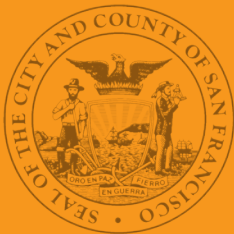


2013-2014

ANNUAL REPORT



San Francisco
Planning



Mayor

Edwin M. Lee

Board of Supervisors

David Chiu, *President*

John Avalos

London Breed

David Campos

Malia Cohen

Mark Farrell

Jane Kim

Eric Mar

Katy Tang

Scott Wiener

Norman Yee

Planning Commission

Cindy Wu, *President (as of February 2014)*

Rodney Fong, *Vice President
(President through February 2014)*

Michael Antonini

Gwyneth Borden *(through June 2014)*

Rich Hillis

Christine Johnson *(as of July 2014)*

Kathrin Moore

Hisashi Sugaya *(through June 2014)*

Historic Preservation Commission

Karl Hasz, *President*

Andrew Wolfram, *Vice President*

Aaron Jon Hyland

Ellen Johnck

Richard S.E. Johns

Diane Matsuda

Jonathan Pearlman

SAN FRANCISCO PLANNING DEPARTMENT

2013-2014

ANNUAL REPORT

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

Annual Report prepared by:

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Message from Planning Commission President



Cindy Wu

Planning Commission
President
(as of February 2014)

On behalf of the Planning Commission, I am pleased to present the Planning Department's 2013-2014 annual report. In this time of intensive growth, the Commission continues to work closely with the Planning Department to guide investment in our city, and grapple with the challenges of keeping housing, transit and job growth in balance.

We have supported Mayor Lee's ambitious but attainable goal to build or rehabilitate 30,000 new units by 2020, with 10,000 designated as permanently affordable. This year, Planning Commission implemented the "housing dashboard" to track these units. Recent legislative and policy changes, including a pathway to legalize in-law units, priority entitlement processing for affordable housing, and affordable housing density bonus legislation help provide fresh incentives toward the preservation and production of housing.

As we considered housing, the Planning Commission also worked on strategies to protect production, distribution and repair jobs in San Francisco. With staff, we further developed the Central SOMA plan and laid the groundwork for creative solutions to keep working class jobs in San Francisco. We look forward to this challenge in 2015.

In addition, the Commission studied San Francisco's formula retail policy, and concluded that the conditional use process works well to reflect our city's values. In the summer of 2014, the Commission sent our recommended changes to the Board of Supervisors.

As President of the Planning Commission, I am honored to serve alongside my fellow Commissioners. It is both a challenging and inspiring role, and I thank them for their dedication. I would also like to thank Director John Rahaim and the Planning Department staff for their commitment to planning for the future of this great city.

Message from Historic Preservation Commission President

On behalf of the Historic Preservation Commission and preservation staff I am pleased to present the Planning Department's 2013-2014 annual report. The preservation of our City's unique architectural and cultural heritage is an important tool that supports communities, promotes affordable housing, stimulates our local economy, and creates jobs. Given the recent unprecedented levels of development activity, it's important now more than ever for the HPC and the Department to coordinate with other decision-making bodies, City agencies, local non-profits, and stakeholders to maximize these opportunities.

This year we recommended the designation of the Marcus Books building as a City Landmark due to its cultural significance, and we thank the Board of Supervisors for its support. It's unfortunate that establishment had to relocate. Along with Marcus Books, the City's cultural and social heritage is facing a number of current challenges.

As a result of the recommendations outlined in the San Francisco Architectural Heritage report, "Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets," I appointed a subcommittee to explore how we can respond in a meaningful way to stop the loss of our City's rich, and sometimes intangible, cultural and social heritage.

The demand and volume of development projects in San Francisco has also required us to think creatively on how to reduce entitlement review time while maintaining the integrity of our preservation program. With our approval, the HPC's delegation agreement allows many projects to quickly move through the process in order to reduce backlog and address unprecedented levels of permit activity.

As San Francisco continues to grow, the HPC is a strong supporter in developing the staff and resources necessary to ensure the City's irreplaceable architectural and cultural assets are protected.

On behalf of the Historic Preservation Commission I would like to thank Director Rahaim, Preservation Coordinator Frye and Planning Department staff for another year of success and dedication to the City's Historic Preservation Program.



Karl Hasz

Historic Preservation
Commission President

Message from the Director



John Rahaim

Director of Planning

*San Francisco Planning
Department*

The past year has been one of the most demanding in the history of the Planning Department. While always abundant, our work has become even more challenging and critical to the future of the City. These challenges are a result of rapid change in all sectors: population is increasing at the rate of 10,000 people per year; the number of jobs is at an all time high of over 600,000, and the City's manufacturing sector is expanding for the first time in decades.

The growth is fueling a huge demand for housing, office, retail, and Production, Distribution and Repair (PDR) space. This demand drives the work of the department; not only in the number and size of projects in the pipeline, but in the extraordinary policy challenges we face in housing affordability, transportation, and neighborhood livability.

As the pressures on the Department staff and the Planning and Historic Preservation Commissions continue to increase with these challenges, we also recognize this is a momentous time in the City's history. There is an international resurgence in urban living that we see daily in our work. Large cities are increasingly becoming the location of choice for both Baby Boomers and Millennials. In the US, these two groups make up nearly half the population. San Francisco must be poised to accept this growth in ways that allow for change while maintaining the livability and urban character that makes the City so special.

I am grateful that Department staff and Commissions continue to accept these challenges with grace and professionalism. I am proud that we are embracing our challenges, understanding that with our community partners, our colleagues in other agencies, the Mayor and Board of Supervisors, we are shaping the future of the City in unprecedented ways.

My sincere thanks to the dedicated, hardworking Commissioners and staff who see a great future for a great city.

2155 Webster Street**DESIGN**

Handel Architects

DETAILS

Conversion of an existing eight-story building adding two floors, plus construction of 10 new townhomes on an adjacent parking lot, totaling 76 housing units.

OPENING

Early 2016



Moscone Center Expansion Project



DESIGN

Skidmore, Owings and Merrill (SOM)

DETAILS

The expansion will add over 305,000 square feet of functional area, including new exhibition space, new meeting room and prefunction space, new ballroom space, and support areas.

OPENING

2018



Moscone Center Expansion Project

Pavement to Parks / Parklets Program

Other Avenues Parklet

DESIGN & HOST

Hosted by Other Avenues Coop.
Design by Interstice Architects.

DETAILS

Other Avenues is a cooperative grocery store in the thriving Outer Sunset. The parklet playfully expresses the hilly topography of San Francisco.



3434 Balboa St

DESIGN & HOST

Hosted by Simple Pleasures Cafe.
Design and built by Ron Stanford at Step 3 Studio.

DETAILS

The first parklet in the Outer Richmond district, this project also highlights exceptional design thinking in diagonal parking spaces.



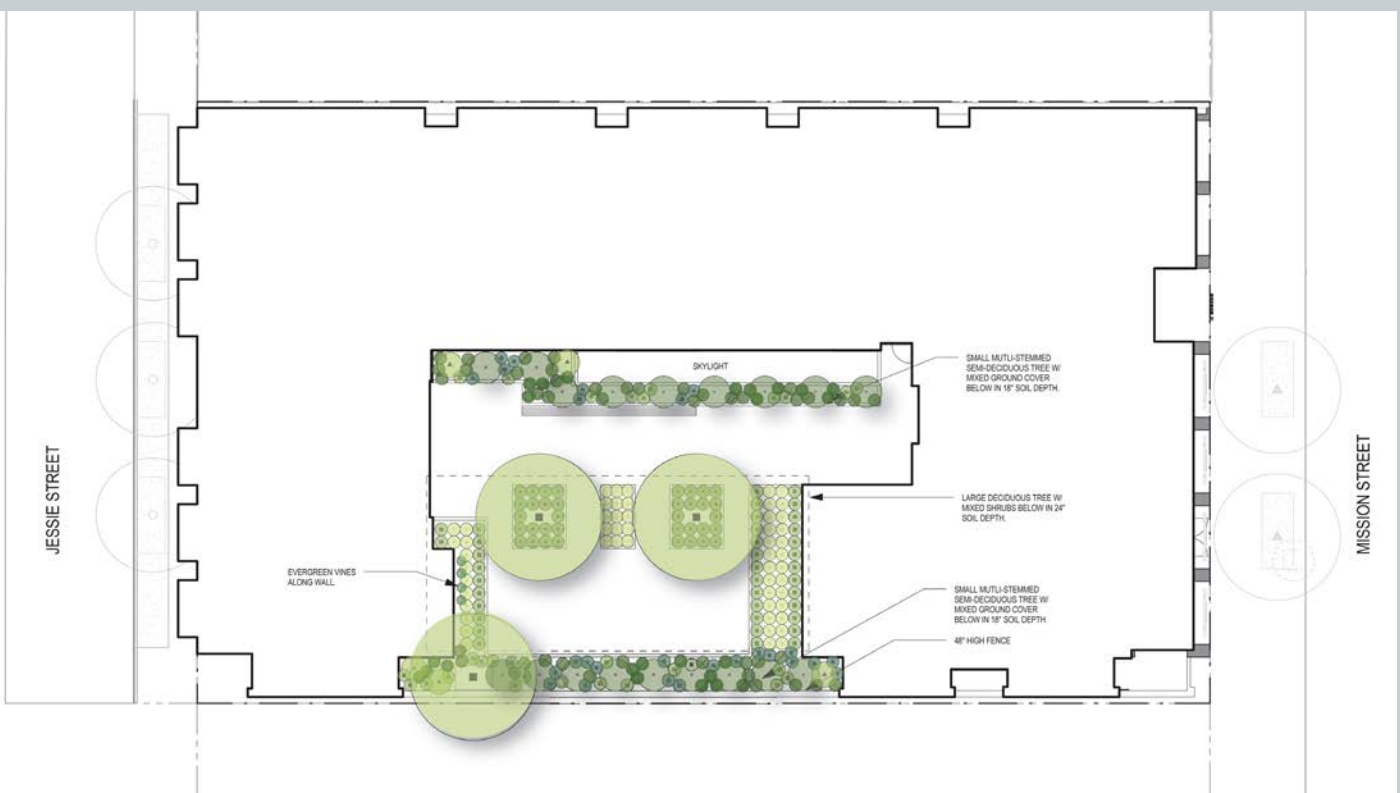
1036 Mission Family Housing

DESIGN

Mithun Solomon

SIZE / DETAILS

This site is entitled for a 13-story high rise to provide 100 housing units for low-income families.



A vibrant San Francisco scene. In the background, a dense city skyline is visible under a clear blue sky, with the Transamerica Pyramid standing out prominently on the right. In the foreground, a row of colorful Victorian houses with ornate details and bay windows sits on a hill. A green lawn in front of the houses is populated by several people: some are walking, one is talking on a phone, and others are sitting or lying down. A small dog is also visible on the grass. A red stop sign is partially visible on the left. An orange rectangular box is superimposed over the middle of the image, containing the text "San Francisco Planning".

San Francisco Planning



Great
planning
for a
great city.

Our Mission, Vision & Values

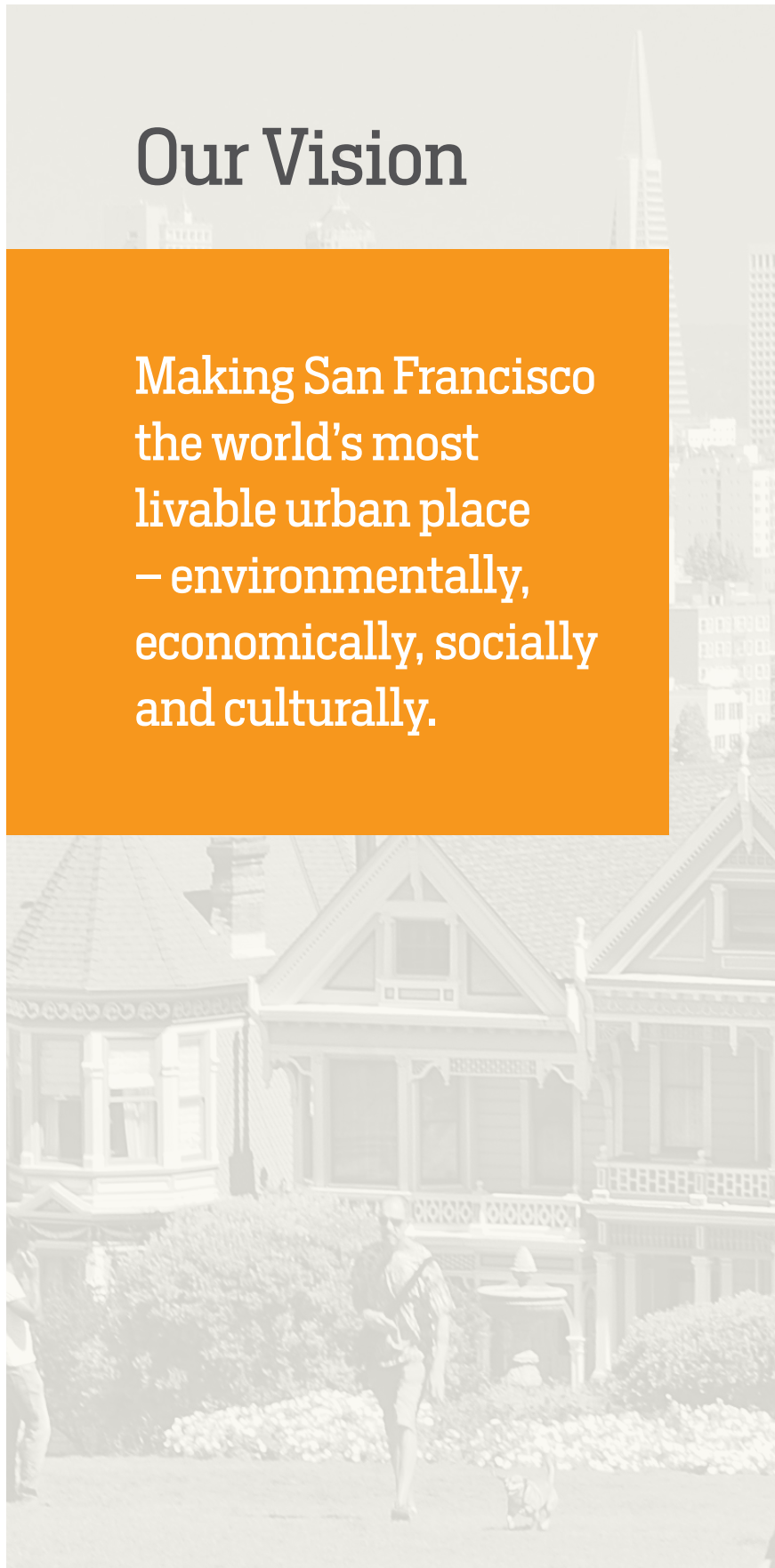
Our Mission

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.

Our Vision

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



Our Values

Collaboration

We collaborate with the people of San Francisco.

Education

We educate our community about our work and we learn from our communities about their neighborhoods and their vision.

Respect

We treat our stakeholders with professional courtesy and respect.

Open Dialogue

We facilitate ongoing dialogue that is open and responsive.

Open Dialogue

We facilitate ongoing dialogue that is open and responsive.

Consistency

We are consistent in our application of policy.

Visionary

We are visionary in our plans and practical in their implementation.

Innovation

We are innovative in setting new planning standards, and guiding change that embraces our extraordinary setting, unique heritage, vibrant communities and the aspirations of our diverse population.

Efficiency

We are efficient and timely.

Fairness

We provide a fair, objective and equitable process.

Inclusive

We provide clear communication that is accessible to all members of our diverse population.

Trust

We build trust.

Passion

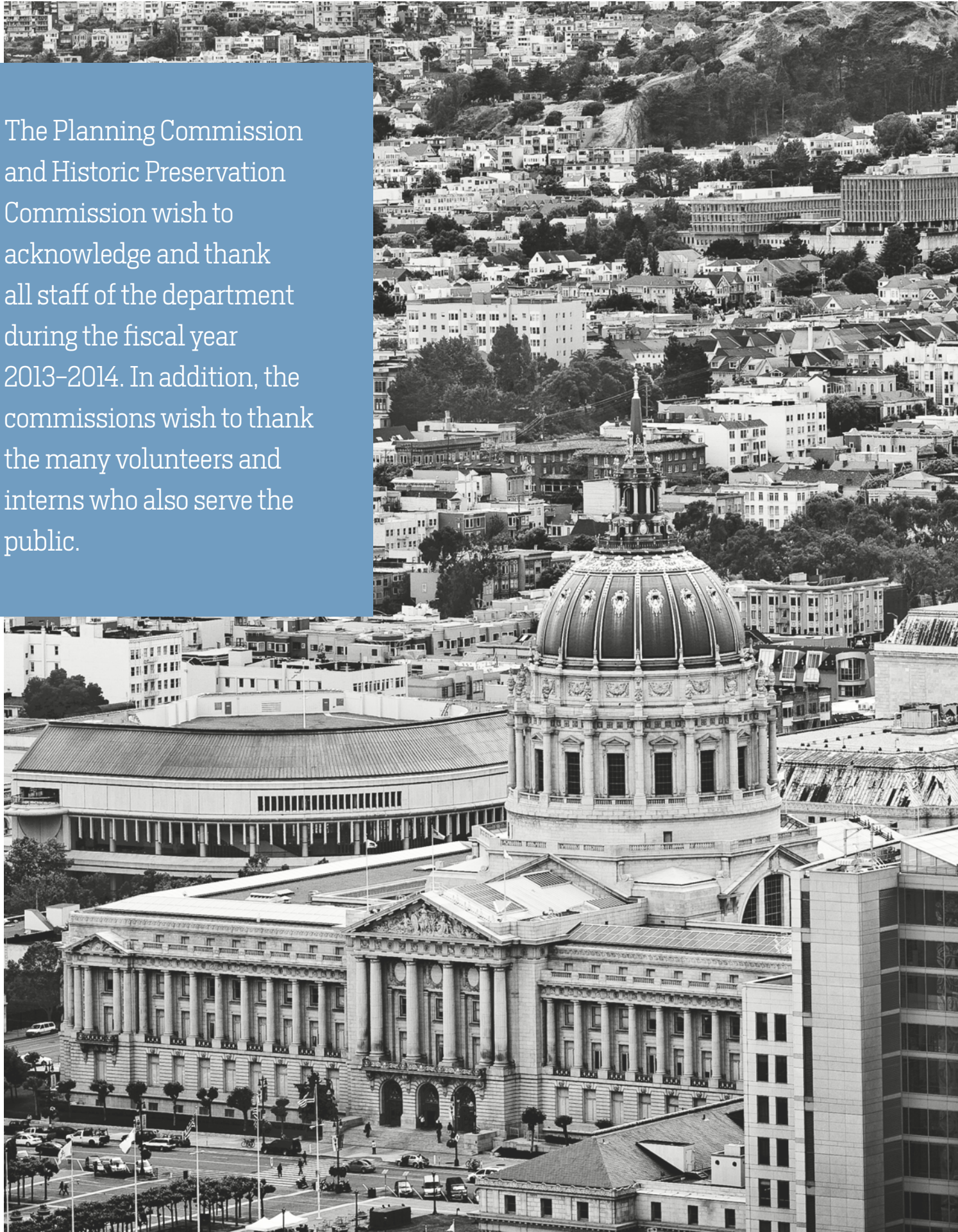
We are passionate about our work.

Employee Satisfaction

We are a great place to work -- cultivating intellectual inspiration, professional satisfaction and creativity.

Governance

The Planning Commission and Historic Preservation Commission wish to acknowledge and thank all staff of the department during the fiscal year 2013-2014. In addition, the commissions wish to thank the many volunteers and interns who also serve the public.



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 the San Francisco's General Plan. The San Francisco Planning Department reports to the Planning Commission through the Planning Director.



Cindy Wu
President
(as of February 2014)



Rodney Fong
Vice President
(through February 2014)



Michael Antonini



Gwyneth Borden
(through June 2014)



Rich Hillis



Christine Johnson
(as of July 2014)



Kathrin Moore



Hisashi Sugaya
(through June 2014)

Historic Preservation Commission



Total Historic
Preservation
Commission
Hours FY2013-14

23.3

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 subject to the approval of the Board of Supervisors. The Commission also has the Architectural Review Committee (ARC) to discuss complex design issues. The department's Historic Preservation staff reports 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.



Karl Hasz
President



Andrew Wolfram
Vice President



Aaron Jon Hyland



Ellen Johnck



Richard S.E. Johns

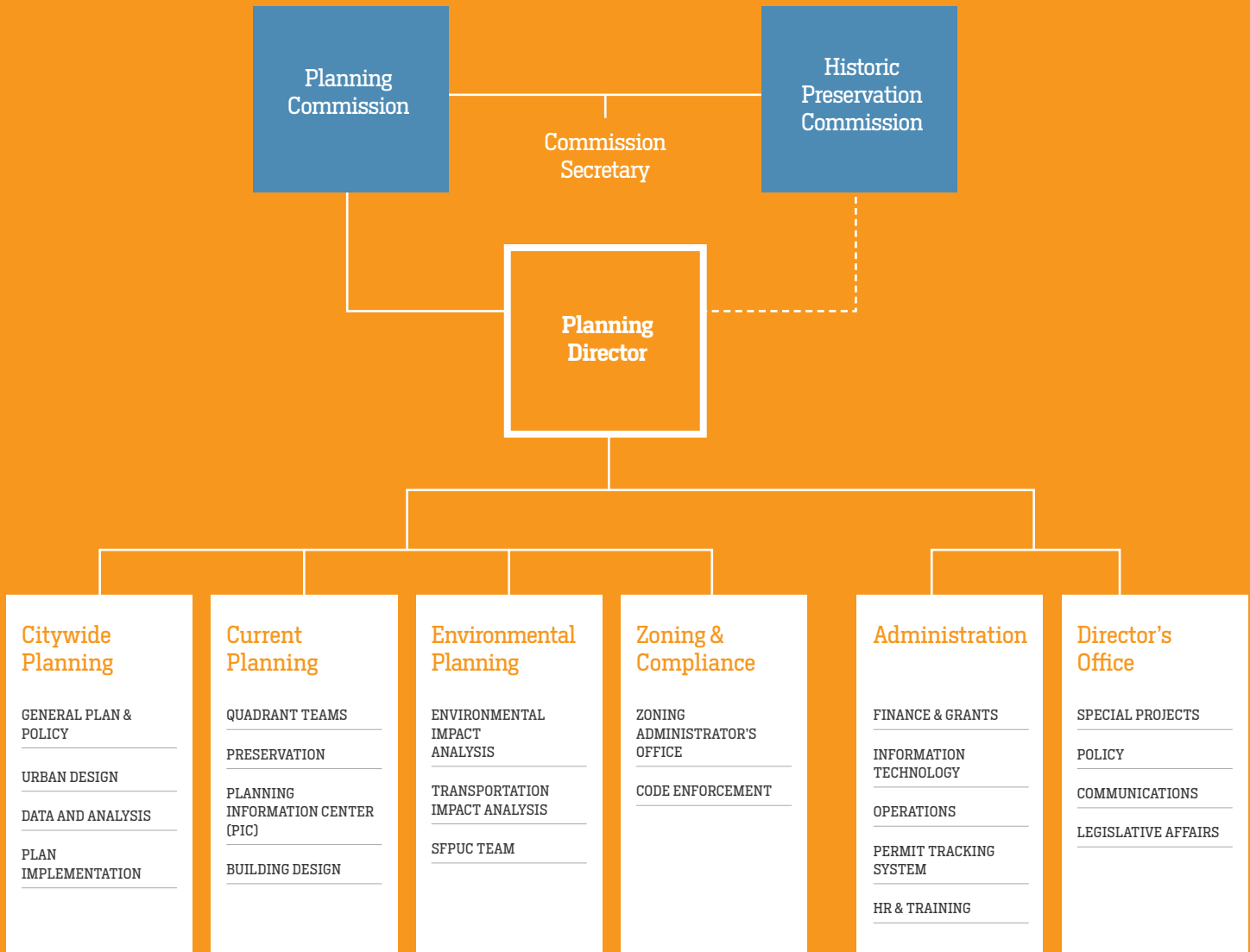


Diane Matsuda



Jonathan Pearlman

Department Organization Chart



Department Organization

Divisions

Citywide Planning

GIL KELLEY, DIRECTOR

Planners in the Citywide Planning Division develop policy, maintain and oversee compliance with the City's General Plan, prepare and implement community plans, and act as the urban design resource for the city. This division also gathers and analyzes data in support of land-use policy. Within Citywide Planning are the City Design Group (CDG), which provides leadership on urban design and public improvement projects and the Information and Analysis Group (IAG), which provides regular reports and data analysis to the Commission, Board, and public.

Current Planning

JEFF JOSLIN, DIRECTOR

Current Planning staff help shape the physical development of the City. Planners are responsible for guiding projects through the building permit and land use entitlement process to ensure compliance with the San Francisco Planning Code, San Francisco's General Plan, zoning regulations, and relevant design guidelines. Planners are responsible for reviewing project applications, processing Neighborhood Notifications for changes of use and residential expansions, implementing the historic preservation work program, and operating the Planning Information Center.

Environmental Planning

SARAH JONES, DIRECTOR

Staff in the Environmental Planning Division review projects for potential environmental impacts on the City of San Francisco 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.

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
Commission Secretary



AnMarie Rodgers
Senior Policy Advisor



Scott Sanchez
Zoning Administrator



Daniel Sider
*Senior Advisor
for Special Projects*

Department Organization

Zoning Administration and Compliance Division

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 responds to complaints of alleged Planning Code violations and initiates fair and unbiased enforcement action to correct violations and maintain neighborhood livability.

Administration

THOMAS DISANTO, DIRECTOR

Staff in the Administration Division provides support and resources to realize the departmental mission and goals. This division includes legislative affairs, finance, communications, information technology, operations, human resources, special projects and emergency policy work.

Finance Office

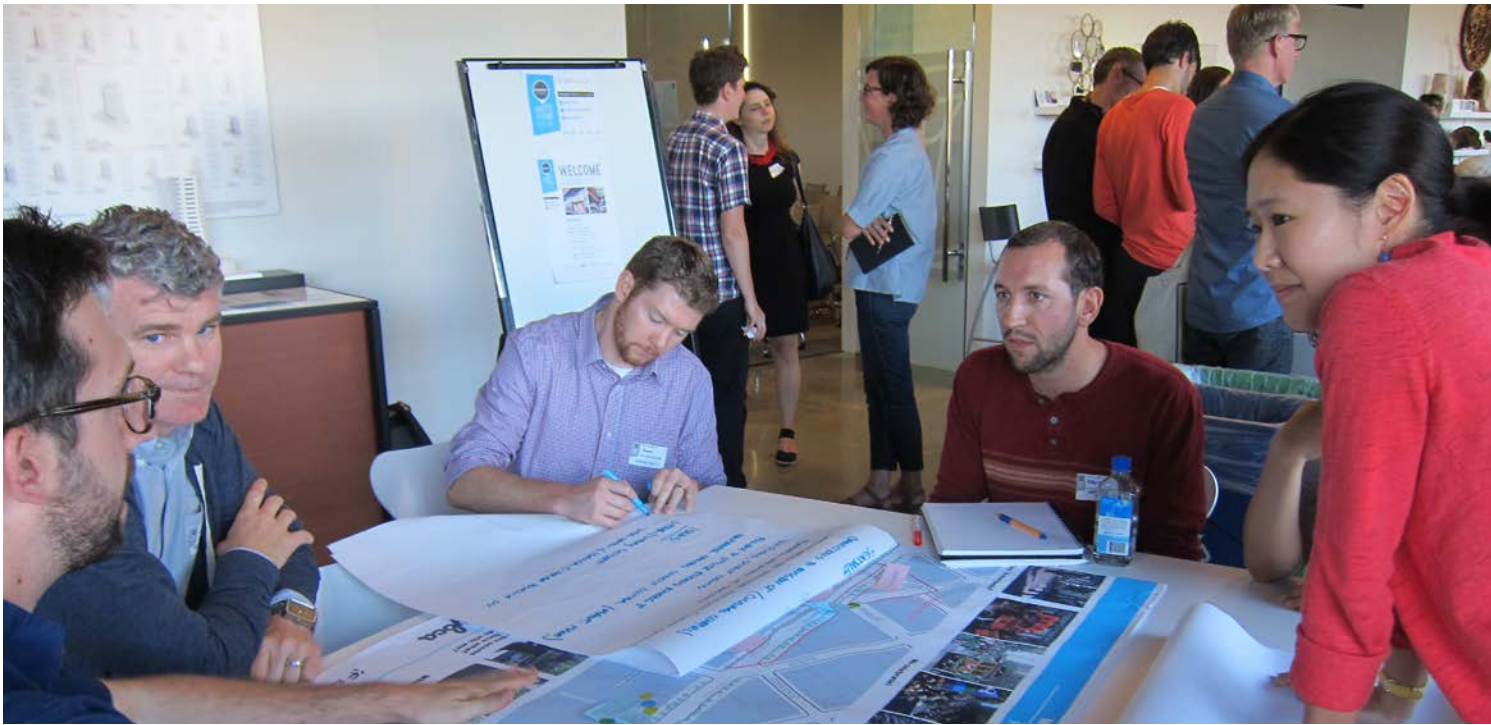
KEITH DEMARTINI, MANAGER

The Finance Office is responsible for all financial, accounting and budget functions for the department. The Office ensures compliance with Generally Accepted Accounting Principles (GAAP) through regular financial reporting to management and develops the annual work program and financial budget. The Office also manages all aspects of department professional services contracts and its awarded grants. The Office monitors the fees charges to project sponsors and manages revenue collection and billing processes. And the Office monitors and reports on the department's operational and performance measures.

Information Technology

KEITH DEMARTINI, MANAGER

The Office of Analysis and Information Systems (OASIS) is the Department's Information Technology unit. OASIS develops and implements departmental office automation. OASIS provides staff with the computer capabilities needed to perform their duties; makes available departmental data and information to staff and the public; and assists with problems related to office automation.

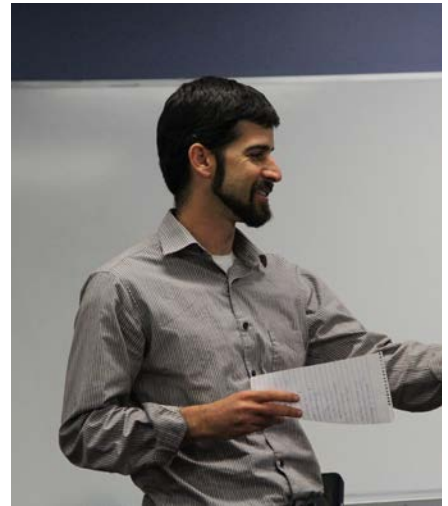


“What motivates and inspires me about our work is recognizing & guiding the need to accommodate new growth, while ensuring what makes San Francisco such a unique and special place is not lost.”

Diego Sanchez, Planner, Legislative Affairs

“San Francisco Planning is right at the forefront of innovation, experimentation, and testing. The Pavement to Parks Program is just one of the ways that we creatively respond to the vision and passion that everyday San Franciscans have for our City.”

Robin Abad Ocubillo, Planner, Citywide Planning



Highlights 2013-14



FEATURED PROJECTS

COMPLETED PROJECTS & PROJECTS UNDERWAY

Highlights 2013-14

FEATURED PROJECT

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on Housing *p.24*

Visitation Valley/Schlage
Lock Plan *p.26*

Urban Forest Plan *p.28*

Transit Effectiveness
Project *p.30*

Recreation Open Space
Element (ROSE) *p.32*

Sunset District Historic
Resource Survey *p.34*

Pedestrian Safety Capital
Improvement Program *p.36*

In-Law Legislation *p.38*

HIGHLIGHT: COMPLETED

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Landmark Designation
Status for the Marcus
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Japantown Cultural
Heritage and Economic
Sustainability Strategy
(JCHESS) *p.41*

Food and Beverage
Industry Cluster Study
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Cesar Chavez Streetscape
Project *p.42*

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Master Plan *p.42*

HIGHLIGHT: UNDERWAY

Pavement to Parks *p.45*

Living Innovation Zones
(LIZ) *p.45*

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Railyard Alternatives
and I-280 Boulevard
Feasibility Study (RAB)
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Formula Retail *p.46*

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Project *p.47*

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Plan *p.47*

Haight Ashbury Public
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Statement *p.48*

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Electronic Document
Management System
(EDMS) *p.49*

Storefront Window
Transparency *p.49*

Central Soma Eco-District
p.49

General Advertising Signs
p.49

Mayor's Executive Directive on Housing



PROJECT DETAILS

30,000 New Housing Units by 2020

30% Affordable

TO READ THE MAYOR'S DIRECTIVE:

<http://www.sfmayor.org/modules/showdocument.aspx?documentid=374>



On December 18, 2013, Mayor Lee issued Executive Directive 13-01: Housing Production and Preservation of Rental Stock. In that Directive, the Mayor charged the Directors of the Planning and Department of Building Inspection to form a working group, and to identify process-improvements that would help facilitate the production of affordable units and the retention of existing units. In January 2014, Mayor Lee set the goal of building or renovating 30,000 new homes by 2020 as part of his 7 Point Housing Plan in January 2014.

On February 3, 2014, DBI and Planning issued a joint response

to the Mayor regarding ED 13-01; the response focused on tasks that the Departments could implement immediately without. Since February, the Department has been implementing the Mayor's Executive Directive though several short-term, administrative changes that have accelerated the review and approval of new housing permits, particularly affordable housing, while reducing the loss of existing, habitable units.

The Department has implemented a revised priority processing procedure, discussed in Planning Director's Bulletin #2, prioritizing not only 100% affordable projects but also projects

Mayor's Executive Directive on Housing



Sansome and Broadway Family Housing. Rendering by Mithun.

that provide at least 20% affordable housing on-site or 30% affordable housing off-site. The Department has also hired an Ombudsman dedicated to facilitating the entitlement process for affordable housing projects. The Department of Building Inspection and Planning Department are reviewing affordable housing projects concurrently, and interagency communication between the Planning Department and Rent Board has improved. In addition, the Department is now requiring a Mandatory Discretionary Review for the loss of a dwelling unit, legal or otherwise, in a building with at least three legal units.

Following the Departments' joint response to the Mayor's Executive Directive 13-01, the Mayor convened a new working group (the Mayor's Housing Working Group) consisting of housing experts, City departments, tenant and housing advocates, and realtors to develop strategies to construct more affordable housing, faster; to create expanded middle income housing opportunities, especially ownership opportunities; and to streamline and support expedited construction of all housing. The Mayor's Housing Working Group members were divided into three subcommittees: process improvements, legislation, and financing.

The diverse group of stakeholders is finalizing a number of procedural and legislative amendments to increase efficiency, speed production, and create more affordable housing, including improvements to the CEQA review process, improvements to the entitlement approval process, implementation of a local Density Bonus program, and enhancements to San Francisco's Inclusionary Housing program.

Featured Project

Visitation Valley / Schlage Lock Plan



PROJECT DETAILS

20 Acres
1,700 Housing Units
15% Affordable

TIMELINE

The project is expected to break ground in 2015.

FOR MORE INFO:

<http://visvalley.sfplanning.org>

In 1999, the Schlage Lock Company closed its Visitation Valley factory, presenting several opportunities for consideration. Soon after, Visitation Valley residents partnered with City agencies to develop a plan for the reuse and revitalization of this critical space. In 2009, following years of analysis and an extensive community planning process, the Planning Department, the San Francisco Redevelopment Agency and community members produced a Redevelopment Plan, zoning changes and a detailed master plan. Unfortunately, those

plans were stalled due to a loss of public funding after California Redevelopment Agencies were dissolved in 2012.

After a new perspective and two additional years of community process to assess priorities and evaluate the project's feasibility, the Planning Commission approved new legislation, including the development agreement, for the revised project on June 5, 2014. The 20-acre site will become a transit-oriented community with nearly 1,700 homes, 15% of

Visitation Valley / Schlage Lock Plan

Renderings courtesy of Pyatok and CY Lee Architects

which will be permanently deeded affordable housing, and amenities such as parks, a fully restored historic building, improved pedestrian access to Caltrain, infrastructure and street improvements and a full-service grocery store. The site plan includes the extension of the Visitation Valley street grid into the Schlage Lock site, and integrates the commercial backbone of the community, Leland Avenue, into the site. New buildings will range in height from 57 feet to 86 feet.

The project received unanimous Board of Supervisors approval and Mayoral approval in July 2014, as well as the approval of the SFMTA Board, Recreation & Parks Commission, PUC Commission, and SFCTA Board. The Planning Department was a co-lead on the overall project and led the community process, including close collaboration with the Office of Economic and Workforce Development and various City agencies, Universal Paragon Corporation (UPC), and the Visitation Valley community.



Featured Project

Urban Forest Plan. Phase 1: Street Trees



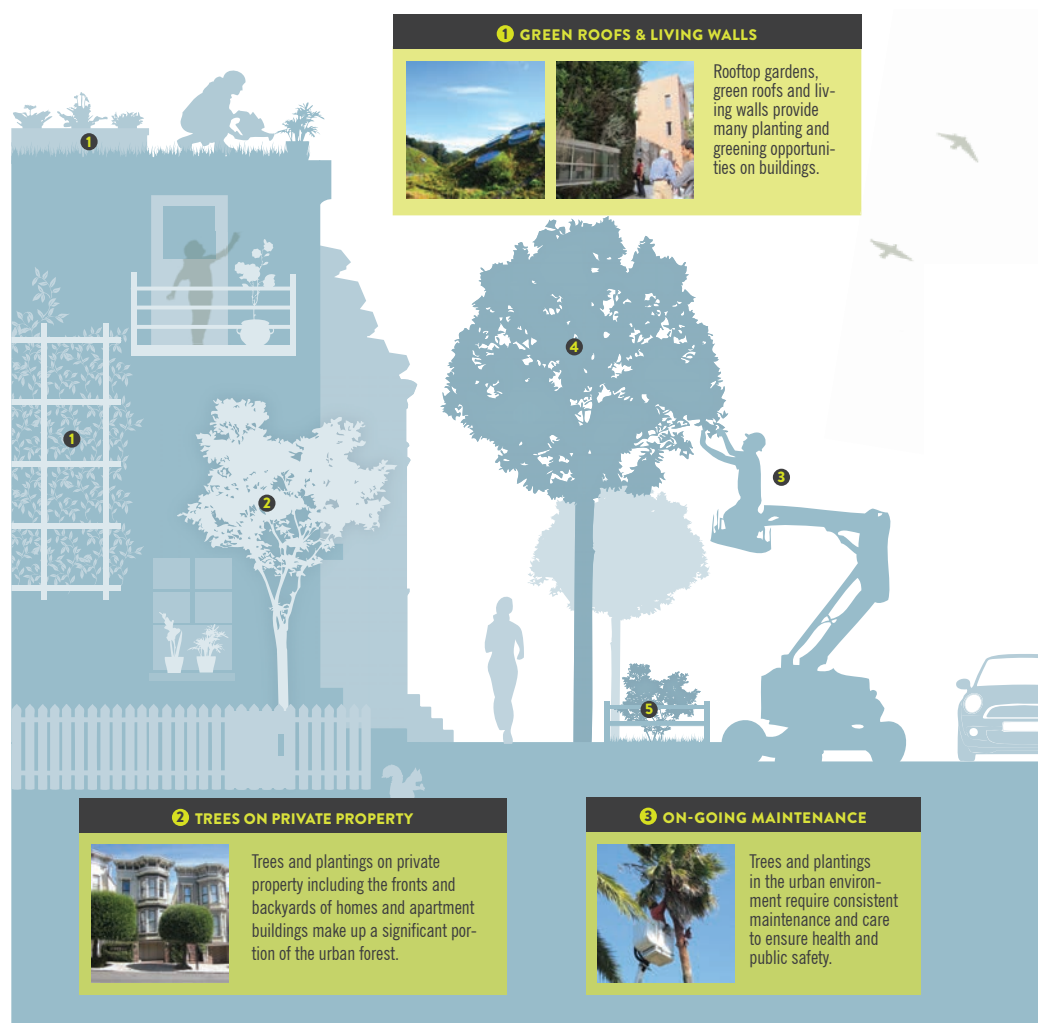
PROJECT DETAILS

**50,000 new street trees
in the next 20 Years.
Establish and fund street
tree maintenance program.**

FOR MORE INFO:

<http://urbanforest.sfplanning.org>

In Spring 2014 the Planning Department completed the Final Draft for the Urban Forest Plan (Phase 1: Street Trees). The Plan provides a long-term vision and strategy to improve the health and sustainability of the city's urban forest with a focus on street trees. Developed in collaboration with the Department of Public Works, the Urban Forestry Council and Friends of the Urban Forest, the Plan identifies policies and strategies to create an expanded, healthy and thriving street tree population for all of San Francisco.



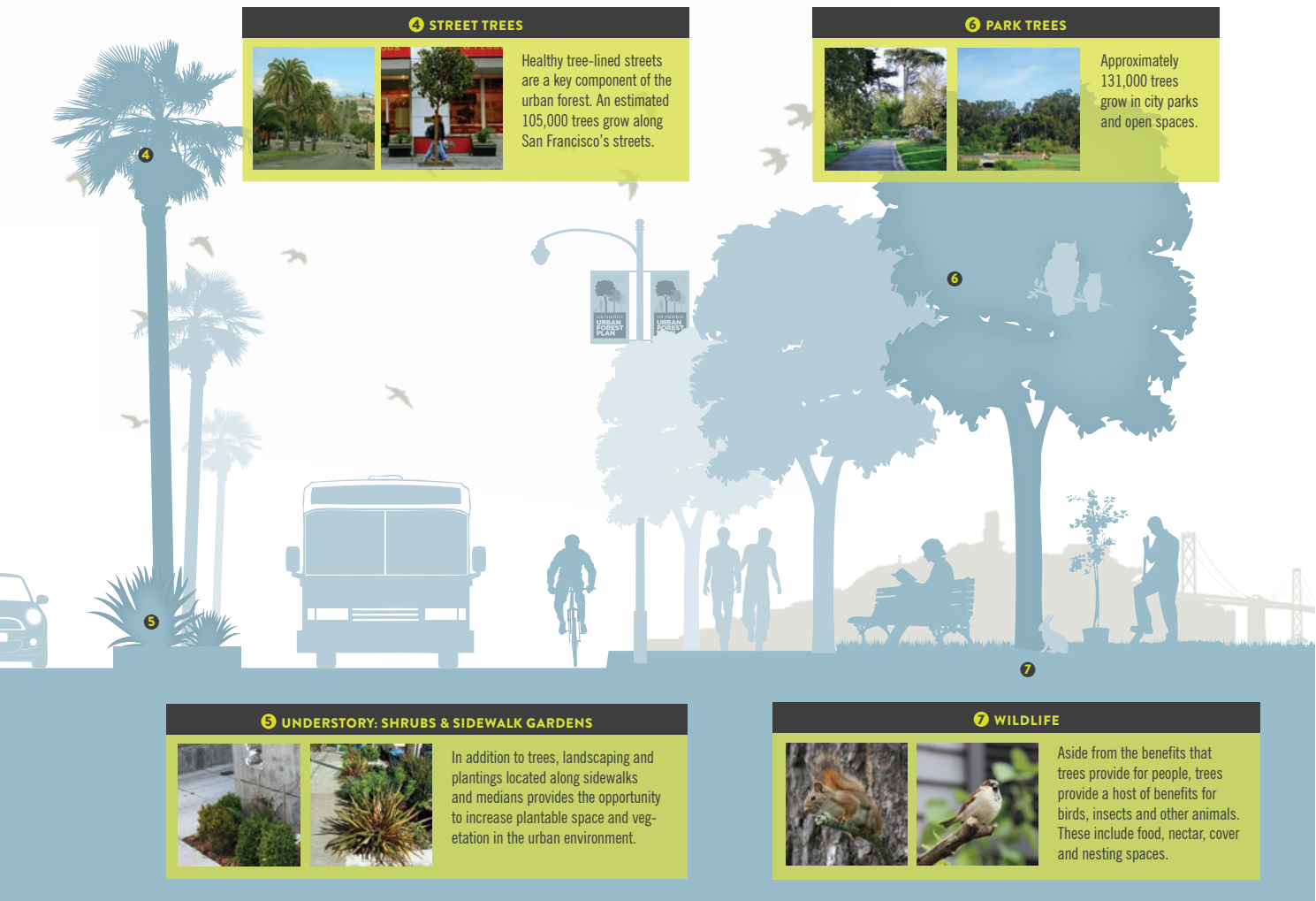
Approximately 105,000 trees grow along San Francisco's streets. These trees provide valuable services estimated at millions of dollars annually. They green our neighborhoods, clean our air and water, absorb greenhouse gases, improve public health and provide wildlife habitat. Lack of funding, however, has restricted the City's ability to plant and care for street trees. As a result, maintenance responsibility is increasingly being

shifted to private property owners. This presents challenges and puts the future health of the urban forest at risk.

The Plan provides a long-term vision and strategy for the city's street trees. It includes the following recommendations:

- **Maximize the Benefits of Urban Trees.** Target tree selection and

Urban Forest Plan. Phase 1: Street Trees



4 STREET TREES



Healthy tree-lined streets are a key component of the urban forest. An estimated 105,000 trees grow along San Francisco's streets.

6 PARK TREES



Approximately 131,000 trees grow in city parks and open spaces.

5 UNDERSTORY: SHRUBS & SIDEWALK GARDENS



In addition to trees, landscaping and plantings located along sidewalks and medians provides the opportunity to increase plantable space and vegetation in the urban environment.

7 WILDLIFE



Aside from the benefits that trees provide for people, trees provide a host of benefits for birds, insects and other animals. These include food, nectar, cover and nesting spaces.

planting to achieve a wide range of environmental and public health benefits.

- **Grow the Street Tree Population by Half.** Increase the city's tree canopy by planting 50,000 new street trees over the next 20 years (2,500 trees per year).
- **Establish & Fund a Citywide Street Tree Maintenance Program.**

Identify long-term funding to create a municipal street tree maintenance and planting program.

- **Manage Street Trees Throughout Their Entire Life-Cycle.** Develop a San Francisco street tree nursery, succession strategy, and urban wood re-use program.

Funding for the Plan was provided by a grant from the State of California

Strategic Growth Council's Urban Greening Grant Program. The Plan was endorsed by the City of San Francisco's Urban Forestry Council in May 2014. Adoption by the Planning Commission and Board of Supervisors is expected in Fall 2014. The Plan also received a 2014 Graphic Design Award from Graphic Design USA.

Transit Effectiveness Project

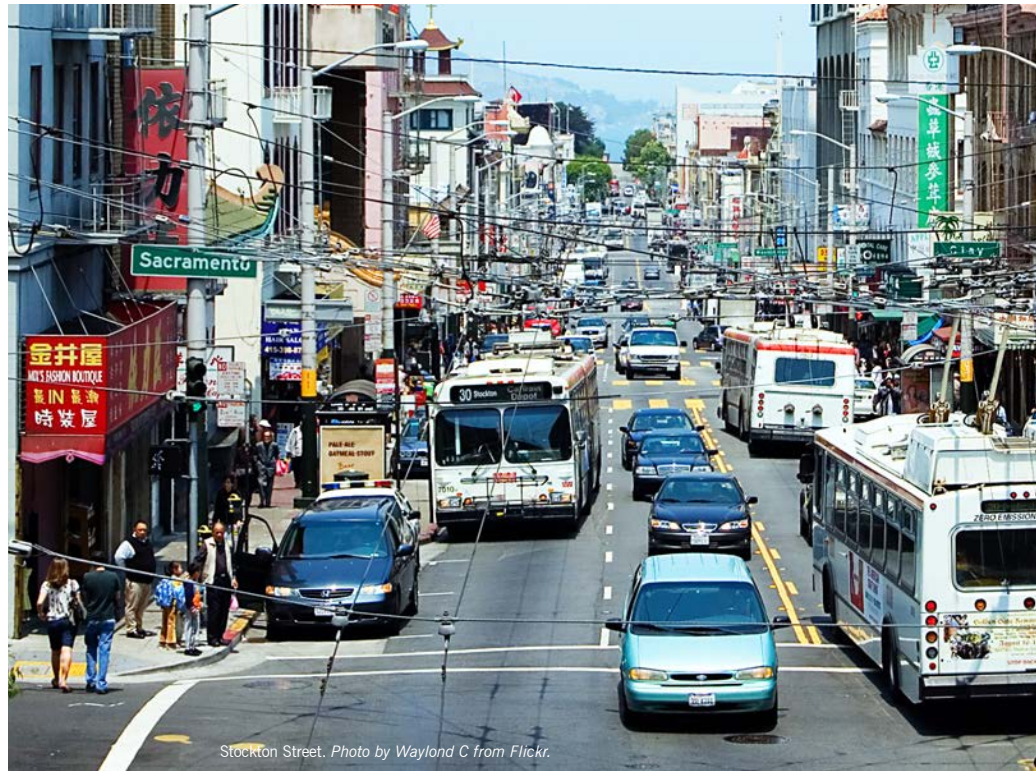


TIMELINE

The TEP EIR was certified in March 27, 2014

FOR MORE INFO:

<http://tepeir.sfplanning.org>



Stockton Street. Photo by Wayland C from Flickr.

In an effort to make Muni service more convenient, reliable and appealing for residents and visitors alike, the San Francisco Municipal Transportation Agency (SFMTA) partnered with the San Francisco Office of the Controller to use technology, technical expertise, and community insight to better understand, and thus solve, the problems affecting San Francisco's transit network. This effort resulted in the Transit Effectiveness Project (TEP), the first major evaluation of the Muni system in 30 years. The TEP planning process provided a detailed analysis of existing travel patterns, a comprehensive review of service options, and recommendations to change existing bus routes to better match current travel patterns in the City.

The TEP's recommended changes are distributed across an extensive system of over 75 bus, trolley, rail, cable car, and streetcar lines, throughout San Francisco's 49 square-mile service area and serving 700,000 trips a day. The TEP proposals include a series of service improvements comprised of four major categories:

- **Service Policy Framework:** A policy document consisting of objectives and actions to enable the SFMTA to effectively allocate transit resources, efficiently deliver service, improve service reliability, reduce transit travel time, and improve customer service.
- **Service Improvements:** Including new routes, redesigning existing routes, or adding service to new streets; eliminating unproductive existing routes or route segments; and other changes, such as new express service stops, expansion of Limited-stop service to include Sundays, and the expansion of other service with the addition of days of operation.
- **Service-Related Capital Projects:** Three categories of infrastructure projects proposed to support service improvements: overhead wire expansion, transfer and terminal point improvements, and system-wide capital infrastructure.

Transit Effectiveness Project



- Travel Time Reduction Proposals (TTRP):** Proposals to implement roadway and bus stop changes to reduce delay on the transit routes in the Rapid Network, or routes that carry the majority of transit ridership in the City. The TTRPs are comprised of elements from the Transit Preferential Streets Toolkit such as transit-only lanes and transit boarding islands.

The TEP proposals required environmental review in compliance with the California Environmental Quality Act (CEQA). The Planning Department served as lead agency in preparing a comprehensive environmental review (EIR) document

that is both a program and project EIR. As required under CEQA, the EIR analyzed both a Moderate and an Expanded proposal for each of the project level TTRPs for the Rapid Network. The Moderate Alternative proposed changes that result in fewer environmental impacts, but would only provide moderate improvements to transit. The Expanded Alternative would result in greater physical impacts, particularly with respect to traffic impacts, but it would also have expanded transit improvements. By analyzing both a Moderate and an Expanded Alternative at an equal level of detail, the EIR has provided the SFMTA flexibility to consider a range of options to improve transit

service so that community feedback and changing conditions may be incorporated into project implementation.

The TEP Draft EIR was published July 10, 2013, and the Final TEP EIR was certified in March 27, 2014. This Citywide transit infrastructure project will be implemented over the next five years, pending resource availability.

Recreation & Open Space Element Update



TIMELINE

Adopted by the Board of Supervisors in July 2014.

FOR MORE INFO:

<http://openspace.sfplanning.org>

The Recreation Open Space Element (ROSE) is a component of the City's General Plan that determines San Francisco's vision and policy framework for long-term planning, conservation and use of open space and recreation facilities in San Francisco for the next 20 years. The goal of the ROSE is to "Continue the City's legacy of fine parks and recreational opportunities, and guide future decisions so they improve that open space system for the benefit of everyone."

The ROSE ensures a world-class open space and recreation system in San Francisco, striving to capitalize

on its extensive network of current resources by better utilizing and maintaining existing parks and recreation facilities, expanding the open space system through a well-connected, accessible network that addresses diversified needs, and promoting environmental sustainability by enhancing local biodiversity and pursuing sustainable design efforts.

The last update of the ROSE was in 1986. The 2014 update revitalizes the document based on contemporary needs, issues and ideas.

Notable updates in the new ROSE include:

Recreation & Open Space Element Update



- upgrades to the high needs area analysis based on recent Census data;
- recognizing living alleys, Parklets, Privately Owned Public Open Spaces (POPOS), and streetscape improvements as vital supplements to our open space system;
- updating priority acquisition and renovation areas of open space;
- preserving and enhancing both native and non-native species and emphasizing sustainable design practices in capital improvements.;
- underlining the need for community engagement in all open space and recreation related projects.

After seven years of community collaboration and outreach, the Planning Commission and Board of Supervisors adopted the update to the ROSE of the General Plan in July 2014.

Sunset District Historic Resource Survey



PROJECT DETAILS

2,700 houses surveyed.
450 buildings
identified as historic.

TIMELINE

Adopted by the Preservation Commission (HPC) September 18, 2013.

FOR MORE INFO:

<http://sunsetsurvey.sfplanning.org>

Until now, there was very little historical documentation or scholarly research focused on the Sunset District's ubiquitous tract houses. Funded by a Certified Local Government (CLG) grant from the California Office of Historic Preservation (OHP), the Planning Department's preservation team began documenting the historical development of this fascinating, yet largely overlooked neighborhood.

In 2013, guided by community outreach and engagement, the team produced the *Sunset District Residential Builders, 1925–1950*, *Historic Context Statement* and a Historic Resource Survey focused on the Sunset District's prolific builder developers and residential tracts constructed from the mid-1920s into the post-War era. The context statement documented the development history of the neighborhood, identified key

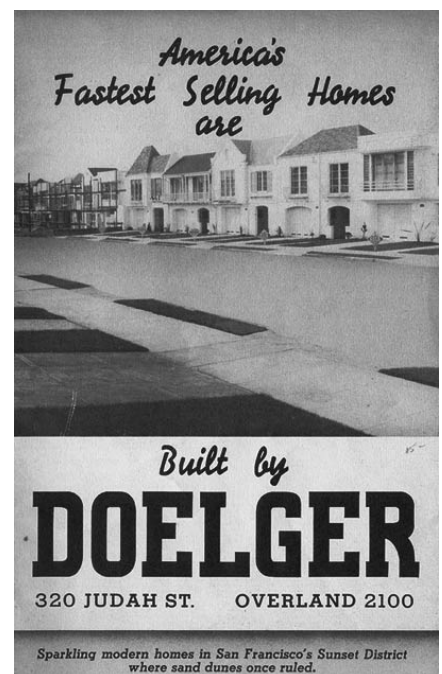
Sunset District Historic Resource Survey



builders and architects, documented the primary architectural styles and character-defining features, and provided a guide for the survey evaluation of buildings constructed during this era.

Preservation planners utilized a customized survey method to evaluate over 2,700 houses in the central Sunset District. Approximately 450 buildings were identified as eligible

for listing individually or as contributors to three identified-eligible historic districts. Historic District summary reports were produced for the identified eligible historic districts: Picturesque Period Revival Tracts, Mediterranean Revival Tracts, and Rivera Heights. Over 2,200 buildings were determined ineligible for listing, and the Historic Preservation Commission (HPC) adopted the Sunset survey findings on September 18, 2013.



Featured Project

Mayor's Pedestrian Safety Directive, WalkFirst & Vision Zero



In 2010, then-Mayor Newsom issued a Pedestrian Directive, directing City departments to develop solutions to reduce pedestrian injuries and fatalities in half by 2021 while increasing the walkability and pedestrian safety of all neighborhoods in San Francisco.

To achieve the goals outlined in the Pedestrian Directive, the Planning Department worked closely with other City agencies including the San Francisco's Municipal Transportation Agency (SFMTA), Department of Public Health, San Francisco Police Department (SFPD), and the San Francisco County Transportation Authority (SFCTA). In April 2013, The City published the San Francisco Pedestrian Strategy, outlining goals and actions to reduce pedestrian injuries and increase walking, and established the Pedestrian High Injury Network, streets with the highest concentrations of severe and fatal injuries.



WalkFirst

As part of the Strategy, WalkFirst combines public engagement with technical and statistical analysis to provide direction for capital improvements, safety projects and programs to meet Pedestrian Strategy goals and make San Francisco a safer place to

walk. Information provided through this data-driven process determined where and why pedestrian collisions occur on our city streets, and identified the most applicable engineering measures proven to reduce pedestrian collisions.

The City published the WalkFirst Pedestrian Safety Capital Improvement Program in March 2014. As a result, the City is now ready to leverage \$17 million to improve pedestrian safety at 170 high-priority locations over the next five years.

FOR MORE INFO:

<http://walkfirst.sfplanning.org>

Mayor's Pedestrian Safety Directive, WalkFirst & Vision Zero



Broadway and Columbus intersection. Photo by César Viteri Ramirez.



Vision Zero

Guided by policy first developed in Sweden in 1994, Vision Zero makes the commitment to eliminate all traffic fatalities in San Francisco by 2024. San Francisco's Vision Zero approach relies on a combination of five focus areas: engineering measures, education, enforcement, evaluation and policy to create a transportation system that is safe for all road users, for all modes of transportation, in all communities, and for people of all ages and abilities.

First put forth by the Board of Supervisors, the Planning Commission adopted a resolution in support of Vision Zero in June 2014. A number of City Departments have adopted similar resolutions to help the City achieve the goal of zero traffic fatalities by 2024.

In-Law Legislation



PROJECT DETAILS

Legislation that enables the City to recognize, maintain, and preserve necessary housing by allowing owners to file permits with the City in order to legalize certain unauthorized in-law housing units.

TIMELINE

Effective May 17, 2014



Similar to many other dense cities in the nation, San Francisco's housing supply includes residential units built without obtaining the appropriate permits. As a result, many of these units may not comply with City code requirements and are considered unauthorized. Safety hazards created by these units became a growing concern, and between 2000 and 2011 the City required that about 250 of these units be removed. Unfortunately, these and other units have been an affordable source of rental housing, usually occupied by low and middle-income residents,

and many owners rely on these units as a much needed source of income.

There have been many efforts in San Francisco to legalize unwarranted units, but none have been successful until now. In summer 2013, Supervisor David Chiu convened a working group to address this issue. The result of that nine-month effort is legislation that enables the City to recognize, maintain, and preserve necessary housing by allowing owners to file permits with the City in order to legalize certain unauthorized units.

In-Law Legislation



Broadway and Columbus Intersection. Photo by César Viteri Ramirez.

Property owners now have a way to consult with the City and bring their units up to current safety standards, which in turn enhances the safety of the tenants and the neighborhood in which the unit is located. The new legislation amended the Planning, Building, Administrative and Subdivision codes to allow legalization of one unauthorized unit per lot. Below are some highlights from this legislation:

- A pre-screening process is established with DBI through which DBI determines whether or not the unit is eligible for the program
- Building and Housing Code requirements remain relevant for these units except for some existing equivalencies.
- Certain Planning Code requirements will be exempted including: Open space, rear yard, exposure, and parking reduction.
- The unit will remain rent control if the subject building was subject to rent control.
- Construction costs for legalization cannot be passed through to tenants.
- Legalized units cannot be subdivided to be sold separately.

Highlights: Projects Completed / Underway

Following projects are categorized as either *Completed* or *Underway*. In this report, a project is determined 'Completed' as it relates to the Planning Department's role.



Marcus Books legislation signing event.

Highlights: Completed Projects**Polk Streetscape Project**

The Polk Streetscape Project is an interagency effort of the Planning Department, the San Francisco Department of Public Works, and the San Francisco Municipal Transportation Agency (SFMTA). It builds on the Polk Street Improvement Project to create a complete street design for Polk Street from McAllister Street to Union Street that includes improved lighting, curb extensions, alley improvements, landscaping, improved bicycle facilities and repaving. Funds from the Road Repaving and Streets Safety Bond, passed by voters in 2011, have been allocated toward the planning and construction of Polk Street from McAllister to Union.

FOR MORE INFO:

<http://polkstreetscape.sfplanning.org>

Landmark Designation Status for the Marcus Books / Jimbo's Bop City

Image by Steve Rhodes.

The building located at 1712-1716 Fillmore Street is significant for its association with Jimbo's Bop City—an innovative after-hours jazz club which occupied the building in the 1950s—and Marcus Books, a haven for Black intellectualism and community empowerment. Until recently, Marcus Books was the nation's oldest continuously operating Black-owned and Black-themed bookstore. The building is also significant for its association with the lives and work of Raye and Julian Richardson, who founded the Success Printing Co. and Marcus Books and who lived in an upstairs unit of the building for more than three decades. Since its earliest incarnation as Success Printing Co.—established in 1947—through its formal establishment as a retail bookstore in 1960, Marcus Books operated as a space of Black community collectivity, empowerment, and action. The Board of Supervisors voted unanimously to landmark both buildings in April 2013 and February 2014 respectively.

Japantown Cultural Heritage and Economic Sustainability Strategy [JCHES]

After years of collaboration with San Francisco's Japantown community, the Planning Department published a draft of The Japantown Cultural Heritage and Economic Sustainability Strategy (JCHES), a strategy document that focuses on how the City can preserve and celebrate a neighborhood's cultural heritage. In collaboration with the Office of Economic Workforce Development and the Japantown Organizing Committee, JCHES supports the vision in keeping Japantown a culturally rich, authentic, and economically vibrant neighborhood. JCHES was unanimously endorsed by the Historic Preservation and Planning Commissions in September 2013. Union.

FOR MORE INFO:

<http://japantown.sfplanning.org>

Highlights: Completed Projects

Food and Beverage Industry Cluster Study



This study included the exploration of trends in the production and distribution of food and beverage products by companies based in San Francisco. It also included a robust survey of food and beverage manufacturers and distributors in an effort to uncover their personal stories of obstacles and opportunities. These efforts resulted in Supporting San Francisco's Makers and Movers: Economic Cluster Strategy for Food and Beverage Manufacturers and Distributors, containing a series of practical policies and actions that can be implemented by the City and its partners to help these businesses start, stay, and thrive in San Francisco.

Report published: Winter 2014

FOR MORE INFO:

<http://www.sf-planning.org/index.aspx?page=3541>

Cesar Chavez Streetscape Project



After a two-year community design process, work began on Cesar Chavez between Hampshire and Guerrero streets including sewer and streetscape improvements, increased pedestrian and bicyclist safety and greening enhancements. Completed in January 2014.

Health Care Services Master Plan



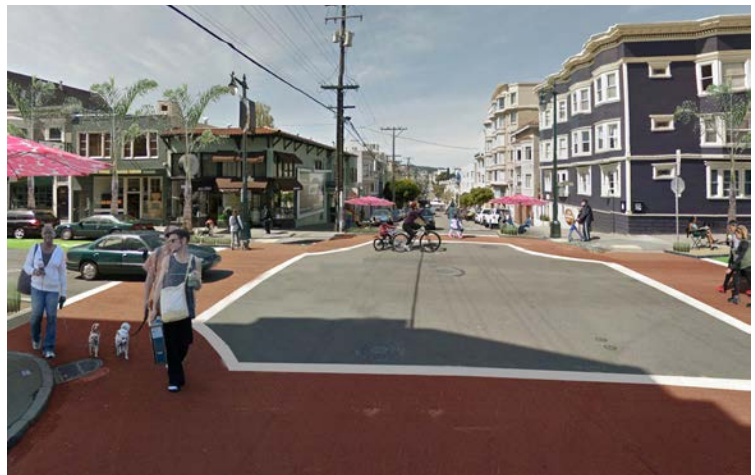
The Health Care Services Master Plan provides extensive community health data; identifies the current and projected needs for health care services in San Francisco; and makes recommendations on how to achieve and maintain an appropriate distribution of health care services in the city. The Planning Department and the Department of Public Health (DPH), with extensive community involvement, completed the Plan in 2013. The Plan was adopted by the Board of Supervisors on December 17, 2013 and signed by the Mayor on December 26, 2013.

FOR MORE INFO:

<http://www.sf-planning.org/index.aspx?page=3501>

Highlights: Completed Projects

Renderings of improvements along Polk Street.

**Case Coordinator Framework and Training**

The Planning Department designed a project management process for all major, active cases whereby one person will be responsible for: (1) keeping all of the elements of a project together; (2) tracking project status using advanced scheduling software; and (3) serving as the main point-of contact for all internal and external stakeholders. Staff designated as Case Coordinators received project management training and project scheduling software training.

Server Consolidation Project

In coordination with the Department of Building Inspection (DBI) and Human Services Agency (HSA), the department completed its portion of the server consolidation project by collocating into one server room to achieve network and cost efficiencies.

Storage Area Network

The department has added an extensive amount of capacity on its storage area network, or SAN, to accommodate more data storage, as well as prepare for the digitization of many historical case files that will allow for easy searching and accessibility by staff and the public.

Highlights: Projects Underway

Pavement to Parks program Persia Triangle demonstration project in September 2013.



Living Innovation Zone installation PAUSE at Yerba Buena Lane and Market Street.

Highlights: Projects Underway**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 2-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:

<http://pavementtoparks.sfplanning.org>

Living Innovation Zones (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. The first Living Innovation Zone, PAUSE, was installed on Market Street at Yerba Buena Lane in October 2013. Designed by the Exploratorium and the Yerba Buena Community Benefit District, this "whispering dish" blending art and science is estimated to receive over 7 million impressions a year from pedestrian traffic alone. Three more LIZ projects, all products of different City collaborations, are expected to be installed in 2015.

FOR MORE INFO:

<http://liz.innovatesf.com>

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.

Highlights: Projects Underway

Central SoMa Plan

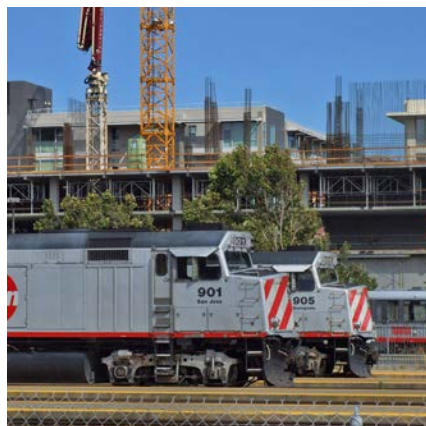


The Central SoMa Plan supports transit-oriented growth, particularly workplace growth, in the vicinity of 4th Street's new Central Subway between Townsend and Market streets. It seeks to shape the area's urban form, recognizing both city and neighborhood perspectives while maintaining the area's vibrant 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 2015.

FOR MORE INFO:

<http://centralsoma.sfplanning.org>

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 various departments within the City, including the Planning Department. Some of the previous studies include 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 Assessment. Phase I began in June 2014 and is anticipated to be completed by March 2015. **Phase II: Alternatives Development.** Phase II is anticipated to be completed by June 2016.

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.

Final Ordinance approval by the Board of Supervisors expected Fall 2014.

FOR MORE INFO:

<http://www.sf-planning.org/index.aspx?page=3762>

Highlights: Projects Underway**Castro Street Design Project**

The conceptual design phase for Castro Street between Market Street and 19th Street, including sidewalk widening, intersection enhancements, improvements to Jane Warner Plaza, and new street furnishings, trees and lighting was finalized in May 2013. Planning Department staff continues to provide urban design support to the project through construction, which began in March of 2014 and is expected to be complete by October 2014.

FOR MORE INFO:

<http://castrostreetsdesign.sfplanning.org>

Mission Street Public Life Plan

Image by Gaelen from Flickr

The Mission Street Public Life Plan collaborates closely with the SFMTA 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 gathering spaces and opportunities to promote local art and businesses. Expected Completion: 2015

FOR MORE INFO:

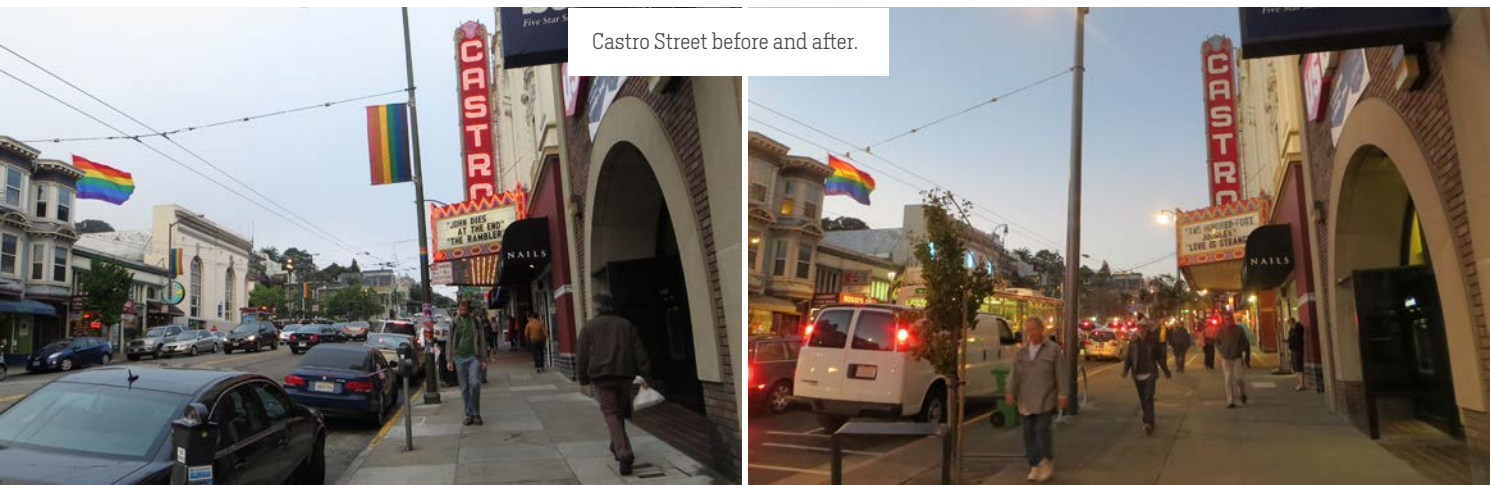
<http://missionpublic.sfplanning.org>

Haight Ashbury Public Realm Plan

The Haight-Ashbury Public Realm Plan, in cooperation with the MTA's Muni Forward program, will develop a community-supported vision for the neighborhood's streets, sidewalks, and public places while enhancing its unique identity as a diverse residential neighborhood, a thriving commercial corridor, and an international tourist destination. In 2014, the Department held two well-attended public workshops and developed preliminary designs for three major streets in the neighborhood. Final Design Expected in 2015.

FOR MORE INFO:

<http://haightashbury.sfplanning.org>



Castro Street before and after.

Highlights: Projects Underway



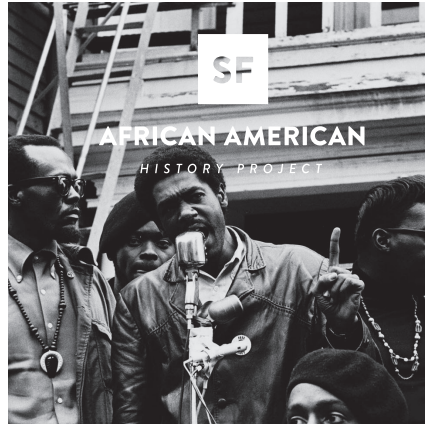
Image by Sven Haiges

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 and 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 2015.

Permit and Project Tracking System (PPTS)

Continued testing and final configuration of the system is well underway, as the Permit & Project Tracking System (PPTS) is intended to integrate the permit tracking systems of the Department of Building Inspection, Planning Department, and other City agencies by consolidating multiple systems into one citywide permitting system. As part of ongoing PPTS efforts, the Department of Building Inspection and the Planning Department are developing the Citizen Portal website to provide additional public access for submitting and tracking applications online. This comprehensive technical infrastructure project is anticipated to debut in Fall 2014.



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 is 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. Expected completion date: Winter 2014

File Digitization

Operations staff has 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.



Civic Center Cultural Landscape Inventory

The Civic Center Cultural Landscape Inventory 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 2014.

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. Draft development proposals are expected to be completed in fall 2015.

Highlights: Projects Underway**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 business, 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.

Electronic Document Management System (EDMS)

The department is nearly complete with the implementation of a new electronic document management system using Microsoft SharePoint 2013. This system will allow for more efficient file sharing and searching and will be integrated with the new Permit & Project Tracking System providing increased access to Department documents.

**Storefront Window Transparency**

In response to numerous complaints about merchants blocking their store windows with shelving and other display equipment, enforcement staff developed specific standards for storefront transparency. The new 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. First implemented in the Tenderloin, this standard has resulted in safer and more pedestrian friendly streets.

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 citywide sustainability. Additional studies are underway related to district energy, water recycling, and governance opportunities.

**General Advertising Signs**

25 signs were removed last year. This includes nine illegal signs removed through enforcement action and 16 that were removed voluntarily or due to adjoining development. This brings the total inventory of legal signs down to 802. There are now only 43 illegal signs that are pending removal. All of these 43 signs are the subject of a settlement agreement with the City and are expected to be resolved in the coming year through removal or conversion to legitimate business signs.



"Each case has its own unique set of challenges based on how planning regulations and plans can affect the City and its residents. The challenges make my work exciting because I know the work that we do can resolve the cases and achieve positive results for the City."

Rachna, Planner, Code Enforcement



“As a preservation planner, my job melds the best of all the divisions of the department. I help to preserve and maintain the City’s neighborhoods, while adapting and adjusting to the needs of our communities’ long term goals.”

Richard Sucre, Planner, Current Planning



Speaking Engagements



Director John Rahaim and several members of Planning Department staff spoke at a wide number of events, conferences and meetings hosted by the following organizations (partial list):

John Rahaim:

100 Resilient Cities Centennial Challenge
 American Institute of Architects San Francisco
 ARUP
 Big City Director's Conference
 Building Owners and Manager Association (BOMA)
 British/American Institute Real Estate Conference
 Bruner Loeb Forum
 Cities Alive Conference
 Council on Tall Buildings and Urban Habitat (CTBUH) San Francisco
 Leadership San Francisco
 Housing Action Coalition
 Quebec City School of Architecture
 San Francisco Chamber of Commerce
 Urban Land Institute ULI (Seattle)

Department Staff:

Above Ground Level (AGL) Conference
 Adelaide Velo-city Global Conference 2014
 American Planning Association (APA) Conference
 Association of American Geographers Conference
 Association of Environmental Professionals, San Francisco Bay Area Chapter
 APA California
 California College of the Arts
 California Preservation Foundation
 California Urban & Community Forests Conference
 Cities Alive Conference
 Consulate General of the Netherlands: Makers Movement Forum
 International Studies Academy
 A Greener El Sobrante
 Homeownership San Francisco
 Local Government Commission
 Mechanic's Institute Library
 National Association of City Transportation Officials
 National Eco-District Summit
 San Francisco Architectural Heritage Fall Lecture Series
 San Francisco Earth Day Celebration
 San Francisco Entertainment Commission Annual Nightlife Summit
 San Francisco Housing Expo
 San Francisco Planning and Urban Research (SPUR)
 San Francisco State University: Urban Studies
 Sebastopol City Council
 Stanford University Urban Studies
 Sustainable Agriculture and Food Systems Funders Conference
 University of California, Berkeley: Department of City and Regional Planning
 Urban Land Institute (ULI)
 Urban Sustainability Directors Network
 World Presidents' Organization

Speaking Engagements

Internship Program



The San Francisco Planning Department Summer Internship, a 12-Week program, started June 2 and ended August 22, 2014.

A total of 19 interns were chosen from over 400 applicants. Each intern was paired with a planner who mentored and supervised their work throughout the summer. In the final 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:

- Transportation Planning
- Air Quality Management
- Pavement to Parks/Living Alleys
- Green Roofs
- Bird-Safe Buildings
- Invest in Neighborhoods, and Mission Public Life Plan.

Also included are historic preservation projects including:

- the Bernal Heights neighborhood study
- Civic Center Cultural Landscape Survey
- Commercial Storefronts Survey
- and completion of the African American Historic Context Statement.

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

Summer 2014 Interns

Ada Tan	.....
Amir Hajrasouliha	.....
Andrew Doyle	.....
Andrew Perry	.....
Arianna Urban	.....
Binh Nguyen	.....
Devin McCutchen	.....
Emma Reed	.....
Esmeralda Jardines	.....
Jonique Green	.....
Justin Panganiban	.....
Kerby Olsen	.....
Luke Norman	.....
Maria De Alva	.....
Megan Calpin	.....
Melissa Ruhl	.....
Nathalia Kwiathowska	.....
Nicole Jones	.....
Sophia Lai	.....

Awards**Governor's Historic Preservation Award for the Twin Peaks Tavern designation work**

In November 2013, the Office of Historic Preservation awarded San Francisco's Twin Peaks Tavern designation work the 2013 Governor's Historic Preservation Award. The Twin Peaks Tavern Article 10 Landmark Designation project was recognized for its significant public outreach program as a cornerstone to the development for the designation report. The Governor's Historic Preservation Awards are presented annually to individuals, organizations, companies, and public agencies whose contributions demonstrate notable achievements in preserving the heritage of California.

Grants

Grants Awarded in 2013-2014

TOTAL

\$3,708,067

\$490,672

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

\$700,000

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

\$2,380,000

Federal Highway Administration funds awarded for transportation planning grants, which are funding 7 projects in **Priority Development Areas (PDAs)**.

\$39,995

From the California Office of Historic Preservation for phase 2 of the **Historic Storefront survey** project.

\$97,400

Friends of City Planning for **various projects** related to public engagement, professional development, and technology improvements.

(note that some projects start after they are awarded)

Grants Completed in 2013-2014

TOTAL

\$1,440,353

\$633,000

From the California Strategic Growth Council for the **Green Connections** project.

\$250,000

From the California Strategic Growth Council to develop and produce the **Urban Forest Plan**.

\$470,000

From the EPA, via ABAG*, to implement public realm improvements along **Newcomb Avenue**; the capital implementation is being managed by DPW.

\$22,500

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

\$22,453

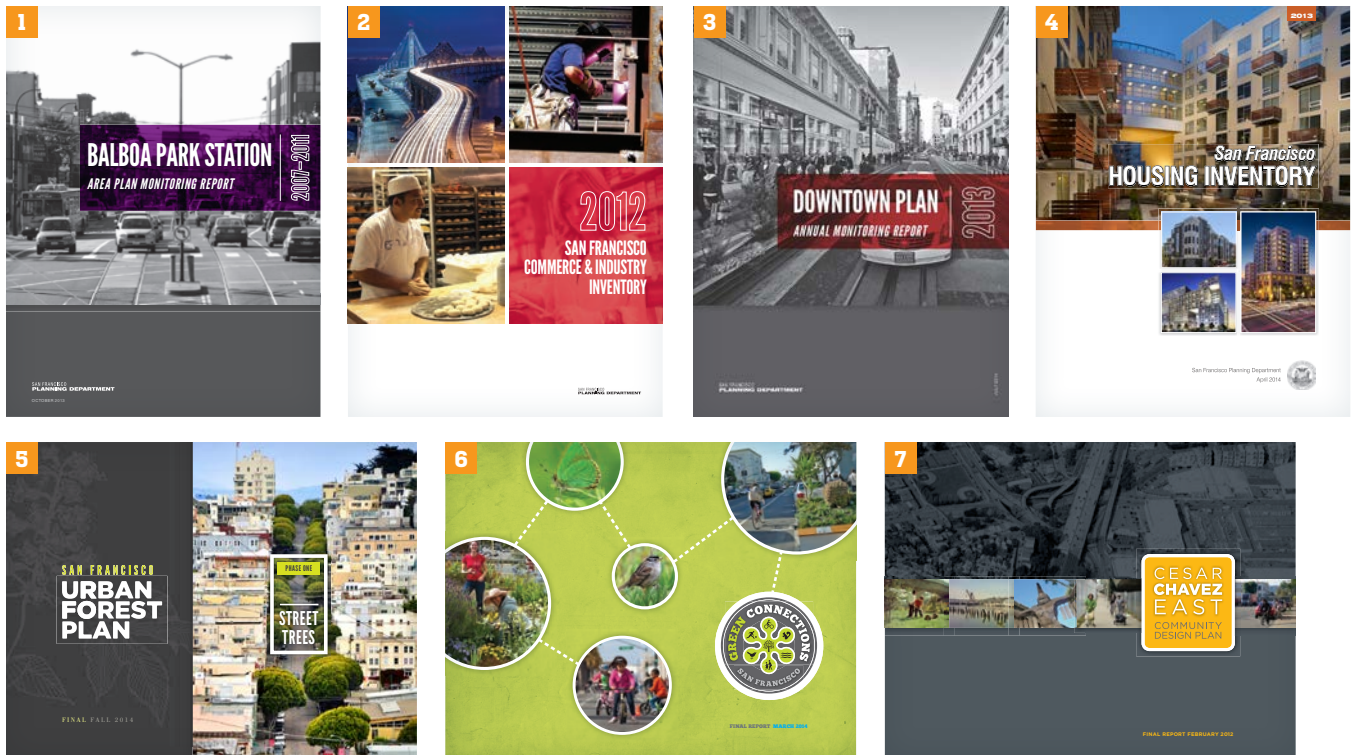
From the California Office of Historic Preservation's Green Communities program to identify opportunities to repurpose older buildings in **Central SoMa**.

\$42,400

From Friends of City Planning for **special projects** and staff **professional development**.

* ABAG (Association of Bay Area Governments)

Publications & Published EIRs



Completed Reports

Balboa Park Station Area Plan Monitoring Report 2007-2011 **1**

Commerce & Industry Inventory 2012 **2**

Downtown Plan Annual Monitoring Report 2013 **3**

Housing Inventory 2012 & 2013 **4**

Residential Pipeline Quarterly Report

Interagency Plan Implementation Committee (IPIC) Annual Report

Sunset District Historic Resource Survey

Supporting San Francisco's Makers and Movers: Economic Cluster Strategy for Food and Beverage Manufacturers and Distributors

Completed Plans

Final Draft of the Urban Forest Plan – Phase 1: Street Trees **5**

Green Connections **6**

Completed Design Plans

Cesar Chavez East Community Design Plan (February 2012) **7**

Published Environmental Impact Reports

1333 Gough Street/1481 Post Street (Draft)

SF Groundwater Supply Project (Final)

Regional Groundwater Storage and Recovery Project (Final)

1634-1690 Pine Street (Draft & Final)

Moscone Center Expansion Project (Draft)

2004 and 2009 Housing Element (Final)

1527-1545 Pine Street Mixed-Use Project (Draft)

Transit Effectiveness Project (TEP) (Draft & Final)

Van Ness BRT (Final)

Peninsula Pipelines Seismic Upgrade Project (Final)

Masonic Center Renovation 1111 California Street (Final)

75 Howard Street (Draft)

200-214 6th Street Affordable Housing Project (Final)



"I enjoy working with a group of people that includes both dreamers and pragmatists. Together with the public, we envision what the City can be and we commit to the hard work it takes to make that vision a reality."

Andrea Contreras, Planner, Environmental Planning





2014 SF Planners Softball Tourney Recap

BY JONAS IONIN

It was the summer solstice,

Indeed, the SF Planners bench was boisterous.

"Know the Code" was the motto and it did not prove pointless.

The first game was epic. A hard fought battle that went to more than one extra inning.

After taking an early lead and coming from behind to tie,

the Planners took it to the 11th, but fell short of winning.

With a break before its next game, the Planners were eager to recuperate.

Down Chestnut they marched, only to find Izzy's in a closed state.

Not to despair, Monaghan's was there, to provide the needed taste.

Back to Moscone Field to win again, and again, and again.

A strange place the Planners were found,

Playing the last game in the final round.

With energy high, shadows grew long.

Another battle was fought as the sun set beyond,

As the last out was recorded the Planners were rewarded...

Not with a win nor even a place, but with a wonderful grace.

For the reward was to play and assist in a cause,

We'll be back for sure and for sure there will be applause!

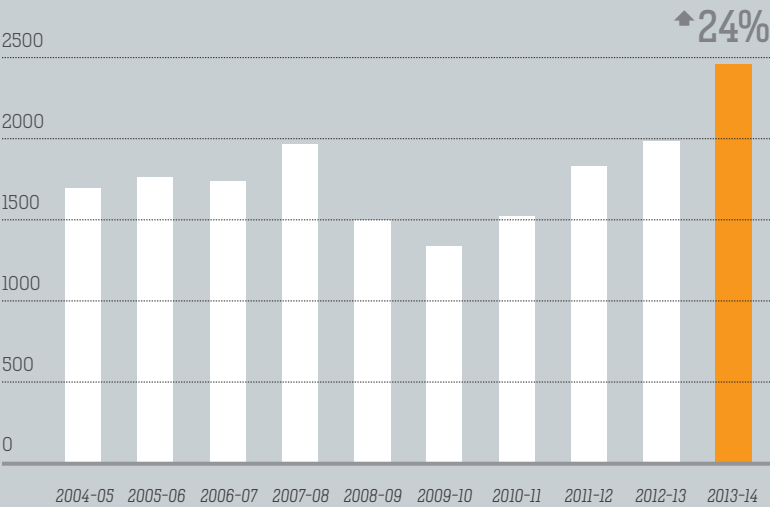


DATA APPENDIX

Planning by the Numbers 2013-2014 Stats

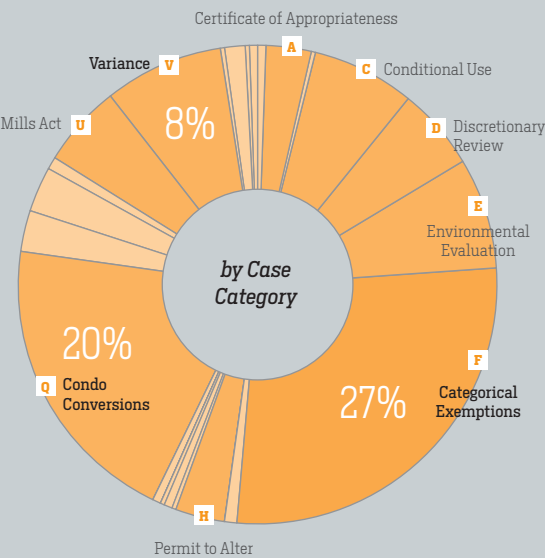
Case & Permit Volume Trends

Planning Cases Filed

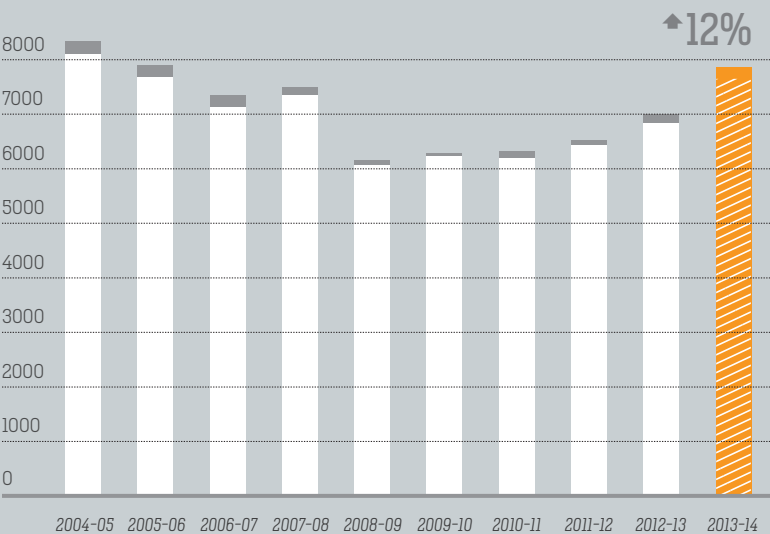


Case Volume Trend 2004-2014

2013-14
Total Case Volume
2,457



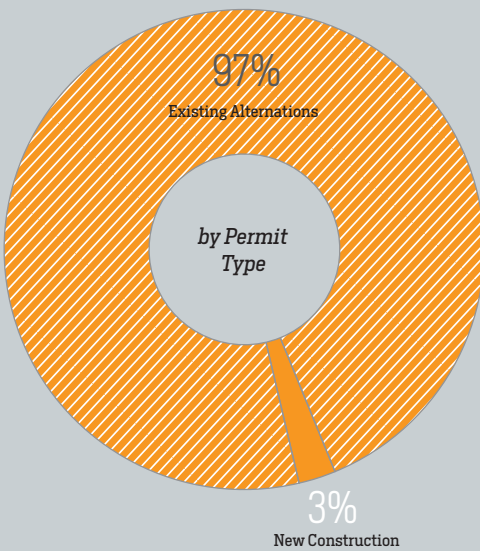
Building Permit Applications



Permit Volume Trend 2004-2014

Existing Alterations New Construction

2013-14
Total Permit Volume
7,846



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.

Case & Permit Volume Trends

Applications filed for each category.

APPLICATION / FEE TYPE	FISCAL YEAR: 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
I Transportation Study Analysis	23	12	29	24	13	10	11	9	16	19
A Certificate of Appropriateness	45	43	35	58	43	45	38	77	82	70
B Annual Limit Comp.	1	4	7	7	4	5	6	13	12	11
C Conditional Use + CU Appeal	154	155	126	190	144	184	207	226	183	169
D Discretionary Review	312	254	202	190	152	130	137	130	110	140
E Environmental Evaluation + Appeals	211	117	98	108	91	91	85	79	107	183
F Categorical Exemptions	66	184	286	455	303	294	314	421	597	674
G Federal E Review for MOCD	30	20	16	9	5	5	10	136	5	20
H Designate/Redesignate Bldg Rating	0	0	3	2	1	0	0	0	1	1
I Permit to Alter	3	1	0	1	2	2	66	79	99	84
J Institutional Master Plan	2	2	6	1	5	3	8	4	2	0
K Statement of Eligibility Application	0	16	18	9	2	1	4	0	0	4
L Shadow Study Analysis	53	47	51	42	43	30	13	19	34	15
M Landmark Preservation / Historic District	4	12	10	2	0	2	13	8	0	4
N General Plan Amendment	3	6	4	4	5	7	5	8	4	3
O Application for Certificate of Transfer of TDR	15	35	33	35	3	3	4	26	27	13
P Coastal Zone Permit	2	3	2	2	2	4	1	1	1	1
Q Condominium Conversion	301	368	394	367	287	189	237	243	203	492
R General Plan Referral	47	52	46	51	50	42	47	46	60	68
S Subdivision of Land	80	71	71	58	60	39	39	38	39	70
T Zoning Text Amendment	31	26	32	44	39	30	42	25	40	26
U Mills Act or Other Usual Cases	7	7	6	14	38	43	40	79	102	135
V Variance	268	282	240	255	170	156	168	133	190	200
W Development Agreement	0	0	1	0	1	0	2	1	0	1
X Downtown Control Exception	16	20	13	18	15	9	9	16	28	38
Y Application for Notice of Use of TDR	0	3	2	4	2	0	1	0	27	7
Z Zoning Reclassification / Map Change	18	20	9	16	15	12	13	15	13	9
Medical Cannabis Dispensary								8	4	5
Referrals from Other Departments								1,583	1,430	1,307
Section 311								586	624	704
Block Book Notification								77	107	100
Letters of Determination								321	287	313
Temporary Use Permits								54	45	56
Project Review								264	327	351
Building Permits (New Construction)	225	222	215	131	82	54	123	86	172	217
Building Permits (Existing Alterations)	8,113	7,682	7,144	7,365	6,073	6,247	6,207	6,437	6,841	7,629
TOTAL	10,030	9,664	9,099	9,462	7,650	7,637	7,850	11,248	11,819	13,139

2013 - 2014 Planning Case Stats

FY 2013-2014

10-Year Trend

Change from
FY 2012-13**Approved Building Permits**

New Construction

217

172
↑26%

Existing Alterations

7,629

6,841
↑11.5%

2004

2013-14

Transportation Study Analysis ^I

19

16
↑19%

2004

2013-14

Certificate of Appropriateness ^A

70

82
↑15%

2004

2013-14

Conditional Uses + CU Appeals ^C

169

183
↑8%

2004

2013-14

Filed Discretionary Reviews ^D

140

110
↑27%

2004

2013-14

Condominium Conversions ^Q

492

203
↑142%

2002

2013-14

FY 2013-2014

10-Year Trend

Change from
FY 2012-13**Changes to the Planning Code**Zoning Text Amendments ^T

26

40
↑35%Zoning Reclassification / Map Changes ^Z

9

13
↑31%

2004

2013-14

Completed Environmental Reviews ^E

183

107
↑71%

2004

2013-14

**Projects Categorically Exempt from
Environmental Review ^F**

674

597
↑13%

2004

2013-14

General Plan Referrals ^R

68

60
↑13%

2004

2013-14

Variances ^V

200

190
↑5.3%

2004

2013-14

Designated Historic Landmarks

1

Marcus Books / Jimbo's Bop City Building
1712-1716 Fillmore Street

2013 - 2014 Stats

FY 2013-2014

Change from
FY 2012-13**Zoning Administrator Letters of Determination****Project Activity**

Project Review Meetings Conducted for Potential Projects



Preliminary Project Assessment Applications

**Enforcement**

Cases closed



New cases



Amount collected in penalties, code violation, and other fees

**Board of Appeals**

52 Appeals
(including the first appeal of a decision by the
Historic Preservation Commission)



1. Appeal granted, project modified.

2. Appeal granted, project denied.

FY 2013-2014

Change from
FY 2012-13**Planning Information Center**

Average number of customers (daily / weekly)

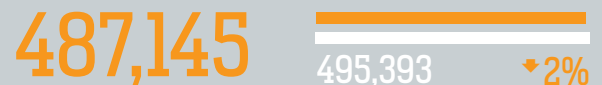
**Internal Help Desk Support**

HelpDesk tickets created / % resolved within 24 hours

**Web Statistics**

www.sfplanning.org

Total number of visits to website



Total unique visitors to website



Total number of page views

**Property Information Map**

The department's award-winning online tool, the Property Information Map (www.propertymap.sfplanning.org), gives public access to a wealth of property information simply by entering an address. Since its launch date, the site has more than 48 million hits with nearly 1 million unique visitors.

Average unique visitors per weekday



Average hits per weekday



Average searches per weekday



Department Performance Measures 2013-2014

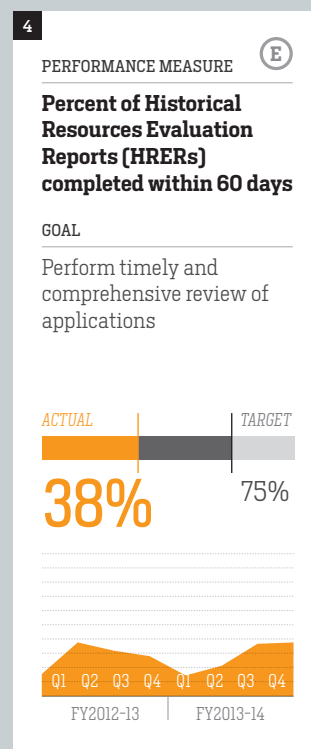
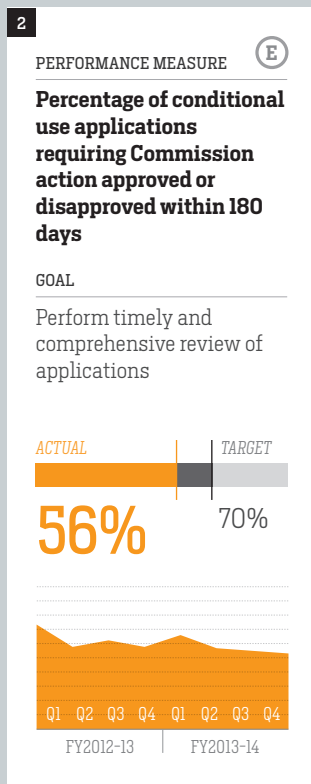
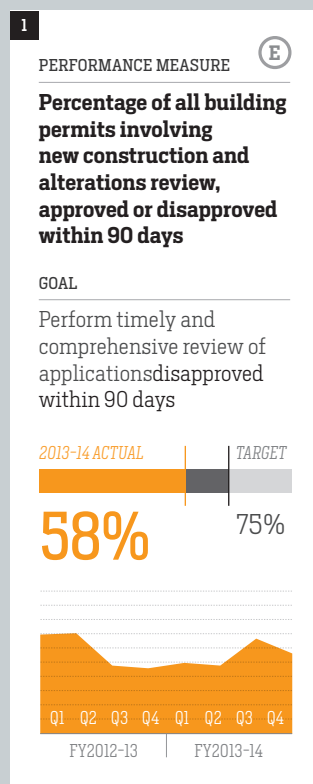
During the FY2012-14 budget process, the department revised its set of performance measures to focus more on outcomes, efficiency and customer service, in order to more accurately track the work of the department and inform and encourage more performance-based decision making by department staff and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

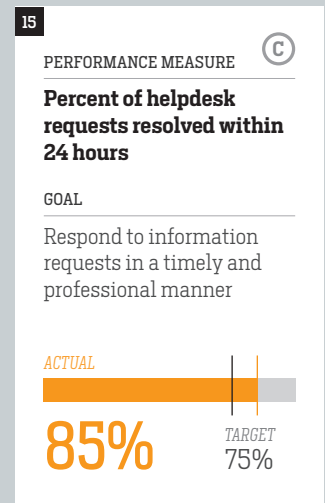
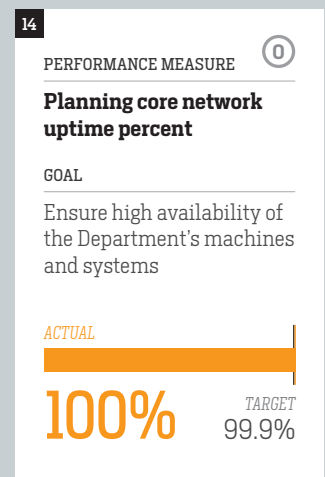
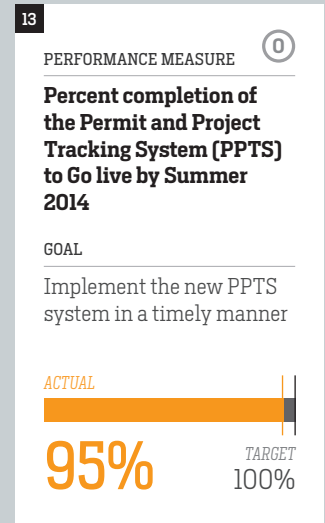
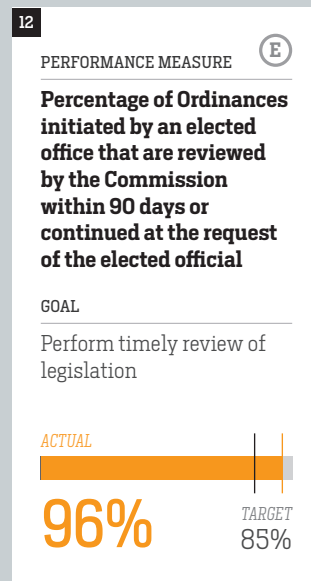
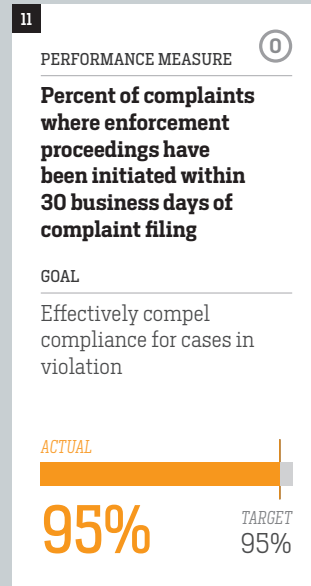
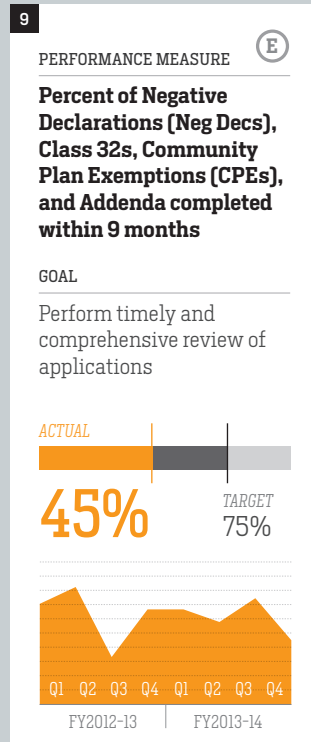
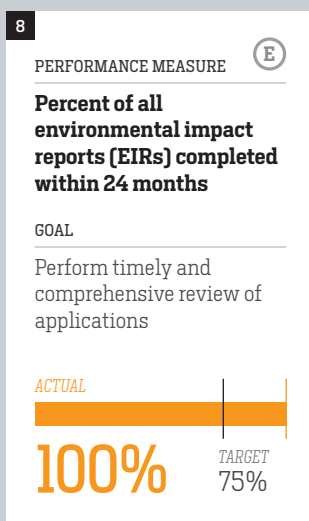
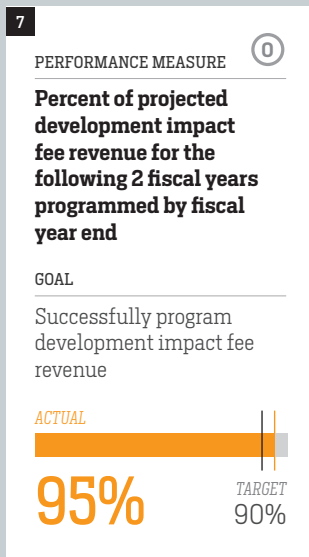
targets. Meeting the timeline objectives were adversely affected by the increase in workload of many smaller and larger-scale projects that required additional, more complex and comprehensive review. Staffing levels have increased in FY13-14, but not at the same rate as the increase in caseload and application volumes.

PERFORMANCE TYPE

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



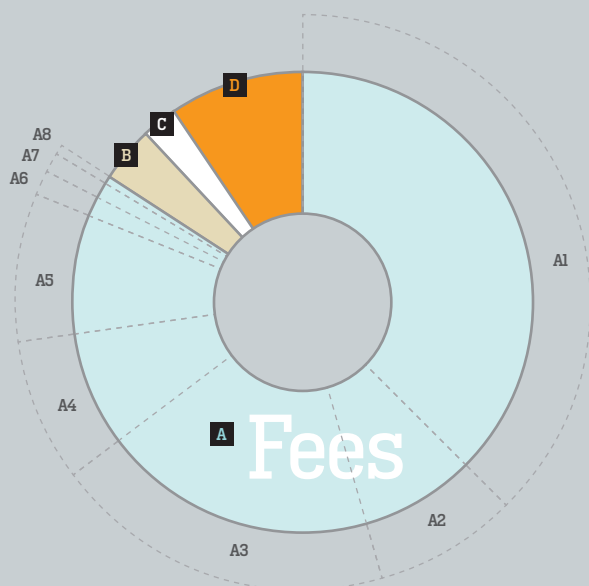
Department Performance Measures 2013-2014



Financial Report

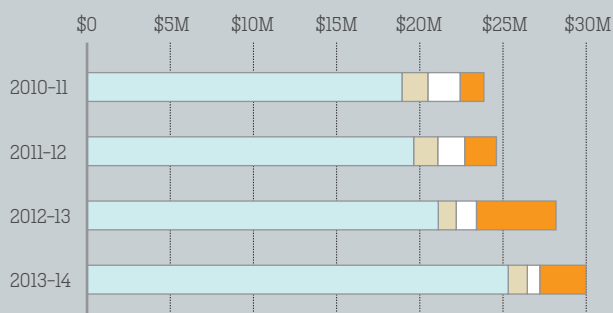
Total Revenue Budget Fiscal Year 2013-2014

\$29.9M



REVENUE	FY13-14 ADOPTED BUDGET
A Charges for Services (Fees)	\$25,311,352
B Grants, Special Revenues & Impact Fees	\$1,147,978
C Expenditure Recovery	\$749,740
D General Fund Support	\$2,772,727
<i>Total Revenues</i> \$29,981,797	

Revenue Trend



Fee Revenue

\$25.3M **84%** of Total Revenue

Most Common Fee

Building Permit Alterations **45%** of Fee Revenue ^{A1}



FEE REVENUE	FY13-14 ADOPTED BUDGET
A1 Building Permit Alterations	\$11,276,692
A2 Building Permit New Construction	\$2,409,459
A3 Environmental Review Fees	\$5,764,357
A4 Other Short Range Planning Fees	\$2,370,783
A5 Conditional Use Fees	\$2,544,717
A6 Variance Fees	\$383,241
A7 Sign Program & Code Enforcement	\$365,824
A8 Certificate of Appropriateness Fees	\$196,279
<i>Total Fee Revenue</i> \$25,311,352	

Financial Report

General Fund Support for the Planning Department 2004-2014

2013-2014
General Fund
Support

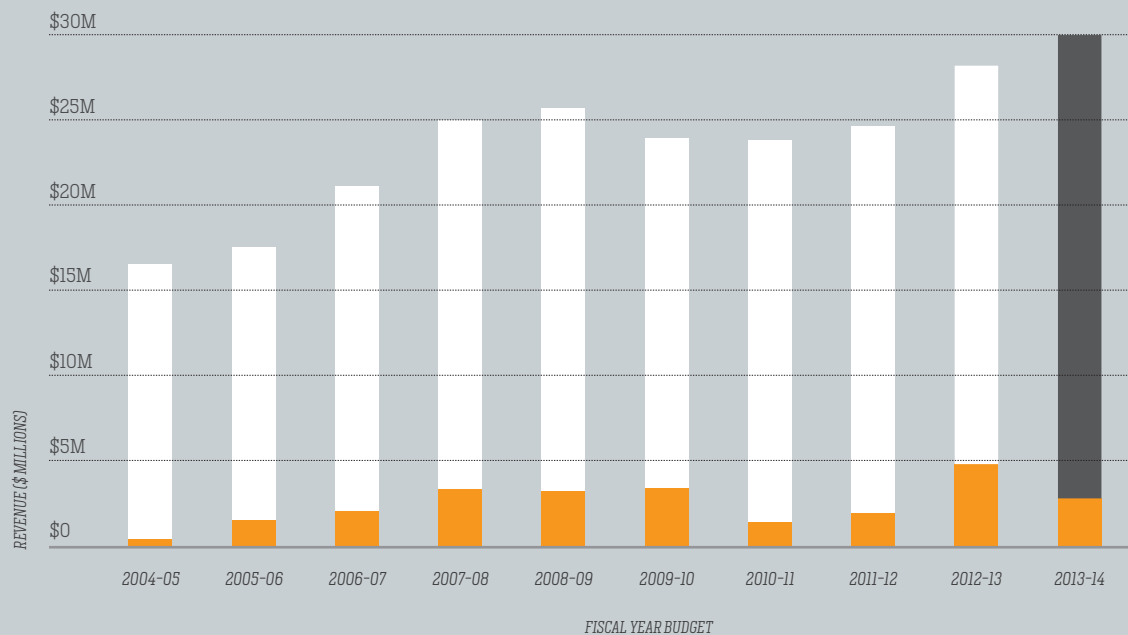
\$2.8M

REVENUE (\$ MILLIONS)	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
 Fees & Other Revenues	\$16.1	\$16.0	\$19.1	\$21.7	\$22.5	\$20.5	\$22.4	\$22.7	\$23.4	\$27.2
 General Fund Support	\$0.4	\$1.5	\$2.0	\$3.3	\$3.2	\$3.4	\$1.4	\$1.9	\$4.8	\$2.8
Total Revenues	\$16.5	\$17.5	\$21.1	\$25.0	\$25.7	\$23.9	\$23.8	\$24.6	\$28.2	\$30.0
General Fund Support %	3%	8%	10%	13%	12%	14%	6%	8%	17%	9%

NOTES:

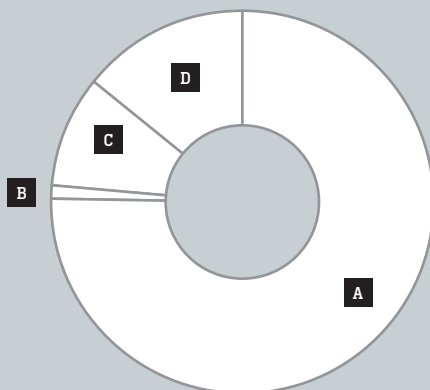
In FY03-04 through FY05-06, appropriations from the Building Inspection Fund were used in lieu of General Fund Support (\$2.3 Million, \$5.3 Million and \$1.7 Million, respectively)

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



\$29.9M

Expenditures



EXPENDITURE

FY13-14 FINAL BUDGET

A	Salaries & Fringe	\$22,647,636
B	Overhead	\$313,400
C	Non-Personnel Services, Materials & Supplies, Capital & Projects	\$2,796,255
D	Services of Other Departments	\$4,224,506

Total Expenditures **\$29,981,797**

2013-2014 Staff List

NOTE: ♦ NEW STAFF WHO JOINED THE DEPARTMENT FY 2013-14 - STAFF WHO LEFT THE DEPARTMENT FY 2013-14

Administration

Kelley Amdur -

Josephine Chen +

Glenn Cabrerros

Alton Chinn

Susan Chu

Keith DeMartini

Thomas DiSanto

Michael Eng

Lulu Hwang

Yvonne Ko

Belle La

Andrea Modena

Theresa Monchez

Hien Nguyen -

Sheila Nickolopoulos

Michael Sanders

John Speer +

Isabelle Vulis

Donnie Wong

Susan Wong -

Mike Wynne

Danny Yeung +

Genta Yoshikawa

Karen Zhu

Citywide Planning

Robin Abad-Ocubillo +

David Alumbaugh

Adrienne Aquino +

Amnon Ben-Pazi

Jose Campos -

Paul Chasan

Gary Chen

Lisa Chen +

Kay Cheng

Irene Cheng Tam

Paula Chiu +

Sarah Dennis-Phillips -

Audrey Desmuke +

Kearstin Dischinger

Scott Edmondson

Susan Exline

Claudia Flores

Kimia Haddadan

Neil Hrushowy

Paolo Ikezoe +

Marlo Isaac

Gil Kelley +

Lily Langlois

Kate McGee -

Menaka Mohan +

Terea Ojeda

Aksel Olsen

Maria Oropeza-Mander

Nicholas Perry

Patrick Race +

Ilaria Salvadori

Jeremy Shaw +

Maia Small +

Alexis Smith

Diana Sokolove

Mathew Snyder

Jonathan Swae

Joshua Switzky

Adam Varat

Michael Webster

Steve Wertheim

David Winslow

Commissions Office

Patricia Gerber

Jonas Ionin

Christine Lamorena

Margaret Yuen

Current Planning

Laura Ajello +

Julian Banales

Brittany Bendix

Marcelle Boudreaux +

Anne Brask +

Kanishka Burns

Keisha Calmese +

Shelley Caltagirone

Tina Chang +

Richard Crawford -

Gladys Fausto-Chan -

Kate Conner

Ben Fu -

Danielle Harris -

Angela Huisman

Ericka Jackson

Jeff Joslin

Alexandra Kirby +

Melissa LaValley

David Lindsay

Jessica Look

Mark Luellen

Milton Martin

Omar Masry

Casey Noel -

Georgia Powell

Nora Priego

Janice Shambray

Maia Small +

Michael Smith

Jeffrey Speirs

Richard Sucre

Cathy Thai

Chris Townes +

Eiliesh Tuffy +

Vlad Vallejo

Sarah Velle

Doug Vu

Tom Wang

Delvin Washington

Elizabeth Watty

David Winslow

Mary Woods

Lily Yegazu

Sharon Young

Director's Office

Matt Dito +

Andrea Green

Kimia Haddadan

Sophie Hayward -

Joanna Linsangan -

John Rahaim

AnMarie Rodgers

Diego Sanchez

Daniel Sider

Gina Simi +

Candace SooHoo

Aaron Starr

Martin Thibodeau

2013-2014 Staff List & Employee Milestones

**Environmental
Planning**

Andrea Contreras
Brett Bollinger
Vimaliza Byrd
Rick Cooper
Randall Dean
Debra Dwyer
Christopher Espiritu
Chelsea Fordham
Lisa Gibson
Melinda Hue
Monica Huggins
Michael Jacinto
Devyani Jain
Erik Jaszewski
Timothy Johnston (SFPUC)
Sarah Jones
Craig Jung -
Chris Kern (SFPUC)
Heidi Kline
Don Lewis -
Laura Lynch
Paul Maltzer
Susan Mickelsen
Joy Navarrete
Monica Pereira
Jeanie Poling
Elizabeth Purl
Jessica Range
Greg Riessen
Rachel Schuett
Tatyana Sheyner
Steven Smith (SFPUC)

Nannie Turrell -
Kansai Uchida
Allison Vanderslice
Wade Wietgreffe
Viktoriya Wise
Kei Zushi

**Historic
Preservation**

Mary Brown
Tim Frye
Gretchen Hilyard
Jonathan Lammers
Susan Parks
Tina Tam
Allison Vanderslice
Kelly Wong

**Planning
Information Center**

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

Zoning & Compliance

EvaMarie Atijera-Taylor
Audrey Butkus +
Matt Dito +
Kimberly Durandet
Christine Haw

Dario Jones
Agnes Lau
Jonathan Purvis
Rachna
Scott Sanchez
Corey Teague
Kelly Wong

**Employee
Milestones
Achieved Last
Fiscal Year**

FIVE YEARS OF SERVICE

Andrea Modena
Greg Riessen
Isabelle Vulis



TEN YEARS OF SERVICE

Diana Sokolove



FIFTEEN YEARS OF SERVICE

Rick Cooper
Christine Haw
Dario Jones
Teresa Ojeda
Nora Priego
AnMarie Rodgers
Mathew Snyder
Cathy Thai



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