

SAN FRANCISCO
PLANNING DEPARTMENT

ANNUAL REPORT 2012-2013





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Board of Supervisors

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Planning Commission

Rodney Fong, *President*

Cindy Wu, *Vice President*

Michael Antonini

Gwyneth Borden

Rich Hillis (*started January 2013*)

Ron Miguel (*until July 2012*)

Kathrin Moore

Hisashi Sugaya

Historic Preservation Commission

Karl Hasz, *President*

Andrew Wolfram, *Vice President*

Aaron Jon Hyland (*started February 2013*)

Ellen Johnck (*started March 2013*)

Richard Johns

Alan Martinez (*until March 2013*)

Diane Matsuda

Jonathan Pearlman

SAN FRANCISCO
PLANNING DEPARTMENT

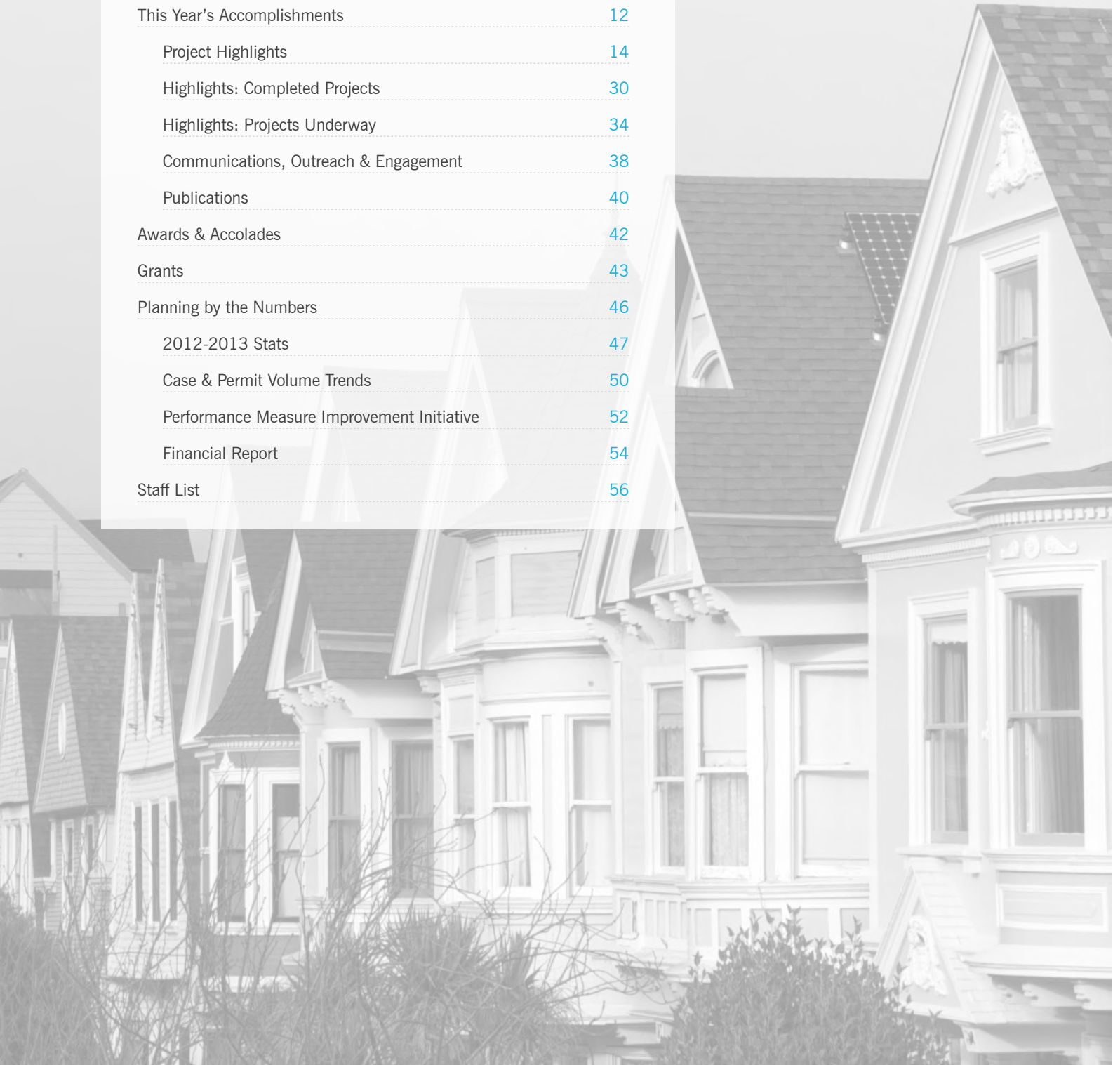
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Duboce Park cover image from Flickr by davitydave

Great planning
for a great city.

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2558 MISSION

DESIGN

Kwan Henmi Architects
(Housing); Hodges & Assoc.
with Kerman/Morris Architects
& Architectural Resources
Group (Theater Rehabilitation)

SIZE

Housing - 114 Dwelling
Units with Ground Floor
Retail (14,750 sq ft); Total
142,000 gsf

BUDGET

Housing Project \$40 Million;
Theater Rehabilitation
\$14 Million

OPENING

Spring 2015 (Housing); TBD
(Theater Rehabilitation)



Images courtesy of Kwan Henmi Architecture/Planning



images courtesy of lineast.com



1998 MARKET (LINEA)

DESIGN

Arquitectonica

SIZE

15 Dwelling Units; 7,300 square feet of commercial space

BUDGET

\$45.5 million

OPENING

Early 2014





JEFFERSON STREET

PROJECT LEAD

Neil Hrushowy (Project Lead);
Nicholas Perry (Lead Urban
Designer)

CONSTRUCTION LEAD

John Thomas (DPW)

DESIGN CONSULTANT

Boris Dramov, ROMA Design
Group

SIZE

Two blocks on Jefferson
Street, from Jones Street to
Hyde Street

OPENING

June 20, 2013



images courtesy of ROMA Design Group



Message from the Planning Commission President



Rodney Fong

*President,
San Francisco Planning
Commission*

San Francisco has seen an increase in development activity over the past few years that significantly impact our neighborhoods and our city's skyline. In order to accommodate for the growth, the Planning Commission continues to work closely with Planning Department staff for managing the city's land use, transportation, and neighborhood planning.

San Francisco has always been the city of innovation. The City began implementing neighborhood plans and programs that have addressed the growth and quality of life for its residents. These plans are especially important because it helped create the vibrant city that San Francisco is today.

Building on these successes, the Commission reviewed a number of neighborhood plans, legislation, environmental reports and development projects that recommends how we can preserve significant parts of the city, where growth should go, how it can happen, and what it should look like in the future. From plans such as Western SoMa, Central Corridor and California Pacific Medical Center (CPMC), to legislation amendments for bike parking and historic preservation designations, all of the projects brought to the Commission from Planning staff are ways that we can plan and improve the future of the City.

It is a great honor to serve as President of the Planning Commission. As Commissioners, we play a challenging but essential role managing the growth and development within the City. I would like to recognize my fellow Commissioners for their commitment and passion for their continued service for developing the city for its residents and visitors. I would also like to thank Director John Rahaim and the entire department staff for their dedication and excellent work in making San Francisco a great city.

A stylized, handwritten signature in dark ink, likely belonging to Rodney Fong.

Message from the Historic Preservation Commission President

On behalf of the Historic Preservation Commission & preservation staff, I am pleased to present the Planning Department's 2012-2013 annual report.

This past year I was joined by Commissioners Johns, Matsuda and Wolfram in welcoming our newest members, Commissioners Hyland, Johnck & Pearlman. The professional backgrounds and the wealth of experience of this group rings in a new era for our Commission.

There were a number of great preservation projects that broke ground or were approved this past fiscal year. We were all excited to see the Metro Theater and New Mission Theater brought back to life, as well as seeing Mid-Market move forward -- led by 1355 Market (Twitter's headquarters), Hibernia Bank and the Renoir Hotel. All of these projects are leading the way to revitalizing neighborhoods while preserving the historic and cultural fabric of The City.

In addition, the Commission stepped into new territory by recommending that Sam Jordan's Bar and Twin Peaks Tavern be designated as landmarks, due to their cultural significance. With the overwhelming support and interest from The City and its residents, the designations of these cultural recognitions were an exciting time for our Commission.

I want to recognize and thank our dedicated staff at the Planning Department for their incredible work. Their efforts extend well beyond reviewing projects as they continue to be innovative with their tremendous efforts in public outreach. With new initiatives such as "Ask a Planner" nights held in different neighborhoods throughout The City, to informational booths at Sunday Streets, and holding workshops that educate residents about the benefits of the Mills Act program, the Historic Preservation staff continues to work hard to keep preservation at the forefront of all development conversations so The City can grow without losing the character we all value.

The Historic Preservation Commission had a wonderful year, and we look forward to another year of success.



Karl Hasz

*President,
Historic Preservation
Commission*

A stylized, handwritten signature in dark ink, consisting of a large, sweeping loop followed by a smaller, more intricate flourish.

Message from the Director



John Rahaim

Planning Director

As we end another year of vigorous, perhaps unprecedented growth, it is increasingly clear that the Planning Department is shaping San Francisco in many ways that will impact the city for years to come. The private development and public investment that is now taking place have largely been shaped by the plans created through years of hard work by the Department, the neighborhoods, and the Commissions. And we are implementing these plans in very specific and tangible ways in our daily work. For me, it is fascinating to see the physical results of our work so clearly.

The current development cycle has also meant we've had to increase the size of the Department to keep pace with the demand. The new staff are as intelligent, passionate and hard working as those who have been here many years. It is a testament to the work that we are doing -- that so many new planners are so interested in working at our Department to help enhance our city.

This has also been an important year for Historic Preservation activities. The Department researched and steered the adoption of the city's first Article 10 historic districts in 10 years, the Duboce Park district and the Market Street Masonry District. The preservation staff also conducted substantial research and managed the process to landmark two important city neighborhood institutions: Sam Jordan's Bar, and Twin Peaks Tavern. In addition, the preservation staff added to the department's survey information through the Sunset District historic survey. All of these actions further the Department's important preservation mission, safeguarding the city's important resources for the future, while also providing key information to staff to conduct their reviews more efficiently.

With five (plus) years behind me with the department, I believe that the Planning Department continues to improve. The increasing professionalism and dedication of the staff, the support of our hard working and focused Commissioners on both the Planning and Historic Preservation Commissions, and the strong support of the Mayor and Board of Supervisors has made my job easier and just plain fun. My sincere thanks to all of you.

A handwritten signature in dark ink, appearing to read "John Rahaim", with a stylized flourish at the end.





“I enjoy the challenge of learning in a complicated urban environment and then helping the public best understand how it affects them.”

- Wade Wietgreffe
Planner, Environmental Planning





SAN FRANCISCO
**PLANNING
DEPARTMENT**

ORGANIZATION
OVERVIEW

Great planning for a great city.

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.

Trust

We build trust.

Open Dialogue

We facilitate ongoing dialogue that is open and responsive.

Inclusive

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

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.

Consistency

We are consistent in our application of policy.

Efficiency

We are efficient and timely.

Fairness

We provide a fair, objective and equitable process.

Passion

We are passionate about our work.

Employee Satisfaction

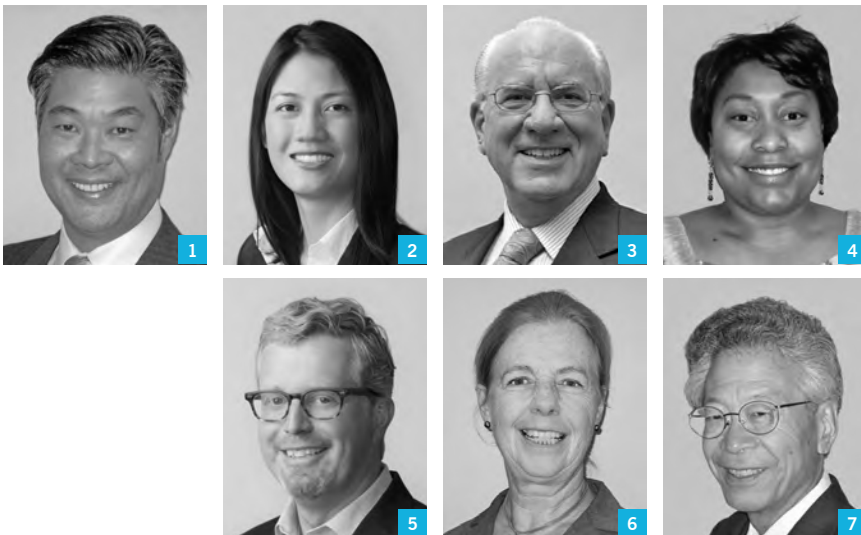
We are a great place to work -- cultivating intellectual inspiration, professional satisfaction and creativity.

Governance



Planning Commission

The Planning Commission consists of seven appointed who help plan for growth and development in San Francisco. Four members are appointed by the Mayor, while three are appointed by the President of the Board of Supervisors. The Commission reviews a broad range of development projects each year, and 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.



2012-2013 PLANNING COMMISSION ROSTER

1	Rodney Fong	<i>President</i>
2	Cindy Wu	<i>Vice-President</i>
3	Michael Antonini	
4	Gwyneth Borden	
5	Rich Hillis	
6	Kathrin Moore	
7	Hisashi Sugaya	

Historic Preservation Commission

The Historic Preservation Commission is a seven-member body that advises the Mayor, Board of Supervisors and City departments on San Francisco's historic preservation goals, policies and programs. All members are nominated by the Mayor and subject to the approval of the Board of Supervisors. In addition to the full Commission, the Architectural Review Committee reviews projects at an early stage to advise applicants on the design.

The department's Historic Preservation staff reports to the Historic Preservation Commission.

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



2012-2013 HISTORIC PRESERVATION COMMISSION ROSTER

1	Karl Hasz	<i>President</i>
2	Andrew Wolfram	<i>Vice-President</i>
3	Aaron Jon Hyland	
4	Ellen Johnck	
5	Richard Johns	
6	Diane Matsuda	
7	Jonathan Pearlman	



Department Organization

Management

SENIOR MANAGERS

1	John Rahaim	Planning Director
2	Jose Campos	Director of Citywide Planning
3	Thomas DiSanto	Director, Administration
4	Jonas Ionin	Commissions Secretary (Acting)
5	Jeff Joslin	Director of Current Planning
6	Scott Sanchez	Zoning Administrator
7	Bill Wycko	Environmental Review Officer



Divisions

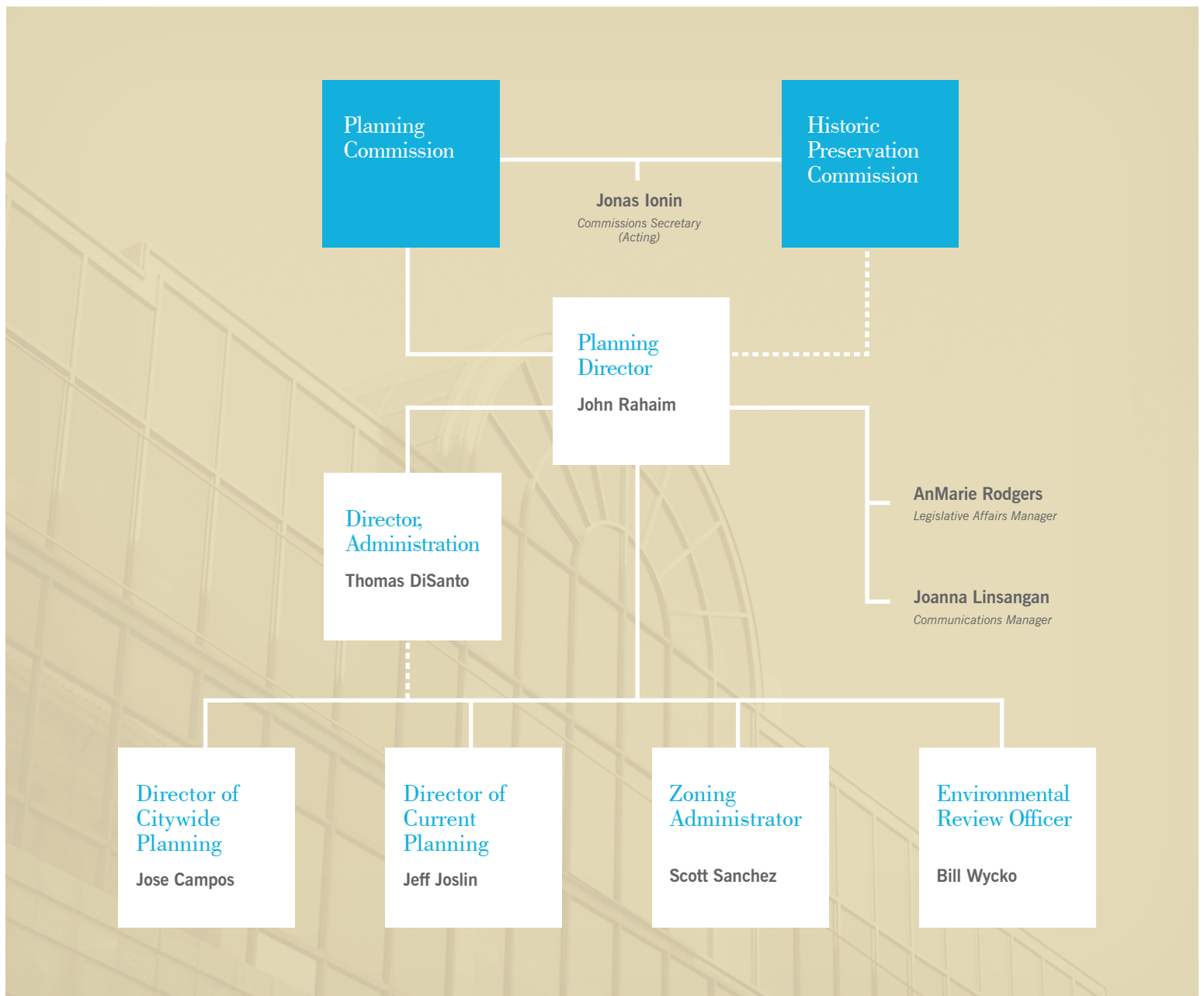
Administration: The Administration division provides support and resources to realize departmental goals. This division includes finance, legislative affairs, communications, information technology, operations, human resources and special projects.

Current Planning: The Current Planning section is responsible for reviewing project applications, implementing the historic preservation work program and operating the Public Information Center. Every year, this division reviews and processes over 6000 building permits and several hundred case applications.

Citywide Planning: The Citywide Planning division develops policy, maintains and oversees compliance with the City's General Plan, prepares and implements community plans, and acts as the urban design resource for the city. This division also gathers and analyzes data in support of land-use policy.

Environmental Planning: The Environmental Planning Division of the Planning Department reviews projects for potential environmental impacts on the City of San Francisco and its residents, a process known as environmental review.

Zoning and Compliance: This group helps maintain and improve the quality of San Francisco's neighborhoods by ensuring compliance with the San Francisco Planning Code. The Code Enforcement group 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.



“It’s great to plan the city that I live in, see the fruits of my labor and know that my work is place making, and serving the needs of the community.”

- Michael Smith
Planner, Current Planning





“Community participation is important to historic preservation. Working with the public to honor, celebrate, and promote our shared history is rewarding; their voices help us make better decisions.”

- Tim Frye, *Preservation Coordinator*



THIS YEAR'S ACCOMPLISHMENTS

Project Highlights from 2012-2013

Environmental Impact Reports (EIRs)

P.37



Landmark Districts: Duboce Park & Market Street Masonry

TWO LANDMARK DISTRICTS DESIGNATED IN SAN FRANCISCO

In an effort to preserve significant historic and cultural properties in San Francisco, the department successfully proposed two areas for landmark district status for Market Street Masonry and Duboce Park.

Cited for its architectural significance, the Market Street Masonry Landmark District includes eight buildings on and near Market Street. All of the buildings in the district are separated along a stretch of Market Street, but are similar in structure and known for their association with San Francisco's reconstruction after the 1906 earthquake and fire.

The Planning Department's vision under the Market and Octavia Plan is to create a balance of new development while retaining historical features around Market Street. The designation of the Masonry Landmark District aligns with the department's goal to revitalize and share San Francisco's unique character.

The Duboce Park landmark district is cited for its architectural character and historical significance. Approved as the first residential landmark district since 2003, Duboce Park includes 87 residential buildings and three distinctive mid-block park entrances.

The shared history of the park and the adjacent residential development resulted in the rare siting of houses directly on the park, with no separation by road or sidewalk. Most buildings were constructed from 1899 to 1902 and were designed in the Queen Anne and Edwardian-era styles, resulting in a cohesive streetscape of cottages and flats.

Both districts were unanimously approved by the Board of Supervisors in 2013.

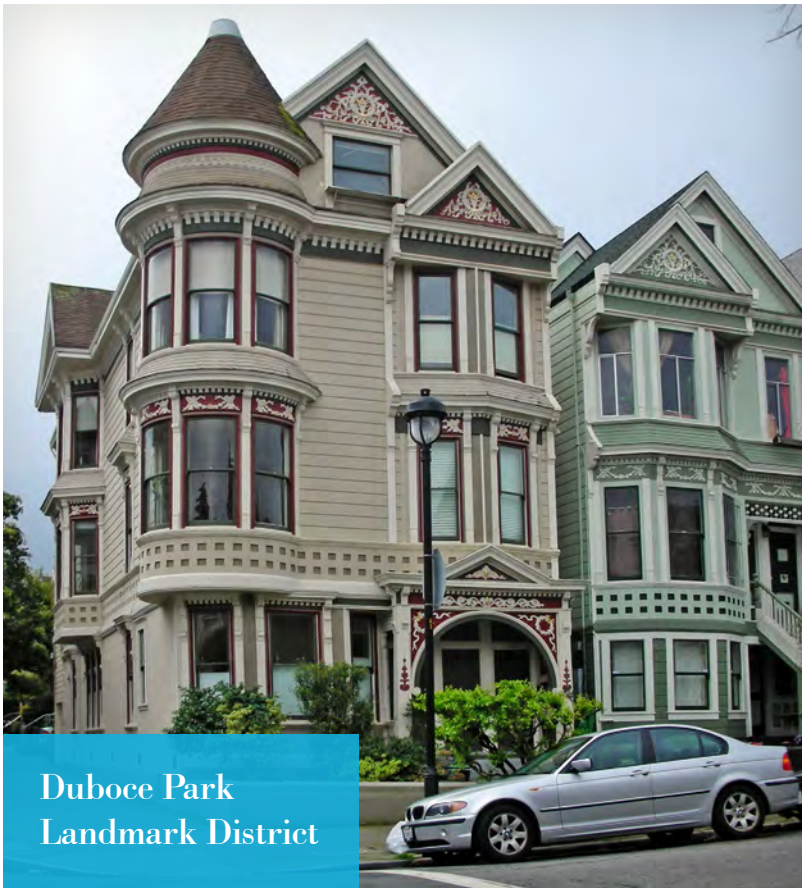
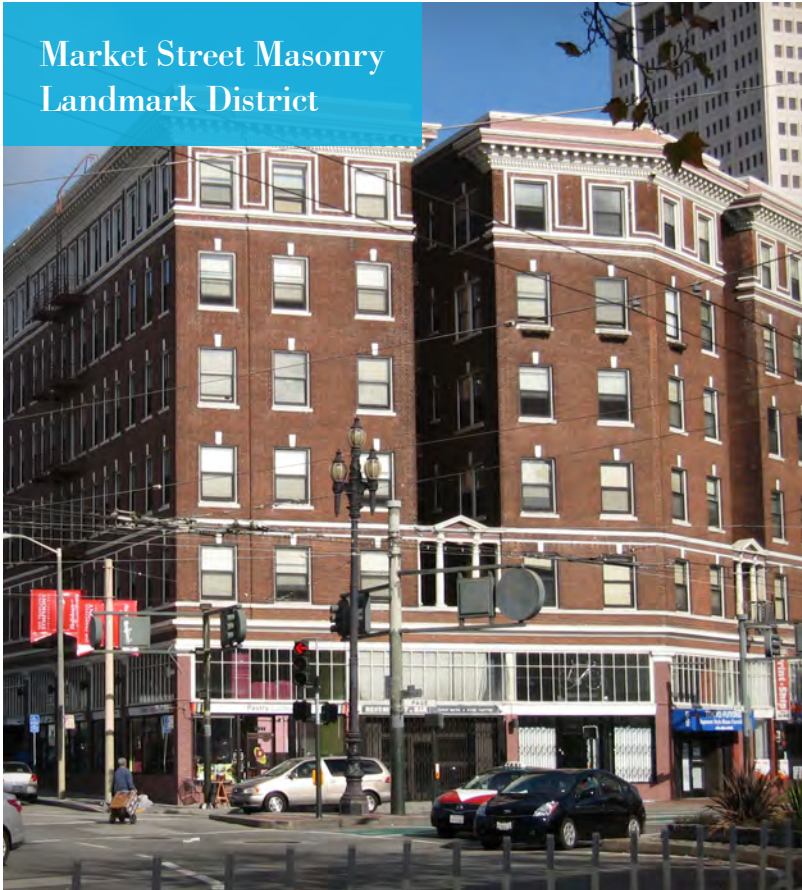
For more information on the Duboce Park Landmark District visit:

<http://dubocepark.sfpplanning.org>

For more information on the Market Street Masonry Landmark District visit:

<http://marketmasonry.sfpplanning.org>

Market Street Masonry
Landmark District



Duboce Park
Landmark District



Historic Landmarks: Sam Jordan's Bar and Twin Peaks Tavern

LOCAL BARS DESIGNATED AS HISTORICAL LANDMARKS

The department celebrated two historical landmark designations, made possible by the historic preservation team.

Sam Jordan's Bar (4004 Third Street) is significant due to its association with the late Sam Jordan, a prominent African American community leader, Golden Gloves champion, pioneering African American business owner along the Third Street corridor in the Bayview District, and the first African American candidate for Mayor of San Francisco (1963). The establishment was known as an organizing space and catalyst for community-based initiative.

In 1959, Mr. Jordan opened Sam Jordan's Bar in a c.1880's building that was originally constructed adjacent to the corrals, slaughterhouses, and tanneries associated with "Butchertown." The bar is still in operation and is one of the oldest continuously operating African American businesses along the Third Street corridor.

The Twin Peaks Tavern (401 Castro Street) is the first known gay bar and is a living symbol of the liberties and rights gained by the lesbian, gay, bisexual, transgendered (LGBT) community in the second half of the 20th century.

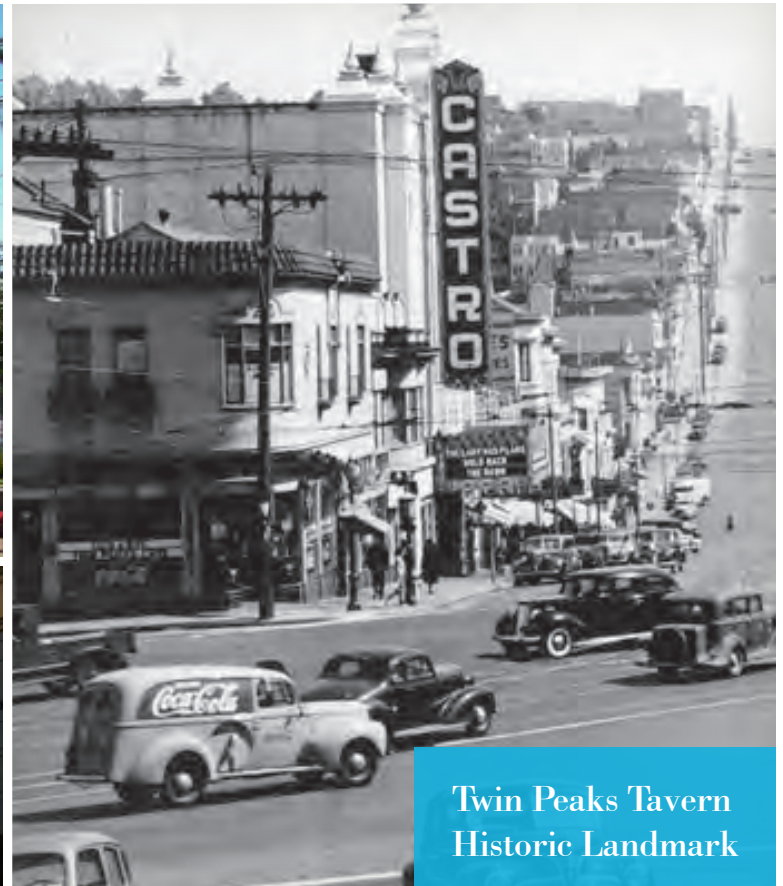
First opened in 1935, the bar lease was purchased in 1972 by two lesbians and refurbished as a fern bar for a gay clientele. Housed in a turn-of-the-century building with an intact 1923 Mediterranean Revival-style façade in the heart of the Castro, the bar retains its expansive windows and other character-defining features and continues to serve the LGBT community.

The Board of Supervisors unanimously voted to landmark both iconic establishments for their historical status in January 2013.

"When working on landmarks, I enjoy meeting and learning the history of people like the Jordan family of Sam Jordan's Bar, who are still deeply rooted in the African American community in the Bayview."

*- Mary Brown,
Preservation Planner*

Sam Jordan's Bar
Historic Landmark



Twin Peaks Tavern
Historic Landmark

Western SoMa

The department supported the Western SoMa Citizens Planning Task Force in an eight-year public planning process to create the Western SoMa Community Plan. Drafted in September 2008 and updated in October 2011, the plan is a comprehensive vision for shaping growth on the western side of the South of Market area.

Key objectives of the Western SoMa Area Plan include reducing land use conflicts between industry, entertainment and other competing uses, such as office and housing; protecting existing residential uses on the alleys; retaining existing jobs in the area; improving the public realm for pedestrians and bicyclists; and encouraging diverse and affordable housing. Achieving these objectives will help create a complete neighborhood with a high diversity of land uses.

The new plan supports and builds on the Eastern Neighborhoods Plan's vision for the traditionally industrial and mixed use areas in the eastern part of the City. It complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, while making adjustments to the Plan based on understanding the key

issues through community outreach to the residents and workers in the area. The planning process also included associated legislation to amend the General Plan, Administrative Code, Planning Code, and Zoning Map to implement the Plan over time. An Implementation Document was created to outline the Plan's Public Benefits Program, which addresses the specific public benefit needs of the area and explains the mechanisms to provide the necessary funding for those benefits.

As part of the project, the department completed the environmental impact report that analyzed the potential environmental effects associated with the Western SoMa Community Plan at a program level, and also analyzed impacts of the rezoning of adjacent parcels and the 350 Eighth Street project at a project-specific level.

The environmental impact report was certified and the Plan was adopted by the Planning Commission on December 6, 2012.

On March 19, 2013, the Board of Supervisors adopted the Western SoMa Area Plan and its associated legislative amendments.



Japantown Cultural Heritage and Economic Sustainability Strategy

JCHESS

After several years of collaboration with San Francisco's Japantown community, the Department published a draft of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS), a strategy document that focuses how the City can preserve and celebrate a neighborhood's cultural heritage.

The goals of the Japantown Cultural Heritage and Economic Sustainability Strategy are:

- securing Japantown's future as a historical and cultural heart of the Japanese and Japanese American Community,
- securing the neighborhood's future as a thriving commercial and retail district,
- securing Japantown's future as a home to residents and community-based institutions, and
- securing the neighborhood's future as a physically attractive and vibrant environment.

In partnership with the Office of Economic and Workforce Development and the Japantown Organizing Committee, JCHESS includes a mix of actions from the City and the Japantown community that will support the overall vision of keeping Japantown a culturally rich, authentic, and economically vibrant neighborhood. Some of the proposed strategies include creating a Community Development Corporation, a Community Benefits District, a Neighborhood Commercial District, implementing the Invest in Neighborhoods program, and making improvements to Peace Plaza and the Buchanan Mall.

The draft JCHESS was published in July 2013. JCHESS was unanimously endorsed by the Historic Preservation and Planning Commissions in September 2013.



California Pacific Medical Center

CPMC

During the last fiscal year, the City re-negotiated a Development Agreement with California Pacific Medical Center (CPMC), as part of CPMC's long range development plans to construct a new seismically-safe hospital and medical office building at Van Ness & Geary, a new seismically-safe hospital and medical office building at St. Luke's Campus, and a new Neuroscience Institute building at the Davies Campus.

Last June, when CPMC was nearing the end of their approval process, a key provision of the proposed Development Agreement was brought into question. Based on some new information, the City could no longer support the Development Agreement, as negotiated. As a result, the City established a coalition consisting of three members of the Board of Supervisors (President Chiu, Supervisor Campos, and Supervisor Farrell), a mediator (Lou Giraudo), Mayor's Office staff, and CPMC to renegotiate several key terms of this Agreement. Over the last fiscal year, this coalition worked together to negotiate the new terms, and the Development

Agreement, along with all related pieces of legislation, were ultimately approved – unanimously – by the Planning Commission in May 2013 and the Board of Supervisors in July 2013.

Some key components of the renegotiated Development Agreement include:

- A secure future for St. Luke's – 120 bed acute care hospital (40 more beds than the previous Agreement) with Centers of Excellence in Community and Senior Health, as well as comprehensive emergency services
- A smaller Cathedral Hill Hospital, with a maximum of 304 beds (a 251 bed reduction from the previous Agreement)
- A continued level of Baseline Charity Care for San Francisco's most vulnerable populations for a period of 10 years. Over and above the Baseline Commitment, CPMC will be responsible for the healthcare services of 5,400 new Medi-Cal managed care beneficiaries for a period of 10 years

- Funding for a new Innovation Fund to support and improve the capacity of community clinics to increase their participation in managed Medi-Cal programs
- Protection of the City's Health Service System ("HSS) from premium increases by capping rates for 10 years
- Funding for affordable housing
- Funding for MTA transit facilities and service
- Funding for pedestrian safety and streetscape improvements
- Workforce requirements related to local hire for construction, job training programs, and the creation of career paths for San Franciscans

Because of this renegotiated Agreement, the City is on track to see the rebuild of two of the City's most important hospitals, ensuring quality healthcare for patients and guaranteeing seismic safety for generations of San Franciscans.

CPMC Van Ness & Geary Campus



CPMC Van Ness & Geary Campus



CPMC Davies Campus



CPMC St. Luke's Campus

CEQA Legislation

CREATION OF CEQA APPEAL PROCEDURES AND NOTICING REQUIREMENTS

The California Environmental Quality Act (CEQA) ensures that decision makers are aware of potential environmental impacts prior to authorizing any project. While the goal is simple, the process is sometimes confusing. To compound the complexity, since administrative appeals of CEQA determinations were first allowed 2002, San Francisco has had no legislative process or clear deadlines for appeals of the most commonly-issued determinations. Department staff found this lack of clarity resulted in 25% of attempted appeals of exemptions being disqualified from a hearing at the Board of Supervisors. Three different Board members attempted to solve this issue in past years.

This year, the Department successfully partnered with Supervisor Scott Wiener to develop legislation that paired concrete deadlines and new processes with improved public notice requirements. Supervisor Wiener introduced this legislation in the Fall of 2012. Since then, the legislation has had over a dozen public hearings and has been the subject of numerous meetings with both supporters and opponents of the legislation for feedback. Both the

Planning Commission and Historic Preservation Commission recommended passage this fiscal year.

Now, after ten years, the City has codified rules around the CEQA appeal process. This big step forward will improve unnecessary delays and reduce confusion for both project sponsors and opponents. This success is the result of much thought and dialogue between the public, elected officials, the commissions, and staff. The final bill benefited from a consensus developed through additional leadership from Board President David Chiu and Supervisor Jane Kim. The final adopted law includes:

- established procedures and deadlines for appeals;
- enhanced the public notice procedures, including web posting and subscription based noticing;
- prioritized CEQA review for affordable housing and bike/pedestrian infrastructure projects; and
- mandated new review of modified projects and the opportunity for a reconsideration of whether a project was modified.



Bike Legislation

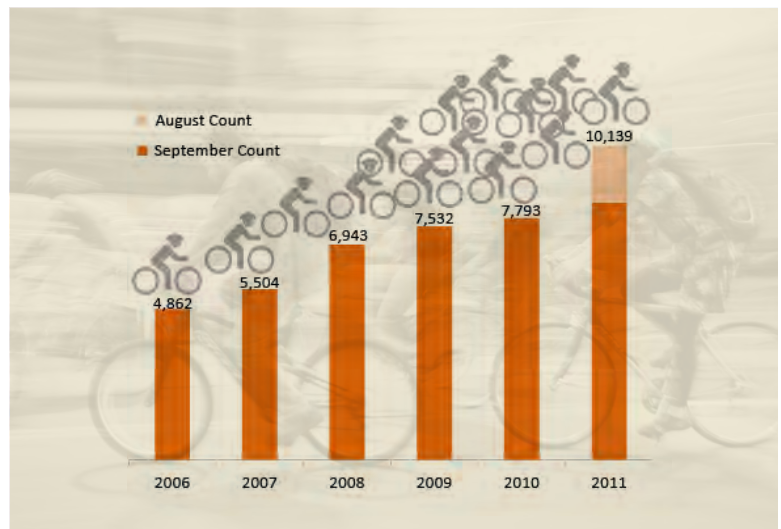
Bike ridership in San Francisco has significantly increased over the past decade, according to both national American Community Survey commute ridership counts and local SFMTA bicycle counts. This year, the Department proactively brought a comprehensive overhaul of bicycle parking requirements in the Planning Code to the Planning Commission in response to this surge in ridership and the resulting need for bicycle infrastructure.

The new law regulates long-term and short-term bicycle parking based upon the anticipated need for different uses. A residential or office building would require more long-term bicycle parking spaces for residents and employees, respectively, while a retail store would require more short-term bicycle parking to accommodate shoppers.

The new law also upgrades the number of bicycle parking spaces required for each type of building, based on best practices from similar cities with high bike ridership - such as Vancouver, Portland, and New York - as well as national standards from the Association of Pedestrian and Bicycle Professionals.

This forwarding-thinking bicycle parking law sets out to make San Francisco a national model for communities in support of bike use. The requirements also include other features such as:

- Prioritizing easy access to bicycle parking facilities through location and placement requirements;
- Allowing conversion of car parking to bicycle parking;
- Establishing design, layout, and clearance guidelines through user-friendly graphics in a Zoning Administrator Bulletin;
- Requiring City-owned buildings and garages to upgrade their existing bicycle parking facilities based on the new requirements; and
- Creating a new bicycle parking fund administered by the SFMTA to provide more bicycle racks on sidewalks (using revenue from optional fee payments in lieu of providing required visitor bicycle parking).



Green Connections Project

Green Connections is an effort to increase access to parks, open spaces, and the waterfront by envisioning a network of ‘green connectors’ – city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and other forms of active transportation. The project aims to make the City more healthy, sustainable, and livable through features such as pedestrian and bicycle infrastructure, street trees and other landscaping, stormwater management techniques, and opportunities for beautification and public art.

A collaborative effort between the San Francisco Planning Department, San Francisco Municipal Transportation Agency, San Francisco Department of Public Health and the Mayor’s Office of Housing, the City partnered with three community-based organizations to assist with public outreach: San Francisco Parks Alliance, Walk San Francisco and Nature in the City. The Green Connections program held a number of public events and collected hundreds of public comments to help refine the Green Connections network and concept designs.

The project was funded through a grant awarded by the Strategic Growth Council, and includes the following deliverables:

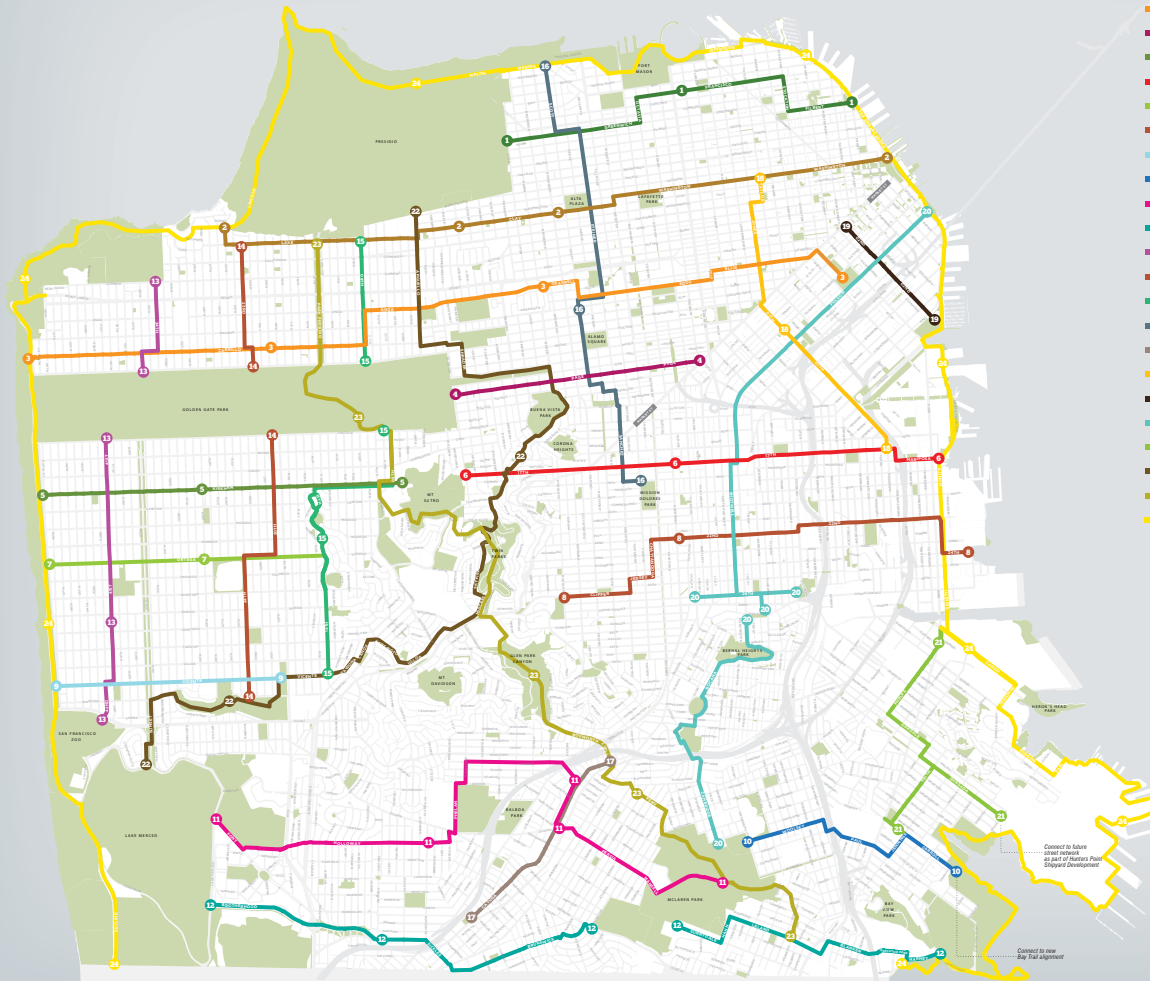
- *Green Connections Network*: a map of 25 routes, totaling 115 miles of streets across the City that could be improved to better connect people to parks and open spaces.
- *Design Toolkit*: a set of 16 design typologies for street intersections and blocks that could be applied to routes, depending on local conditions and priorities.
- *Planting Palette*: a list of recommended plants that are well-suited to local conditions and that provide habitat for native wildlife.
- *Focus Neighborhood Conceptual Designs*: preliminary designs for routes in six Focus Neighborhoods: Bayview-Hunters Point, Chinatown, Potrero Hill, Tenderloin, Visitacion Valley, and Western Addition.
- *Implementation Document*: Funding sources and strategies available to the City, private sector and community members to get involved in completing the Green Connections network.

The draft Green Connections network was unveiled at an open house in October 2012 and is currently under environmental review. The Draft Green Connections report is expected to be complete in late 2013.



GREEN CONNECTIONS REVISED DRAFT NETWORK

August 27, 2013



LEGEND

ROUTES

- 1 Presidio to Bay: Monarch
- 2 China Beach to Bay: Pygmy Nuthatch
- 3 Market to Beach: Anna's Hummingbird
- 4 Bay to Beach: Cedar Waxwing
- 5 Kirkham, Suto to Beach: Coyote Bush
- 6 Mission to Peaks: Anise Swallowtail
- 7 Ortega, 14th St to Beach: Coastal Prairie
- 8 Noe Valley to Central Waterfront: American Bushtit
- 9 Vicente, 20th to Beach: Coastal Dune Scrub
- 10 Yosemite Creek: Red-winged Blackbird
- 11 Ingleside: Coast Live Oak / California Buckeye
- 12 Lake Merced to Candlestick: Western Fence Lizard
- 13 Lincoln Park to Zoo: American Dune Grass
- 14 Presidio to Park Merced: Coast Buckwheat
- 15 West of Twin Peaks: Green Hairstreak
- 16 Marina Green to Dolores Park: West Coast Painted Lady
- 17 Excelsior: Cliff Swallow
- 18 Tenderloin to Potrero: Western Tiger Swallowtail
- 19 Downtown to Mission Bay: Western Gull
- 20 Folsom, Mission Creek to McLaren: Pollinators
- 21 Bayview to Bay Trail: Black-tailed Jackrabbit
- 22 Ridge Trail: Nuttall's White-crowned Sparrow
- 23 Crosstown Trail: Coyote
- 24 Shoreline: Western Snowy Plover and Salt Marsh Harvest Mouse

Notes:
Some portions of routes may not be ideal for bicycles due to conditions such as steep topography, stairs or trails.

The proposed network falls mostly on public rights of way, but occasionally deviates onto public properties such as park lands.



Highlights: Completed Projects

NEW Live User Maps: Three important new maps were developed in this fiscal year utilizing live data, displaying information on interactive maps for ease of use. The Privately-Owned Public Open Space (POPOS) and Public Art map features dozens of spaces and artwork available to the general public. The Landmarks map shows the exact location of each historic landmark, along with property information and images. The CEQA Exemptions map shows existing projects exempt from environmental review. And finally, the SFFind website was developed using the popular Property Information Map template. This tool allows residents to get information about city resources in their neighborhood – libraries, schools, elected officials, street sweeping schedules, and crime statistics.

<http://popos.sfplanning.org>

NEW Internal Network Administration: MS Office version upgraded from 2003 to 2010, migrated department emails from Lotus Notes to Microsoft Outlook/Office365; Windows 7 upgrade is still in progress.

Adoption of the Transit Center District Plan and Rezoning (August 2012): After approval by the Planning Commission in FY11-12, the Board of Supervisors unanimously adopted the Transit Center District Plan. The plan is a comprehensive vision for shaping growth on the southern side of Downtown to respond to and support the construction of the new Transbay Transit Center project, including the Downtown Rail Extension. ¹

<http://transitcenter.sfplanning.org>

Adoption and implementation of Proposition C: created a 30-year Affordable Housing Trust Fund, and added supportive amendments to the City's Planning Code.

Transportation and Streets Infrastructure Package (TSIP): Approval of \$5 million in new capital funding for area plan public improvements as part of City FY13/14 capital budget (July 2013).

Approval of 2001 Market In-Kind Agreement (March 2013): Agreement with 2001 Market developer to build new public plaza and pedestrian safety enhancements at Dolores and Market Streets. Construction by the project sponsor is expected to be complete in late 2013/early 2014.

Opening of the redesigned Jefferson Street in Fisherman's Wharf: Since 2006, the department has been working with the Fisherman's Wharf Community Benefit District and the community to revitalize an important regional destination along the waterfront and make significant pedestrian and bicycle improvements. A ribbon-cutting ceremony for the completion of the first phase of the Jefferson Streetscape Improvement Project took place in June 2013. ²

www.newjeffersonstreet.com

Better Market Street: Led by the Department of Public Works, completed the concept design phase in July 2013 and will begin environmental review this fall. Environmental review will be completed by 2015. ³

www.bettermarketstreetsf.com

Castro Street Design Project: Completion of 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. The project was approved by the SFMTA Board in August 2013 with construction expected in January 2014. ⁴

<http://castro.sfplanning.org>

Chinatown Broadway Street

Design: Completion of the design and project's planning phase and publication of report (February 2013). The project developed a conceptual design for Broadway between Columbus Avenue and the Broadway Tunnel to enhance pedestrian safety, comfort and enjoyment of the street. The project has received full funding for detailed design and construction through Proposition AA and a One Bay Area Grant allocation, and is now entering the final design phase. [5](#)

<http://broadway.sfplanning.org>

17th and Folsom Park: After a series of community meetings, a concept design for a new park at 17th and Folsom was developed and has been approved by the Recreation and Parks Commission. San Francisco Recreation and Parks is planning to construct the new park, funded in part by a grant from the California Statewide Park Program of the California Department of Parks and Recreation.

<http://bartlettplaza.sfplanning.org>

Landmark Designation Status

for Doelger Building: In March 2013, the San Francisco Board of Supervisors unanimously approved to landmark the Doelger Building (320 Judah Street) for its historical significance serving as a headquarters building for the prolific San Francisco homebuilder, Henry Doelger. It was a prominent landmark in the Sunset District during 1930s - 1950s and served as an advertisement for Doelger's successful house-building empire. [6](#)

NEW Bartlett Mercado Plaza: In partnership with DPW, SFMTA, Rebar Design Group and the Mission Community Market, the Bartlett Mercado Plaza will create a pedestrian plaza to house weekly Mission Community Market and other community events. The final conceptual design phase for Bartlett Mercado Plaza was completed with construction anticipated to begin in April 2014. The expected completion date is January 2015. [7](#)

<http://bartlettplaza.sfplanning.org>

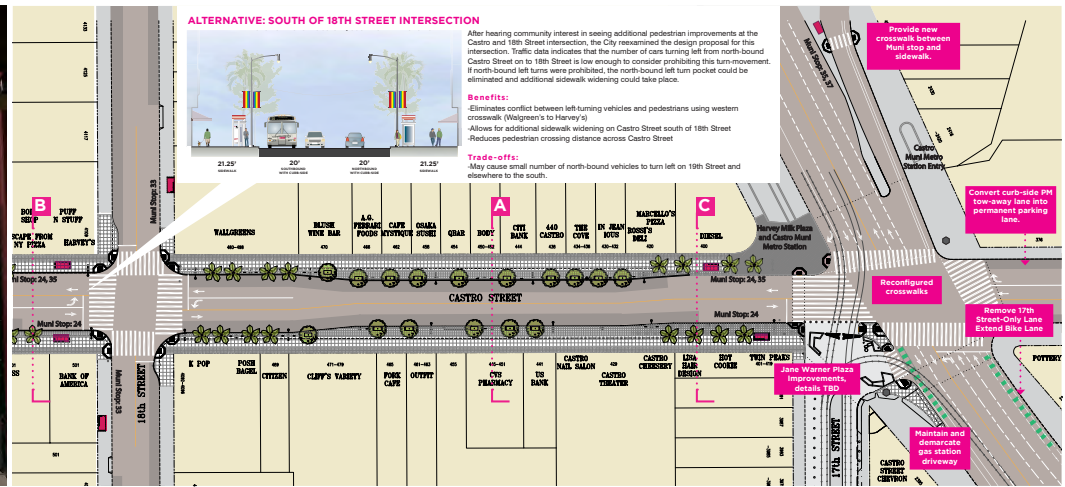
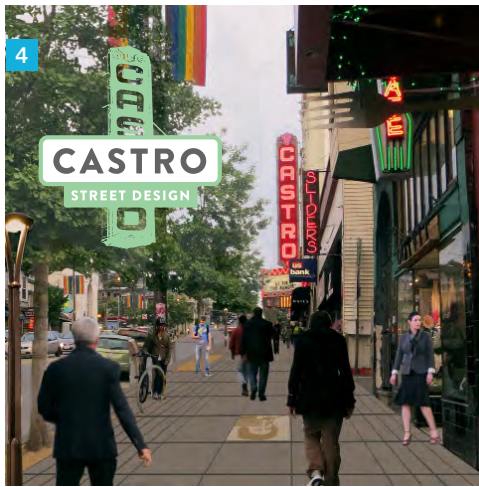
Sunset District Historic Resource

Survey: In the past year staff completed the Sunset survey, including a Historic Context Statement that focuses on the Sunset District's prolific builder developers and residential tracts constructed from the mid-1920s into the post-War era. The survey covers 2,762 single-family houses in the Sunset District constructed from 1925 to 1950. It documents clusters of eligible historic districts and individual historic buildings, as well as buildings that do not qualify as eligible historic resources. The Historic Preservation Commission (HPC) adopted the Sunset survey findings on September 18, 2013.

<http://sunsetsurvey.sfplanning.org>

HIGHLIGHTS: COMPLETED PROJECTS





5 Chinatown Broadway Street Design



6 Doelger Building Historic Landmark



7 Bartlett Mercado Plaza

Highlights: Projects Underway

Pavement to Parks Parklet RFP: In January 2013, the City expanded the parklet program by opening a call for new parklet proposals around the city. In addition, the city developed the San Francisco Parklet Manual, a comprehensive overview of the goals, policies, procedures and guidelines for creating a parklet in San Francisco. After the closing date for parklet proposals, the department received 55 proposals, with notification for parklet approval to begin in August 2013. [1](#)

<http://pavementtoparks.sfplanning.org>

Cesar Chavez Streetscape Project: Construction has begun on the Cesar Chavez streetscape project, (conceptual planning led by Planning Department in 2011) including a new tree-lined median, stormwater planters and bicycle and pedestrian safety improvements. [2](#)

Cesar Chavez East: Design plans have been completed for Cesar Chavez East to improve the pedestrian and bicycle environment on this underserved corridor using grant funds from CalTrans Environmental Justice Program. [3](#)

<http://chavezeast.sfplanning.org>

Eco-District Program: Through the department's sustainable development program, the department created an Eco-District Program Framework for the Central Corridor. The goal of the program is to implement an infrastructure systems-based approach to meeting water and energy goals for the plan area, under the guidance of a Central Corridor Eco-District Task Force. [4](#)

<http://sustainabledevelopment.sfplanning.org>

NEW Haight Ashbury Public Realm Plan: Continued work on the Haight Ashbury Public Realm Plan. A draft plan expected early 2014. [5](#)

<http://haightashbury.sfplanning.org>

Urban Forest Plan: Policies and Recommendations for long-term health and maintenance of the City's street trees. Publication of the Draft Urban Forest Plan expected Fall 2013. [6](#)

<http://urbanforest.sfplanning.org>

Visitacion Valley/Schlage Lock Plan: Development of a revised master plan and economic strategy to stimulate change on this 20-acre opportunity site, in the wake of the demise of Redevelopment Agency and the related loss of public funding.

<http://visvalley.sfplanning.org>

Fisherman's Wharf Public Realm Plan: A comprehensive vision for the streets, open spaces and new development in the neighborhood, expected to be adopted in the fall of 2013. Funding for the remaining three blocks of the plan's signature project, the redesign of Jefferson Street, will be sought in 2013-14.

<http://fishermanswharf.sfplanning.org>

Walk First Investment Strategy: Building on recommendations of WalkFirst, the Investment Strategy will develop a prioritized citywide capital project list of pedestrian safety and walkability improvements. Project is a partnership between the Controller's Office, SFMTA, and the Planning Department. Expected completion: Winter/Spring 2014.

<http://walkfirst.sfplanning.org>

Health Care Services Master Plan: Conclusion of the Health Care Services Master Plan (HCSMP) Task Force and publication of the Health Care Services Master Plan (July 2013), which identifies needs for health care services in San Francisco and recommends how to achieve an appropriate distribution of health care services. Adoption expected Fall 2013.

General Advertising Signs: In total, 84 signs were removed last year. This includes 18 removed through enforcement action and 66 that were removed voluntarily or due to adjoining development. This brings the total inventory of legal signs down to 818. There are only 54 illegal signs that are pending removal. Most of these signs are the subject of ongoing litigation.

<http://gasp.sfplanning.org>

NEW Case Coordinator Framework:

The Planning Department is designing 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 will receive proper project management and scheduling software training.

Permit & Project Tracking System:

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. To date, the analysis and configuration phases of the project have been completed. Phase 1 of the User Acceptance Testing of the configured system began in early May, and the remaining 2 rounds of testing will occur in 2013. Due to additional requirements of the system by both Planning and DBI, the scope of the project has expanded, resulting in a new launch date in Q3 of FY13-14.

<http://ppts.sfplanning.org>

NEW File Digitization: Operations staff successfully began digitizing and archiving hardcopy Commission motions and resolutions.

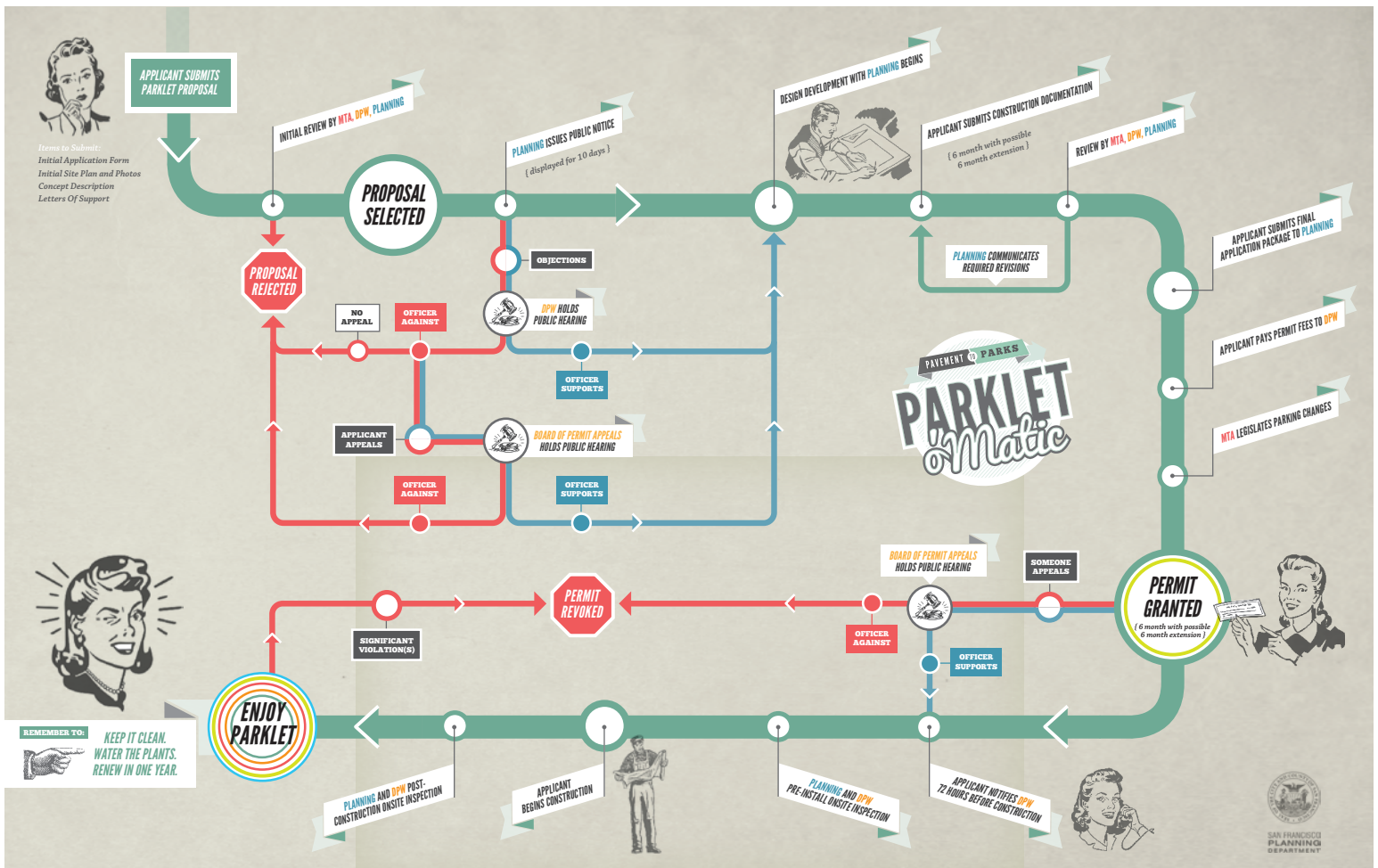
Server Consolidation: The department continued work on the consolidation of an enterprise server room with the Human Services Agency and Department of Building Inspection at 1660 Mission Street in order to reduce technology and infrastructure costs.

NEW Storage Area Network: The department 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

1 Pavement to Parks
Parklet Program

Parklet Applications

55 Parklet applications
received46 Parklet applications
under review



2 Cesar Chavez Streetscape Project



4 Eco-District Program



6

1 GREEN ROOFS & LIVING WALLS

Rooftop gardens, green roofs and living walls provide many planting and greening opportunities on buildings.

2 TREES ON PRIVATE PROPERTY

Trees and plantings on private property including the fronts and backyards of homes and apartment buildings make up a significant portion of the urban forest.

3 ON-GOING MAINTENANCE

Trees and plantings in the urban environment require consistent maintenance and care to ensure health and public safety.

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.

5 PARK TREES

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

6 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.

What is an Urban Forest?

San Francisco's urban forest includes the collection of trees, vegetation and understory plantings found along the city's streets, within parks and in the built environment. The urban forest is distinguished by its urban setting full of paved surfaces, streets, buildings, vehicle traffic and large population. Our urban forest is primarily human created - the result of tree planting and greening activities carried out by people rather than native forest systems. Given its location, it requires constant maintenance to keep roads, sidewalks and parks clear and safe. The concept of an "urban forest" allows us to think holistically about the trees and vegetation within a city, quantify their benefits, and manage this resource for the enjoyment of present and future generations.

Communications, Outreach & Engagement

With the introduction of the new Communications function within the department, and the release of the City's first Public Outreach and Engagement Effectiveness Report, the department's level of public outreach and internal engagement has significantly expanded and improved in the past fiscal year.

Based on the report's findings and resulting recommendations, the department launched a number of new communications initiatives to help further the department's goal of increasing awareness and improving engagement.

Public Outreach and Engagement

Team: An internal advisory group charged with the role of providing advice and support to staff on public outreach-related issues, identifying staff training needs, and developing resources to assist staff in their engagement efforts.

Public Participation Training: Over 30 staff attended a five-day training program with the International Association of Public Participation to learn public participation planning, communications skills, and techniques to engage the public. The department also hosted a one-day training session with the Davenport Institute for Public Engagement and Civic Leadership to over 60 department staff and staff from other city agencies.

Ambassador Program: A team of 19 planners selected to be ambassadors for the department, responsible for engaging the general public through attendance at community events. The ambassadors are scheduled to attend 10 community events in 2013, with plans to develop seminars on topics such as permits, legislation, and historic preservation.

Employee Newsletter: A bi-monthly electronic newsletter intended to inform, engage and celebrate staff. Regular features include A Message from the Director, Staff Spotlight and contests.

Social Media: A concerted effort in expanding the department's presence on social media began in this fiscal year, increasing Twitter followers by 28% (1648), Facebook followers by 25% (378). Work is underway to develop videos on common Planning topics.

Electronic Notices: Work is underway to offer more notices in electronic format and allow the public to be notified when changes are made to a project webpage. Subscribers will also be able to choose to receive notices via email or text message.

Improved Access to Information: Developed internal standard operating procedures to ensure compliance with the City's Language Access Ordinance and the federally mandated Americans with Disability Act. An internal Language Access committee was developed to explore ways to improve internal processes and provide information to the general public about free language services.



Publications

Completed Reports

4th & King Railyards Study: a study of the air rights development over the 4th and King Railyards. [1](#)

Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS) (Initial Draft February 2013, Full Draft July 2013). [2](#)

Pedestrian Strategy: an outline of specific departmental commitments to improve pedestrian safety and walkability in San Francisco.

Street Tree Census: information on location, age, species type and condition of the City's street trees

Street Tree Financing Study: study to identify a range of potential funding strategies to address the costs of street trees.

Invest in Neighborhoods Neighborhood Commercial District Assessments: Neighborhood profiles featuring information on demographic and socio-economic analysis, existing physical conditions, and a listing of opportunities and challenges. [3](#)

Roadmap for City Food Sector Innovation and Investment: a report guiding cities to develop local food investment strategies, create new jobs and strengthen local businesses while increasing a community's access to healthy, local and sustainably grown foods.

Downtown Plan Annual Monitoring Report 2011 [4](#)

Commerce & Industry Inventory 2011 [5](#)

San Francisco Parklet Manual (February 2013) [6](#)

Public Outreach and Engagement Report: A report outlining the of the department's effectiveness in engaging the general public on Planning activities and projects. [7](#)

Interagency Plan Implementation Committee (IPIC) Annual Report: A report on impact fees budgeted as part of the City's 10-year capital plan.

Completed Plans

Health Care Services Master Plan

Central Corridor Plan Draft for Public Review: an integrated community vision for the southern portion of the Central Subway rail corridor is South of Market. [8](#)

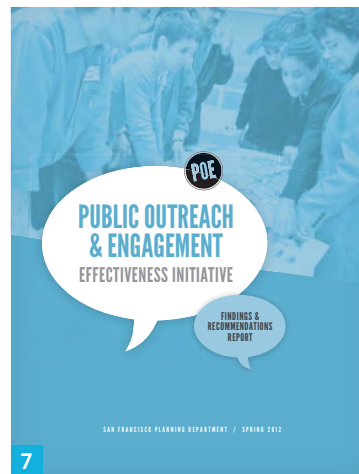
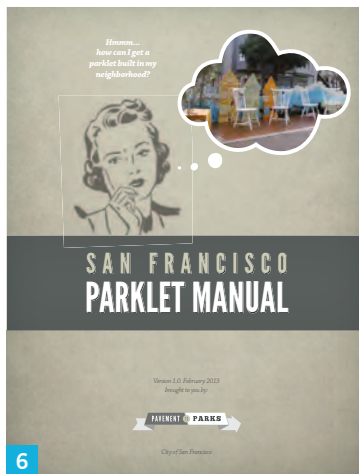
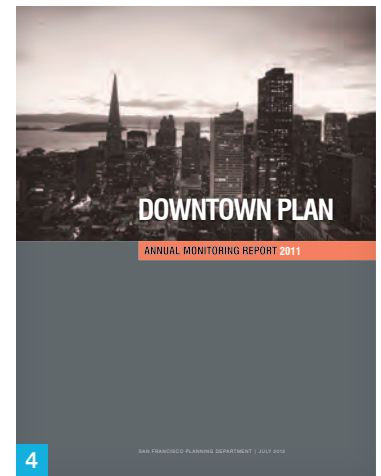
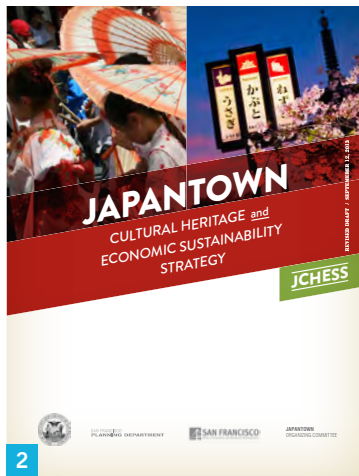
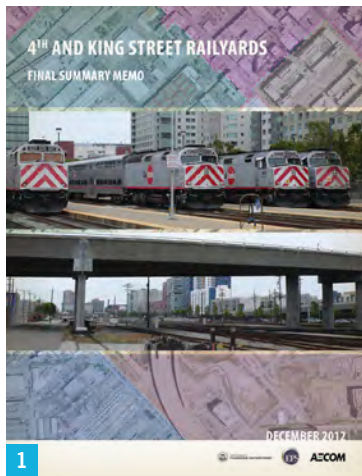
Completed Public Realm/ Streetscape Plans

Castro Street – concept design (May 2013)

Chinatown Broadway Community Design Plan (February 2013)

Better Market Street – concept design alternatives (July 2013)

Bartlett Mercado Plaza concept design (June 2013)



Published Environmental Impact Reports

- 200-214 Sixth Street (Draft)
- 706 Mission FEIR and EIR Appeal (Final)
- 706 Mission Street, The Mexican Museum and Residential Tower Project (Final)
- 8 Washington/Seawall Lot 351 Project (Final)
- 801 Brannan and One Henry Adams Project (Final)
- CPMC Final EIR and Revised Project Addendum (Final)
- San Antonio Backup Pipeline Project EIR (Final)
- The Peninsula Pipelines Seismic Upgrade Project (Draft)
- The SF Overlook Residential Project EIR (Final)
- Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project (Final)

Download these EIRs and more: <http://www.sf-planning.org/index.aspx?page=1828>

Awards & Accolades

Fisherman's Wharf Public Realm Plan, Jefferson Streetscape

2013 Connecting People to Beautiful Spaces Award, SF Beautiful



San Francisco Property Information Map

Public Access to Useful Property Information & Resources at the Click of a Mouse

Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave, 0767001, Mission and Van Ness, 2011.0218, Ferry Building

1650 Mission Street

Step 2: Review Property Information

Click tabs below to view property or parcel information

Property | Zoning | Preservation | Projects | Building Permits | Other

PARCELS (Block/Lot) MAP

3512/008

ADDRESSES:

1640 MISSION ST, SAN FRANCISCO, CA 94103
1650 MISSION ST, SAN FRANCISCO, CA 94103
1656 MISSION ST, SAN FRANCISCO, CA 94103
77 OTIS ST, SAN FRANCISCO, CA 94103

NEIGHBORHOODS MAP

South of Market, Civic Center, Financial District, Downtown, Embarcadero, Fisherman's Wharf, Golden Gate Park, Haight-Ashbury, Japantown, Little Italy, Marina District, Mission District, North Beach, Potrero Hill, Russian Hill, Union Square, Van Ness Corridor, West Portal, Woodside, Sausalito, Tiburon

Property Information Map

2012 Government-to-Citizen Local Government Award, Digital Government Achievement Award

2012 Bright Ideas in Government Award, Ash Center for Democratic Governance and Innovation



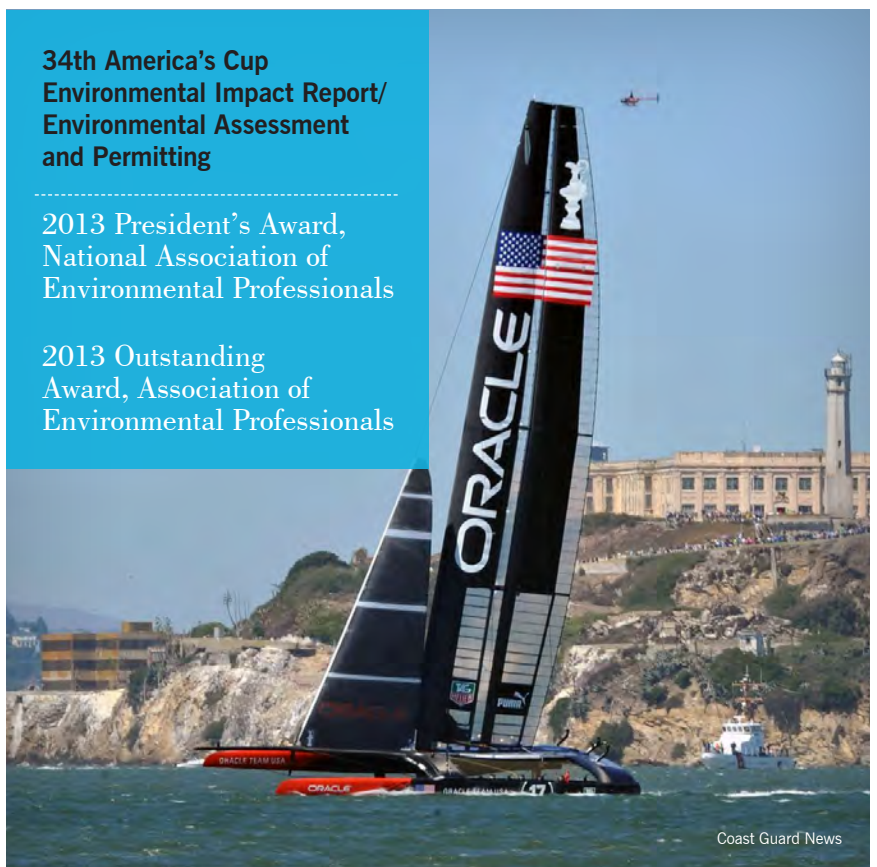
General Advertising Sign Program

2013 San Francisco Beautiful Award, Scenic America and SF Beautiful

34th America's Cup Environmental Impact Report/ Environmental Assessment and Permitting

2013 President's Award, National Association of Environmental Professionals

2013 Outstanding Award, Association of Environmental Professionals



Grants

Grants Awarded in 2012-2013

Total **\$986,028**

\$300,000*

Awarded by Re.Invest Initiative and Rockefeller Foundation for an analysis on San Francisco's **eco-district water systems**.

* Estimated Value In Technical Assistance/Consulting

\$250,000

Awarded by Caltrans Environmental Justice to create designs that will enhance neighborhood identity and improve pedestrian access on **Mission Street**.

\$250,000

Awarded by Caltrans Community Based Transportation Planning to improve pedestrian circulation within the **Market-Octavia Plan** area.

\$81,478

Awarded by the Historic Preservation Fund Committee to research and author a **historic context statement** on the African-American/Black experience in San Francisco.

\$55,550

Awarded by Friends of City Planning for **special projects** and **professional development**.

\$49,000

Awarded by the Columbia Foundation to assess the demand for manufacturing space, opportunities for job creation and connections with local farmers, and other required inputs necessary to stimulate the **food industry** cluster.

Grants Completed in 2012-2013

Total **\$563,528**

\$250,000

Caltrans Community Based Transportation Planning: improve pedestrian circulation within the **Market-Octavia Plan** area.

\$88,528

National Park Service Preserve America: designate and promote historical resources in the **Market and Octavia Plan** area.

\$22,500

Office of Historic Preservation Certified Local Government Program: develop a **historic context statement** for builder tract housing development from 1925-1950 in the Sunset District.



“Through my years working in our Finance division, I see how hard planners work and have a greater appreciation for what they do. It feels good to work together and make this department run smoothly.”

- Yvonne Ko, Senior Revenue Analyst

“I love my job because
I get to work with so
many different people
every day.”

- Lulu Hwang, *Operations Manager*



DATA APPENDIX

Planning by the Numbers

2012-2013 Stats

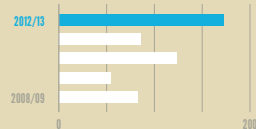
FY 2012/13

5-Year Trend

Approved Building Permits

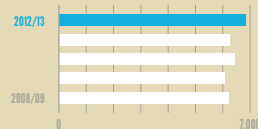
New Construction

172



Existing Alterations

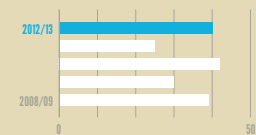
6,841



Changes to the Planning Code

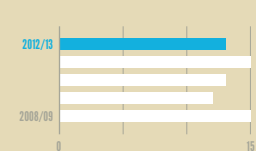
Text Changes

40



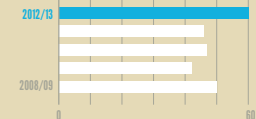
Zoning Changes

13



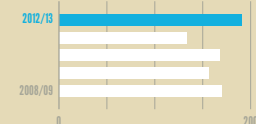
General Plan Referrals

60



Variances

190

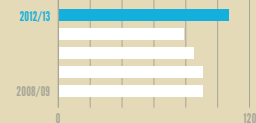


FY 2012/13

5-Year Trend

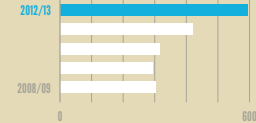
Completed Environmental Reviews

107



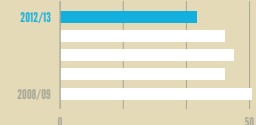
Projects Categorically Exempt from Environmental Review

595



Filed Discretionary Reviews

108



Designated Landmarks & Districts

Landmarks

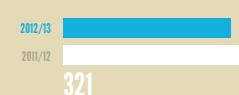
3

Landmark Districts

2

Zoning Administrator Letters of Determination

287



Project Activity

Project Review Meetings
Conducted for Potential
Projects

329

Preliminary
Project Assessment
Applications

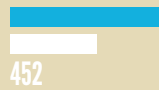
79

Enforcement

FY 2011/12 Comparison

775

Cases closed



760

New cases



\$109,895

Amount collected in penalties, code violation,
and other fees



Internal Help Desk Support

HelpDesk tickets
created

931

Resolved within
24 hours



Web Statistics

495,393

Total number of visits
to website

272,050

Total unique visitors
to website

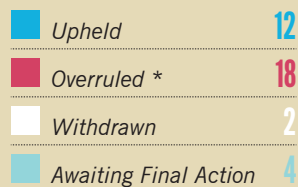
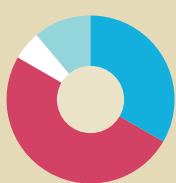
1,085,206

Total number of page
views

Board of Appeals

36

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



* ultimately approved by the Board with additional conditions

Property Information Map

1,850

Average unique
visitors per weekday

75,000

Average hits per
weekday

2,800

Average searches
per weekday

Planning Information Center

Average number of
customers a day

83



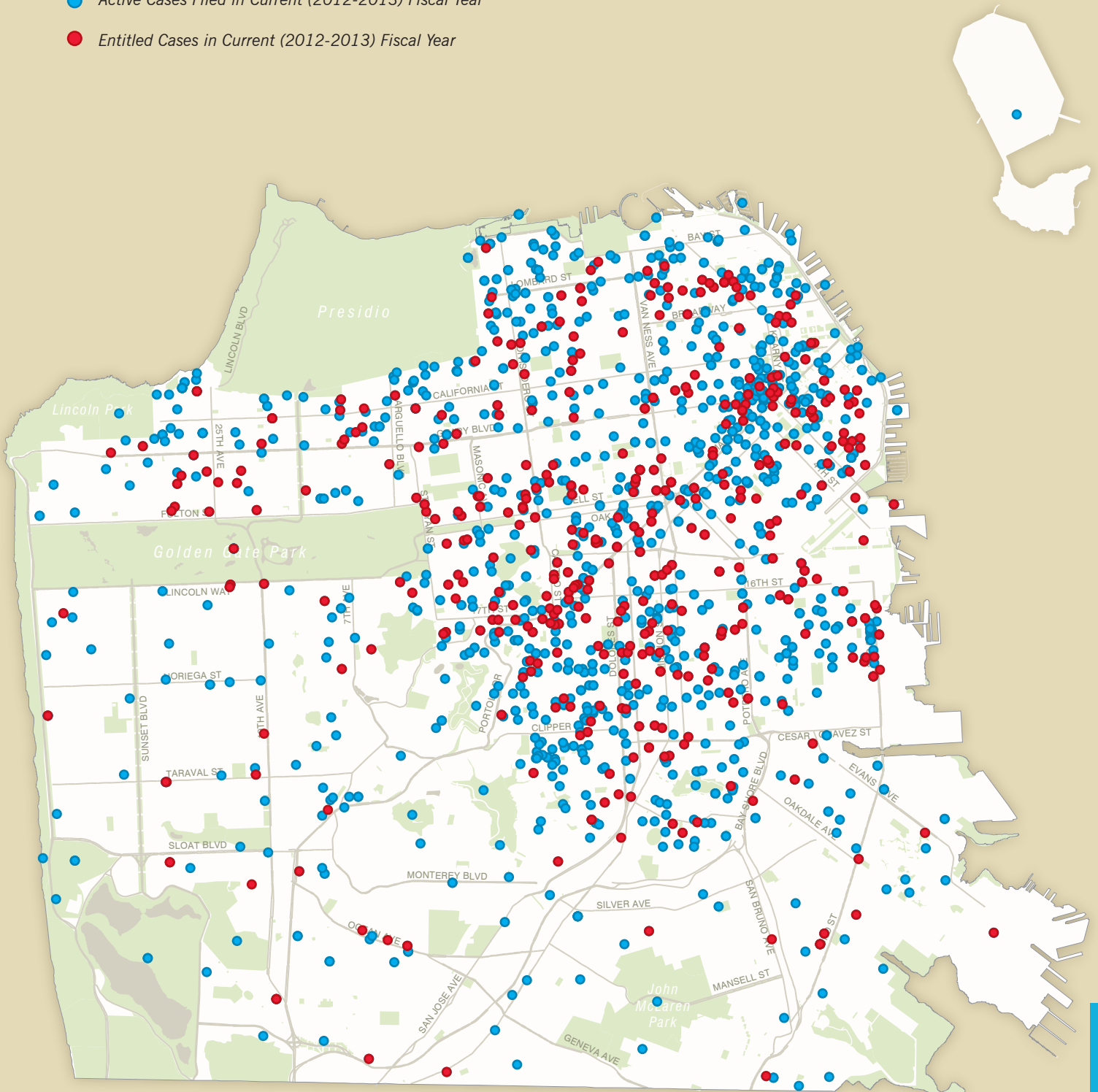
Average number of
customers a week

417

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.

Case Activity

- Active Cases Filed in Current (2012-2013) Fiscal Year
- Entitled Cases in Current (2012-2013) Fiscal Year



A "case" refers to all planning cases (i.e. conditional use, variance, etc), not building permits.

Case & Permit Volume Trends

The department assumed that planning case and building permit volumes would increase by 3% in FY12-13 from the prior fiscal year in the budget. Very early in the fiscal year, the department saw an influx of many applications, many of which were for much larger-scale projects. Overall, total volume of planning cases and building permits were up by 7.6% in FY12-13 compared to FY11-12. The largest volume increases were realized with building permits for new construction, environmental evaluations including categorical exemptions, Mills Act, and variances. FY12-13 volumes were the largest since FY07-08.

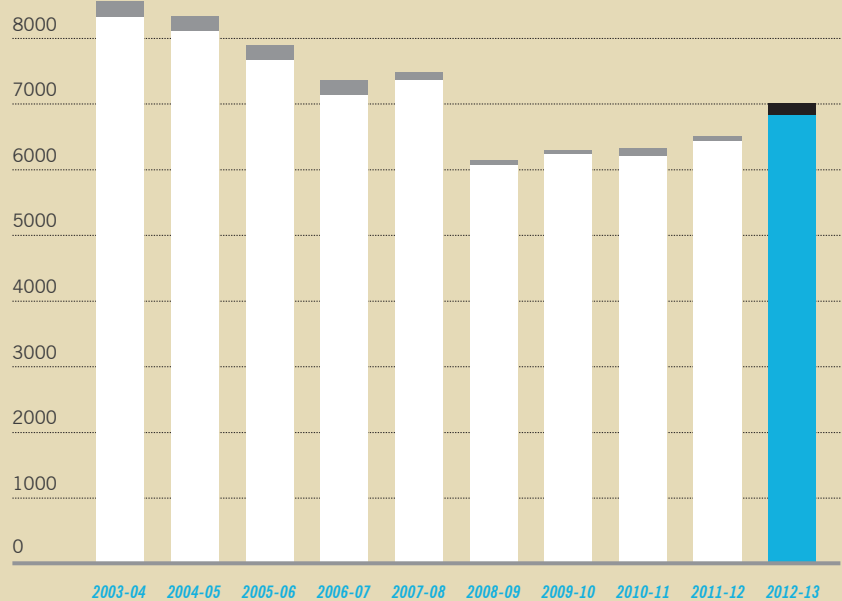
Case Volume Trend



Total 2012-13
Case Volume

1,977

Permit Volume Trend



Total 2012-13
Permit Volume

7,013

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 2003-2013

Applications filed for each category.

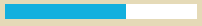
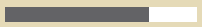




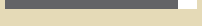



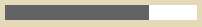
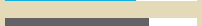
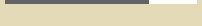

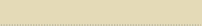
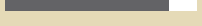


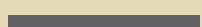



FEE CATEGORY	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Transportation Study Analysis	14	23	12	29	24	13	10	11	9	16
Certificate of Appropriateness	39	45	43	35	58	43	45	38	77	82
Annual Limit Comp.	0	1	4	7	7	4	5	6	13	12
Conditional Use + CU Appeal	162	154	155	126	190	144	184	207	226	183
Discretionary Review	305	312	254	202	190	152	130	137	130	108
Environmental Evaluation + Appeals	187	211	117	98	108	91	91	85	79	107
Categorical Exemptions	8	66	184	286	455	303	294	314	421	595
Federal E Review for MOCD	49	30	20	16	9	5	5	10	136	5
Designate/Redesignate Bldg Rating	1	0	0	3	2	1	0	0	0	1
Permit to Alter	1	3	1	0	1	2	2	66	79	98
Institutional Master Plan	6	2	2	6	1	5	3	8	4	2
Statement of Eligibility Application	0	0	16	18	9	2	1	4	0	0
Shadow Study Analysis	51	53	47	51	42	43	30	13	19	34
Landmark Preservation / Historic District	9	4	12	10	2	0	2	13	8	0
General Plan Amendment	5	3	6	4	4	5	7	5	8	4
Application for Certificate of Transfer of TDR	7	15	35	33	35	3	3	4	26	27
Coastal Zone Permit	1	2	3	2	2	2	4	1	1	1
Condomium Conversion	278	301	368	394	367	287	189	237	243	203
General Plan Referral	63	47	52	46	51	50	42	47	46	60
Subdivision of Land	84	80	71	71	58	60	39	39	38	39
Zoning Text Amendment	23	31	26	32	44	39	30	42	25	40
Mills Act or Other Usual Cases	4	7	7	6	14	38	43	40	79	102
Variance	226	268	282	240	255	170	156	168	133	190
Development Agreement	0	0	0	1	0	1	0	2	1	0
Downtown Control Exception	12	16	20	13	18	15	9	9	16	28
Application for Notice of Use of TDR	0	0	3	2	4	2	0	1	0	27
Zoning Reclassification / Map Change	9	18	20	9	16	15	12	13	15	13
Building Permits (New Construction)	237	225	222	215	131	82	54	123	86	172
Building Permits (Existing Alterations)	8,334	8,113	7,682	7,144	7,365	6,073	6,247	6,207	6,437	6,841
TOTAL	10,115	10,030	9,664	9,099	9,462	7,650	7,637	7,850	11,248	11,737

Performance Measure Improvement Initiative

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

This year's performance to complete the required review of planning cases and building permits to approval or disapproval within a targeted number of days was mixed and still below the set targets. Objectives were adversely affected by the increase in workload of many larger-scale projects that required additional, more complex and comprehensive review. Staffing levels have stayed relatively flat with few new hires and a number of staff lost due to attrition. (See *Staff List* on page 56)

The department saw an improvement in the processing of conditional use, discretionary review and various environmental review applications, but review times for building permits and general plan referrals were longer. The department also began reporting on how public event participants rate our various community events, such as workshops.

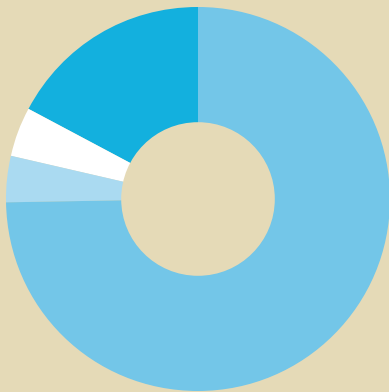
#	PERFORMANCE MEASURE	GOAL	TYPE	FY 2012/13 ACTUAL VS. TARGET	
1	Percentage of all building permits involving new construction and alterations review, approved or disapproved within 90 days	Perform timely and comprehensive review of applications	Efficiency	63%	
				75%	
2	Percentage of conditional use applications requiring Commission action approved or disapproved within 180 days	Perform timely and comprehensive review of applications	Efficiency	57%	
				70%	
3	Percentage of public initiated Discretionary Review applications approved or disapproved within 120 days	Perform timely and comprehensive review of applications	Efficiency	62%	
				80%	
4	Percent of event participants who rated community events as good or very good	Engage with the community regarding Planning-related projects	Customer Service	89%	
				80%	
5	Percent of general plan referrals completed within 45 days	Perform timely and comprehensive review of projects	Efficiency	80%	
				90%	
6	Transit Center District Plan submittal for final approval at the Board of Supervisors by December of 2012	Successfully implement Planning priority projects	Outcome	Yes 	Yes 
7	Percent of projected development impact fee revenue for the following 2 fiscal years programmed by fiscal year end.	Successfully program development impact fee revenue	Outcome	87%	
				90%	
8	Percent of all environmental impact reports (EIRs) completed within 24 months	Perform timely and comprehensive review of applications	Efficiency	50%	
				75%	
9	Percent of Negative Declarations (Neg Decs), Class 32s, Community Plan Exemptions (CPEs), and Addenda completed within 9 months.	Perform timely and comprehensive review of applications	Efficiency	68%	
				75%	
10	Percentage of categorical exemptions reviewed within 45 days	Perform timely and comprehensive review of applications	Efficiency	84%	
				75%	
11	Percent of complaints where enforcement proceedings have been initiated within 30 business days of complaint filing.	Effectively compel compliance for cases in violation	Outcome	99%	
				95%	
12	Percentage of Ordinances initiated by an elected office that are reviewed by the Commission within 90 days or continued at the request of the elected official.	Perform timely review of legislation.	Efficiency	100%	
				85%	
13	Percent completion of the Permit and Project Tracking System (PPTS) to be fully implemented for staff use by November of 2013	Implement the new PPTS system in a timely manner	Outcome	71%	
				100%	
14	Planning core network uptime percent	Ensure high availability of the Department's machines and systems	Outcome	99.9%	
				99.9%	
15	Percent of helpdesk requests resolved within 24 hours	Respond to information requests in a timely and professional manner	Customer Service	83%	
				75%	





Financial Report

Revenues

Total Revenues

28,185,710

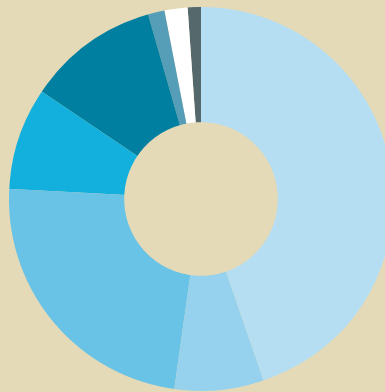


REVENUE	FY12-13 ADOPTED BUDGET
 Fees	\$21,109,469
 Grants	\$1,075,319
 Expenditure Recovery	\$1,216,771
 General Fund Support	\$4,784,151

Fee Revenue

Total Fee Revenue

\$21,409,469

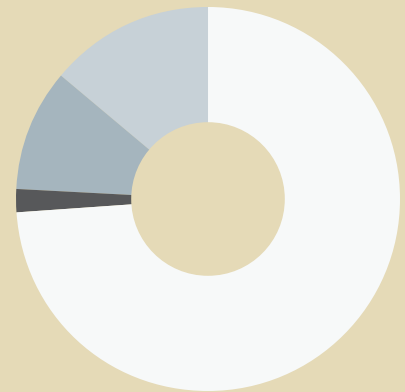






FEE	FY12-13 ADOPTED BUDGET
 Building Permit Alterations	\$9,622,807
 Building Permit New Construction	\$1,599,386
 Environmental Review Fees	\$5,051,119
 Other Short Range Planning Fees	\$1,826,367
 Conditional Use Fees	\$2,361,968
 Variance Fees	\$351,610
 Sign Program & Code Enforcement	\$360,107
 Certificate of Appropriateness Fees	\$236,105

Expenditures

Total Expenditures

\$28,185,710



EXPENDITURE	FY12-13 FINAL BUDGET
 Salaries & Fringe	\$20,886,572
 Overhead	\$564,028
 Non-Personnel Services, Materials & Supplies, Capital & Projects	\$2,863,472
 Services of Other Departments	\$3,871,638

General Fund Support for the Planning Department 2003-2012

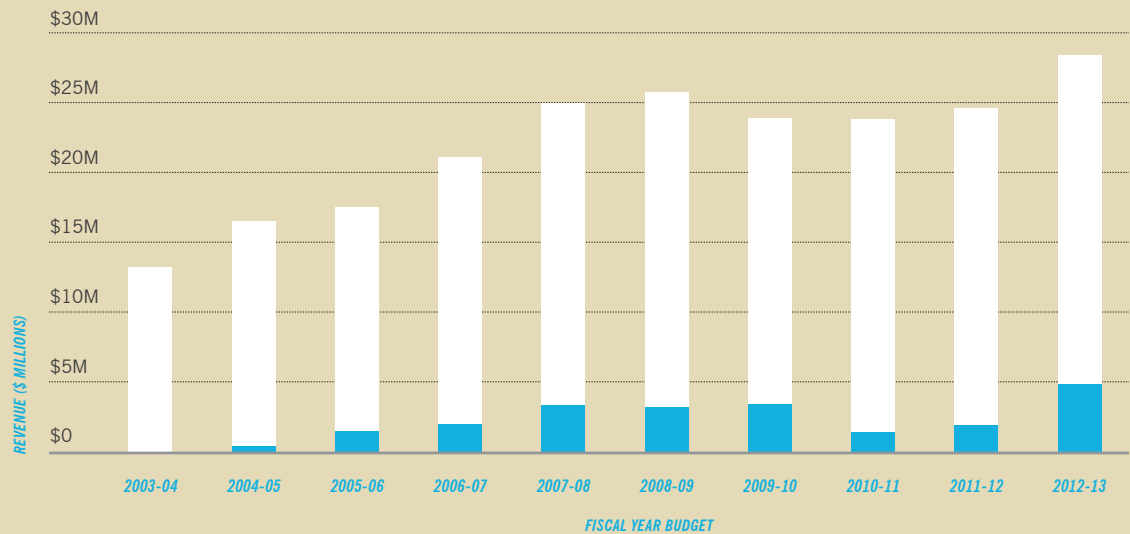
REVENUE (\$ MILLIONS)	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
General Fund Support	\$0.0	\$0.4	\$1.5	\$2.0	\$3.3	\$3.2	\$3.4	\$1.4	\$1.9	\$4.8
Fees & Other Revenues	\$13.2	\$16.1	\$16.0	\$19.1	\$21.7	\$22.5	\$20.5	\$22.4	\$22.7	\$23.6
Total Revenues	\$13.2	\$16.5	\$17.5	\$21.1	\$25.0	\$25.7	\$23.9	\$23.8	\$24.6	\$28.4
General Fund Support %	0%	3%	8%	10%	13%	12%	14%	6%	8%	17%

2012-2013
General Fund Support

\$4.8M

% of
Total Revenue

17%



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.

2012-2013 Staff List

Planning Department Staff

➤ New Arrivals 2012-13

➤ Departures 2012-13

➤ SFPUC Staff

Aaron Hollister ➤

Aaron Starr

Adam Varat

Adrian Putra

[Adrienne Aquino](#) ➤

Agnes Lau

Aksel Olsen

Alexis Smith

Alicia John-Baptiste ➤

[Allison Vanderslice](#) ➤

Alton Chinn

Amnon Ben-Pazi

Andrea Contreras

Andrea Green

Andrea Modena

Angela Huisman

AnMarie Rodgers

[Audrey Desmuke](#) ➤

[Belle La](#) ➤

Ben Fu

Bill Wycko ➤

Brett Bollinger

Brian Smith ➤

Brittany Bendix

[Candace SooHoo](#) ➤

[Casey Noel](#) ➤

Cathy Thai

Chelsea Fordham

Chris Kern ➤

Christine Haw

Christine Lamorena

Christopher Espiritu

Claudia Flores

Corey Teague

[Craig Jung](#) ➤

Daniel Sider

[Danielle Harris](#) ➤

Dario Jones

David Alumbaugh

David Lindsay

David Winslow

Debra Dwyer

Delvin Washington

Devyani Jain

Diana Sokolove

Diego Sánchez

Don Lewis

Donnie Wong

Doug Vu

Edgar Oropeza

[Elizabeth Purl](#) ➤

Elizabeth Skrondal

Elizabeth Watty

Erika Jackson

Evamarie Atijera-Taylor

Gary Chen

Genta Yoshikawa

Georgia Powell

Gladys Fausto-Chan

Glenn Cabrerios

Greg Riessen

Gretchen Hilyard

Heidi Kline

Hien Nguyen

Iaria Salvadori

Irene Cheng Tam

[Irene Nishimura](#) ➤

Isabelle Vulis

Isoken Omokaro

Janice Shambray

Jeanie Poling

[Jeff Joslin](#) ➤

[Jeffrey Speirs](#) ➤

[Jeremy Shaw](#) ➤

Jessica Look

Jessica Range

Joanna Linsangan

John Rahaim

Johnny Jaramillo ➤

Jonas Ionin

[Jonathan Lammers](#) ➤

Jonathan Purvis

Jonathan Swae

Jose Campos

Joshua Switzky

Josie Lee ➤

Joy Navarrete

Julian Banales

[Kanishka Burns](#) ➤

Karen Zhu

Kate Conner

Kate McGee

Kay Cheng

Kearstin Dischinger

Kei Zushi

Keith DeMartini

Kelley Amdur

[Kelly Wong](#) ➤

Kevin Brusatori

Kevin Guy

Kimberly Durand

Kimia Haddadan

[Laura Lynch](#) ➤

[Lily Yegazu](#) ➤

Linda Avery-Herbert ➤

Lisa Chau ➤

[Lisa Chen](#) ➤

Lisa Gibson

Lulu Hwang

Margaret Yuen

Maria Oropeza-Mander

Mark Luellen

[Marlo Isaac](#) ➤

[Martin Thibodeau](#) ➤

Mary Brown

Mary Woods

Mat Snyder

[Menaka Mohan](#) ➤

[Michael Eng](#) ➤

Michael Jacinto

Michael Smith

Michael Webster

Michael Wynne

Micheal Sanders

Michelle Stahlhut

Milton Martin

[Monica Huggins](#) ➤

Monica Pereira

[Moises Aceves](#) ➤

Moses Corrette

Nannie Turrell

Neil Hrushow

Nicholas Perry

Nora Priego-Ramos

[Omar Masry](#) ➤

Ozzie Taeb

[Paolo Ikezoe](#) ➤

Patricia Gerber

[Patrick Race](#) ➤

Paul Chasan

Paul Maltzer

Pilar LaValley

Rachel Schuett

Rachna

Randall Dean

Richard Sucre

Rick Cooper

Rick Crawford

[Robin Abad Ocubillo](#) ➤

[Sandra Soto-Grondona](#) ➤

Sara Vellve





Sarah Dennis Phillips



Sarah Jones

[Scott Edmondson](#) ➤

Scott Sanchez

Planning Interns

Sharon Lai
Sharon Young
Sheila Nickolopoulos
Shelley Caltagirone
Sophie Hayward
Steve Wertheim
Steven Smith 
[Susan Chu](#) 
Susan Exline
Susan Mickelsen
[Susan Parks](#) 
Susan Wong
Tara Sullivan 

[Tatyana Sheyner](#) 
Teresa Ojeda
Theresa Monchez
Tom Wang
Timothy Frye
Timothy Johnston 
Tina Tam
Tom DiSanto
Viktoriya Wise
VirnaLiza Byrd
Vladimir Vallejo
Wade Wietgreffe
Yvonne Ko

Alexandra Kirby
Andrea Kramar
Andrew Perry
Angela Locke
Arthur Alagao
Avi Asherov
Benjamin Caldwell
Brian Wang
Carianne Mei
Casey Hagerman

Corwin Bell
David Mitchell
Eroch Mak
Forrest Chamberlain
Hannah Clark
Jenny Wun
Joshua Ollinger
Julie Luu
Karita Cheung
Lawrence Ng
Lawrence Ma

Employee Milestones Achieved Last Fiscal Year

Years of Service to the Department



Amnon Ben-Pazi	Nicholas Perry
Andrea Contreras	Sharon Lai
Christine Lamorena	John Rahaim
Diego R Sánchez	Chelsea Fordham
Don Lewis	Jean Poling
Jessica Range	Ilaria Salvadori
Jon Swae	Mary Brown
Lily Langlois	Mike Wynne
Devyani Jain	Monica Pereira
Genta Yoshikawa	
Kevin Guy	
Pilar LaValley	



Adam Varat
Rachna



Andrea Green
David Alumbaugh
Joy Navarrete
Mary Woods
Ozzie Taeb



Lulu Hwang



Irene Cheng Tam



SAN FRANCISCO
PLANNING
DEPARTMENT

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