA review requirements; and may still be shifted from Consent to Regular Calendar if requested by a Planning Commissioner or member of the public.

This simple, direct, and fast service passes time-savings on to small businesses so they can open their doors faster and frees the Planning Commission and Department staff to focus on priority policy and project issues. As this is a new program, the Commission remains amenable to changes, and encourages staff to provide updates and recommendations to the Commission as the CB3P moves forward.

#### ADOPTED BY:

Planning Commission on  
February 12, 2015

#### FOR MORE INFO:

<http://www.sf-planning.org/cp3p>

# 100%

**CB3P Projects Approved  
(to date)**

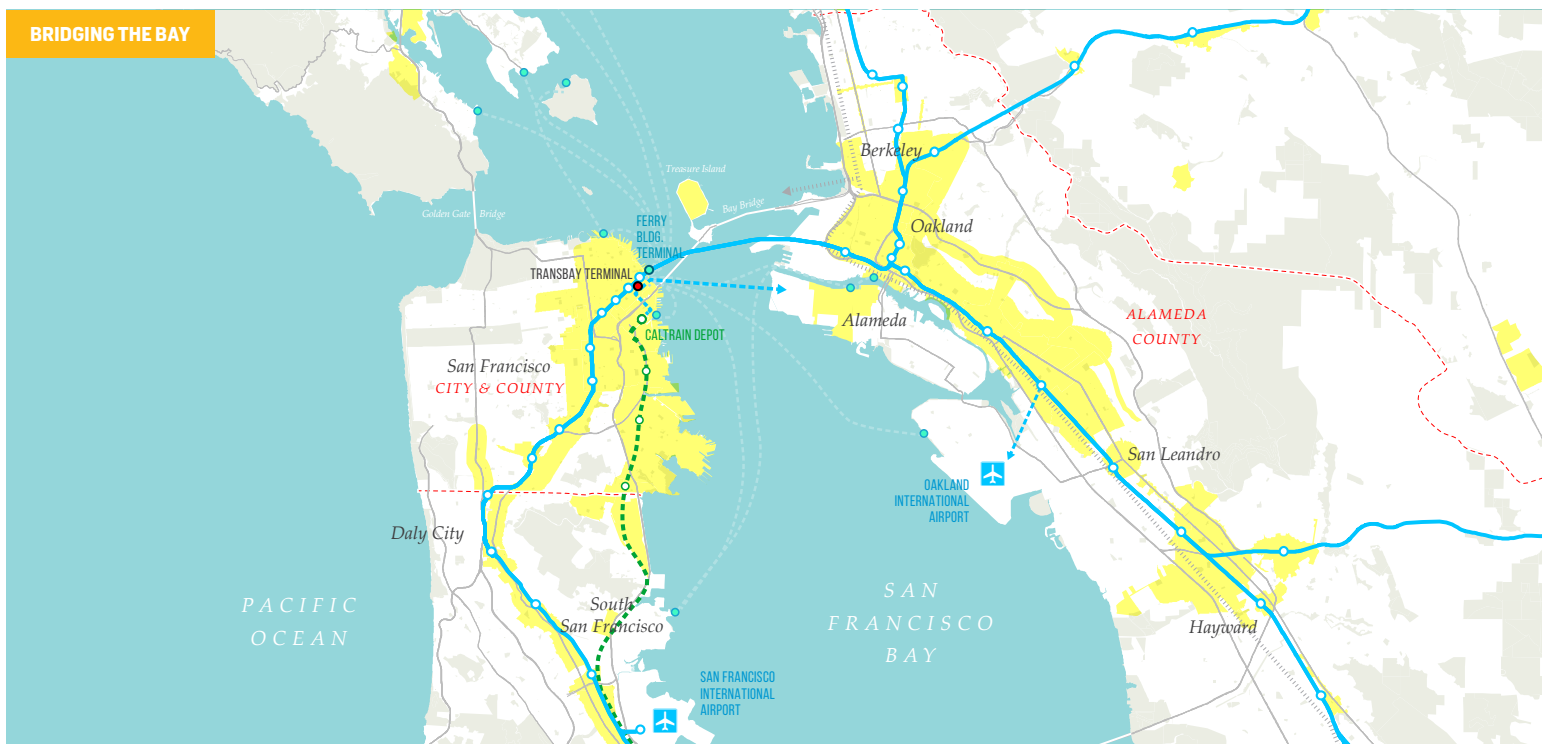
## A RESILIENT WATERFRONT



## CITY OF NEIGHBORHOODS



## BRIDGING THE BAY



## HEART OF SAN FRANCISCO



## NEXT GENERATION SF





# Place-Based Initiatives

The challenges facing San Francisco go to the core of who we are as a community and call for a more ambitious kind of planning: cohesive long-term strategies to keep our City equitable, family-friendly, beautiful, prosperous, and sustainable.

In keeping with the Department's Mission and Vision, San Francisco Planning's Citywide division has proposed a work program consisting of five major planning initiatives designed to address several key challenges facing the City and its future. Each of the initiatives includes projects to serve the specific goals of each initiative, both ongoing and new.

## A Resilient Waterfront

### DEVELOPING A RESILIENT WATERFRONT STRATEGY FOR A SUSTAINABLE AND INCLUSIVE FUTURE

San Francisco's waterfront is central to the City's sense of place, and to its livability, well-being, and economic vitality. We are challenged to create a welcoming and well-connected waterfront that will accommodate planned growth in the face of extreme changes in weather patterns and sea level rise. These challenges reveal the critical need for innovation, civic dialogue, and citizen preparedness to allow San Francisco to flourish in harmony with our environment, our rich array of cultures, and neighborhood-based values.

## Bridging the Bay

### FORMING A COMMON AGENDA FOR THE CORE OF THE REGION

San Francisco needs to focus on collaborating with our immediate geographic neighbors to develop a shared vision and strategic approach to ensure a collective long-term economic, social and environmental vitality. This initiative's goals include regional and sub-regional coordination, job and housing strategies at the regional level and active participation in transportation initiatives.

## City of Neighborhoods

### A NEW APPROACH TO NEIGHBORHOOD PLANNING AND DEVELOPMENT

San Francisco is truly a city of neighborhoods – diverse and distinct in character. However, there are improvements to livability and community-building that can happen in every neighborhood. This effort builds on the success of the Invest in Neighborhoods program, encourages neighbors to come together to help build stronger and healthier communities. In addition to Invest in Neighborhoods, many popular on-going programs such as Pavement to Parks, streetscape and public realm plans, and eco-district and sustainability planning are contained within the City of Neighborhoods initiative.

## Heart of San Francisco

### THE MARKET STREET CORRIDOR AND SURROUNDING NEIGHBORHOODS

Market Street, our premier civic boulevard and plaza, can become San Francisco's iconic public space, on par with the great streets around the world. For this to happen, it will take inspiring design, partnerships with cultural institutions and stakeholder groups to invest new energy and resources in the downtown, and a commitment to providing clean and safe public spaces that invite everyone to become a part of our lively urban environment.

## Next Generation SF

### SHAPING AND CONNECTING THE GROWTH OF SOUTHEAST SAN FRANCISCO

75 percent of the growth in San Francisco over the next 30 years will take place in the southeast sector, with the projected increase of 75,000 housing units and 150,000 jobs. Next Generation SF, in integrating many on-going projects, including implementation of the Eastern Neighborhoods Plans, completion of the Central SoMa Plan, shaping major master plans at Seawall Lot 337, Warriors Arena, Pier 70, Potrero Power Plant, India Basin, and the Potrero and Sunnydale Hope SF sites, addresses the challenges presented with integrating these growing neighborhoods with the rest of the City, reflecting the best characteristics of the City today, meeting infrastructure and transportation demands, and ensuring that growth improves the quality of life of existing residents.





# Haight-Ashbury Public Realm Plan



Haight Street is an essential neighborhood commercial district for the Upper Haight and one of the most popular destinations for San Francisco residents and tourists alike. However, the existing sidewalks and quality of the street environment are inadequate and can better serve residents, merchants, and visitors.

In May 2011, the Haight-Ashbury Merchants Association (HAMA) developed a list of improvements for the Haight-Ashbury neighborhood. The recommendations were presented to the City and formed the basis for a public engagement process to create a Public Realm Plan.

In an effort primarily funded by an allocation from the District 5 Supervisor's Office, San Francisco Planning, along with San Francisco Municipal Transportation Agency (SFMTA) and the Department of Public Works, partnered with HAMA to speak with the community about making public realm improvements in the neighborhood. A variety of community events, including workshops, open houses, tables at community events, and working groups, were held

between October 2012 and February 2015. Through conversations with neighbors and business owners, the project team developed a vision for the neighborhood's streets, sidewalks, and public places.

The Haight-Ashbury Public Realm Plan provides a community-supported vision for the neighborhood's streets, sidewalks, and public places on Haight Street from Central to Stanyan, proposing a series of projects and initiatives that can be built over time to enhance Haight-Ashbury's unique identity and to provide additional sidewalk amenities and an improved pedestrian experience.

**NEXT STEPS:** The Haight-Ashbury Public Realm Plan is a long-term vision for the neighborhood's streets and sidewalks and serves as a guide for future implementation. Some aspects of the public realm design will be integrated into an immediate construction project through SFMTA's Muni Forward program in 2017. Elements that exceed the budget or cannot be implemented at this time will become candidates for funding through grants and other funding sources.



## PROJECT TIMELINE:

Completed in February 2015.

## FOR MORE INFO:

<http://haightashbury.sfplanning.org>

The Haight-Ashbury Public Realm Plan addresses Haight Street from Central to Stanyan. This Plan considers intersection and corridor-wide improvements, as well as recommendations for streetscape elements.



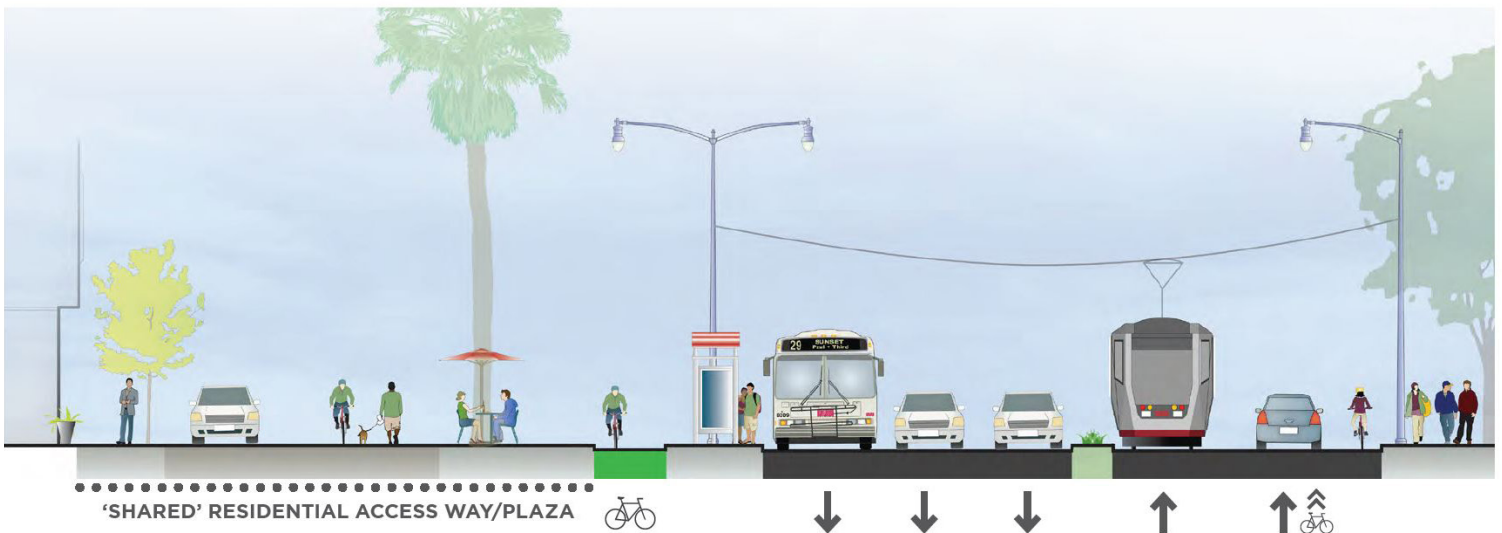
## OCEAN AND GENEVA AVENUE CORRIDOR DESIGN PLAN

### PROJECT DETAILS:

The Ocean and Geneva Avenue Corridor Design Plan was completed in February 2015.

### FOR MOR INFO:

<http://www.sf-planning.org/index.aspx?page=3740>



# Ocean and Geneva Avenue Corridor Design Plan

## OCEAN AND GENEVA

### CORRIDOR DESIGN

Ocean Avenue is a key pedestrian, bicycle, and transit corridor connecting the Mission Commercial Corridor to the east and the Ocean Avenue Commercial corridor to the west. An important arterial that connects many residential neighborhoods and integral to the transportation network, the quality of the street environment is lacking and should better serve local residents and regional travelers.

In March 2014, San Francisco Planning began a community outreach effort including workshops, site walks, and open houses for the neighborhood to share observations, ideas, and feedback with City staff and community members. These efforts significantly helped meet the goal of the overall project, which was to better balance the needs of all users and create a

more enjoyable and visually pleasing street. The final Ocean and Geneva Avenue Corridor Design Plan addresses Ocean Avenue between Manor Drive and Mission Street, and Geneva Avenue between Phelan Avenue and the I-280 freeway. It provides a vision for a streetscape that establishes a unified look and feel, improves access, safety, and connectivity to and from the Ocean Avenue commercial corridor and the Balboa Park BART Station, and develops a variety of new streetscape amenities such as street trees, sidewalk landscaping, pedestrian-scale lighting, public art, and seating. Other potential improvements identified by the Plan include: realigning the Ocean/Phelan/Geneva intersection, widening the sidewalk into Balboa Park, and adding corner bulb-outs and bike lanes.

The Plan is built on the analysis and recommendations of previous efforts, including circulation studies, design concepts, conceptual engineering, and initial recommendations from the San Francisco Bicycle Plan, the Balboa Park Station Capacity Study, the Balboa Park Station Area Circulation Study, the Transit Effectiveness Project (SFMTA), and the Balboa Park Station Area Plan (Planning Department). This interagency effort led by San Francisco Planning, the Department of Public Works, and the San Francisco Municipal Transportation Agency (SFMTA) was funded in part by Federal Funds for planning in Priority Development Areas (PDAs).







## What is the General Plan?

State law requires all jurisdictions to maintain a General Plan that addresses seven specific elements, or issues: land use, circulation, housing, conservation, open space, noise and safety. Adopted by the Planning Commission and approved by the Board of Supervisors, the General Plan does not mandate or direct specific programs, legislation, or expenditures, but serves as a guiding policy framework.





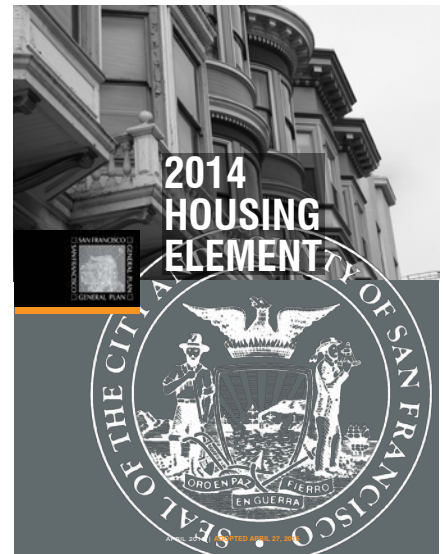
# Housing Element 2014

San Francisco's housing market has a seemingly infinite demand. The continuing high cost of housing magnifies the need for providing affordable housing to all household income levels, especially low and very low income levels.

Part of the General Plan, the 2014 Housing Element provides the policy background for housing programs, decisions, and broad direction towards meeting the City's housing goals. It reflects the City's core housing values, including prioritization of permanently affordable housing; recognition and preservation of neighborhood character; integration of planning for housing, jobs, transportation and infrastructure; and our City's role as a sustainable model of development. The 2014 Housing Element also builds on the work of the Housing Working Group and the Mayor's Executive Directive 13-01, which requests that City Departments prioritize the construction of affordable housing, and states that meeting San Francisco's current housing needs will require a rate of housing production

far greater than what has been achieved in previous years. State law requires that the Housing Element be updated approximately every five years.

The Housing Element 2014 consists of two parts: Part I (data and needs analysis) describes and analyzes changes in San Francisco since the last Housing Element period (2009-2014) to form the basis for policy formulation. This includes population, households, and housing stock characteristics; existing and projected housing needs; and the needs of special user groups such as the homeless, physically disabled, elderly, minorities, families with children, and artists. Part II (objectives and policies) contains a comprehensive set of new and continued housing objectives and policies that address San Francisco's housing goals, including: prioritizing permanently affordable housing; recognizing and preserving neighborhood character; integrating housing, jobs, transportation and infrastructure; and continuing to be a regional model of sustainability.



#### PROJECT TIMELINE:

Adopted by the Planning Commission in April 2015.

#### PROJECT WEB SITE:

<http://www.sf-planning.org/housingelementupdate2014>



#### HOUSING: WHERE WE ARE, AND WHERE WE'RE GOING

This six-minute video covers topics such as housing construction, job and population growth, market-rate vs. below-market-rate housing, and what the City is doing to build more housing for all San Franciscans.



DESIGNATED LANDMARK: SWEDISH AMERICAN HALL



DESIGNATED LANDMARK: R.L. GOLDBERG BUILDING





# Landmark Designations

## Swedish American Hall

Built in 1907 and located along the southern edge of the Duboce Triangle neighborhood, the Swedish American Hall was designed by Swedish-born master architect August Nordin, and features a blend of Scandinavian and Arts and Crafts influences.

The Swedish American Hall is known for its significant and longstanding associations with San Francisco's Swedish and Scandinavian communities. Since its construction, the building has served as the home of the Swedish Society of San Francisco, established in 1859 and dedicated to the "welfare and kinship of emigrants from Sweden, Norway and Denmark," while also providing a meeting place for pioneering Swedes who began arriving

in San Francisco during the Gold Rush, and other fraternal and social organizations related to San Francisco's Scandinavian community.

For decades, the Swedish American Hall served as home for Cafe Du Nord in 1908, which today counts among San Francisco's oldest saloons and restaurants operating continuously from the same location. The building is also architecturally significant for its distinctive characteristics of a type, period, and method of construction, unusually fine finishes and superior level of craftsmanship. The building's exterior employs a rich palate of materials and ornament which conveys an unusually strong street presence commensurate with its use as a public meeting hall.



### LOCATION:

2168-2174 Market Street

### DESIGNATED AS LANDMARK:

The Historic Preservation Commission initiated designation of the Swedish American Hall as an individual landmark in November 2014.

## R.L. Goldberg Building

The R.L. Goldberg Building in San Francisco's Civic Center area is an exceptional example of an Edwardian era building with Classical influences. Built in 1911 and designed by master architect Bernard J. Joseph, who also produced a number of buildings in San Francisco in partnership with Gustave Albert Lansburgh, including the Newman and Levinson Building (1909) on Stockton Street, Hammersmith Building (1907) on Sutter Street, Manx Hotel (1908) on Powell Street, and the second Emporium department store, located at 835 Market Street.

The R.L. Goldberg Building is a five-unit steel-frame, two-story mixed-use building with classically inspired ornament. It contains three extraordinarily rare, intact ground story storefronts displaying a

remarkable state of preservation-- including their original bulkheads, display windows, vestibule paving, doors, and transom-- ranking them among the best preserved storefronts of their age.

The building was commissioned by Pulitzer-Prize winning cartoonist, sculptor, author and City native Rueben (Rube) Garrett Lucius Goldberg. Goldberg received a degree in engineering from U.C. Berkeley in 1904, and after a brief period of employment with the City of San Francisco Water and Sewers Department, joined the staff of the San Francisco Chronicle where he submitted drawings and cartoons. 194 Gough Street served as his San Francisco residence and studio, while 186 Gough Street was occupied by his father Max Goldberg, a former San Francisco police commissioner and fire marshal. He continued to own the property until his death in 1970.

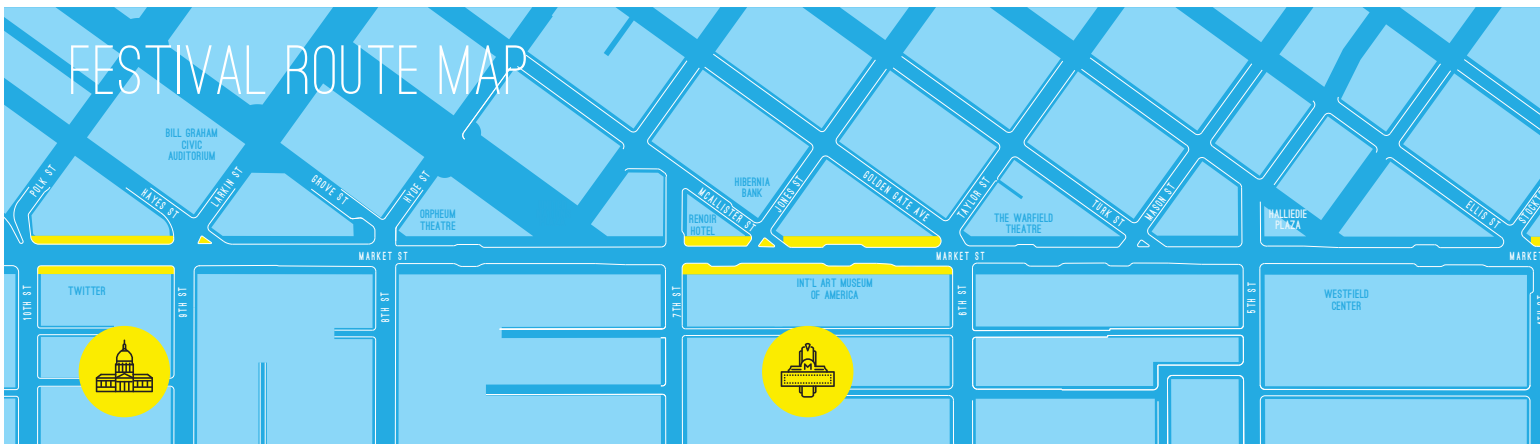


### LOCATION:

182-198 Gough Street

### DESIGNATED AS LANDMARK:

The Historic Preservation Commission initiated designation of the R.L. Goldberg Building as an individual landmark in December 2014.



### CIVIC CENTER FROM 9TH - 10TH ST



PHOTO TYPES ON THE CIVIC CENTER DISTRICT:

- 3 For Life
- Bookmark
- Ember
- FOG PLANE
- Ghost Arroyos
- Guerrilla Street Museum
- Living Roofs at Your Feet!
- Emoti Bricks
- Neighborhood Preparedness Unit
- Play Everyday
- Tree Sitting

### CENTRAL MARKET 6TH - 7TH ST



PHOTO TYPES ON THE CENTRAL MARKET DISTRICT:

- Art Central - Shimmering Stars
- MARKET (SCENES)
- Market Street as Habitat
- Outpost
- peepSHOW
- Public Ping Pong Tables
- Show Box
- Street Sketch
- Tenderloin Exterral
- Timber Valley



# Market Street Prototyping Festival

What does tomorrow's Market Street look like to you?

San Francisco Planning and the Yerba Buena Center for the Arts (YBCA), together with the John S. and James L. Knight Foundation, founded a partnership to unite urban development with the arts to promote ideas that advance community engagement. Through their commitment to collaborative, people-centered placemaking, the Market Street Prototyping Festival was born.

The goal of the Festival was to unite diverse neighborhoods along Market Street through a unique collaboration with designers, artist and makers. After an open call for creative ideas to improve Market Street, a jury reviewed the hundreds of submissions received after the October 2014 deadline. Ultimately, fifty of these were chosen to create rough models, or "prototypes," that demonstrate how their idea would work.

Ideas were chosen based on their creativity, sense of community, ability to identify Market Street as uniquely San Francisco, and their potential to make Market Street a more dynamic public space through increasing connections and social interactions.

Based on its relevance to a particular issue or neighborhood, each project team was matched with one of five Festival Districts on Market Street: Civic Center, Central Market, Retail Heart, Financial District and Embarcadero. Teams frequently interacted with the community where their project was to be installed, including attending several Festival-sponsored public engagement activities as well as gathering feedback from the community.

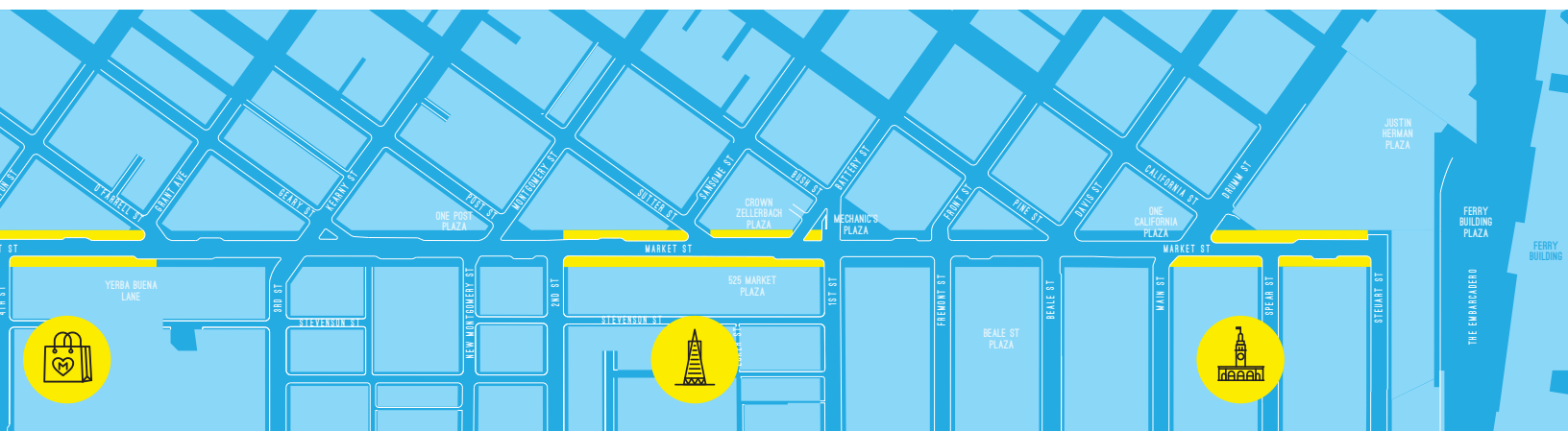
In April 2015, Market Street was transformed into a public platform, showcasing interactive works of art and design that demonstrated innovative



**PROJECT WEB SITE:**  
[marketstreetprototyping.org](http://marketstreetprototyping.org)

ideas for improving our famed civic spine and how we use it. All 50 prototypes, as diverse and exciting as the people of San Francisco themselves, were displayed for three days along Market Street's sidewalks for thousands of pedestrians to experience, explore, and interact.

The success of the Festival demonstrates the central role art plays in civic engagement, leading to more connections between people, greater community investment and a better quality of life.



## RETAIL HEART 3RD - 4TH ST

### PROTOTYPES ON THE RETAIL HEART DISTRICT:

Active Rest  
 Adaptive Playscapes  
 Exchange Portals *Anchor Project*  
 MeetWall  
 Mobile Selfie Booth  
 Rainbow Prismatic Experience  
 Room for Thought  
 Smaller and Upside Down  
 Unisense the Newstain  
 Walk (Market Street)

## FINANCIAL DISTRICT 1ST - 2ND ST



VERIZON  
 CALIFORNIA DIVISION OF THE ARTS

### PROTOTYPES ON THE FINANCIAL DISTRICT:

Bench-Go-Round  
 Daily Boost  
 Delta Lantern  
 It's News to Me  
 Mineral Benches  
 Peak Experience  
 ProtoHouse  
 Prototyping Mobility: CCA in the City *Anchor Project*  
 The Sound of Emotion  
 Understory

## EMBARCADERO STEUART - DRUMM ST



AUTODESK

### PROTOTYPES ON THE EMBARCADERO DISTRICT:

Arena | Play  
 ChimesSF  
 Common Ground  
 Knock Stop Music *Anchor Project*  
 Musical Pedals  
 NeuroFlowers  
 RELAX  
 The Cephalopod  
 The Zen Door  
 Tree of Changes



## ANNIE STREET PLAZA

### LOCATION:

Annie Street at Mission Street

### PROJECT SPONSOR:

Yerba Buena Community Benefit District

### DESIGN:

CMG Landscape Architecture

### INSTALLATION:

Angotti & Reilly



ANNIE STREET PLAZA  
Photo by SF Planning



## PERSIA TRIANGLE

### LOCATION:

Intersection of Mission Street, Ocean Avenue, & Persia Avenue

### PROJECT SPONSOR:

Excelsior Action Group (EAG)

### DESIGN:

David Fletcher Studio

### INSTALLATION:

SFMTA, Public Works, & EAG



PERSIA TRIANGLE PLAZA  
Photo by SF Planning



# Pavement to Parks



## Annie Street Plaza

Pavement to Park's Annie Street Plaza is a temporary on-street plaza located on Annie Alley at Mission Street (between 3rd and New Montgomery). Annie Street is an important pathway for pedestrians connecting Market Street and Mission Street, and the Plaza makes it safer for high volumes of pedestrians who use the alley every day. Since its opening in November 2014, the plaza has provided a quiet reprieve in a busy part of town, and public open space in an area with some of the least park space per capita of any other in the City. The plaza has also hosted daytime picnics and dance performances, evening concerts, film screenings, and other cultural events, weekend block parties and non-profit fundraisers.

Annie Street Plaza is the result of a four-year community planning and

outreach process among neighborhood businesses, cultural institutions, non-profits, and residents.

Sponsored and operated by the Yerba Buena Community Benefit District's (YBCBD) and designed by CMG Landscape Architecture, Annie Street Plaza features new seating, greenery, and lighting - along with programmed events and activities - create a special new place in the heart of a thriving neighborhood. All plaza elements are "reversible," meaning they are engineered to leave no permanent impact on the existing street and sidewalks.

Annie Street Plaza was featured in *Planning: The Magazine of the American Planning Association* in June 2015, and was recognized with a Placemaking Award from San Francisco Beautiful in September 2015.

## PAVEMENT TO PARKS

San Francisco's Pavement to Parks Program was initiated in 2010 with a number of experimental projects that demonstrated new ways of creating public space in our neighborhoods. The program has become overwhelmingly popular, with over sixty community-generated, grassroots projects emerging in over twenty different neighborhoods across the City.

**FOR MORE INFO:**  
[pavementtoparks.org](http://pavementtoparks.org)

## Persia Triangle

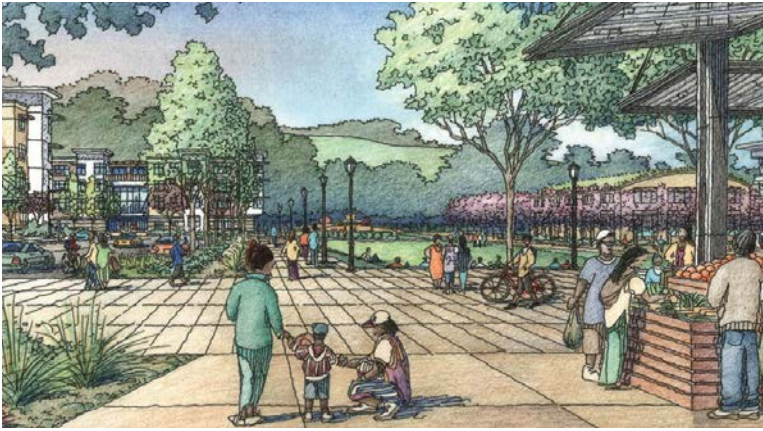
Persia Triangle is fondly known as the "Heart of the Excelsior" as it is centrally located at the intersection of Mission Street, Ocean Avenue, and Persia Avenue. Designed by Fletcher Studio, the temporary Persia Triangle Plaza is the first step of a larger beautification initiative led by the Excelsior Action Group, a volunteer-driven and community-based organization working to revitalize the Excelsior commercial corridor through increased pedestrian safety, neighborhood engagement, and beautification.

The installation includes expanded sidewalks for new seating and plants, and a special decorative sidewalk

and crosswalk design leading to the new plaza. The completion of the Persia Triangle Plaza was a collaborative effort between San Francisco Planning, San Francisco Public Works, San Francisco Municipal Transportation Agency, San Francisco Office of Economic and Workforce Development, Excelsior Action Group, the Excelsior residents and business owners, the San Francisco Parks Alliance, and Supervisor John Avalos' Office.

On September 28, 2014, Supervisor John Avalos, the Excelsior Action Group, and the San Francisco Planning Department's Pavement to Parks Program celebrated the installation of the new Persia Triangle Plaza with a ribbon-cutting ceremony.





**SUNNYDALE-VELASCO  
HOPE SF  
MASTER PLAN EIR/EIS**

**PROJECT DETAILS:**

1,700 housing units  
Up to 72,000 sf of community service, recreational and educational facilities  
11.5 acres of new parks and open spaces  
12.2 acres of a new and reconfigured street network  
Up to 16,200 sf of neighborhood-serving retail.



# Sunnydale-Velasco HOPE SF Master Plan EIR/EIS

Led by the Mayor's Office of Housing and Community Development (MOHCD) and San Francisco Housing Authority, in partnership with Enterprise Community Partners, the San Francisco HOPE SF Program is the nation's first large-scale public housing revitalization project working to rebuild and invest in environmentally and economically sustainable mixed-income communities while allowing residents to remain in subsidized housing during the redevelopment.

In 2009, the HOPE SF program, which currently includes the Hunters View, Potrero, and Alice Griffith public housing developments, proposed to redevelop the Sunnydale and Velasco Public Housing Developments with new buildings, streets, parks, and landscaping. Constructed in 1941 and 1963, respectively, the Sunnydale and Velasco Public Housing Development is San Francisco's largest public housing site and sits in the Visitacion Valley neighborhood at the foot of McLaren Park.

The 50-acre Sunnydale-Velasco HOPE SF Master Plan project recommends a new neighborhood with up to 1,700 units of housing, including one-for-one public housing replacement units, affordable rental units and market-rate and affordable for-sale units; up to 72,500 square feet of community service, recreational and educational facilities; 11.5 acres of new parks and open spaces, including a community garden, a farmer's market pavilion and secure outdoor courtyards within residential buildings; 12.2 acres of a new and reconfigured street network potentially including "green" features and landscaping; and up to 16,200 square feet of neighborhood-serving retail.

In 2010, San Francisco Planning, in conjunction with MOHCD, began work on the environmental review for the Sunnydale-Velasco HOPE-SF Master Plan Project to evaluate and provide detailed information about the project's potential environmental impacts, and propose ways to minimize any significant environmental effects and to identify alternatives. The two departments worked together to prepare an Environmental Impact Report/Environmental Impact Statement (EIR/EIS), a joint document that satisfies both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

The Draft EIR/EIS was published in December 2014. In January 2015, in an effort to make the public review and comment process more readily accessible to the community, Planning held an on-site public hearing at the Sunnydale-Velasco project site in addition to the usual hearing in Commission chambers. The report concluded that, with implementation of feasible mitigation measures, the project would result in no significant environmental impacts under CEQA or adverse effects under NEPA, with the exception of traffic circulation. City staff identified mitigation measures to be adopted as conditions of project approval, which would reduce or avoid all other significant environmental impacts of the project.

The project will be built in three major phases over a period of 9 to 20 years.

The Responses to Comments on the Draft EIR/EIS were published in June 24, 2015.

The Sunnydale-Velasco HOPE SF Master Plan Final EIR was certified by the Planning Commission on July 9, 2015. Master approvals for the project are expected to go before the Planning Commission in spring 2016.



“The Transportation Sustainability Fee and the Affordable Housing Bonus Program are projects that are hugely important for the City. I’ve been fortunate to work with really great people from other City Agencies and the private sector on developing these programs.”

COREY TEAGUE, Assistant Zoning Administrator





“San Francisco is a place that isn’t afraid to test new ideas and engage residents in the planning process. The Department is full of creative, dedicated planners producing innovative ideas and solutions to issues around housing, transportation, sustainability, and design.”

JENNY DELUMO, Environmental Planner



## COMPLETED PROJECTS



### Formula Retail

After ten years of regulating formula retail and one year of study, the Planning Commission approved legislation to improve formula retail controls Citywide. Working diligently to create a cohesive proposal that balanced economic growth with neighborhood character, the Planning Commission's Ordinance proposed the following: adjust the definition to 19 locations worldwide; expand use categories to address growing service-based formula retailers; make Formula Retail controls fronting Central Market permanent; and require additional economic impact studies for "super stores". The Department produced a Commission-based Guide for Formula Retail to standardize implementation of controls through signage review and data-based analysis.

The Final Ordinance was approved by the Board of Supervisors on November 18, 2014 and signed by Mayor Ed Lee on November 26, 2014.

**FOR MORE INFO:** [www.sf-planning.org/formularetail](http://www.sf-planning.org/formularetail)



### Rincon Streetscape Plan

After the Rincon Hill Plan was adopted in 2005, San Francisco Planning developed a streetscape plan to implement public improvements in the neighborhood. The key underlying goals that have shaped the Streetscape Plan include:

- » Create living streets through lushly-landscaped streets with usable open space in a dense urban area
- » Improve pedestrian conditions at intersections
- » Widen narrow sidewalks on selected streets
- » Separate bridge-bound traffic from local traffic and from local traffic and peak hour transit lanes



All of the street and traffic changes described in the Streetscape Plan were analyzed and covered by the Environmental Impact Report (EIR) of the Rincon Hill Plan, which was certified by the Planning Commission in 2005. The Streetscape Plan was approved by the Planning Commission on March 26, 2015.



### Reasonable Accommodation Ordinance

As part of the 2014 Housing Element, the City of San Francisco was required to enact legislation to enable persons with disabilities to access reasonable modifications for their homes. The Reasonable Modification Ordinance provides a standard process for individuals with a disability to request a reasonable modification to residential properties to eliminate any barriers to housing. The final ordinance was approved by the Board of Supervisors in March 2015.



### Mission Street Public Life Plan

Mission Street is home to a diverse community and known as the heart of the City's Latino community. San Francisco Planning collaborated closely with SFMTA's Transit Effectiveness Project for the Mission 14 bus line to support transit service along one of the busiest corridors in the City, while creating new opportunities to promote local art and businesses. It was completed in February 2015.

**FOR MORE INFO:** <http://missionpublic.sfplanning.org>



### Market Octavia Living Alleys Toolkit

Living Alleys in the Market Octavia Plan Area is a two-year community-based program design to implement a network of alley improvements as a means of creating shared multipurpose public spaces. The main goal of Market and Octavia Living Alleys Program is to enable residents to engage in placemaking - to create a public realm that strengthens the community, creates a sense of identity, and makes a more useful, safe, and attractive neighborhood. In February 2015, the Department published the Living Alleys Toolkit, a resource for community members and designers to develop and implement living alleys.

**FOR MORE INFO:** [www.sf-planning.org/livingalleys-toolkit](http://www.sf-planning.org/livingalleys-toolkit)



# PROJECTS UNDERWAY



STUDIO 1 LIVING INNOVATION ZONE, Completed Project  
Photo by SF Planning



## Living Innovation Zone (LIZ)

Led by the Planning Department and the Mayor's Office of Civic Innovation, the Living Innovation Zone Program (LIZ) seeks to harness creativity by using City-owned assets such as public spaces, and partnerships with leading organizations as catalysts for exploration, innovation and play. LIZs are installed for a maximum of two years, with a goal that they will be exchanged periodically to ensure a constantly engaging and dynamic Market Street for everyone. The first Living Innovation Zone, PAUSE, was installed on Market Street at Yerba Buena Lane in October 2013. The second LIZ, Studio 1, was installed on Market Street as a mobile work space and micro-residency center for local artists in June 2015.

FOR MORE INFO: [sfliz.com](http://sfliz.com)



## Pavement to Parks

The popular Pavement to Parks program continues to grow in San Francisco. In addition to nine new parklets installed throughout the City, the program has established Pavement to Parks Research Lab, a new think-tank intended to bring scholars and policymakers together to examine the impacts of experimental public spaces in San Francisco and beyond. A two-year Strategic Plan has also been developed to ensure the program can respond to increasing demand from communities for creating new public spaces.

**FOR MORE INFO:** [pavementtoparks.org](http://pavementtoparks.org)

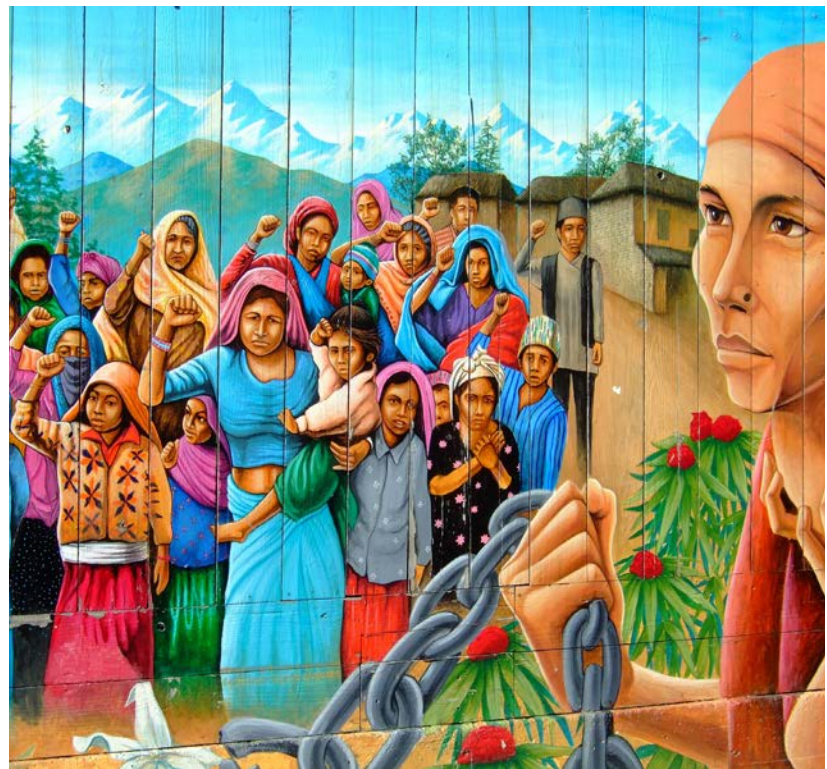


OCEAN AVE PORTABLE PARKLET, PAVEMENT TO PARKS  
Photo by SF Planning

## Mission Action Plan 2020

The Mission Action Plan (MAP) 2020 is a collaboration, initiated by the community, between community organizations and the City of San Francisco to create more affordable housing and economic stability in the Mission District. It will set affordable housing, jobs and small business targets and define housing and job solutions for neighborhood stability at various income levels for 2020 and beyond. The strategies may encompass land use and zoning, financing, identifying opportunity sites, and programs, as well as monitoring mechanisms. The plan is divided into three phases:

- » Phase 1 focuses on strategy development and is expected to be completed by winter 2015.
- » Phase 2 (Financing and Legislation) will put in place the policies/legislation, programs and financing, needed to implement the Plan.
- » Phase 3 (Implementation) will implement the capital work and programs, measured against short-term benchmarks, and include an ongoing analysis of target achievements.



**FOR MORE INFO:** [sf-planning.org/map2020](http://sf-planning.org/map2020)



### Central SOMA Plan

The Central SoMa Plan supports transit-oriented growth, particularly workplace growth, in the vicinity of 4th Street's new Central Subway between Townsend and Market streets. It seeks to shape the area's urban form, recognizing both city and neighborhood perspectives while maintaining the area's vibrant economic and physical diversity. The Plan addresses such issues as land use, building size and heights, transportation, the public realm (including sidewalks and open space), preservation of historic buildings and environmental sustainability. Final EIR and Plan Adoption anticipated in winter 2016.

**FOR MORE INFO:** <http://centralsoma.sfplanning.org>



### Central Soma Eco-District

The Department continues to work on the establishment of an "eco-district" in the Central SoMa Plan Area. In November 2013, the Central SoMa Eco-District Task Force released its Recommendations Report. The report identifies strategies for capitalizing on the area's growth to implement innovative infrastructure solutions that enhance neighborhood and city-wide sustainability. Additional studies are underway related to district energy, water recycling, and governance opportunities.

**FOR MORE INFO:** <http://sustainabledevelopment.sfplanning.org>



## Fisherman's Wharf

Phase I of the Jefferson Streetscape Improvement Project in Fisherman's Wharf was completed in June of 2013. City staff is working to advance and secure funding for Phase II, which would extend streetscape improvements to the remaining blocks of Jefferson Street from Jones Street to Powell Street.



## Railyard Alternatives and I-280 Boulevard Feasibility Study (RAB)

The RAB study is a multi-agency program studying transportation and land use alternatives around the existing 4th & King Caltrain Railyard. The study builds on the past work of Metropolitan Transportation Commission (MTC), Caltrans, California High Speed Rail Authority (CHSRA), Transbay Joint Powers

Authority (TJPA), Caltrain, and the Planning Department, including the Transbay Transit Center project (under construction and scheduled to open in late 2017), the 4th & King Street Railyards Study, and the Caltrain North Terminal Feasibility Assessment. It will seek the best ways to integrate proposed transportation developments in the City, in addition to determining alternative housing and office space to support this projected growth.

The study is divided in two phases: Phase I: Technical Feasibility, begun June 2014 and is anticipated to be completed by spring 2016; Phase II: Alternatives Development, anticipated to be completed by fall 2016.





Photo credit Ansel Adams

### **San Francisco African American Historic Context Statement**

Stories, photographs and artifacts focusing on the African American experience from the City's early history to the present day are currently being collected to develop a San Francisco African American Historic Context Statement (AAHCS). A context statement is a living document that helps provide a foundation for the identification, evaluation, registration and treatment of historic properties. Preservation staff are working with a project team and citizens advisory committee involving some of California's most experienced professionals in the documentation and interpretation of African American history to complete this effort. The project was funded by a grant from the Historic Preservation Fund Committee.



### **Civic Center Cultural Landscape Inventory**

The Civic Center Cultural Landscape Inventory (CLI) provides information about the historic landscape features that contribute to the Civic Center Historic District. The project was a partnership between the Planning Department, the Recreation and Parks Department, and the Public Utilities Commission. The objective of the CLI is to inform planning decisions and to encourage sensitive design treatment of landscape features within Civic Center. Expected Historic Preservation Commission study adoption: fall 2015.

**FOR MORE INFO:**  
[sf-planning.org/civiccentercli](http://sf-planning.org/civiccentercli)



## HOPE SF

The San Francisco HOPE SF Program, a partnership between the Mayor's Office of Housing and the San Francisco Housing Authority (SFHA), seeks to transform eight of San Francisco's most distressed public housing sites into vibrant, thriving communities through holistic revitalization. Following unique guiding principles and working toward its overarching goals, HOPE SF will have a broad impact on individuals, families, and the City of San Francisco.

## Invest in Neighborhoods

Invest in Neighborhoods is a multi-agency partnership to strengthen and revitalize neighborhood commercial districts around San Francisco. The initiative, led by the Office of Economic and Workforce Development (OEWD) currently being piloted in 25 commercial districts, aims to strengthen existing businesses, improve physical conditions, increase quality of life, and increase community capacity. Invest in Neighborhoods will leverage City programs and resources in order to respond to the specific needs and opportunities in each district.

## Preservation Element

The Preservation Element will be a new Element added to the General Plan that establishes a long-range vision for the protection of historic resources that sets forth a series of goals, objectives, and policies to accomplish that vision over time. The Department plans to present a final policy document for adoption by the Board of Supervisors in 2016.

## Public Sites Program

Launched in November 2013, the Public Sites Program is a multi-agency effort to develop a framework to guide the redevelopment of certain underutilized City-owned properties to maximize public benefits and services delivery such as housing, transportation, and sustainability goals. A public process in 2014-15 will help refine the framework and public benefit priorities for specific-sites.

**FOR MORE INFO:**  
[sf-planning.org/publicsites](http://sf-planning.org/publicsites)

## Balboa Site Study

The Balboa Site Study is a multi-agency project examining the SFPUC-owned portion of the Balboa Reservoir site located to the west of the City College Multi-Use Building in order to address some of the City's most pressing issues: affordable housing; transportation access; and neighborhood sustainability. As one of the first projects identified under the City's Public Land for Housing Program, the Balboa Site Study, through public participation and input led by San Francisco Planning staff, partner City agencies and a Community Advisory Committee (CAC), will help determine how this proposed development can best serve the need for housing, while providing open space and other amenities specific to the neighborhood's needs. Expected Request for Proposal issued: spring 2016.

**FOR MORE INFO:**  
[sf-planning.org/balboareservoir](http://sf-planning.org/balboareservoir)

## General Advertising Signs

As part of the enforcement program, 31 signs were removed last year, this includes nine illegal signs removed through enforcement action and 22 that were removed voluntarily or due to adjoining development, bringing the total inventory of legal signs down to 780. There are 34 illegal signs that are pending removal. Notices of Violation were issued to five sign companies for failure to pay the annual inventory maintenance fee, each of which was later abated.

## Storefront Window Transparency

34 complaints were received on store windows being visually obstructed. Storefront transparency standards require a 4-ft x 4-ft "visibility zone" within which all items, including shelving, display equipment, security gates, etc., must be at least 75 percent open to perpendicular view at pedestrian eye-level. Implementation of these standards over the past year brought 23 storefronts into compliance, resulting in safer and more pedestrian friendly streets.

### File Digitization

Operations staff have begun the process of digitizing and archiving hardcopy Commission motions and resolutions. An ongoing process, to date over 2,000 documents have been preserved electronically.

### Permit and Project Tracking System (PPTS)

A soft-launch of PPTS was deployed October 2015 with the completion of Planning's final configuration and testing of the Accela software and database. With extensive data migration from legacy systems, comprehensive

staff training and change management efforts, Planning staff were on-boarded onto the new web-based database system. Department efforts currently focus on post-launch issues, reports and improving data quality. On-going work to integrate the Department of Building Inspection's database into PPTS continues, with the intent of linking DBI and Planning records in one system. In preparation for an integrated launch, both Departments are also developing a Citizen Portal website to provide additional public access for submitting applications online. This fully-integrated technical infrastructure project is anticipated to be launched in 2016.

### Electronic Document Management Systems (EDMS)

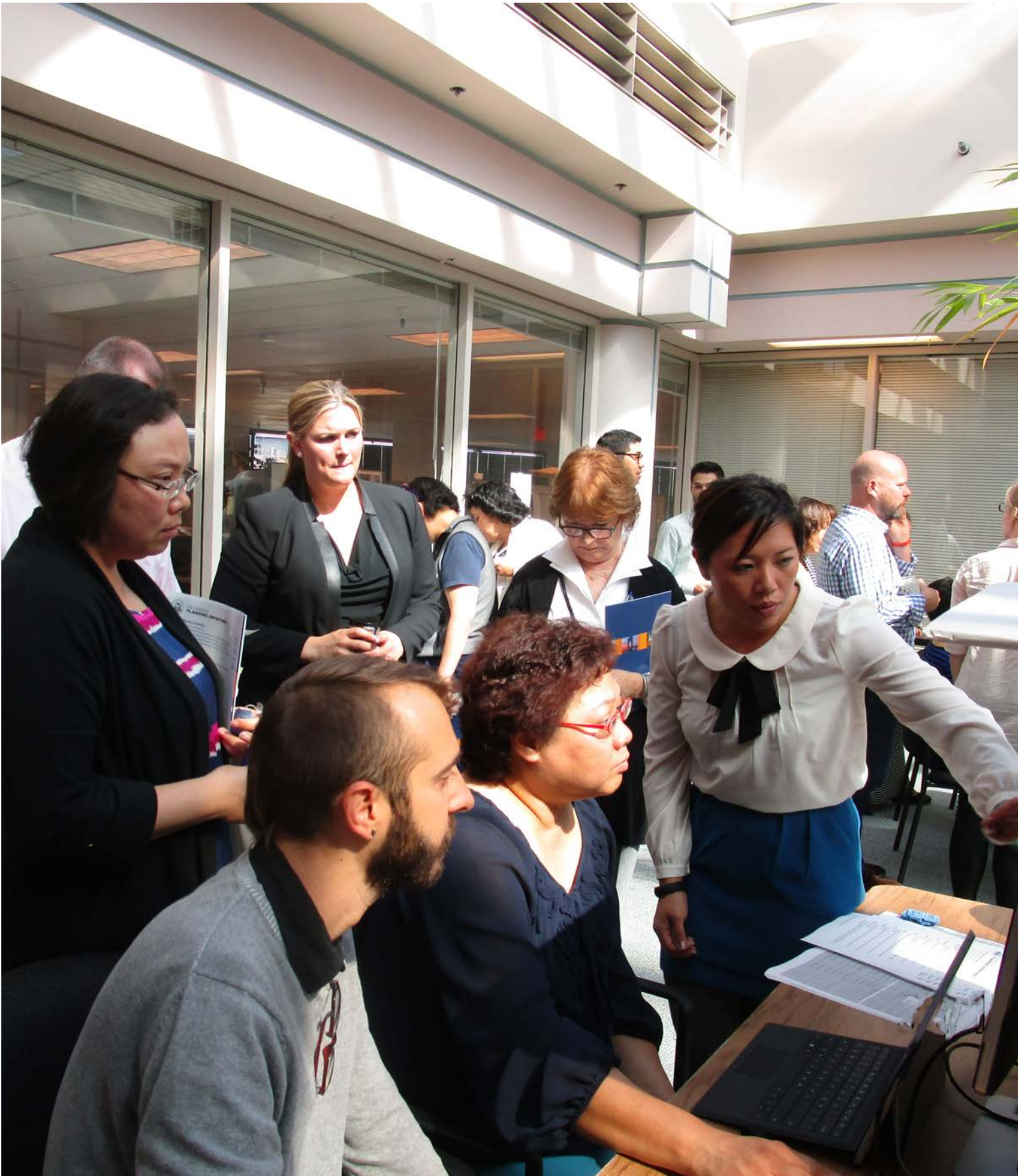
As related to the launch of the Permit and Project Tracking System, the Department has implemented Microsoft SharePoint 2013 as an EDMS interface with Accela software to store documents related to applications tracked in PPTS. Work continues on implementation of this new electronic document management system to allow more efficient file sharing and searching, and to improve performance and public access to records. Additional analysis of this EDMS solution continues in consideration of future technical projects requiring electronic document storage.

"A lot of thought and work goes into how we communicate to the public. What we place on the page and screen is carefully planned with the same attention to detail as what goes into the public realm."

GARY CHEN, Graphic Designer & Web Specialist  
(with Ilaria Salvadori, Planner & Pavement to Parks Program Manager)







# Internship Program

**SUMMER 2015.** The San Francisco Planning Department Summer Internship, a 12-week program, started June 8 and ended August 2015.

A total of 15 college interns were selected. All positions, both part-and full-time, were paid. Each intern was paired with a planner who mentored and supervised their work throughout the summer. In the last week of the program, the interns presented their final work products to staff during a week-long noontime lecture series.

Some of the projects included Pavement to Parks, Market Street Prototyping Festival, Green Roofs, Short Term Rentals, Living Innovation Zones, Transportation Planning and Urban Forestry. Also included were historic preservation projects, including the Historic Commercial Storefront Resource Survey and the Historic Preservation Survey Database Cleanup.

The Department is very appreciative of all the work the interns accomplished and looks forward to providing continued support for the program.

## SUMMER INTERN ROSTER

Marc Berghouse  
Alexandra Caldwell  
Alison Ecker  
Monica Giacomucci  
Dan Gillette  
Cassie Hoeprich  
Petar Iliev  
Stella Kim  
Luke Koushmaro  
Samuel Levy  
Graham MacDonald  
Devin McCutchen  
Stephanie Ng  
Kerby Olsen  
Paul Sohn

## OTHER INTERNS

Junwei Chen  
Clarissa Compos  
Alina Lau  
Bella La  
Kevin Ly  
Kelly Ma  
Arielle Pansoy  
Joyce Yu  
Doris Chuqiao Zeng





# Speaking Engagements

## PRESENTATIONS & SPEAKING ENGAGEMENTS BY

### Director John Rahaim

4th Annual San Francisco State of the Market  
Bisnow Conference

American Institute of Architects (AIA)  
San Francisco Placemaking Summit

American Planning Association (APA) Annual  
Conference, Seattle

American Planning Association (APA) Policy  
and Advocacy Conference, Washington DC

APA Policy and Advocacy Conference

Core Net Panel Discussion

Energivie Summit, Strasbourg, FR

Gensler Design Forum

Greater & Greener 2015: Innovative Parks,  
Vibrant Cities International Urban Parks  
Conference

Lecture for UC Berkeley Planning Students

Lesbian and Gay Real Estate Group

Lincoln Institute of Land Policy - Big City  
Planning Director's Conference, Cambridge

Municipal Art Society Conference,  
New York City

Presidio Graduate School

San Francisco Association of Realtors

San Francisco Chamber of Commerce Board  
of Directors Meeting

SF Chamber of Commerce Build SF

SF Chamber of Commerce Forecast SF Event

San Francisco Planning and Urban Research  
(SPUR)

ULI Residential Local Product Council Day

University of San Francisco Urban Studies Week

Westwood Park Homeowners Board Meeting

## PRESENTATIONS & SPEAKING ENGAGEMENTS BY

### Department Staff

2015 Southern California Leadership  
Network

AIA Equity By Design

AIA Good Design Challenge

American Planning Association (APA)  
Conference

APA California

Bright Horizons School

California Preservation Foundation  
Conference

California Preservation Foundation  
Live Webinar

California State Assembly

California State Senate

Cities Alive Conference

FreeSpace

Health Impact Assessment  
Practitioners Summer Training Course

Lambda Alpha

San Francisco Planning and Urban  
Research (SPUR)

San Francisco Public Press

Society of American Archaeology 80th  
Annual Meeting

Swedish American Hall

Swissnex

Transferable Development Rights  
Conference

University of San Francisco

Urban Land Institute

Yerba Buena Center for the Arts





“Cities are fantastic urban spaces and homes can be a moment of relief from that urban environment to spend time with family and friends. Working with architects and homeowners to create sensitive improvements to their homes has been an unexpected delight.”

MARCELLE BOUDREAUX, Planner







# Grants

## Awarded in 2014–2015

\$490,672

A

Awarded by the California Sustainable Growth Council for phase two of the **Railyard Alternatives and I-280 Feasibility Study**.

\$700,000

B

Awarded by the Metropolitan Transportation Commission for phase two of the **Railyard Alternatives and I-280 Feasibility Study**.

\$173,750

C

Awarded by California Coastal Commission and the Ocean Protection Council grant to update the City's **Local Coastal Program**.

\$39,500

D

From the California Office of Historic Preservation grant for phase two of **historic context statement on commercial storefronts**.

\$74,725

E

Friends of City Planning (FOCP) for staff professional development, conference attendance, and technology updates.

(note that some projects start after they are awarded)

## Completed in 2014–2015

\$22,453

F

From the California Office of Historic Preservation's Green Communities Program grant to identify opportunities to repurpose older buildings in **Central SoMa**.

\$70,000

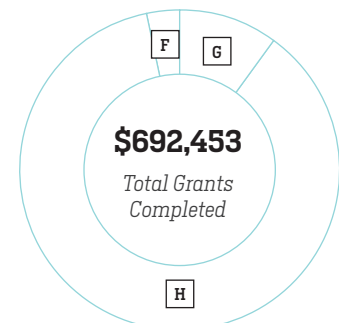
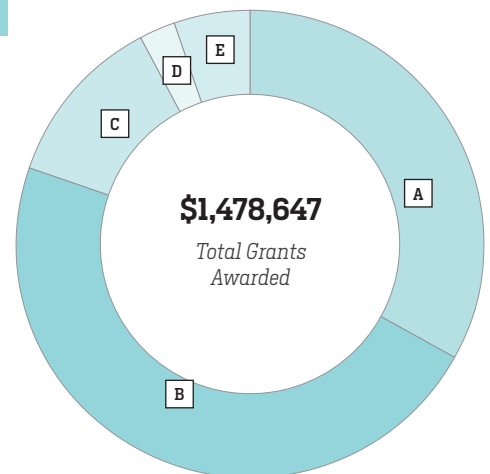
G

From the US Fish and Wildlife Service grant to make San Francisco one of the newest members of the Urban Conservation Treaty for Migratory Birds. Funds are helping implement the **Standards for Bird Safe Buildings**.

\$600,000

H

From the Metropolitan Transportation Commission grant to fund the Environmental Impact Report for the **Central SoMa growth strategy and design plan**.





# Publications & EIRs



## Completed Reports

2013 Commerce & Industry Inventory  
 2014 Housing Inventory  
 2014 Housing Element  
 2014 Downtown Monitoring Report  
 Parklet Manual **1**  
 Living Roof Manual **2**  
 Market Octavia Living Alleys Toolkit **3**

## Completed Plans

Haight-Ashbury Public Realm Plan  
 Mission Street Public Life Plan

## Completed Design Plans

Polk Street Project  
 Ocean and Geneva Corridor Design Plan **4**  
 Rincon Streetscape Plan

## Published Environmental Impact Reports

1601 Mariposa Street Mixed-Use Project (Draft)  
 Academy of Art University Project (Draft)  
 Golden State Warriors Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 (Draft)  
 5M Project, 925-967 Mission Street (Draft)  
 Second Street Improvement Project (Draft)  
 Sunnydale-Velasco HOPE SF Master Plan (Draft)  
 1546-1564 Market Street (Draft & Final)  
 800 Indiana Street (Draft & Final)  
 Potrero HOPE SF Master Plan (Draft)  
 1527-1545 Pine Street Mixed-Use Project (Final)  
 1333 Gough Street/ 1481 Post Street Project (Draft)  
 Westside Recycled Water Project (Draft)  
 Regional Groundwater Storage and Recovery Project (Final)  
 Moscone Center Expansion Project (Final)

## Download These Documents

VISIT US ONLINE:

**[sfplanning.org](http://sfplanning.org)**



# 2014-2015 STATS



## Case & Permit Volume Trends

*Applications filed for  
each category.*

APPLICATION/FEE TYPE	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15
Appeal					11
Condominium Referral	244	243	205	492	221
Certificate of Appropriateness	38	76	81	71	71
Miscellaneous Planning Commission Review					5
Coastal Zone Permit	1	1	1	1	1
Conditional Use Authorization	184	185	167	154	181
Citywide Project					135
Designations	13	8	1	4	11
Exception (309.1, 309.2, 309.3, 309.4)	8	14	24	26	17
Discretionary Review - Mandatory	96	104	88	113	78
Discretionary Review - Public Initiated	41	28	22	27	70
Enforcement	534	465	761	726	840
Categorical Exemption-Certificate	46	47	72	96	35
Categorical Exemption-Class 32	12	4	11	36	22
Categorical Exemption-Determination of Historic Resource	92	108	146	170	206
Categorical Exemption-Determination of Historic Resource Impact	22	22	37	30	26
Categorical Exemption-Stamp	178	237	295	266	222
Community Plan Determination	4	20	34	45	27
Community Plan-Exemption/Exclusion	2	8	12	23	17
EIR Addendum	6	8	10	2	5
Environmental Impact Report	7	7	6	4	1
Environmental Review (no other Review Type)	18	20	33	100	90
General Rule Exclusion					1
Initial Study-Environmental Impact Report					1
Initial Study-Negative Declaration	17	24	16	18	5
Note to file					3
Negative Declaration Addendum	4	3	1	4	1
Other CEQA Guidelines Section					1
Public Project Exemption					126
PUC EIR					2
Review-Exemption Prepared by Another Agency	13	3	28	27	2
Statutory Exemption				20	5
Eastern Neighborhood Exception (329)	1	3	4	10	14
Federal Section (106)	10	135	5	20	7
Development Agreement Design Review					7
Environmental					27
General Advertising Sign Annual Inventory Maintenance					57
Generic Application w/o Hearing	26	31	49	64	20
Enforcement					1
Planning Department					16
OCII					2
Pre-Application-Other	3	2	2	4	5
Preliminary Plan					2
Preservation					1
Records Requests					333
Temporary Use Permits	18	61	47	59	47
General Plan Referral	48	46	60	68	75
In-Kind Agreement					3
Institutional Master Plan	8	4	2		3
Lot line Adjustment					21
Zoning Map Amendment					2
Miscellaneous Permit	1,888	2,109	1,904	1,903	1,941
Mills Act	40	79	102	135	5
Office Allocation (321)	6	13	12	10	11
Planning Code Text Amendment					20
Preliminary Project Assessment	8	29	44	50	108
Project Review Meeting					306
Permit to Alter (Major, Minor)	66	79	102	86	92
Shadow Study (295)	14	18	35	16	41
Preservation Survey					2
Short Term Rental					671
Subdivision Referral	39	38	40	71	37
Transfer of Development Rights (TDR) -Certificate of Transfer	4	26	29	13	5
Transfer of Development Rights (TDR) - Notice of Use	1		27	7	5
Variance	168	131	190	201	216
Wireless	21	32	15	12	2
Zoning Administrator (ZA) - Letter of Determination					61
Zoning Administrator (ZA) - Notice of Special Restrictions					1
Zoning Administrator (ZA) - Verification					176
Medical Cannabis Dispensary		8	4	5	4
Section 311		1,583	1,430	1,307	673
Block Book Notification		77	107	100	174
Building Permits (New Construction)	123	86	172	217	198
Building Permits (Existing Alterations)	6,207	6,437	6,841	7,629	7,909

# Case & Permit Volumes

## Planning Cases Filed

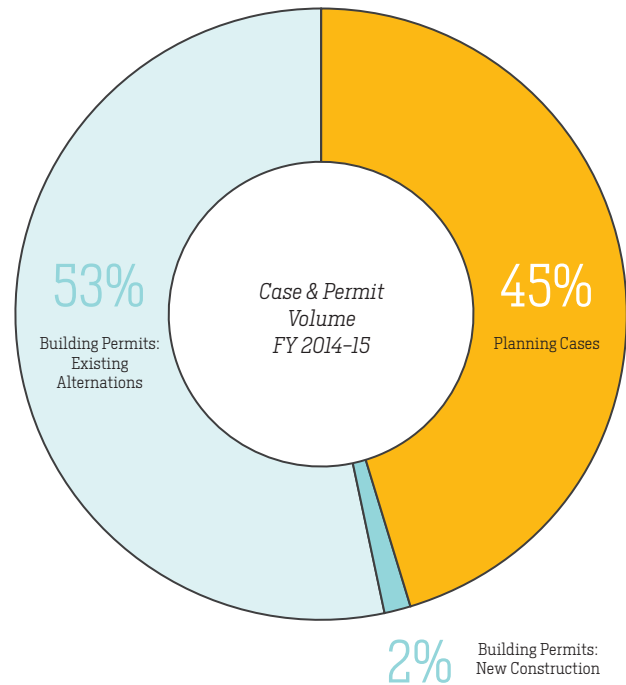
**6,782**

**31%** Increase  
from  
FY 2013-14

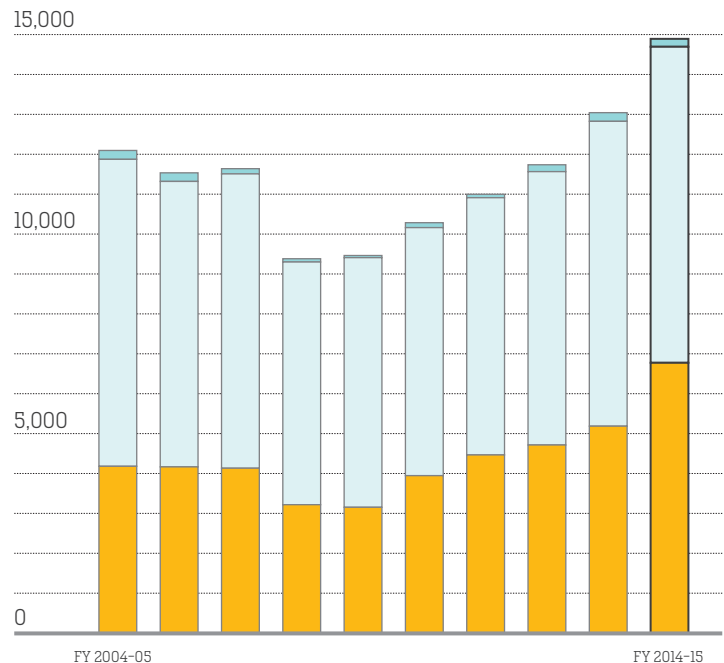
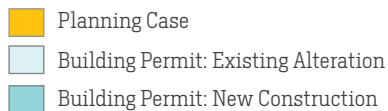
## Building Permit Applications Filed

**8,107**

**14%** Increase  
from  
FY 2013-14



## Case & Permit Volume Trend 2005-2015



Source: Case Edit Intake Database & DBI Permit Database Downloads

Note: DBI Permit Tracking System data by fiscal year may vary slightly due to permit issuance timing.

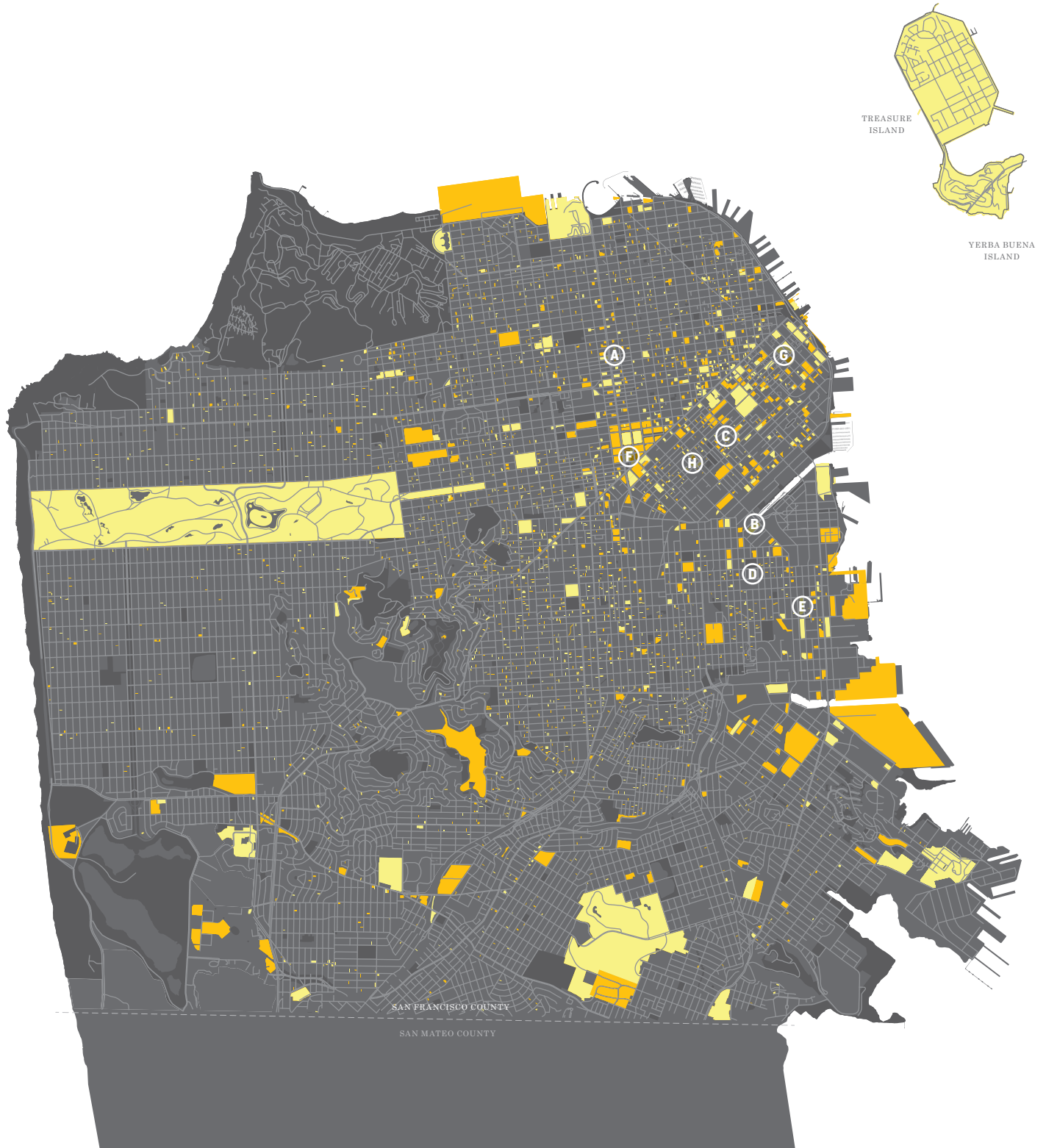


## Planning Case Activity

Planning Cases Filed  
FY 2014-2015

Planning Cases Approved  
FY 2014-2015

See case highlights  
on the following pages.

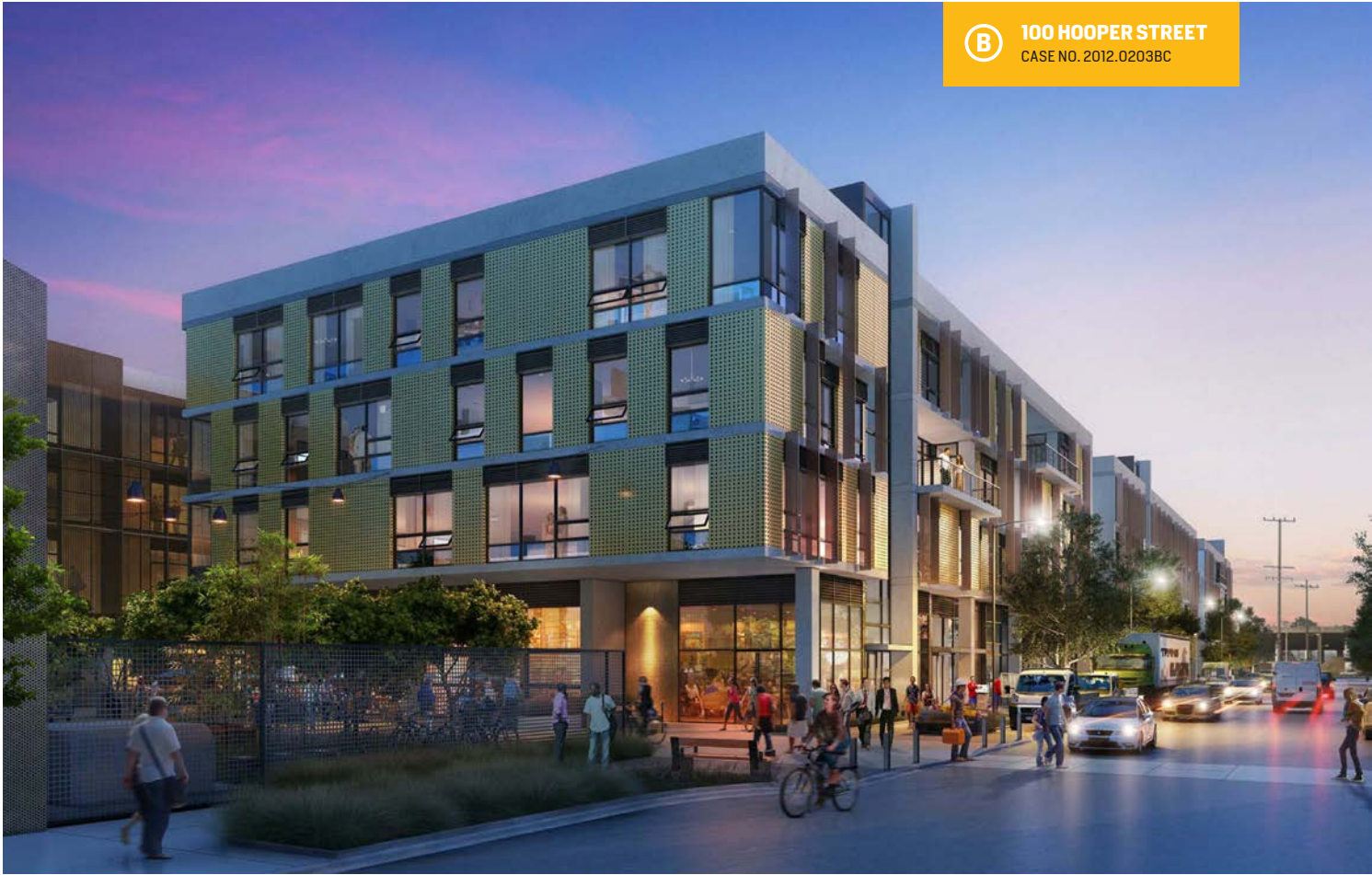




**1527-1545 PINE STREET**  
CASE NO. 2006.0383CEKV





**B****100 HOOPER STREET**  
CASE NO. 2012.0203BC





**1601 MARIPOSA STREET**  
CASE NO. 2012.1398EX



Renderings by David Baker Architects





**923 FOLSOM STREET**  
CASE NO. 2012.1333X





E

**800 INDIANA STREET**  
CASE NO. 2011.1374E

EXISTING

F

**150 VAN NESS AVENUE**  
CASE 2013.0973ECVX





**181 FREMONT STREET**  
CASE NO. 2007.0456E



**1140 FOLSOM STREET**  
CASE NO. 2013.0986CX

# Financial Report

## Total Revenue Budget ( All Funds )

**\$38.4 M** 28% Increase from FY 2013-14

REVENUE	FY 2014-15 ADOPTED BUDGET
<b>F</b> Charges for Services (Fees)	\$32,116,156
<b>X</b> Grants, Special Revenues & Impact Fees	\$3,415,696
<b>R</b> Expenditure Recovery	\$447,135
<b>G</b> General Fund Support	\$2,372,625
<b>Total Revenues</b>	<b>\$38,351,612</b>

## Fee Revenue **F**

**\$32.1 M** 84% of Total Revenue Budget

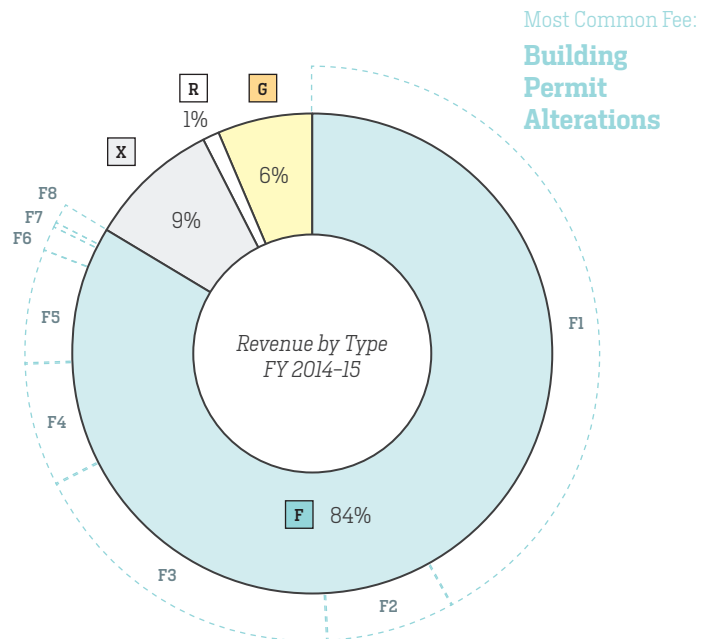
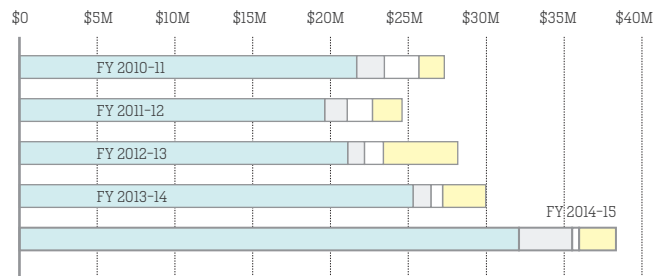
FEE REVENUE	FY 2014-15 ADOPTED BUDGET
<b>F1</b> Building Permit Alterations	\$16,169,046
<b>F2</b> Building Permit New Construction	\$2,706,801
<b>F3</b> Environmental Review Fees	\$7,063,662
<b>F4</b> Other Short Range Planning Fees	\$2,701,763
<b>F5</b> Conditional Use Fees	\$2,459,580
<b>F6</b> Variance Fees	\$502,324
<b>F7</b> Sign Program & Code Enforcement	\$370,357
<b>F8</b> Certificate of Appropriateness Fees	\$142,623
<b>Total Fee Revenue</b>	<b>\$32,116,156</b>

## General Fund Support **G**

**\$2.4 M** 6% of Total Revenue Budget

REVENUE (\$ MILLIONS)	2010-11	2011-12	2012-13	2013-14	2014-15
General Fund Support	\$1.4	\$1.9	\$4.8	\$2.8	<b>\$2.4</b>
Total Budget	\$23.8	\$24.6	\$28.2	\$30.0	\$38.4
% of Total Budget	6%	8%	17%	9%	6%

## Department Revenue 5 Year Trend ( 2010 -2015 )



NOTES:  
Increase in FY11-12 Proposed Budget due to the Health Care Services Master Plan.

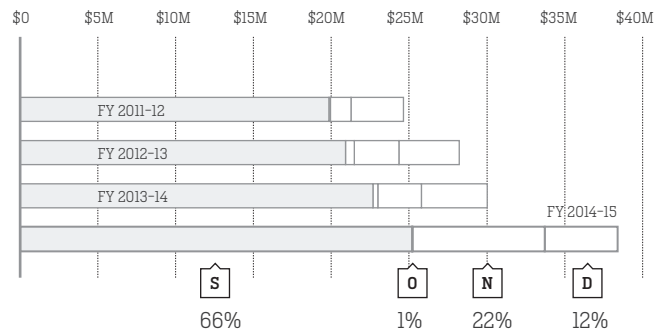


**Total Expenditures**

**\$38.4 M**      66% Salaries & Fringe

EXPENDITURE	FY 2014-15 FINAL BUDGET
<b>S</b> Salaries & Fringe	\$25,156,865
<b>O</b> Overhead	\$26,187
<b>N</b> Non-Personnel Services, Materials & Supplies, Capital & Projects	\$8,491,050
<b>D</b> Services of Other Departments	\$4,677,510
<i>Total Expenditures</i> <b>\$38,351,612</b>	

## Department Expenditure Trend ( 2011-2015 )



## NOTES:

Salary and fringe expenditures for staff continue to be the most significant portion of the Department's overall expenditure budget representing 66% of all expenditures.

Non-personnel expenditures, which include professional service contracts, advertising, and postage, IT-related professional services and licenses, among other items.



“As a native San Franciscan, I’ve seen the city grow in population, evolve, and change in many ways. I’m most excited that our Department has continued to incorporate innovative spaces to fit the ever-growing community, but has never sacrificed San Francisco’s unique characteristics.”

BELLE LA, Analyst

# Department Performance Measures

During the FY2012-14 budget process, the department revised its set of performance measures to focus more on outcomes, efficiency and customer service, in order to more accurately track the work of the department and inform and encourage more performance-based decision making by department staff and management.

This year's performance in bringing the required review of a number of planning cases and building permits to approval or disapproval within a targeted number of days was mixed and still below the set targets. Meeting the timeline objectives were adversely affected by the increase in workload of many smaller and larger-scale projects that required additional, more complex and comprehensive review. Staffing levels have increased in FY14-15, but not at the same rate as the increase in caseload and application volumes.

1

**Percentage of all building permits involving new construction and alterations review, approved or disapproved within 90 days**

E

Perform timely and comprehensive review of applications disapproved within 90 days



2

**Percentage of conditional use applications requiring Commission action approved or disapproved within 180 days**

E

Perform timely and comprehensive review of applications



3

**Percentage of public-initiated Discretionary Review applications approved or disapproved within 120 days**

E

Perform timely and comprehensive review of applications

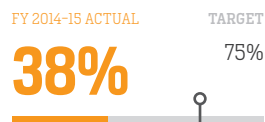


4

**Percent of Historical Resources Evaluation Reports (HREs) completed within 60 days**

E

Perform timely and comprehensive review of applications

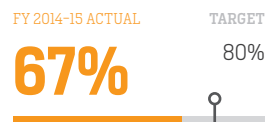


5

**Percent of event participants who rated community events as good or very good**

C

Engage with the community regarding Planning-related projects



6

**Percent of General Plan referrals completed within 45 days**

E

Perform timely and comprehensive review of projects



## PERFORMANCE TYPE

- E** Efficiency
- C** Customer Service
- O** Outcome



7

Percent of projected development impact fee revenue for the following 2 fiscal years programmed by fiscal year-end

O

Successfully program development impact fee revenue



8

Percent of all environmental impact reports (EIRs) completed within 24 months

E

Perform timely and comprehensive review of applications



9

Percent of Negative Declarations (Neg Decs), Class 32s, Community Plan Exemptions (CPEs), and Addenda completed within 9 months

E

Perform timely and comprehensive review of applications



13

Percent completion of the Permit and Project Tracking System (PPTS) to go live by summer 2014

O

Implement the new PPTS system in a timely manner

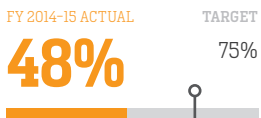


10

Percentage of categorical exemptions reviewed within 45 days

E

Perform timely and comprehensive review of applications



11

Percent of complaints where enforcement proceedings have been initiated within 30 business days of complaint filing

O

Effectively compel compliance for cases in violation



12

Percentage of Ordinances initiated by an elected office that are reviewed by the Commission within 90 days or continued at the request of the elected official

E

Perform timely review of legislation



14

Planning core network uptime percent

O

Ensure high availability of the Department's machines and systems



15

Percent of helpdesk requests resolved within 24 hours

C

Respond to information requests in a timely and professional manner



# 2014-2015 Staff List

NOTE: + NEW STAFF WHO JOINED THE DEPARTMENT FY 2014-15 - STAFF WHO LEFT THE DEPARTMENT FY 2014-15

## Administration

Josephine Chen  
Glenn Cabrerros  
Alton Chinn  
Susan Chu  
Keith DeMartini  
Thomas DiSanto  
Michael Eng  
Lulu Hwang  
Yvonne Ko  
Belle La  
Anika Lyons +  
Andrea Modena  
Sheila Nickolopoulos  
Micheal Sanders  
John Speer  
Isabelle Vulis  
Donnie Wong  
Susan Wong -  
Mike Wynne  
Danny Yeung -  
Tony Yeung+  
Genta Yoshikawa  
Karen Zhu

## Citywide Planning

Robin Abad-Ocubillo  
David Alumbaugh -  
Amnon Ben-Pazi  
Anne Brask  
Benjamin Caldwell +  
Paul Chasan  
Gary Chen  
Lisa Chen  
Kay Cheng  
Irene Cheng Tam  
Paula Chiu  
Kearstin Dischinger  
Scott Edmondson  
Susan Exline

Lisa Fisher +  
Claudia Flores  
Susan Gygi  
Kimia Haddadan  
Audrey Harris  
Adrienne Hyder  
Neil Hrushowy  
Paolo Ikezoe  
Gil Kelley  
Lily Langlois  
Jessica Look  
Menaka Mohan  
Teresa Ojeda  
Aksel Olsen -  
Nicholas Perry  
Patrick Race  
Ilaria Salvadori  
Marlo Sandler  
Jeremy Shaw  
Maia Small  
Alexis Smith -  
Diana Sokolove  
Mathew Snyder  
Jonathan Swae  
Joshua Switzky  
Adam Varat  
Michael Webster  
Steve Wertheim  
David Winslow

## Commission Affairs

Patricia Gerber  
Jonas Ionin  
Christine Silva  
Margaret Yuen -

## Current Planning

Laura Ajello  
Claudine Asbagh +  
Julian Banales

Angela Beavis  
Brittany Bendix  
Marcelle Boudreaux  
Kanishka Burns  
Keisha Calmese  
Shelley Caltagirone  
Colin Clarke +  
Tina Chang  
Kate Conner  
Jonathan DiSalvo +  
Kimberly Durandet  
Wayne Farrens +  
Veronica Flores +  
Nick Foster +  
Carly Grob  
Kevin Guy  
Jeffrey Horn +  
Erika Jackson  
Sylvia Jimenez +  
Jeff Joslin  
Todd Kennedy +  
Alexandra Kirby  
Sharon Lai -  
David Lindsay  
Mark Luellen  
Milton Martin

Omar Masry  
Shaunn Mendrin +  
Theresa Monchez  
Gonzalo Mosquera -  
Andrew Perry +  
Georgia Powell  
Nora Priego  
Max Putra +  
Janice Shambray -  
Maia Small  
Michael Smith -  
Jeffrey Speirs  
Richard Sucre  
Nancy Tran +  
Cathy Thai

Chris Townes  
Vlad Vallejo  
Sara Vellve  
Doug Vu  
Tom Wang -  
Delvin Washington  
Elizabeth Watty  
Isolde Wilson -  
David Winslow  
Mary Woods  
Lily Yegazu  
Sharon Young

## Director's Office

Andrea Green  
Kimia Haddadan  
John Rahaim  
AnMarie Rodgers  
Eugenio Salcedo +  
Diego Sanchez  
Daniel Sider  
Gina Simi  
Candace SooHoo  
Aaron Starr  
Martin Thibodeau

## Environmental Planning

Brett Bollinger  
Viraliza Byrd  
Rick Cooper  
Andrea Contreras  
Randall Dean  
Jenny Delumo +  
Debra Dwyer  
Christopher Espiritu  
Chelsea Fordham  
Lisa Gibson  
Justin Horner +  
Melinda Hue



Monica Huggins  
 Michael Jacinto  
 Devyani Jain  
 Erik Jaszewski -  
 Timothy Johnston (SFPUC)  
 Heather Jones +  
 Sarah Jones  
 Chris Kern (SFPUC)  
 Don Lewis +  
 Michael Li  
 Manoj Madhavan +  
 Paul Maltzer  
 Susan Mickelsen  
 Joy Navarrete  
 Sandy Ngan -  
 Monica Pereira -  
 Jeanie Poling  
 Elizabeth Purl  
 Jessica Range  
 Erica Russell  
 Lana Russell-Hurd  
 Greg Riessen -  
 Rachel Schuett  
 Tatyana Sheyner  
 Steven Smith (SFPUC)  
 Chris Thomas +  
 Kansai Uchida  
 Allison Vanderslice  
 Kenya Wheeler -  
 Wade Wietgreffe  
 Viktoriya Wise -  
 Kei Zushi -

### Historic Preservation

Mary Brown  
 Stephanie Cisneros +  
 Shannon Ferguson +  
 Tim Frye  
 Justin Greving +

Gretchen Hilyard  
 Jonathan Lammers  
 Pilar LaValley  
 Susan Parks  
 Tina Tam  
 Eiliesh Tuffy  
 Allison Vanderslice  
 Kelly Wong -

### Planning Information Center

Kevin Brusatori  
 Kurt Botn  
 Moses Corrette  
 Heidi Kline  
 Isoken Omokaro  
 Edgar Oropeza  
 Ozzie Taeb

### Zoning & Compliance

EvaMarie Atijera-Taylor  
 Chaska Berger +  
 Audrey Butkus  
 Matt Dito  
 Christine Haw  
 Dario Jones  
 Agnes Lau  
 Victoria Lewis +  
 Laura Lynch  
 Binh Nguyen  
 Jonathan Purvis  
 Adrian Putra  
 Rachna  
 Scott Sanchez  
 Corey Teague  
 Kelly Wong -

## Employee Milestones



### FIVE YEARS OF SERVICE

Thomas DiSanto  
 Isabelle Vulis



### TEN YEARS OF SERVICE

Kearstin Dischinger  
 Diana Sokolove



### FIFTEEN YEARS OF SERVICE

Rick Cooper	Teresa Ojeda
Moses Corrette	AnMarie Rodgers
Lisa Gibson	Mat Snyder
Dario Jones	Tina Tam



### TWENTY-FIVE YEARS OF SERVICE

Alton Chinn  
 David Lindsay



### THIRTY YEARS OF SERVICE

Paul Maltzer  
 Georgia Powell

## PLANNING DEPARTMENT 2015











## San Francisco Planning

**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 MISSION STREET  
SUITE 400  
SAN FRANCISCO, CA 94103

**[sfplanning.org](http://sfplanning.org)**

    /sfplanning

