



# San Francisco Planning Annual Report

FISCAL YEAR 2018 - 2019



**San Francisco**  
**Planning**





## Mayor

London Breed

## Board of Supervisors

Sandra Lee Fewer (District 1)  
 Catherine Stefani (District 2)  
 Aaron Peskin (District 3)  
 Gordon Mar (District 4)  
 Vallie Brown (District 5)  
 Matt Haney (District 6)  
 Norman Yee, *Board President* (District 7)  
 Rafael Mandelman (District 8)  
 Hillary Ronen (District 9)  
 Shamann Walton (District 10)  
 Ahsha Safai (District 11)

## Planning Commission

Myrna Melgar, *Commission President*  
 Rich Hillis  
 Joel Koppel, *Commission Vice President*  
 Frank S. Fung (as of April 2019)  
 Milicent A. Johnson  
 Kathrin Moore, *FACIP*  
 Dennis Richards

## Historic Preservation Commission

Aaron Jon Hyland, *Commission President*  
 Diane Matsuda, *Commission Vice President*  
 Kate Black (as of March 2019)  
 Chris Foley (as of September 2019)  
 Richard S. E. Johns  
 Jonathan Pearlman  
 Lydia So (as of September 2019)



**SAN FRANCISCO  
 PLANNING DEPARTMENT**  
 1650 Mission Street  
 Suite 400  
 San Francisco, CA 94103

**sfplanning.org**



## FY 2018/19\* Annual Report prepared by:

John Rahaim, *Director of Planning*  
 Daniel A. Sider, *Director of Executive Programs*  
 Gina Simi, *Communications Manager*  
 Candace Soohoo, *Deputy Communications Manager*  
 Gary Chen, *Graphic Designer*

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

*Cover photo of the Salesforce Transit Center Tower and Park by Sergio Ruiz.*

\* FY 2018/19 covers the fiscal year period from June 1, 2018 – June 30, 2019

## A message from our Planning Director and Commissioners

We are pleased to share San Francisco Planning's Annual Report for Fiscal Year 18/19 with you. Planning plays a critical role every day in achieving the City's goals for housing, urban design, transportation, public space, zoning, preservation, and the quality and sustainability of the built environment.

As we look to 2020, we can't help but reflect upon the extraordinary changes San Francisco has seen this past decade. Whether it was the Great Recession, the unexpectedly sharp rebound in our economy fueled by the tech sector leading to astronomical housing cost increases, economic displacement, and upheavals in many neighborhoods, it all took place in seemingly record time. And of course, these changes occurred while the City elected our first Asian-American Mayor, mourned his early passing, then elected our first African-American woman as Mayor.

While we still have work to do, San Francisco as a city, and the Planning Department as an agency, have done more to address the housing crisis than any city or planning agency in the United States. But the even greater challenge is maintaining our long-valued

status as a place for everyone. San Francisco can justifiably boast a long tradition of welcoming everyone, regardless of race, ethnicity, sexual orientation, personal beliefs, aspirations, quirky behavior, or unique appearance. The threatened loss of San Francisco's soul has both cultural and economic consequences. We can grow without losing our values, but only if we act now.

This past year, like several before it, has presented any number of challenges and successes, met by an extraordinary staff. We will always have great appreciation for their resolve, talent, and dedication. Our work wouldn't be possible without the support of the Mayor, the Board of Supervisors, Planning Commission, Historic Preservation Commission, and our partner City agencies. Their guidance and collaboration lead us toward the best future possible for San Francisco. Together, we will continue to develop ways to protect the natural and built environment, preserve and enhance our quality of life, promote equity and equality, and deal effectively with growth and development to ensure that San Francisco remains one of the world's great cities.



**John Rahaim**  
*Director*

San Francisco Planning Department



**Myrna Melgar**  
*President*

Planning Commission



**Aaron Jon Hyland**  
*President*

Preservation Commission

## Highlight: Senate Bill 35



681 Florida Street affordable housing project. Rendering courtesy of Mithun, Inc.

Effective January 1, 2018, California Senate Bill 35 (SB 35) is intended to **grow the housing supply in California cities** by requiring them to **streamline the approval of certain housing projects** by providing a ministerial approval process. Applicable statewide, this is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met.

SB 35 provides ministerial review for projects that provide a certain amount of affordable housing dependent on a jurisdiction's progress toward the Regional Housing Needs Allocation (RHNA).

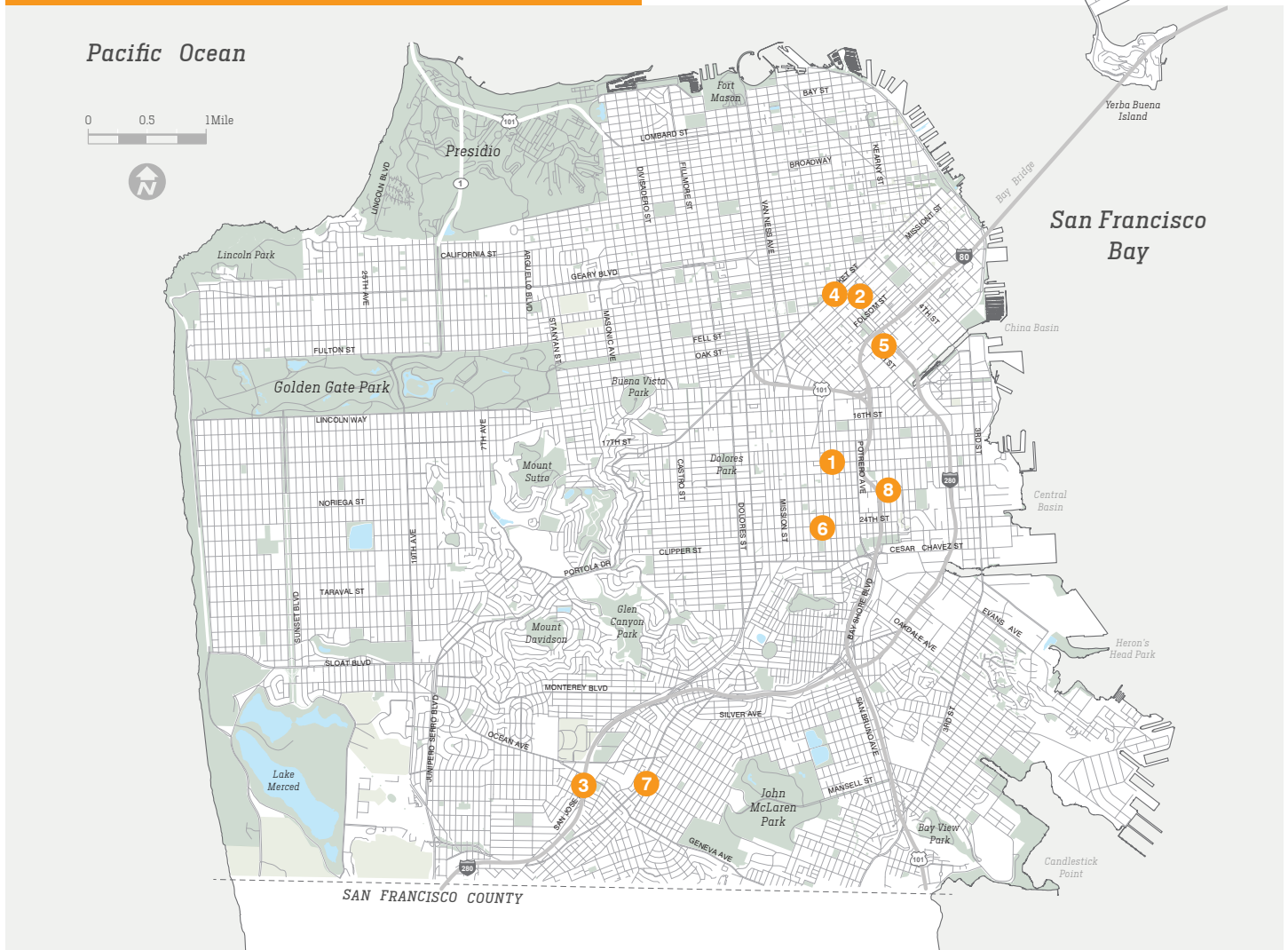
The bill contains two programs: one for jurisdictions that are under-producing in the above moderate-income category (120% Area Median Income and above); and the second for those under-producing in the low-income housing (under 80% Area Median Income).

SB 35 works to speed up housing production for these projects by removing the requirement for California Environmental Quality Act (CEQA) analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by the Planning Commission or Historic Preservation Commission.

Since the program's inception in 2014, 2023 units have been proposed, 1160 units have been approved, and 261 units have been completed (236 of those rent controlled).



## Affordable Housing Developments Approved FY 2018/19



681 Florida Street  
130 Units / 100% Affordable



457-475 Minna Street  
270 Units / 53% Affordable



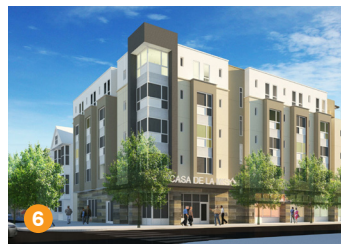
2340 San Jose Avenue  
129 Units / 100% Affordable



1064-1068 Mission Street  
253 Units / 100% Affordable



833 Bryant Street  
146 Units / 100% Affordable



3001 24th Street  
45 Units / 100% Affordable



4840 Mission Street  
137 Units / 100% Affordable



2109 22nd Street  
4 Affordable Units

## Highlight: Racial and Social Equity Initiative



The Planning Department and other City agencies are defining racial equity, as a state when race can no longer be used to predict life outcomes, and outcomes for all groups are improved. Social equity is fairness and justice in the management of public institutions, forming of policy, and delivery of public services that consider historical and current inequities.

Launched in 2016, the Racial and Social Equity Initiative is an essential component of San Francisco Planning's work and is supported by the City's Human Rights Commission and Mayor Breed's policy priorities. It aims to **pro-actively advance equity in the Department's internal and external processes** such as community planning, policy development, resource allocation, and process improvements. It sets the long-term strategy for City investments, under Mayor Breed's leadership to achieve a diverse, equitable and inclusive city and to generate greater accountability

and equitable outcomes in the provision of city services and use of City funds.

The Initiative will become our primary tool to help advance racial and social equity in our work in a comprehensive way, including internal and external processes, including hiring, public information, project review, outreach, policies and programs, staff capacity-building, and process improvements.

The Initiative consists of the following components:

**Phase 1**, completed in early 2019, focused on internal functions such as hiring, capacity building, resource allocation, and contracting.

**Phase 2** focuses on Planning's external functions such as community planning, legislation, public information and historic preservation among others.



## Highlight: Central SoMa Plan



Daniel Austin-Henard (CC BY-NC 2.0)

Central SoMa is a 230-acre area that sits adjacent to downtown, has excellent transit access, and contains numerous undeveloped or underdeveloped sites, such as surface parking lots and single-story commercial buildings. As such, the neighborhood is well positioned to accommodate much-needed employment and housing. As it grows and evolves over the next 25 years, Central SoMa can become a complete, sustainable, and vital neighborhood without losing what makes it special and unique today.

While increasing the capacity for jobs and housing in San Francisco, we must also ensure that new growth provides public benefits to improve the lives of residents and workers. The City has been planning for such growth over the last 20 years, through major Area Plans such as Mission Bay, Hunters Point, Rincon Hill, Eastern Neighborhoods, Market & Octavia, and the Transit Center District.

However, there is still substantial demand for development of space for jobs and housing in transit-rich, walkable, amenity-laden neighborhoods. Adopted in 2008, the Eastern Neighborhoods Plan included new land use controls and proposed community improvements for the eastern part of the South of Market neighborhood, as well as the Central Waterfront, Mission, and Showplace Square/Potrero Hill neighborhoods. During this process, the City determined that the development potential of the surrounding area, coupled with the improved transit provided by the Central Subway, required a separate planning process that took the City's growth needs and environmental goals into account.

In 2011, San Francisco Planning began the process to develop the Central SoMa Plan; one that should play a major role in accommodating the City's share

## Highlight: Central SoMa Plan

The Central SoMa Plan is based on meeting eight specific goals:



- 1 Increase the Capacity for Jobs and Housing
- 2 Maintain the Diversity of Residents
- 3 Facilitate an Economically Diversified and Lively Jobs Center
- 4 Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit
- 5 Offer an Abundance of Parks and Recreational Opportunities
- 6 Create an Environmentally Sustainable and Resilient Neighborhood
- 7 Preserve and Celebrate the Neighborhood's Cultural Heritage
- 8 Ensure that New Buildings Enhance the Character of the Neighborhood and the City



## Highlight: Central SoMa Plan

of anticipated regional growth in jobs and housing while creating a social, economic, and environmentally sustainable neighborhood fully realized by 2040 that meets the needs of the present — without compromising the opportunities of future generations.

As San Francisco's housing crisis continued to escalate, changes to the Plan now accommodates up to **8,800 housing units** (from an original plan for 7,000). The Plan also includes the first-ever Housing Sustainability District, utilizing a state law (AB 73) that allows residential projects that meet certain affordability and labor standards to take advantage of a 120-day streamlined review and approval process.

The Central SoMa Plan will result in **\$2 billion in public benefits** for the neighborhood while generating \$1 billion in revenue for the City's General Fund.

The Central SOMA Plan:

- » Accommodates development capacity for up to 8,800 housing units and **32,000 jobs**;
- » Maintains the diversity of residents by requiring that over 33 percent of new housing units are affordable;
- » Facilitates an economically diversified jobs center by requiring large sites to be jobs-oriented, by requiring Production, Distribution, and Repair (PDR) in many projects, and by incentivizing vibrant retail, hotels, and entertainment uses;
- » Provides over \$600 million towards safe and convenient transportation, improving conditions for people walking, bicycling, and taking transit;
- » Funds \$185 million towards construction and improvement of parks and recreation centers in the area, plus privately created publicly-accessible open space;
- » Provides up to \$64 million to invest in school facilities to support the expanding population;
- » Creates an environmentally sustainable neighborhood by requiring green roofs, walls and non-greenhouse gas energy sources, while funding projects to improve air quality and help manage stormwater;
- » Preserves and celebrate the neighborhood's cultural heritage with over \$100 million dedicated to social programs and the rehabilitation and maintenance of historic buildings; and
- » Includes design controls that reflects the neighborhood's mid-rise character, while facilitating innovative architecture.

On August 11, 2016, the Planning Department published the revised draft Central SoMa Plan and Implementation Strategy, and a Draft Environmental Impact Report was released in December 2016. On March 28, 2018, the Department published a Responses to Comments document, responding to comments made regarding the DEIR prepared for the Project, and on May 10, 2018, the Planning Commission certified the Final EIR.

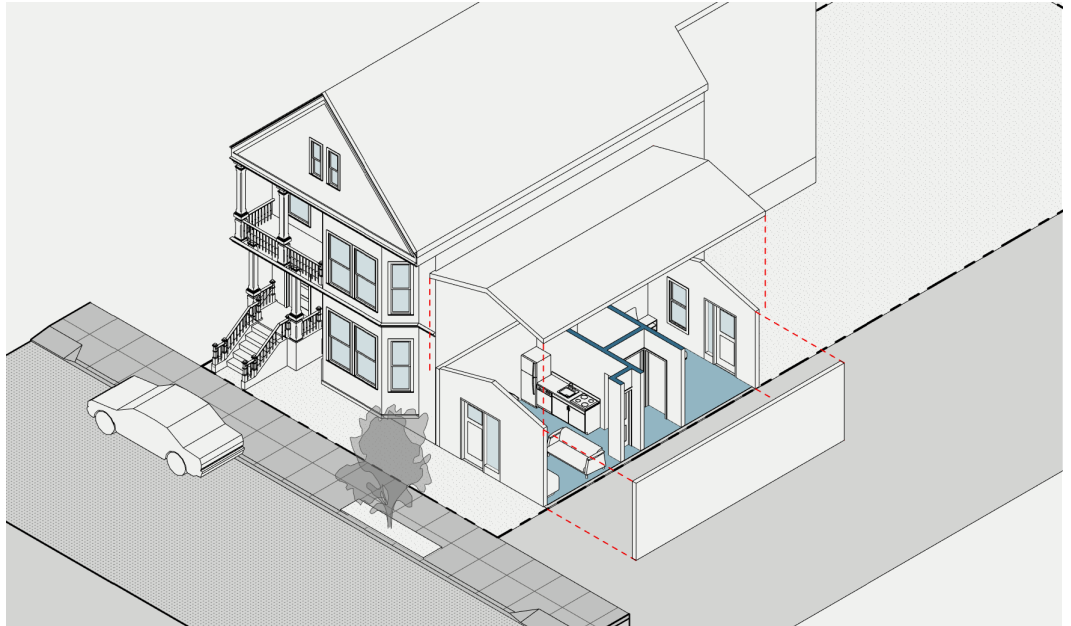
Four appeals regarding the adequacy of the EIR were filed. Appellants raised an array of concerns ranging from socioeconomic effects of the plan related to gentrification, adequacy of public services and transit to serve the Plan area; seismic stability within the Plan Area; growth in vehicle miles traveled; increased traffic hazards and air pollution; and the desire for the report to study additional Plan alternatives. The Planning Department presented thorough analysis and testimony demonstrating that the EIR remained adequate, accurate, and complied with the California Environmental Quality Act (CEQA). On September 25, 2018 the Board of Supervisors unanimously rejected all four appeals and upheld the Planning Commission's certification of the Central SoMa Plan EIR.

The Central SoMa Plan was unanimously approved by the San Francisco Board of Supervisors in December 2018.

# Mayor London Breed's Executive Directive: Accelerating Creation of New Housing

An **Executive Directive** is a direct order issued from the Mayor to one or more City Departments. It does not create or change the law but requires Department heads to take immediate and specific action to achieve a designated goal.

For more information on Mayoral Executive Directives visit:  
[sfplanning.org/project/mayoral-executive-directives](https://sfplanning.org/project/mayoral-executive-directives)



On August 31, 2018, Mayor London N. Breed issued an Executive Directive to accelerate the **approval of Accessory Dwelling Units (ADUs)** to clear the backlog of pending applications. ADUs are also known as secondary units, in-law units, or cottages, and are secondary units added to existing residential buildings. The Directive instructs City departments to set clear, objective code standards for ADU applications to provide the guidance necessary for applicants to navigate otherwise competing code sections, and as a result, allow these units to be approved more quickly.

The first ordinance to allow the construction of new ADUs was limited to the Castro neighborhood and was approved in 2014. In 2016, San Francisco's ADU Program became available citywide in zoning districts wherever housing was allowed. ADUs are typically built in underutilized storage or parking spaces, and are often cheaper and faster to build than traditional units. ADUs are predicted to produce more housing units in the next 20 years than any of the 20 neighborhood

plans in San Francisco. When an ADU is built within a rent-controlled building, that new ADU is also subject to rent control.

In February 2019, Mayor Breed announced that in the six months since issuing the Executive Directive, the City cleared its application backlog of 919 units. As a result of this action, the City permitted more in-law units than it did in the previous three years combined. As of June 2019, approximately 450 of the backlogged in-law units have been permitted, over 90 percent of which are subject to rent-control, and the rest of the applications have been reviewed by the relevant departments and are awaiting responses from the applicants.

From July 2018 – June 2019, 282 ADU permits were approved, adding approximately 500 units<sup>1</sup> to San Francisco's housing stock. Since the program's inception in 2014, 2023 units have been submitted, 1160 units have been approved, and **261 units have been completed** (236 of those rent controlled).<sup>2</sup>

<sup>1</sup> Based on 1.8 units per permit average

<sup>2</sup> As of December 2019



# Executive Directive: Keeping up the Pace of Housing Production

Issued September 27, 2017 by Mayor Edwin Lee, Executive Directive 17-02 set established **target approval timeframes for housing projects** and directed the Planning Department to develop a **Process Improvements Plan** to meet or exceed these timeframes. The Directive also called for regular quarterly reporting to the Mayor's Office on the Department's implementation of these process improvements and our progress in speeding approvals.

The Department issued a Process Improvements Plan on December 1, 2017, which included dozens of improvements in every aspect of the Department's operations.

As June 1, 2019, the bulk of the improvement measures included in the Plan have either been implemented or are well under development and are to be implemented in 2020.

The most impactful measures include:

- » Consolidating environmental and project review under a single Project Application.
- » Advanced Planning Commission scheduling for housing projects.
- » Consistent public notification requirements, and online notice.
- » Historic Resource Assessment for potential project sites.
- » Standard Conditions of Approval for selected CEQA topics.
- » Online applications and electronic document review.

As part of the consolidated Project Application and review process, Planning implemented a series of review milestones that increase the predictability of the application process, consolidate Department comments into a single document managed by the project planner, and greatly improve the transparency



of the review process. In addition, the Department streamlined the Preliminary Project Assessment (PPA) process to provide clearer direction to applicants about the level of review that will be required and reduced the target timeframe for PPAs to 60 days, down from 90 days. Taken together, these changes provide a more clear, expeditious and predictable review path from preliminary design to final approval.

In the first year of implementation, the Department had exceeded or nearly met the performance target for each of these project review milestones. Two-thirds of projects are receiving PPA feedback within 60 days, and 90 percent are either accepted or issued a Notice of Incomplete Application letter (NIA) within 30 days after an application is submitted. Over half of all projects are receiving a consolidated Plan Check letter (PCL) within 90 days.


As of July 2019, all projects that filed a Project Application under the consolidated review process, comprising over 2,300 units, have been approved within the target time frames established by the Executive Directive.


## Exective Directive: Accelerating Creation of New Housing

### Summary and Status of Planning Department Process Improvements Plan, July 2019

**NOTES:** (1) BF 180423: Mayor's Process Improvements Ordinance (Mayor Breed), approved July 2018  
 (2) BF 180456: HOME-SF and 100% Affordable Housing Bonus Program (Tang, Safai), approved August 2018  
 (3) BF 171193: Inclusionary Affordable Housing Program (Peskin, Kim), approved February 2018  
 (4) BF 180268: Accessory Dwelling Units (Tang, Kim, Brown), approved August 2018  
 (5) BF 181156: Accessory Dwelling Units in New Construction (Safai), introduced November 2018

#### A Application and Intake Procedures



 Indicates status update since last summary (Jan. 2019)

TASK	STATUS
<b>A.1</b> Streamline Preliminary Project Assessment (PPA)	Effective April 2018
<b>A.2</b> Consolidate environmental and project review via Project Application	Effective June 2018
<b>A.3</b> Revise plan submittal and intake requirements	Effective June 2018
<b>A.4</b> Uniform public notification procedures	
» Consistent mailing and poster requirements; Online Notice	Effective Jan. 2019 (BF 180423) <sup>1</sup>
» Apply uniform requirements to 311/312 building permit notices	TBD (not in BF 180423) <sup>1</sup>
» Notification materials redesign and streamlining	 Initiated Summer 2019

#### B Routine Projects and Permits

TASK	STATUS
<b>B.1</b> Enhance capacity for Over-the-Counter (OTC) approvals at PIC counter	
» Expand or add dedicated PIC shifts for: Preservation, Design, ADUs	Effective April 2018, ongoing
» Streamline CEQA Categorical Exemption process for OTC approvals	Effective January 2018
» Improve public information materials	Ongoing
<b>B.2</b> Expand permits that can be approved same-day at PIC counter	
» Minor alterations to Historic structures	Effective Aug. 2018 (BF 180423) <sup>1</sup>
» Limited Rear Yard Additions, and related minor alterations	TBD (not in BF 180423) <sup>1</sup>
<b>B.3</b> Accessory Dwelling Units and Unit Legalization approvals	
» Assign ADU core staff at key agencies (DBI, SFFD, Public Works, Planning, SFPUC)	Effective October 2018
» Offer combined interagency Pre-Application meetings	Effective September 2018
» Expedited plan review, preliminary approval OTC by appointment	Effective August 2018
» Provide interagency plan review and combined Plan Check Letter	Effective October 2018
» Provide parallel processing with DBI and Planning for ADU permits	Effective August 2018

#### C Environmental Planning, Historic Preservation, and Design Review

TASK	STATUS
<b>Environmental Review</b>	
<b>C.1.1</b> Standard Conditions of Approval for selected CEQA topics	 Fall 2019 / Spring 2020
<b>C.1.2</b> Streamline review process for selected CEQA topics:	
» Two-tier transportation review: streamlined review for most projects	Effective August 2018
» Launch web-based travel demand tool	 Effective February 2019
» Streamline wind and shadow review	TBD
<b>C.1.3</b> Streamline use of technical studies and environmental consultants	Effective July 2018
<b>C.1.4</b> Expand and streamline environmental review exemptions	
» Replace narrative "certificate" documents with checklists for Exemptions.	Effective January 2018



**Historic Preservation Review**

<b>C.2.1</b>	Revise Preservation review procedures:	
	» Historic Resource Assessment (HRA) for pre-project determination	Effective Jan. 2019 (pilot)
	» Revise Preservation Bulletin No. 16	TBD
<b>C.2.2</b>	Complete a citywide historic preservation survey	Ongoing
<b>C.2.3</b>	Reassess Historic Preservation staffing at PIC counter:	
	» Enhanced service hours by Preservation specialists	Effective April 2018
	» Revise PIC review procedures for non-Preservation specialists	Summer 2019
<b>Design Review</b>		
<b>C.3.1</b>	Identify Design Guidelines to be codified or standardized	Initiate Spring 2020
<b>C.3.2</b>	Enhance staffing of Design Advisory teams, add Design staff at PIC	Effective June 2018
<b>C.3.3</b>	Adopt Urban Design Guidelines (UDGs) and develop UDGs matrix	Effective May 2018
<b>C.3.4</b>	Streamline Residential Design Guidelines (RDGs) with RDGs matrix	Effective June 2018
<b>C.3.5</b>	Update Residential Design Guidelines (RDGs) ,develop an RDGs matrix	Effective Aug. 2018

**D Planning Code and Commission Policies**

TASK	STATUS
<b>D.1</b>	Advanced Planning Commission scheduling for housing projects  Effective February 2019
<b>D.2</b>	Streamline staffing and timeframe for Discretionary Review (DR) cases Effective June 2018
<b>D.3</b>	Reduce requirements for Conditional Use and other entitlement hearings
	» Eliminate Commission hearings for 100% Affordable Housing Bonus Effective Aug. 2018 (BF 180423) <sup>1</sup>
	» Replace CU hearing for HOME-SF with a design review hearing Effective Mar. 2019 (BF 180456) <sup>2</sup>
	» Identify additional approvals to be consolidated or eliminated TBD
<b>D.4.1</b>	Update the Planning Code for consistent definitions and procedures Ongoing
<b>D.4.2</b>	Ongoing Planning Code reorganization
	» Article 8 (Chinatown Districts)  Pending BF 190594
	» Article 8 (Mixed Use Districts)  Initiate Fall 2019
<b>D.5</b>	Planning Code revisions to streamline housing review
	» Eliminate "Costa-Hawkins letters" for Inclusionary projects Effective Mar. 2018 (BF 171193) <sup>3</sup>
	» Reduce the need for Variances for large downtown projects Effective Aug. 2018 (BF 180423) <sup>1</sup>
	» Expand administrative approval for 100% Affordable projects Effective Aug. 2018 (BF 180423) <sup>1</sup>
	» Expand approval options for ADUs in buildable area Effective Sept. 2018 (BF 180268) <sup>4</sup>
	» Provide administrative approval of "no waiver" ADUs  Effective June 2019 (BF 181156) <sup>5</sup>

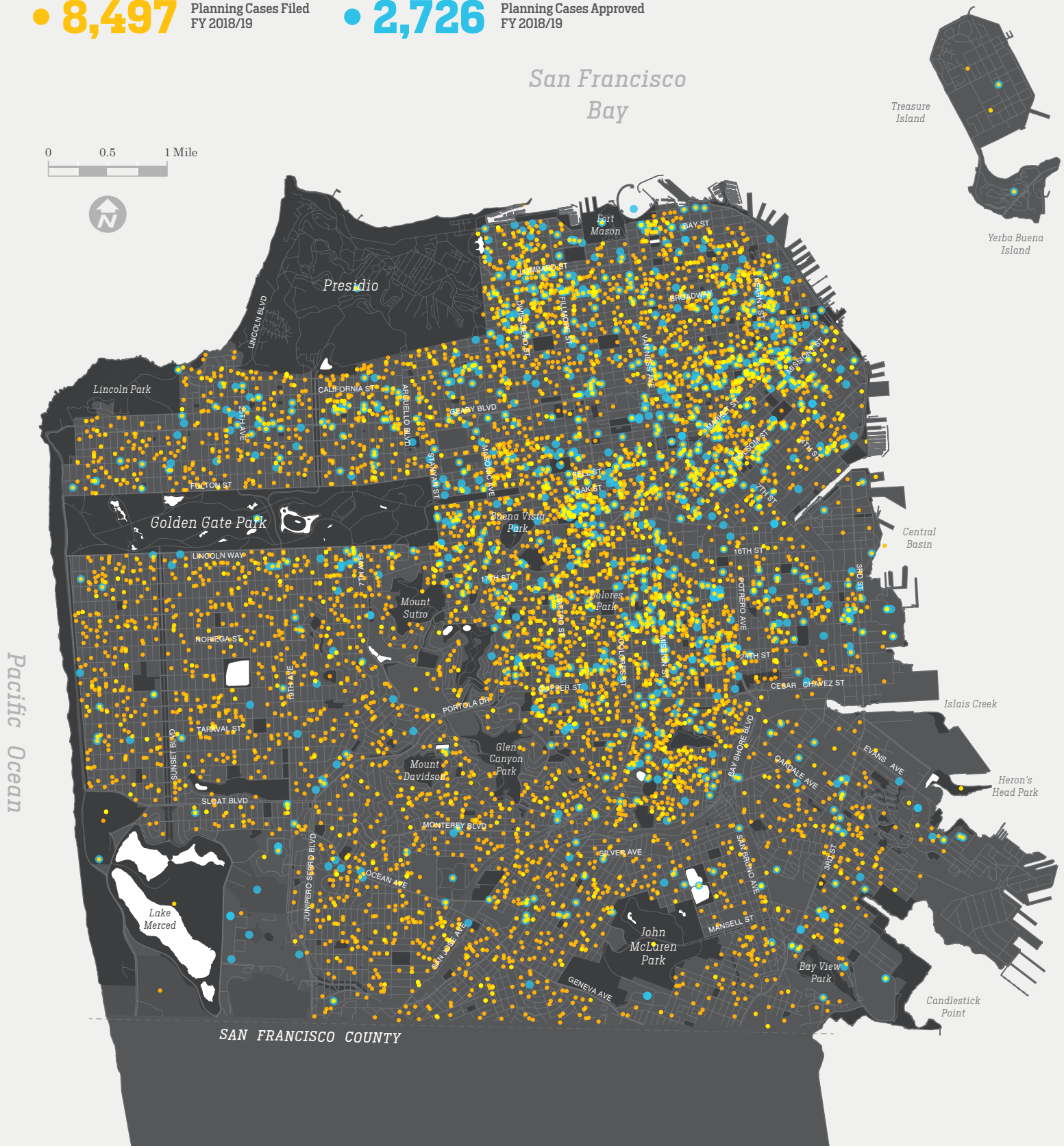
**E Administration and Technology**

TASK	STATUS
<b>E.1.1</b>	Online submittal and payment for all development application types  Effective May 2019
<b>E.1.2</b>	Electronic Document Review (EDR) for Planning review  Initiated Feb. 2019
<b>E.1.3</b>	Electronic Document Management System (EDMS) Effective Summer 2017
<b>E.1.4</b>	Develop a web-based Impact Fee Calculator for staff  Launch in Spring 2019
<b>E.1.5</b>	In-House processing of public notification mailing lists Effective April 2018
<b>E.1.6</b>	Property Information Map (PIM) enhancements Redesigned Dec. 2018
<b>E.1.7</b>	Develop business zoning check online tool  Effective April 2019

# Planning Activity Map

• **8,497** Planning Cases Filed  
FY 2018/19

• **2,726** Planning Cases Approved  
FY 2018/19





# Planning Cases & Building Permits **FY 2018/19**

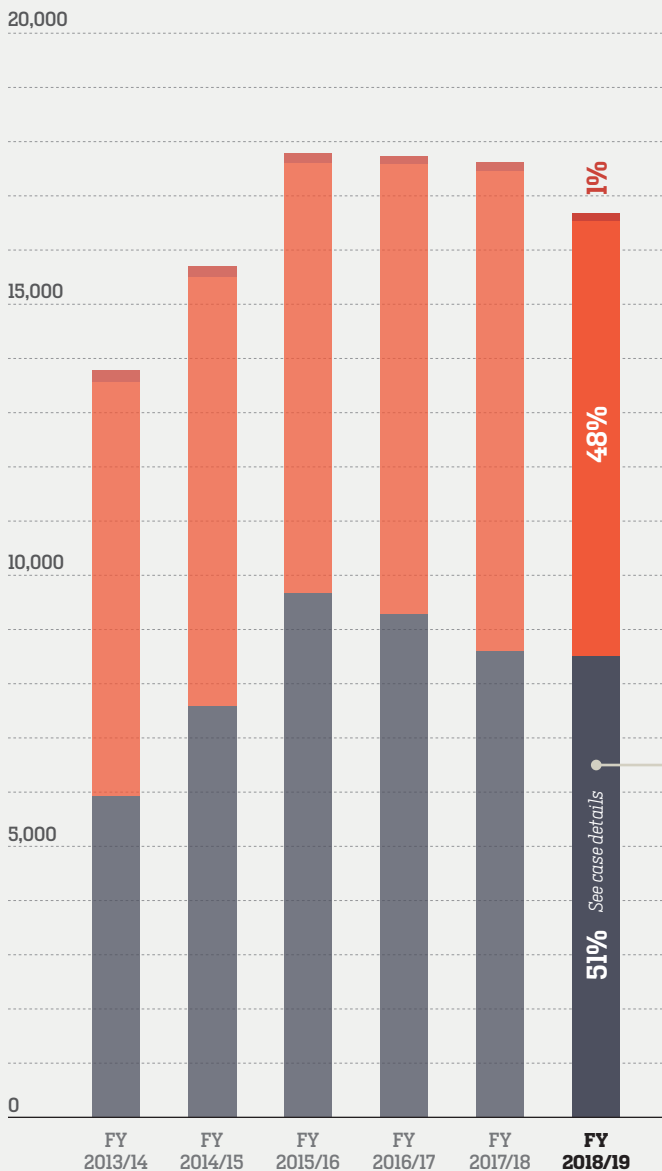
**8,497** Planning Cases Filed

**8,172** Building Permit Applications Filed

## CASE & PERMIT VOLUME TRENDS

FY 2013/14 - FY 2018/19

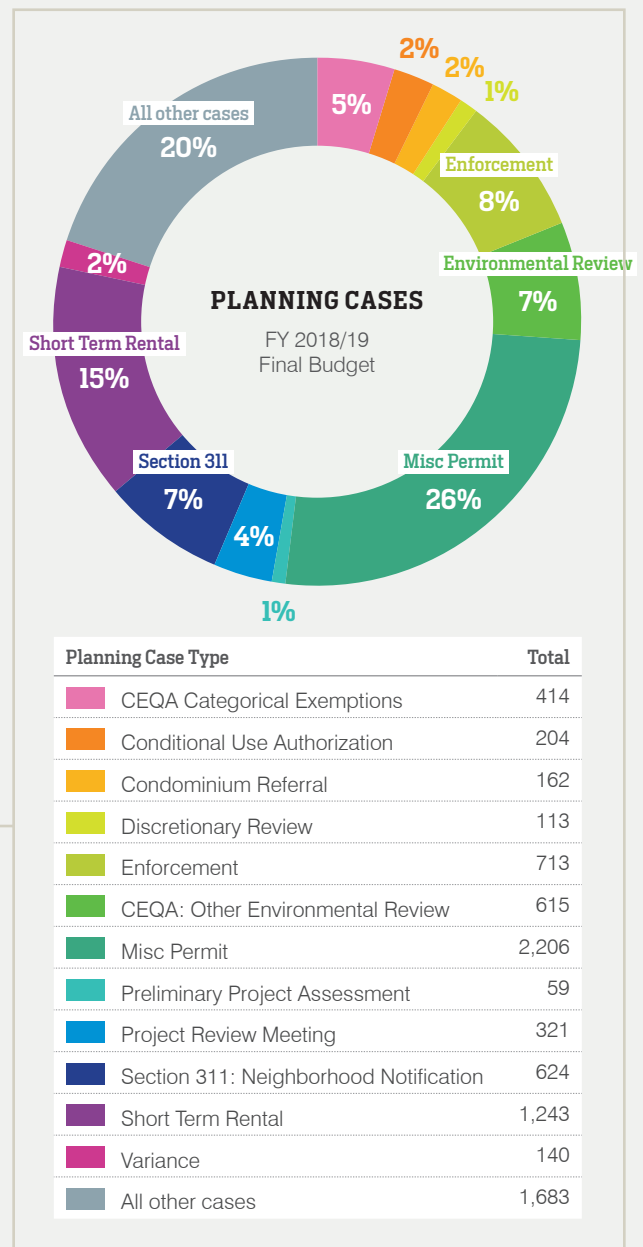
- Planning Cases
- Building Permit: Alterations
- Building Permit: New Construction



## BUILDING PERMITS

Permits reviewed over the counter

Permit intake / staff review



# Case & Permit Volume Trends

Application/Fee Type	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Change
Affordable Housing Bonus (AHB)	-	-	-	1	1	4	300% ↑
Appeal		11	10	16	16	8	-50% ↓
Condominium Referral	492	221	157	171	129	162	26% ↑
Certificate of Appropriateness	71	71	75	148	119	90	-24% ↓
Planning Commission Review	-	5	1	2	5	10	100% ↑
Coastal Zone Permit	1	1	1	2	1	3	200% ↑
Conditional Use Authorization	154	181	225	181	196	204	4% ↑
Citywide Planning	0	135	38	24	25	25	0% --
Designations	4	11	3	13	12	8	-33% ↓
Downtown Exceptions (309.1, 309.2, 309.3, 309.4)	26	17	7	11	8	10	25% ↑
Discretionary Review - Mandatory	113	78	36	20	5	2	-60% ↓
Discretionary Review - Public Initiated	27	70	141	137	96	111	16% ↑
Development Agreements	0	0	1	0	0	0	
Enforcement	726	840	1,406	1,575	803	713	-11% ↓
Categorical Exemptions (EEC and ECA)	598	511	397	255	312	414	33% ↑
Environmental Review	172	236	300	658	683	615	-10% ↓
Eastern Neighborhood Exception (329)	10	14	21	11	20	5	-75% ↓
Environmental Time and Materials (ETM)	-	-	-	168	185	199	8% ↑
Federal Section (106)	20	7	2	13	28	15	-46% ↓
Development Agreement Design Review	0	7	1	0	2	0	-100% ↓
Environmental	0	27	5	3	3	4	33% ↑
General Advertising Sign Annual Inventory Maintenance	0	57	0	0	0	0	
Generic Application w/o Hearing	64	20	16	0	0	0	
Historic Resource Assessment	-	-	-	-	-	1	
Historic Resource Assessment 5 or less units	-	-	-	-	-	36	
Historic Resource Assessment 6 or more units	-	-	-	-	-	1	
Enforcement	0	1	0	0	0	0	
Planning Department	0	16	0	1	0	0	
OCII	0	2	1	0	0	1	
Pre-Application-Other	4	5	5	0	0	0	
Preliminary Plan	0	2	1	0	0	1	
Preservation	0	1	1	0	0	1	
Records Requests	0	333	678	479	370	232	-37% ↓
Service Station Conversion Determinations	0	0	1	1	0	0	
Temporary Use Permits	59	47	52	56	57	65	14% ↑
Tourist Hotel Conversions	0	0	1	0	0	0	
Generic Letters	0	0	0	1	0	0	
General Plan Referral	68	75	101	94	81	57	-30% ↓
In-Kind Agreement	-	3	1	1	1	0	-100% ↓
Institutional Master Plan	0	3	9	3	4	2	-50% ↓
Legacy Business Registry (LBR)	-	-	13	89	39	66	69% ↑



# Case & Permit Volume Trends

Application/Fee Type	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Change
Lot Line Adjustment	-	21	28	25	23	14	-39% ↓
Zoning Map Amendment	-	2	3	0	0	0	
Miscellaneous Permit	1,903	1,941	2,341	2,100	2,049	2,206	8% ↑
Mills Act	135	5	6	8	6	7	17% ↑
Office Allocation (321)	10	11	7	6	10	4	-60% ↓
Planning Code Text Amendment	0	20	30	1	0	0	
Phase	0	20	30	1	0	0	
Public Information Center	-	-	-	-	-	4	
Preliminary Project Assessment	50	108	89	85	51	59	16% ↑
Project Review Meeting		306	480	374	393	321	-18% ↓
Permit to Alter (Major, Minor)	86	92	84	108	94	43	-54% ↓
Shadow Study (295)	16	41	27	17	17	17	0% --
Preservation Survey		2	4	4	0	1	
Short Term Rental		671	1,188	864	1,279	1,243	-3% ↓
Federal Section (106) / Subdivision Referral	71	37	28	28	21	39	86% ↑
Transfer of Development Rights (TDR) - Statement of Eligibility	4	0	1	0	0	4	
Transportation Demand Management (TDM)	-	-	-	28	77	55	-29% ↓
Transfer of Development Rights (TDR) - Certificate of Transfer	13	5	25	4	7	7	0% --
Transfer of Development Rights (TDR) - Notice of Use	7	5	7	1	7	3	-57% ↓
Variance	201	216	188	225	218	140	-36% ↓
Wireless	12	2	0	0	0	0	
Zoning Administrator (ZA) - Letter of Determination	-	61	84	96	73	88	21% ↑
Zoning Administrator (ZA) – Notice of Special Restrictions	-	1	0	0	0	0	
Zoning Administrator (ZA) - Verification	-	176	305	211	220	397	80% ↑
Medical Cannabis Dispensary	5	4	12	0	2		-100% ↓
Section 311	704	673	815	782	670	624	-7% ↓
Block Book Notification	100	174	198	176	170	156	-8% ↓
Building Permits (New Construction)	217	198	181	144	172	144	-16% ↓
Building Permits (Existing Alterations)	7,629	7,909	7,928	8,297	8,850	8,028	-9% ↓
<b>Total</b>	<b>13,851</b>	<b>15,740</b>	<b>17,806</b>	<b>17,718</b>	<b>17,610</b>	<b>16,669</b>	<b>-5% ↓</b>

Source: Permit Project and Tracking System for Planning Cases and DBI's Permit Tracking System for Building Permits

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

GEN: includes GASP program, Records Requests, Temporary Use Permits (for FY10-11 and prior), and other applications.

MIS: includes referrals from other agencies, such as the Police and Fire Departments, Alcoholic Beverage Control, among others

\*PRJ: are project profiles and not counted towards planning volume cases.

\*PRL: are over-the-counter profiles and not counted towards planning volume cases.

# Financial Report

REVENUES	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
Charges for Services (Fees)	\$25,311,352	\$32,116,156	\$35,504,019	\$44,012,250	\$43,828,367	<b>\$43,519,481</b>
Grants	\$1,147,978	\$3,415,696	\$2,695,905	\$4,539,531	\$6,968,618	<b>\$4,516,802</b>
Expenditure Recovery	\$749,740	\$447,135	\$583,713	\$740,453	\$1,120,332	<b>\$1,470,974</b>
General Fund Support	\$2,772,727	\$2,372,625	\$2,475,487	\$1,991,842	\$2,584,044	<b>\$3,848,730</b>
<b>Total Revenues</b>	<b>\$29,981,797</b>	<b>\$38,351,612</b>	<b>\$41,259,124</b>	<b>\$51,284,076</b>	<b>\$54,501,361</b>	<b>\$53,355,987</b>

FEE REVENUES	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
<b>A</b> Building Permit Alterations	\$11,276,692	\$16,169,046	\$16,263,844	\$18,455,090	\$22,598,344	<b>\$20,896,872</b>
<b>B</b> Building Permit New Construction	\$2,409,459	\$2,706,801	\$2,794,709	\$3,936,266	\$5,464,284	<b>\$3,067,613</b>
<b>C</b> Environmental Review Fees	\$5,764,357	\$7,063,662	\$7,075,319	\$9,829,289	\$7,394,694	<b>\$7,666,887</b>
<b>D</b> Other Short Range Planning Fees	\$2,370,783	\$2,701,763	\$3,949,707	\$5,476,761	\$3,123,049	<b>\$4,826,135</b>
<b>E</b> Conditional Use Fees	\$2,544,717	\$2,459,580	\$2,859,789	\$5,112,250	\$2,876,820	<b>\$4,519,875</b>
<b>F</b> Variance Fees	\$383,241	\$502,324	\$691,759	\$557,546	\$697,187	<b>\$751,124</b>
<b>G</b> Certificate of Appropriateness Fees	\$196,279	\$142,623	\$106,746	\$103,809	\$261,265	<b>\$250,116</b>
<b>H</b> Sign Program & Code Enforcement	\$365,824	\$370,357	\$371,419	\$866,497	\$1,412,724	<b>\$1,540,859</b>
<b>Total Fee Revenues</b>	<b>\$25,311,352</b>	<b>\$32,116,156</b>	<b>\$34,113,292</b>	<b>\$44,337,508</b>	<b>\$43,828,367</b>	<b>\$43,519,481</b>

GENERAL FUND SUPPORT	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
General Fund Support	\$2.8 M	\$2.4 M	\$2.5 M	\$2.0 M	\$2.6 M	<b>\$3.8 M</b>
Fees & Other Revenues	\$27.2 M	\$36.0 M	\$38.8 M	\$49.3 M	\$51.9 M	<b>\$49.5 M</b>
<b>General Fund Support</b>	<b>9%</b>	<b>6%</b>	<b>6%</b>	<b>4%</b>	<b>5%</b>	<b>7%</b>

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)

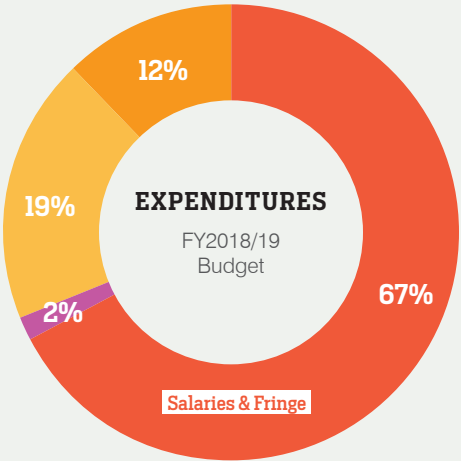
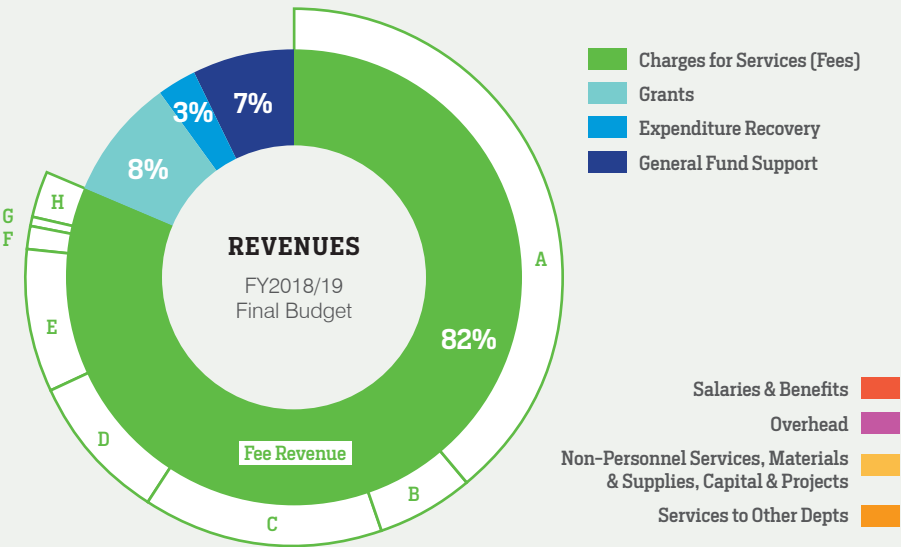
EXPENDITURES	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
Salaries & Benefits	\$22,647,636	\$25,156,865	\$26,848,917	\$32,344,832	\$33,989,545	<b>\$35,895,959</b>
Overhead	\$313,400	\$26,187	\$509,668	\$554,786	\$774,176	<b>\$980,944</b>
Non-Personnel Services, Materials & Supplies, Capital & Projects	\$2,796,255	\$8,491,050	\$8,482,001	\$11,735,231	\$13,672,238	<b>\$10,042,863</b>
Services of Other Departments	\$4,224,506	\$4,677,510	\$5,418,538	\$6,649,227	\$6,065,402	<b>\$6,436,221</b>
<b>Total Expenditures</b>	<b>\$29,981,797</b>	<b>\$38,351,612</b>	<b>\$41,259,124</b>	<b>\$51,284,076</b>	<b>\$54,501,361</b>	<b>\$53,355,987</b>



# Financial Report **FY 2018/19**

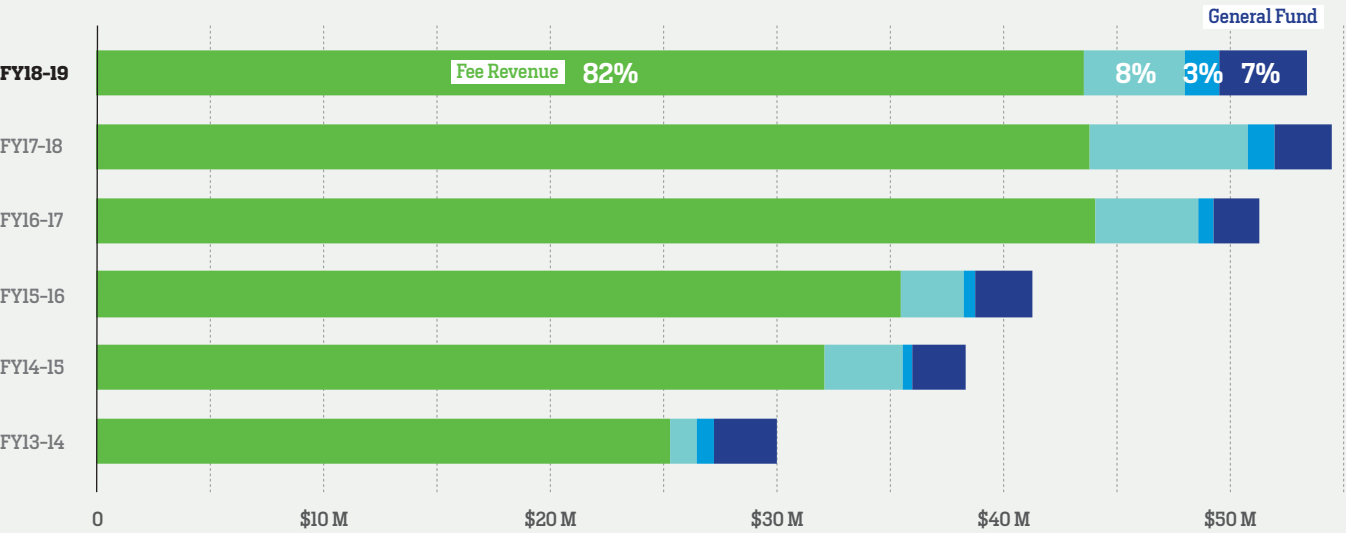
**\$53.4 M** Total Revenue Budget

**\$53.4 M** Total Expenditures



## DEPARTMENT REVENUE TREND

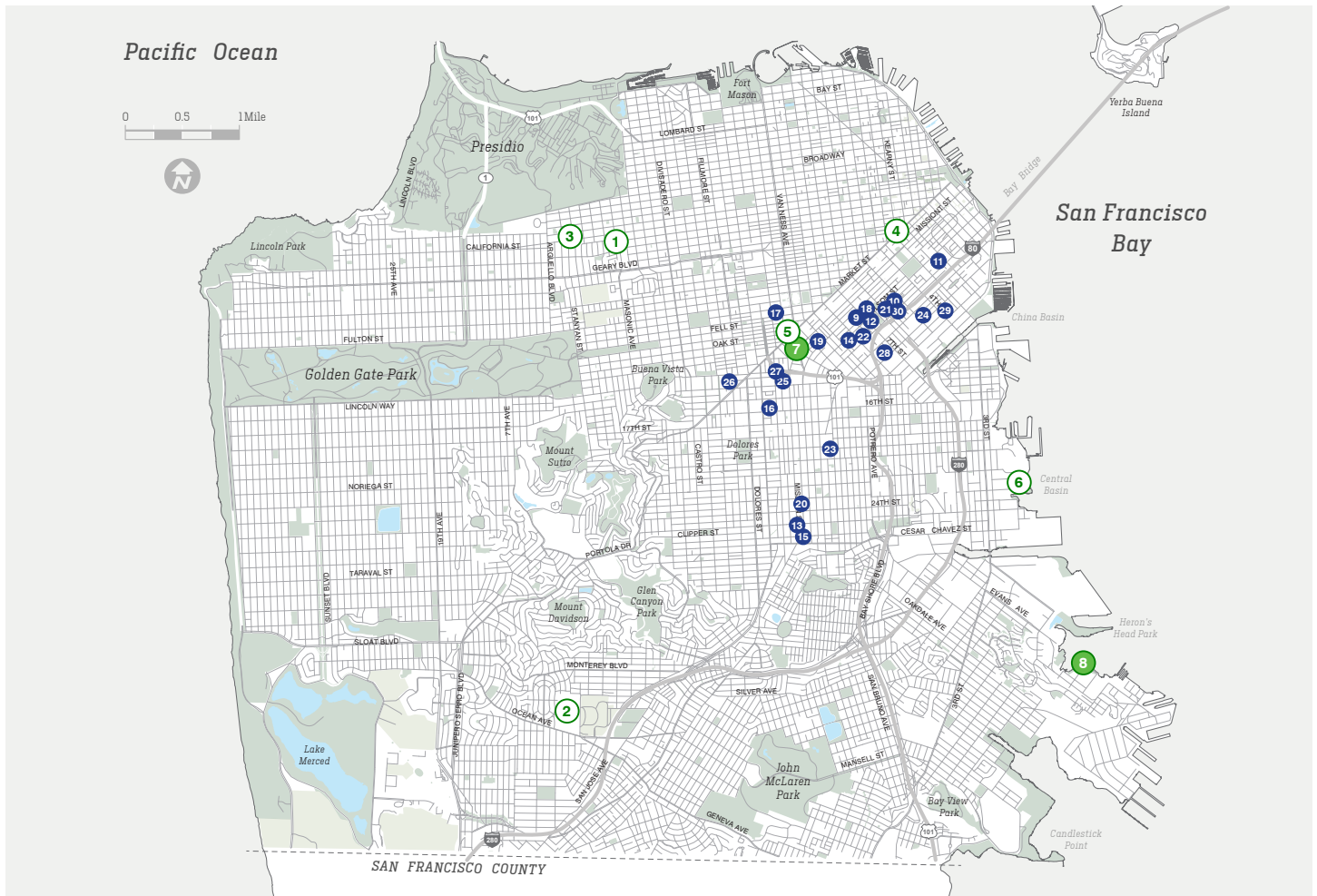
FY2013/14 - FY2018/19 Adopted Budget



**\$43.5 M** Total Fee Revenue Budget

**\$3.8 M** General Fund Support

# Environmental Planning: Major Review Documents FY 2018/19



**1**  
3333 California Street  
Mixed Use Project



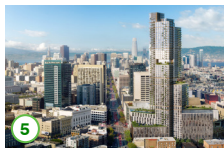
**2**  
Balboa Reservoir  
Project



**3**  
3700 California Street



**4**  
Better Market Street



**5**  
10 South Van Ness



**6**  
Potrero Power Station



**7**  
30 Otis Street



**8**  
India Basin Mixed-Use  
Project

**9** 280 7th Street

**10** 255 Shipley Street/  
254 Clara Street

**11** 350 Second Street

**12** 1075-1089 Folsom Street

**13** 2918 -2924 Mission Street

**14** 1245 Folsom Street

**15** 3357-3359 26th Street

**16** 3140-3150 16th Street

**17** 301 Grove Street

**18** 1052-1060 Folsom Street and  
190-194 Russ Street

**19** 1450 Howard Street

**20** 856 Capp Street

**21** 265 Shipley Street

**22** 1170 Harrison Street

**23** 2300 Harrison Street

**24** 598 Brannan Street

**25** 344 14th Street

**26** 55 Belcher Street

**27** 333 Valencia Street

**28** 828 Brannan Street

**29** 655 Fourth Street

**30** 953-955 Folsom Street

○ Draft EIR    ● Final EIR    ● Community Plan Exemption



# Awards and Recognition **FY 2018/19**



## SPUR's 2019 Good Government Award

**Recipient**  
Kate Conner



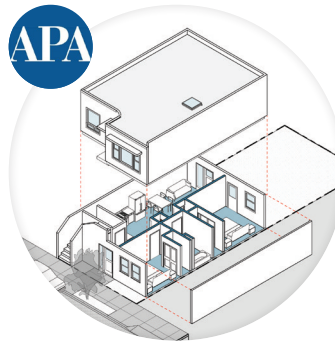
## 2019 APA CA Northern Section Special Recognition Award

**Recipient**  
Veronica Flores  
**Category**  
Emerging Planner



## 2019 APA Northern California Chapter, Award of Excellence

**Category**  
Transportation Planning  
**Project**  
Elimination of Minimum Parking Requirements



## 2019 APA Silver National Planning Achievement Award

**Category**  
Best Practice  
**Project**  
San Francisco's Accessory Dwelling Unit Program



## 2019 APA Northern California Chapter, Award of Excellence

**Category**  
Comprehensive Plan, Large Jurisdiction  
**Project**  
Central SoMa Plan



## 2018 AIA San Francisco Community Alliance Awards

**Project**  
Civic Center Commons



## 2019 APA Gold National Planning Achievement Award

**Category**  
Environmental Planning  
**Project**  
Sustainable Chinatown



## MOCI and Data SF's 2018 Data and Innovation Award

**Category**  
A Picture's Worth a Thousand Words  
**Project**  
Sustainable Chinatown

# Planning Staff **FY 2018/19**








## Administration

Nadia Bishop   
 John Boldrick  
 Karen Carasi  
 Glenn Cabrereros  
 Michelle Chang  
 Theodore Chen  
 Alton Chinn  
 Susan Chu  
 Michael Diaz   
 Thomas DiSanto  
 Michael Eng  
 Lulu Hwang  
 Biling Jiang   
 Yvonne Ko  
 Belle La   
 Judy Lam  
 Deborah Landis  
 Selina Liu   
 Anika Lyons  
 Micheal Sanders  
 John Speer  
 Isabelle Vulis  
 Barry Wong  
 Elaine Wong   
 Melissa Wong  
 Mike Wynne  
 Tony Yeung  
 Genta Yoshikawa  
 Karen Zhu

## Citywide Planning



Robin Abad-Ocubillo  
 Svetha Ambati  
 Amnon Ben-Pazi  
 Anne Brask   
 Benjamin Caldwell  
 Paul Chasan  
 Celina Chan   
 Lisa Chen  
 Kay Cheng   
 Miriam Chion   
 Maria de Alva  
 Scott Edmondson  
 Susan Exline  
 Lisa Fisher  
 Claudia Flores  
 Julie Flynn  
 John Francis  
 Susan Gygi   
 Kimia Haddadan  
 Seung Yen Hong  
 Neil Hrushowy   
 Adrienne Hyder   
 Paolo Ikezoe  
 Doug Johnson  
 Lily Langlois  
 Jessica Look  
 Andrea Nelson  
 Sheila Nickolopoulos  
 Teresa Ojeda 











James Pappas  
 Pedro Peterson   
 Nicholas Perry  
 Patrick Race  
 AnMarie Rodgers  
 Ken Qi  
 Ilaria Salvadori  
 Deborah Sanders  
 Jeremy Shaw  
 Mathew Snyder  
 Jonathan Swae   
 Joshua Switzky  
 Rachael Tanner   
 Tam Tran  
 Reanna Tong  
 Andre Torrey  
 Vlad Vallejo  
 Adam Varat  
 Michael Webster  
 Maggie Wenger   
 Steve Wertheim   
 Aaron Yen




## Commissions Office

Josephine Feliciano  
 Jonas Ionin  
 Christine Lamorena  
 Chanbory Son

## Current Planning

Seema Adina  
 Laura Ajello  
 Linda Ajello-Hoagland  
 Christy Alexander  
 Claudine Asbagh  
 Julian Banales  
 Brittany Bendix   
 Melanie Bishop   
 Kurt Botn  
 Marcelle Boudreaux




Keisha Calmese  
 Shelley Caltagirone  
 Cathleen Campbell  
 Mathew Chandler  
 Michael Christensen  
 Lorabelle Cook  
 Moses Corrette  
 Matt Dito  
 Kimberly Durandet  
 Carolyn Fahey   
 Shannon Ferguson  
 Veronica Flores  
 Nick Foster  
 Tim Frye   
 Dori Ganetsos  
 Monica Giacomucci   
 Elizabeth Gordon-Jonckheer  
 Bridget Hicks   
 Jeffrey Horn  
 Sylvia Jimenez  
 Jeff Joslin  
 Alexandra Kirby  
 Heidi Kline  
 Michelle Langlie  
 Agnes Lau   
 Pilar LaValley  
 Victoria Lewis  
 Xinyu Liang   
 Ashley Lindsay  
 Christopher May  
 Frances McMillen  
 Theresa Monchez  
 Elizabeth Munyan   
 Edgar Oropeza  
 Gabriela Pantoja  
 Suzette Parinas   
 Andrew Perry  
 Kristina Phung   
 Georgia Powell   
 Nora Priego

Max Putra  
 Erica Russell  
 Rebecca Salgado  
 Ella Samonsky  
 William San  
 Desiree Smith  
 Jeffrey Speirs  
 Richard Sucre  
 Chris Townes  
 Nancy Tran  
 Eiliesh Tuffy   
 Jonathan Vimr  
 Doug Vu   
 Delvin Washington  
 Elizabeth Watty  
 David Weissglass  
 Alex Westhoff   
 Mary Woods  
 Sharon Young

### Design Review




Allison Albericci  
 Luiz Barata  
 Maia Small  
 Trent Greenan   
 David Winslow




### Director's Office

Jacob Bintliff  
 Gary Chen  
 Kate Conner  
 Courtney Ferris   
 Andrea Green   
 Carly Grob  
 Audrey Merlone  
 Elizabeth Purl  
 John Rahaim  
 Eugenio Salcedo   
 Diego Sanchez  
 Daniel Sider






Gina Simi  
 Candace SooHoo  
 Aaron Starr  
 Martin Thibodeau

### Environmental Planning

Rhia Bordon  
 Virnaliza Byrd  
 Alana Callagy  
 Megan Calpin  
 Stephanie Cisneros  
 Colin Clarke  
 Jorgen Cleemann  
 Rick Cooper  
 Jenny Delumo  
 Debra Dwyer  
 Charles Enchill   
 Christopher Espiritu  
 Chelsea Fordham  
 Sherie George  
 Lisa Gibson  
 Justin Greving  
 Justin Horner   
 Alesia Hsiao  
 Melinda Hue  
 Monica Huggins  
 Devyani Jain  
 Timothy Johnston (SFPUC)  
 Chris Kern  
 Kari Lentz   
 Don Lewis  
 Michael Li  
 Diane Livia   
 Laura Lynch  
 Manoj Madhavan   
 Paul Maltzer  
 Jennifer McKellar  
 Sally Morgan  
 Julie Moore (SFPUC)  
 Joy Navarrete

Josh Pollak  
 Jeanie Poling  
 Jessica Range  
 Rachel Schuett  
 Tatyana Sheyner  
 Chris Thomas   
 Allison Vanderslice  
 Elizabeth White  
 Wade Wietgreffe  
 Lana Wong   
 Daniel Wu  
 David Young  
 Kei Zushi 

### Zoning & Compliance

EvaMarie Atijera-Taylor  
 Chaska Berger  
 David Brosky   
 Peter Byrne   
 Michelle Chan   
 Josephine Chen  
 Audrey Harris  
 Ericka Jackson  
 Dario Jones  
 Milton Martin  
 Vincent Page   
 Jonathan Purvis   
 Adrian Putra  
 Rachna  
 Scott Sanchez  
 Tina Tam  
 Corey Teague

### Interns

Amiel Leano-Atanacio  
 Julia Branco  
 Isa Gaillard  
 Gretel "G.G." Gunther  
 Meital Hoffman  
 Hye Sun Kim

Honora Montano  
 Josie Morgan  
 Helen Pierson  
 Erin Swicegood  
 Alec Tobin  
 Victor Tran  
 Leopold Wambersie  
 Kelsey Wilson  
 Dalia Yedidia

### Summer Youthwork Interns

Gus Bennett  
 Phaedra Cox-Farr  
 Austin Gisi  
 Danielle Lei  
 Maia Saha  
 Jenny Situ  
 William Tsui  
 Fiona Yim

21

Staff Additions 

30

Staff Departures 





**San Francisco**  
**Planning**

**SAN FRANCISCO**  
**PLANNING DEPARTMENT**  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

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

    /sfplanning