

FALL 2015

PLACEMAKING

SAN FRANCISCO PLANNING'S COMMUNITY NEWSLETTER

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SEPLANNING.ORG

Planning in the News

Announcements:

Planning is on Nextdoor!



Keep up with the latest on Planning programs in your neighborhood at [Nextdoor.com](https://www.nextdoor.com).

Changes to Permit Checklist and Intake Process

Recent updates to Planning's Permit Checklist document for future intake permit applications will take effect as of January 1, 2016. At that time, Planning **will no longer accept incomplete intake permit applications** at the Planning Information Center (PIC).

Planning is currently hosting a series of Permit Intake



Informational Workshops to learn about recent changes to the Permit Checklist document and intake process. Visit our [website](https://www.sfgov.org/pic) or e-mail pic@sfgov.org to learn more.



The Affordable Housing Bonus Program (AHBP)

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle-income households. Development bonuses, such as increased density, would be offered on a graduated scale based on the percentage of affordable

units provided. A **density bonus** is an increase in the number of housing units and possibly height that is currently allowed within a specific zoning district, in exchange for building more affordable housing units and helping the City meet its housing goals.

Mayor Lee and Supervisor Katy Tang introduced legislation this September to create an Affordable Housing Bonus Program to provide new incentives for private developers to build more affordable housing units in their market-rate developments. The legislation will help the City better meet affordable housing needs and will, for the first time, institutionalize a program that supports middle-income households.

The AHBP does not rely on public subsidies, but on private developers who will include more affordable housing as part of their project.

The proposed Affordable Housing Bonus Program goals are to:

- **Increase the numbers** of on-site affordable units
- **Improve feasibility** of underutilized sites
- Increase availability of **middle-income housing**
- Expedite entitlement of **100 percent affordable** housing units

The legislation is part of the Mayor's [Blueprint to 10,000 permanently affordable homes by 2020](#), and is currently before the Planning Commission for review. For more information and updates, visit sf-planning.org/AHBP.

Watch our latest video, *Affordable Housing Bonus Program: An Overview* [here!](#)

Celebrating the Vital Role That Art Plays in Strengthening Community:

San Francisco Flipped the Switch on Central Market!

On September 30, City leaders joined the non-profit and arts communities at The Hall on Market Street to celebrate a number of groundbreaking arts programs: *Light Up Central Market*, made possible by the Kenneth Rainin Foundation; *Living Innovation Zones*, managed by San Francisco Planning, the Mayor's Office of Civic Innovation, and the San Francisco Arts Commission; and the *Central Market Showcase*, a collaboration between the Yerba Buena Center for the Arts, San Francisco Planning, and the Mayor's Office of Civic Innovation.

Light Up Central Market

illuminates a series of six site-specific projects including four murals by artists Clare Rojas, Jenny Sharaf, Mark Bode and OSGEMEOS, and the building façade of the Luggage Store



Left to right: Krista Canellakis, Deputy Innovation Officer for the Mayor's Office of Civic Innovation (MOCI), *Block by Block* artist Marisha Farnsworth, Paul Chasan

Gallery. The hub of *Light Up Central Market* is ***Block by Block***, a 10 x 24 foot illuminated bench that stacks, swings, pivots, and suggests a playful re-configurability. *Block by Block* is the latest installment from San Francisco Planning's *Living Innovation Zones* (LIZ) program, which promotes temporary art installations on Market Street that creatively activate public space and encourage people to connect with each other and their city. *Block by Block* is a one-year kinetic installation created



Bringing community together through play



Planning Director John Rahaim and Paul Chasan, Urban Designer and Manager of the LIZ Program having fun with *Block by Block*

by Marisha Farnsworth and the Hyphae Design Laboratory. The structure, composed of wood and illuminated plastic blocks, provides a platform for viewing, performing, protesting, playing – and for simply enjoying life on the block.

Also installed on Market Street between 6th and 7th streets from September 27–October 25 was the ***Central Market Showcase***, a selection of prototypes from the Market Street Prototyping Festival in April 2015.

The evening concluded with a ceremonial flipping of a light switch to illuminate these spectacular projects, all designed to spark the imagination of the Central Market neighborhood through the arts, community interaction, and civic innovation.

Interested in getting more involved in the planning process?

Check out our new [video](#) on taking an active role in planning for your neighborhood!

Annie Plaza Wins SF Beautiful's Placemaking Award!

Since 1971, San Francisco Beautiful's Annual Beautification Awards has acknowledged San Franciscans who go above and beyond in contributing to the distinctive beauty of our city. At their 44th Annual Beautification Awards this September, they honored Pavement to Park's Annie Street Plaza with their Placemaking Award, which 'Recognizes nominees whose contributions have created a sense of place or identity in a public space.' This is the second San Francisco Beautiful award for the Pavement to Parks program, having won a Beautification Award in 2011.

Pavement to Park's Annie Street Plaza is a new temporary on-street plaza located on Annie Alley at Mission Street (between 3rd and New Montgomery). Since its opening in November 2014, the plaza has provided an intimate respite in a busy part of town, providing public open space and hosting daytime picnics and dance



Left to right: Robin Abad, Pavement to Parks; Andrew Robinson, Director of Neighborhood Programs, Yerba Buena Community Benefit District; Brooke Ray Smith, Executive Director of Build Public



performances; evening concerts, film screenings, and other cultural events; weekend block parties and nonprofit fundraisers.

Funded and operated by the Yerba Buena Community Benefit District (YBCBD) and designed by CMG Landscape Architecture, new seating, greenery, and

lighting - along with programmed events and activities – create a special new place in the heart of a thriving neighborhood. All the plaza elements are ‘reversible,’ meaning they are engineered to leave no permanent impact on the existing street and sidewalks.

Annie Street Plaza is part of the YBCBD’s award-winning Yerba Buena Street Life Plan, a road map of more than 30 projects for enhancing public spaces in the neighborhood.

Congratulations to Robin Abad-Ocubillo, manager of the Pavement to Parks program! Learn more about Pavement to Parks and Annie Street Plaza [here](#).



Moderator Gil Kelley asks the tough questions

The Future of Big Cities: Planning Directors Share Their Perspectives

This October, more than 300 people came to beautiful City Hall’s North Light Court to hear a panel of leading voices in urban planning discuss the future of housing a growing population, climate change, transportation, urban design, evolving technologies, and more.

Gil Kelley, Director of Citywide Planning for San Francisco Planning, moderated the conversation as Richard Blakeway, Deputy Mayor for Housing, Land and Property, London, UK; Eric



Left to right: John Rahaim, Director of San Francisco Planning; Eric Shaw, Director, Office of Planning at District of Columbia; Michael LoGrande, Director of Los Angeles Department of City Planning; Rachel Flynn, Director, Planning and Building Department, City of Oakland



Richard Blakeway, Deputy Mayor for Housing, Land and Property, London, UK

Shaw, Director, Office of Planning at District of Columbia; Michael LoGrande, Director of Los Angeles Department of City Planning; Rachel Flynn, Director, Planning and Building Department, City of Oakland; and our own John Rahaim, Director of San Francisco Planning shared their perspectives on global trends that continue to reshape our cities, and both the opportunities and challenges they present.

The evening was hosted by San Francisco Planning and the Rose Center for Public Leadership in Land Use, a program of the National League of Cities (NLC) in partnership with the Urban Land Institute (ULI).

District Mobile Workshops – More Planned for 2016

This fall, San Francisco Planning hosted two district mobile workshops as part of its Community Ambassador Program, a community outreach and engagement effort to help the public better understand land use and zoning in the City. These events provide an opportunity for the community to speak to their district representative about specific legislation that affects their neighborhood, as well as ask City staff general Planning questions outside of the normal City work hours.



Planner Natalia Kwiatkowska answers a question from a homeowner during the District Three mobile workshop on Sunday, Oct. 4, 2015.

Planning held our third & fourth District Mobile Workshop this October in District 3 with Supervisor Julie Christensen and District 5 with Supervisor London Breed. More district mobile workshops are planned for 2016. Please visit our [website](#) to sign up for notifications on the next event in your district.



Wider sidewalks and decorative rainbow crosswalks enhance Castro Street

Castro Streetscape Improvement Project Wins Caltrans Excellence in Transportation Award!

Each year, the California Department of Transportation (Caltrans) highlights the best of its work, and the work of its partners, through the annual Caltrans Excellence in

Transportation Awards Program. This year, they honored the City's Castro Streetscape Improvement Project with their Community Enhancement award, in recognition of its positive and measurable improvements in transportation.

Castro Street is one of the most well-known neighborhood commercial districts in San Francisco (SF). In addition to serving its local residents, the street is a historic center of the LGBT community and a destination for visitors from around the world. San Francisco Public Works, San Francisco Planning, San Francisco Municipal Transportation Agency (SFMTA) and San Francisco Public Utilities Commission worked closely with the community in creating a shared vision for Castro Street.

The Castro Streetscape Improvement Project enhanced the streetscape experience with widened sidewalks, repaved streets, American with Disability Act (ADA) compliant curb ramps, pedestrian scale lighting, leaning

rails, bike racks and street trees. There are a variety of special streetscape features that celebrate the neighborhood's unique culture and rich history, including: decorative rainbow crosswalks, Rainbow Honor Walk Plaques, Eureka Valley History Walk markers, special color-changing "celebratory lighting" and The Castro History Walk with historical neighborhood facts etched into the new sidewalk. These improvements further elevate the neighborhood experience of an already famous city destination.

Congratulations to Nick Perry, San Francisco Planning's program manager of the Streetscape Plan!

Ask Planning

How can I find out about upcoming San Francisco Planning community events?

–Scott, Hayes Valley

Hi Scott,

Planning is looking forward to a number of community events in 2016, including open houses, discussions, workshops, and more! To make sure your calendar is up to date, sign up for our Planning Event Roundup [here](#).

How do I keep up with recent changes to the Planning Code?

–Rebecca, the Tenderloin

Hi Rebecca,

Our [Legislative Affairs division](#) proactively develops legislative changes at the request of the Commission or the Planning Department Director, and guides those changes through the adoption process. For more information and summaries of recently adopted planning and land use legislation, visit our

Planning Code Change Summaries page [here](#).

How do I view a Planning Commission hearing that's already taken place?

–Gus, Outer Sunset

Hi Gus,

You can view previous public hearings through San Francisco Government TV.

You can also watch meetings live! Visit their [homepage](#) to view in real time, and their [“Video on Demand”](#) page to view prior meetings. Happy viewing!

What Can Planning Do For You?

Residents and Property Owners:

- Explain what can and can't be built on your property
- Give you valuable information about your property, such as zoning regulations, historic information, design review, and entitlement history
- Explain the incentives for owning a historical building
- Review permit applications for your projects
- Explain long-term goals for your neighborhood development
- Research the environmental conditions for your proposed projects
- Process and send neighborhood notifications for development and change of use
- Explain long-term goals for land use development

Business Owners, Developers and Contractors:

- Review building design, permit and land use entitlement applications to verify your project is in compliance with the Planning Code
- Give you valuable information about your property, such as assessments, zoning regulations, historic information, and permit history

Have a question for us?

Ask us at planningnews@sfgov.org, [facebook.com/sfplanning](https://www.facebook.com/sfplanning) or @**sfplanning** and look for the answer in the next issue!

A photograph of the San Francisco City Hall dome, a large, ornate, light blue structure with a golden spire. The dome is surrounded by a courtyard with green lawns, manicured hedges, and trees. A small black maintenance vehicle is visible on the left. The sky is blue with light clouds. The text "Civic Center Cultural Landscape Inventory" is overlaid in large white font on the lower right portion of the image.

Civic Center Cultural Landscape Inventory



Fifteen blocks of San Francisco's Civic Center Historic District contain many prominent cultural and governmental buildings and open spaces located in the heart of the city. Nearly destroyed in the 1906 Earthquake, the City's Civic Center was rebuilt beginning in 1915, and became an important center of activity for the City. The Civic Center Historic District is associated with the Panama-Pacific International Exposition, the Beaux Arts Civic Center Plan, the formation of the United Nations, the United

States peace treaty with Japan, and numerous national-level civic protests and social movements, such as the Vietnam War, the House Un-American Activities Committee, the White Night Riots, and the gay rights movement.

Over the course of two years, the City assessed and documented 1,644 individual historic landscape features that enhance the setting of the existing Civic Center Historic District. The survey information was consolidated into a Cultural Landscape Inventory, a document that provides



information about the historic landscape features and how they relate to important aspects of our shared history.

Examples of the character-defining features identified in the Civic Center Cultural Landscape Inventory include:

- London Plane trees, a tree recognized for its gray bark and large leaves, and the most prevalent and first tree species



planted in the Civic Center in the 1910s.

- The Pioneer Monument, the earliest known feature in the Civic Center Historic District, predating the loss and destruction of much of the district during the Great 1906 San Francisco Earthquake and Fire.
- Fireboxes and fire hydrants that date back to the early 20th Century. In 1899, the citywide fire box system was established and a handful of boxes bearing an 1899 date, recognizable by their red posts with gold trim, remain in Civic Center.

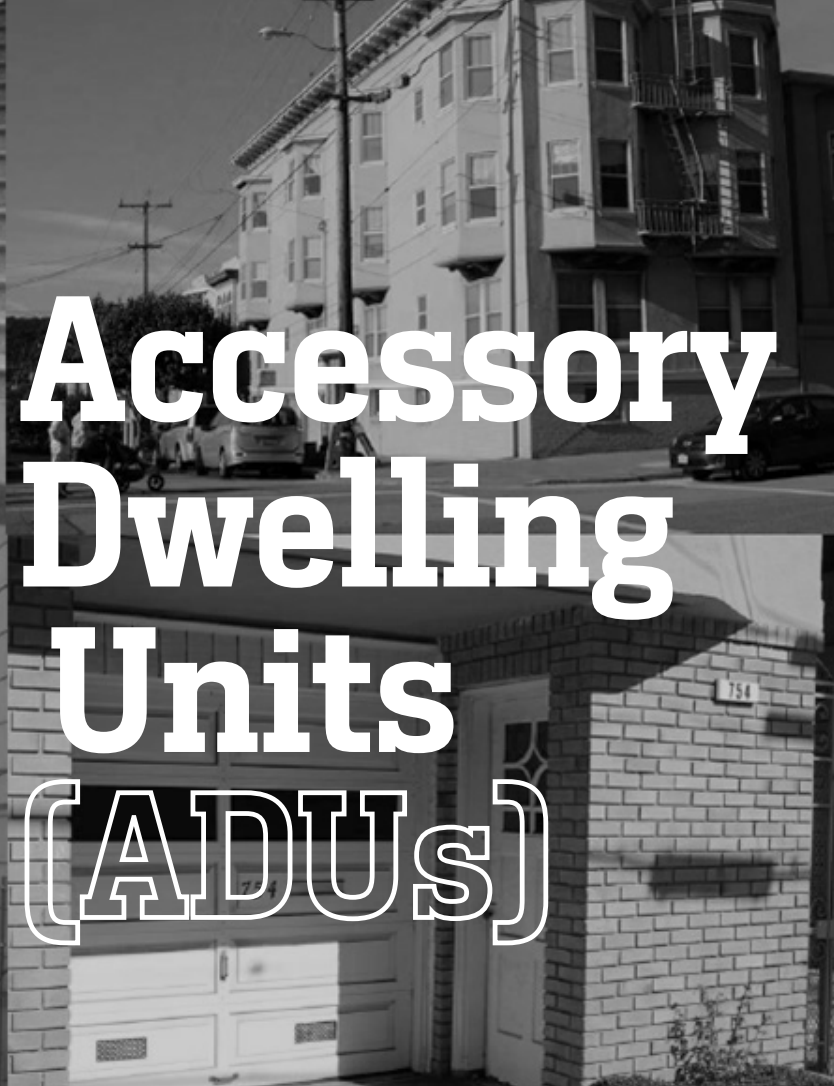
The Civic Center Cultural Landscape Inventory provides critical information necessary for future planning and design efforts within Civic Center by those who own, manage, and care about this unique historic place. The information presented will help inform planning decisions within the district and encourage consistent design treatments and maintenance of the Civic Center Historic District. Projects within Civic Center are

managed and stewarded by various groups including: the San Francisco Planning Department, Recreation & Parks Department, Public Utilities Commission, Municipal Transportation Agency, Department of Public Works, and local partners.

The document was unanimously approved by the Historic Preservation Commission in September 2015.

Check out our first issue of Placemaking!

Our inaugural issue of Placemaking debuted in the summer of 2015.



Accessory Dwelling Units (ADUs)

San Francisco is looking to expand more options for residents as housing demands continue to increase. One practical infill strategy is building new homes in existing residential buildings within their building envelope – also known as **Accessory Dwelling Units**, or **ADUs**. More commonly known as secondary units, in-law apartments, or granny flats, ADUs are independent residential units added to an existing building using underutilized space within a

lot: usually a garage, rear yard, or an attic.

Adding more ADUs to the current housing stock is a sensible and effective approach toward creating additional homes for existing and future San Franciscans. ADUs allow efficient use of land within our existing housing stock and create more residential units in the areas of the City that are already built-out without changing the neighborhood character,



Mayor Ed Lee signing legislation authored by Supervisors Christensen and Wiener

increasing building heights, or altering the built form. Expanding the geographies where ADUs are allowed can potentially provide thousands of units in areas that currently have very low available rental housing on the market.

Much of the City's existing housing stock already has the capacity to legally include an ADU. In fact, there are currently over 37,000 parcels that can legally add at least one unit to an existing residential building, as long as density limits allow the addition. In September, Mayor Ed Lee signed two pieces of legislation authored by Supervisor Julie Christensen (D3) and Supervisor Scott Wiener (D8)

to allow property owners to add one or more ADUs in buildings throughout Districts 3 and 8, respectively, providing they meet the General Controls (see below).

General Controls for ADUs under the New Programs in Supervisorial Districts 3 and 8 *(effective October 18, 2015):*

1. ADUs must be within the existing building envelope.
2. New ADUs cannot take space from an existing residential unit
3. ADUs would be rent controlled if existing building is subject to rent control
4. ADUs can get administrative waivers from certain planning code regulations such as open space, rear yard, parking, and exposure requirements from the Zoning Administrator.
5. The number of new ADUs added varies (see table)

What is the Mandatory Seismic Retrofitting Program?

An ordinance requiring the retrofit for all multi-unit “soft-story” buildings was signed into law in 2013.

If your residential building is:

- A wood frame construction;
- Built prior to 1978;
- Has at least five (5) dwelling units;
- Is three (3) or more stories; and
- Has not yet been seismically strengthened

Your residential building is considered a “soft-story” building, and you may have been notified by the City that your building is subject to the mandatory retrofitting regulation. As part of the retrofitting process, you can add an unlimited amount of ADUs to your existing building provided the General Controls are met.

For more information, visit <http://sfdbi.org/mandatory-soft-story-program>

	Citywide: Seismic Retrofit Buildings	District 3	District 8
Number of new ADUs allowed	No limit on the number of units added. Can exceed the existing density limits regardless of building’s conformity.	<ul style="list-style-type: none">• Buildings with four (4) or fewer units, one (1) new ADU may be added.• Buildings with five (5) or more units, one (1) or more units may be added.	<ul style="list-style-type: none">• Buildings with ten (10) units or fewer, one (1) new ADU may be added.• Buildings with 11 or more units, up to two (2) new ADUs may be added.
Effective Date	April 2015	October 2015	October 2015

Legalization of Existing Unauthorized Units

Can any unauthorized or “illegal” dwelling unit be legalized?

Not necessarily. An unauthorized unit built prior to January 1, 2013 may be eligible for a pathway to legalization IF it meets other standards such as the building and fire codes. Additionally, no unauthorized units can be legalized if any tenant has been served a no-fault eviction from that unit after March 13, 2014.

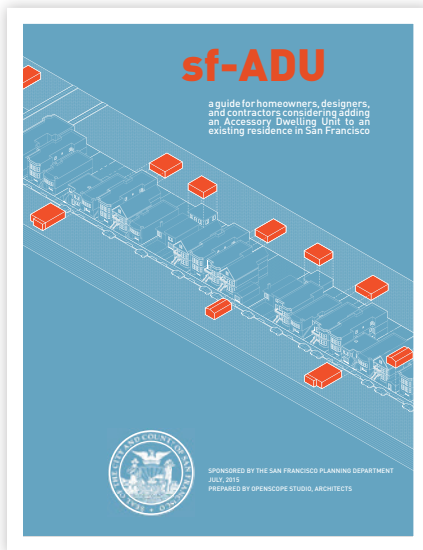
Where does this apply?

Citywide; in all residential buildings where residential uses are principally permitted.

What kind of waivers, if any, apply?

Administrative waivers for the rear yard, open space, exposure, and parking (if necessary to retain dwelling units) requirements can be granted. For more information, visit <http://sfdbi.org/UnitLegalization>.

New ADU Handbook



San Francisco Planning and OpenScope Studio developed a handbook to serve as a guide for homeowners and contractors when adding a unit to an existing residential building. It helps define the various physical forms for ADUs; multiple City Codes which regulate adding ADUs; and when such investment is financially feasible or beneficial to small property owners.

Check it out [here](#)!

Legalize Your Illegal Units Today! Plan Review Fee Waiver Effective September 5, 2015

Plan Review Fees for DBI & Planning are waived for those applying to legalize an existing dwelling unit. Learn more [here](#).

Historic Landmark Highlight: **San Francisco War Memorial Complex**

Landmark No. 84 **San Francisco War Memorial Complex**

War Memorial Veterans
Building and courtyard
park, seen from Van
Ness Avenue. Credit:
Andreas Praefcke

Each issue, we highlight an individual landmark or landmark district in San Francisco. This issue features the San Francisco War Memorial, located at 401 Van Ness Avenue in the Civic Center Historic District, approved for landmark status in September 1974.

Completed 1932

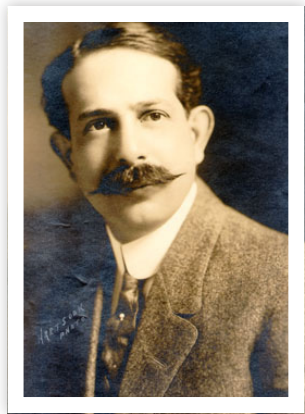
In April 1918, members of the San Francisco Musical Association met to discuss constructing a hall for performing arts. Although new theatres and the Civic Auditorium had been constructed after the

1906 Earthquake and Fire, none were considered an appropriate setting fine enough for opera and other cultural events.

Thinking of so many soldiers coming home from World War I, the Musical Association agreed on combining the proposed hall with the growing demand for memorials commemorating war heroes, and purchased the block bounded by Van Ness, Grove, Franklin, and Hayes as the future site of what was to later be designated the War Memorial. The complex would provide space for performing arts programs and



The gates in the foreground lead to the courtyard between the Veterans Memorial Building on the left and the War Memorial Opera House on the right. Facing these buildings is City Hall. Credit: Alvis Hendley



Left to right: Architects Arthur Brown Jr. and G. Albert Lansburgh

would commemorate war heroes after World War I.

In 1921, trustees were appointed to the newly formed War Memorial Committee, and an Architectural Advisory Committee, chaired by Bernard Maybeck and including Willis Polk, John Galen Howard, Ernest Coxhead, John Reid Jr., and Fred Meyer, was soon established.

The ultimate designs for the Opera House and Veterans Building, two buildings of equal scale, were developed by architects Arthur Brown Jr., architect of Coit Tower and City Hall, and G. Albert Lansburgh. The twin structures were designed in the Beaux-Arts style and intended to complement

City Hall and the entire Civic Center complex. After more than ten years of public and private fundraising, construction began in January 1931. Cornerstones were laid on Armistice Day, November 11, 1931 and the dedication took place on Admission Day, September 9, 1932.

The Opera House opened on the evening of October 15, 1932, with a performance of Puccini's *La Tosca*, conducted by Gaetano Merola and starring Claudia Muzio in the title role; French-American operatic soprano Lily Pons also made her San Francisco debut in *Lucia di Lammermoor*. Despite being in the depths of the Depression, all nine performances and three additional performances quickly sold out. The Memorial was featured in the [October 17, 1932 issue of Time Magazine](#), declaring that it was "easily the most attractive and practical building of its kind in the U.S.," and that "San Francisco's only complaint last week was that thousands could not get seats for any of the dozen performances."



Operatic soprano Lily Pons featured on the cover of Time's October 17, 1932 issue. Credit: Time Magazine

The War Memorial Courtyard, designed by master landscape architect Thomas Church, opened in 1936 and provides an intimate public open space between the Opera House and the Veteran's Building. The courtyard was upgraded and a new Veterans Memorial was added to the courtyard in 2014.

The War Memorial Complex became integrally associated with the formation of the United Nations when President Truman



signed the United Nations Charter on the stage of the Opera House at a plenary session on June 26, 1945.

The Opera House is also home to the San Francisco Ballet, and served as home to the San Francisco Symphony until Louise M. Davies Symphony Hall opened in September 1980.

This September, Mayor Ed Lee, Mayor Willie Brown, Board of Supervisors President London Breed, Assemblyman Mark Leno, and Assessor-Recorder Carmen Chu attended a rededication ceremony for the War Memorial Veterans Building to acknowledge the completion of a \$156 million renovation project. Upgrades included repairing damage



Credit: Eric E Castro, "Name That Path" February 29, 2008 via Flickr, Creative Commons Attribution

caused by the 1989 earthquake and added seismic retrofitting, refurbishing the Herbst Theater and Green Room, and bringing the building into compliance with current codes and standards.

Learn more about the War Memorial Complex!

Download the Landmark Designation Report [here](#).

Learn more about SF Planning's Historic Preservation program [here](#).

San Francisco's Historic Preservation Program has been helping preserve the City's history since 1967. Architectural treasures, monuments to historic events and specific locations associated with cultural and social movements that contribute to San Francisco's unique history and identity are irreplaceable assets that must be protected. In 2011, the Historic Preservation Commission (HPC) adopted its Landmark Designation Work Program to protect and enhance San Francisco's cultural resources.

Not sure if you own or live in a rent controlled building?

Contact the San Francisco Tenants Union at www.sftu.org/rentcontrol or the San Francisco Rent Board at www.sfrb.org.

Planner-ease Decoded: PUBLIC REALM



**What makes a place great
to you?**

Let us know at:
planningnews@sfgov.org
[@sfplanning](https://www.facebook.com/sfplanning)



Public realm is commonly defined as any publicly owned street, pathway, right-of-way, park, publicly accessible open space, tree, and any public and civic building and facility that can be accessed freely. The public realm is where we take a walk with our families, go sight-seeing, play in a park, or simply get from one place to another. The public realm is a part of everyone's daily lives and experiences.

The public realm is important because the quality of our public spaces is essential to building and maintaining thriving communities.

Dynamic and high quality public spaces with social space, street furniture, lighting, greenery, safety for pedestrians, and clear signage can enhance quality of life and civic pride, contribute to social well-being and interaction, strengthen neighborhoods, reduce crime, and simply create an environment where people want to be.

The Fisherman's Wharf Public Realm Plan

With its maritime setting, iconic seafood restaurants, historic fishing fleet, and unique



attractions, Fisherman's Wharf has an estimated 10 million visitors each year, making it San Francisco's number one visitor destination! Yet over time, lack of long-term investment and repair had led to a less inviting environment with need for upgrades and improvements.

In 2006, San Francisco Planning began work on the Fisherman's Wharf Public Realm to study how to make the area more accessible and help reinvigorate its streets and public spaces. With the assistance of a grant

from the San Francisco Bay Trail Program, Planning hired Gehl Architects to conduct a study of activity in the area and to prepare recommendations that would improve the quality of the pedestrian and bicycle environment.

After several months of community meetings and review with merchants, property owners, residents, City agencies and other stakeholders, San Francisco Planning introduced the Draft Fisherman's Wharf Public Realm Plan in June 2010. Planning's City Design Group worked with San Francisco Public Works, the Port of San Francisco, ROMA Design Group, SFMTA, and the Fisherman's Wharf Community Benefit District to further develop plans for Jefferson Street, the busiest commercial street in Fisherman's Wharf. Funding was secured to construct Phase I of the project (from Hyde Street to Jones Street), and Public Works broke ground in January 2013 and completed the project in June 2013. The newly rebuilt street,

including new decorative paving in the roadway, widened sidewalks, new street lights, bike parking, landscaping and public seating; and most significantly, converting Jefferson Street from a one-way to a two-way route to calm traffic and increase bicycle access, was celebrated with a ribbon cutting ceremony that same month. San Francisco Beautiful chose to honor The Fisherman's Wharf Public Realm Plan with the top award for beautification in the category of "Access" at the 42nd annual award ceremony in August 2013.

In 2015, funding was secured to begin preparing construction drawings of Phase II of the Jefferson Street improvement project, which will extend improvements from Jones Street to Powell Street. The project will be led by San Francisco Public Works with assistance from the Planning Department's City Design Group.

KID'S Page

Word Search

Can you find all the hidden words?

Search up, down, forward, backward, and on the diagonal.

ANNIE

LANDMARK

HOUSING

PLACEMAKING

INNOVATION

PLANNING

P	M	Q	Z	Z	G	E	F	T	M	C	I	X	V	J
M	L	X	L	Y	S	O	P	A	Y	P	N	E	L	C
I	B	A	G	N	I	N	N	A	L	P	N	I	S	Q
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M	Q	B	S	S	U	N	B	T	L	I	I	B	S	K



**Don't know what zoning district
you're in?**

Visit San Francisco Planning's
Property Information Map (PIM)
website at [http://propertymap.
sfplanning.org](http://propertymap.sfplanning.org) and enter your
address, or visit the Planning
Information Center (PIC)
located at 1660 Mission Street.



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Mural by Claire Rojas on the Warfield building, 982 Market Street