



San Francisco Planning Annual Report

FISCAL YEAR 2019/20*



San Francisco
Planning



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London N. Breed

Board of Supervisors

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Milicent A. Johnson (through July 2020)
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Deland Chan
Sue Diamond

Historic Preservation Commission

Aaron Jon Hyland, AIA, NCARB, *Commission President*
Diane Matsuda, *Commission Vice President*
Kate Black
Chris Foley
Richard S. E. Johns
Jonathan Pearlman
Lydia So



SAN FRANCISCO PLANNING DEPARTMENT

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sfplanning.org



FY 2019/20 Annual Report prepared by:

Rich Hillis, *Planning Director*
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 a Shared Space at 2391 Mission Street by San Francisco Planning.

* FY 2019/20 covers the fiscal year period from June 1, 2019 – June 30, 2020

A Message from Our Director and Commission Presidents

It has been a time of challenge and change not just for San Francisco, but for communities across the globe.

Within the first few months of 2020, we experienced a global pandemic, a widespread economic recession, and national protests for racial justice. These movements have not only reshaped life in San Francisco but have prompted us to reimagine how we think and plan for the City's future, the impact of our work programs, and what needs to change to advance racial and social justice.

On June 11, 2020 and July 15, 2020, the Planning Commission and the Historic Preservation Commission adopted Resolutions centering the Planning Department's work program on racial and social equity. In response to the resolutions, the Department prioritized its resources to create a new division focused on community equity and engagement. This new division will identify and develop programs that will help us address longstanding inequities within zoning and land-use in San Francisco.

Faced with unparalleled disruptions to normal operations, the Department looked for ways to limit the impact of the COVID-19 pandemic on San Francisco's residents and businesses while also protecting the health of our employees and the public. We adopted new procedures that allowed our staff to do their jobs effectively and safely. From modifying our work program and providing our staff telecommuting options to holding commission hearings and public meetings online, we have minimized in-person interaction while continuing to serve the City.

Despite the challenges presented by COVID-19, the Department continues to review and process a variety of housing projects and streamline approvals for outdoor spaces to help keep San Franciscans housed and our small businesses afloat. In addition, we've prioritized staff to assist in economic recovery work, which will help guide the City's efforts to sustain and revive local businesses and employment, mitigate the economic hardships already affecting the most vulnerable San Franciscans, and build a resilient and equitable future.

As we continue to navigate the unpredictable waters of COVID-19, we want to recognize our astounding staff. Whether they are working as Disaster Service Workers to aid the communities most affected by the pandemic or adjusting to the "new normal" of working from home while their kids attend school online, we are so proud to be working with an incredible team.



Photo by Philip Wyers

Despite all the challenging events, the Department and other City agencies celebrated a major milestone: the grand opening of 49 South Van Ness Avenue. This 16-story civic building is the first to consolidate ten City departments under one roof, including the Planning Department. The building features a one-stop Permit Center to make it easier for residents and businesses to get City permits for construction, special events, and business permits.



Rendering of the Permit Center at 49 South Van Ness Avenue.

Finally, we would first like to acknowledge and congratulate former Director John Rahaim on his retirement in February 2020. John oversaw the Planning Department and City through unprecedented times of recession and growth, including the most challenging housing crisis in generations. Under his leadership, the Planning Department delivered area plans which allowed for new levels of public benefits and much needed housing in transit rich neighborhoods. His work in advancing the City's efforts, particularly toward affordable housing while prioritizing racial equity and community stabilization, was crucial in helping vulnerable communities stay in San Francisco while the City grows. John always said this was the best Planning Department staff in the country, and we couldn't agree more. We are fortunate to inherit a solid team of dedicated and talented staff committed to the City's future, and we thank him for his twelve years of dedicated service.

We hope you find this year's annual report informative. We are ready to rise to the challenge in the next fiscal year to make the City more fair, equitable, and just.



Rich Hillis
Director

San Francisco Planning Department



Joel Koppel
President

Planning Commission



Aaron Jon Hyland
President

Preservation Commission

Project Highlights **FY 2019/20**



Potrero Power Plant

Plan and Development Agreement
Approved April 2020



India Basin

Development Agreement
Effective October 3, 2019



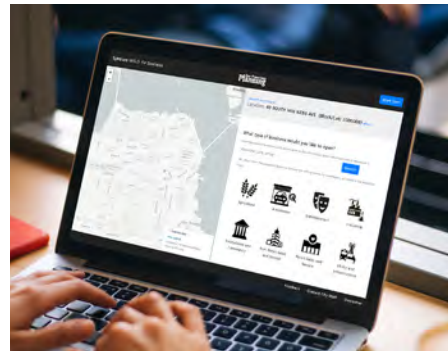
Market Octavia Area Plan Amendment (The Hub)

Adopted May 21, 2020



Balboa Reservoir

EIR Certification May 28, 2020



Business Zoning Check

Launched April 2019



Housing Affordability Strategies

Completed
March 2020



Calle 24 Special Area Design Guidelines

Adopted
November 2019



Japantown Special Area Design Guidelines

Adopted
December 2019



Community Stabilization Report

Draft Presented
October 2019



Retained Elements Design Guidelines

Adopted
December 2019

Highlight: Shared Spaces



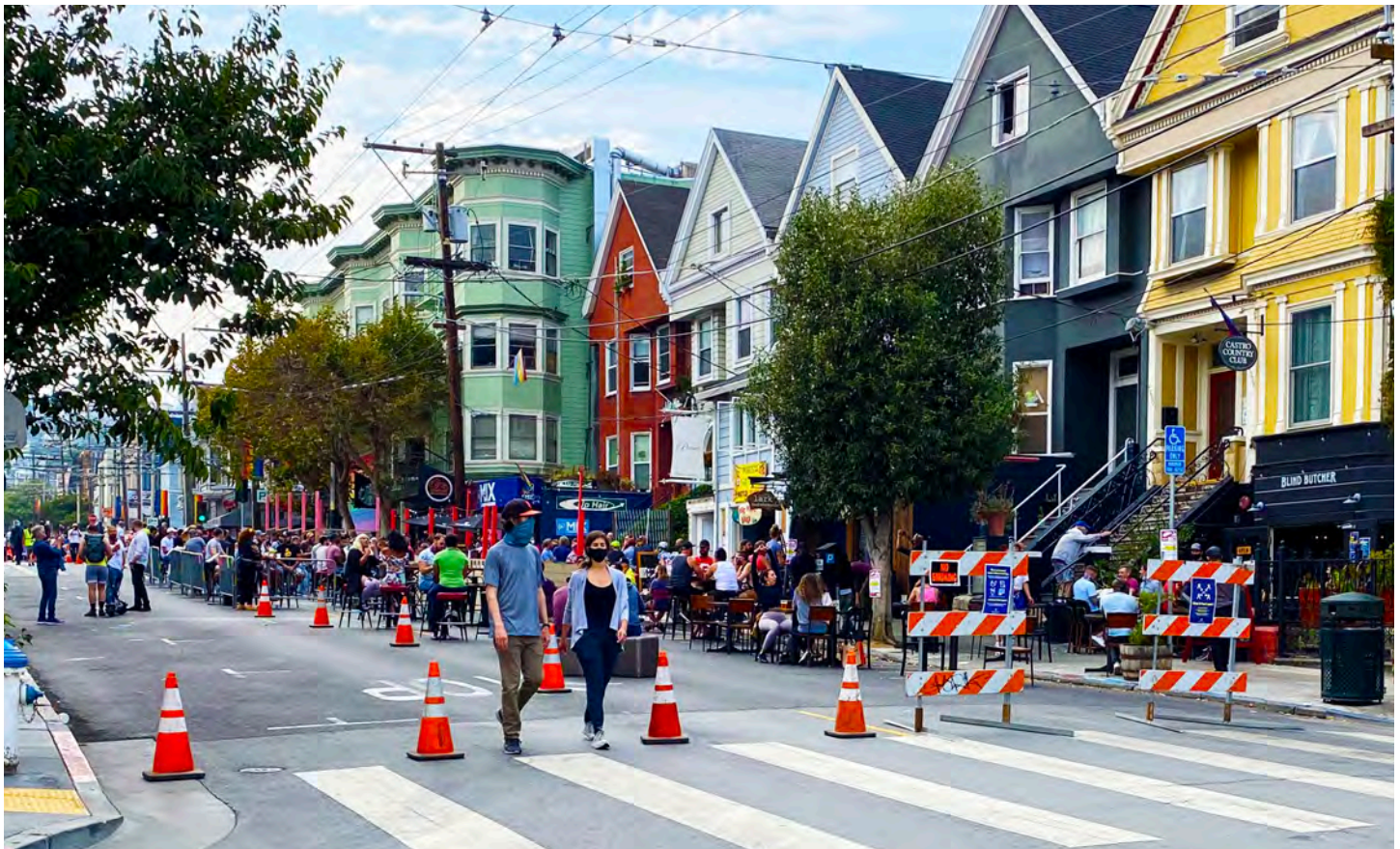
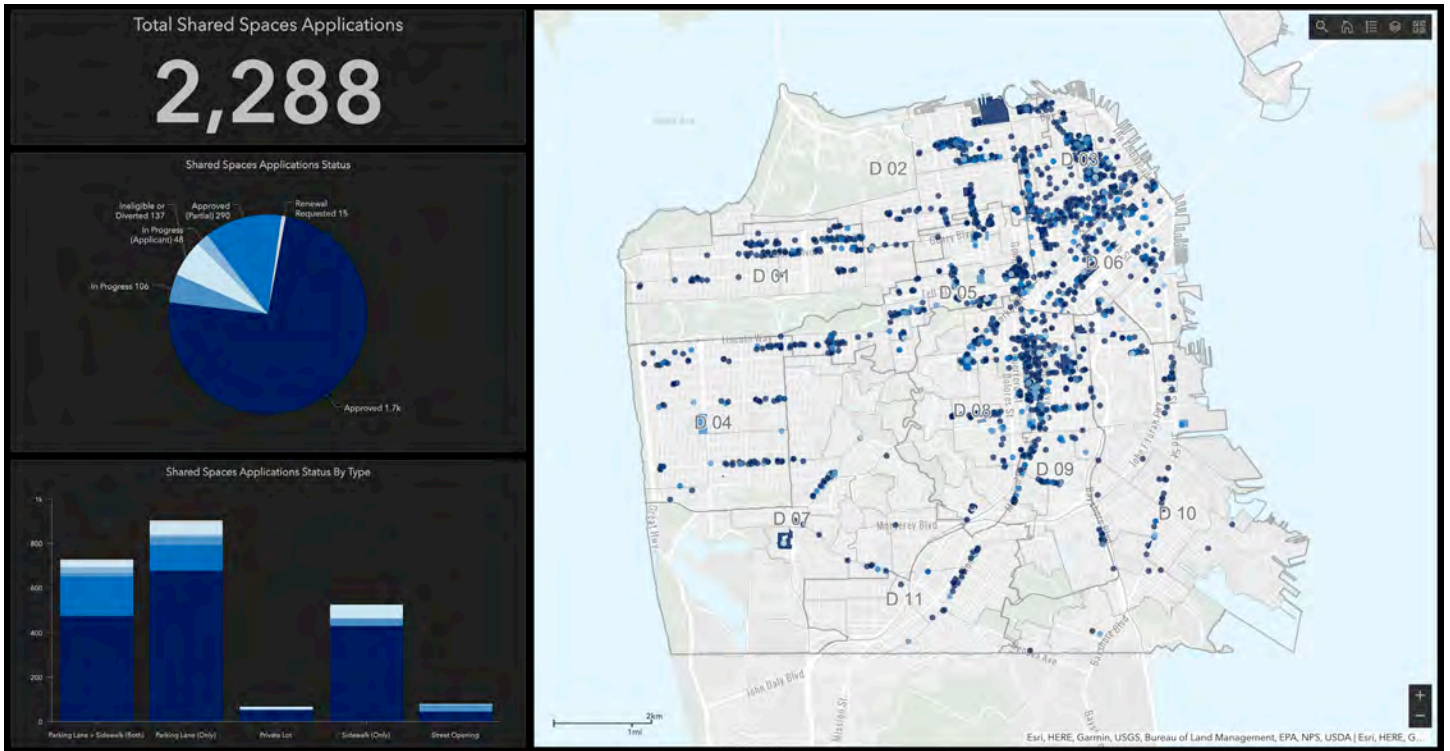
In May 2020, Mayor Breed announced the creation of the Shared Spaces Program, a multi-agency initiative of San Francisco's Economic Recovery Task Force that allows merchants and community groups to use sidewalks, full or partial streets, and other nearby open spaces for restaurant pick-up, outdoor dining and other neighborhood retail activities allowed under San Francisco's Public Health Orders.

The program allowed individual businesses or local merchant associations to apply for a no-cost, expedited permit to share public outdoor spaces for business purposes. The Program is coordinated by San Francisco Planning in collaboration with SFMTA, Public Works, the Entertainment Commission, DPH, the Fire Department and SFPD to ensure the proposed Shared Spaces meet public health and emergency access guidelines. Business owners self-manage the Shared Spaces and must have plans for public safety and compliance with the Americans with Disabilities Act (ADA).

A wide variety of open spaces may be used, from sidewalks to curbside roadway lanes. Additionally, full-street transformations are possible where businesses, merchant groups and community organizations partner with the City to close one or more blocks to traffic and open them for people and businesses. This supports activities like outdoor seating for cafes and restaurants, retail display or sales and personal services with physical distance.

Since the creation of the program, over two thousand free Shared Spaces permits were issued throughout San Francisco to help businesses move outdoors. Creating these public spaces not only created a safe and social distant environment for San Franciscans to enjoy and support their local restaurants and shops, but also a key strategy in supporting social and psychological wellbeing.

Highlight: Shared Spaces



TOP: Shared Spaces Program Dashboard

BOTTOM: A Shared Space street opening in the Castro neighborhood

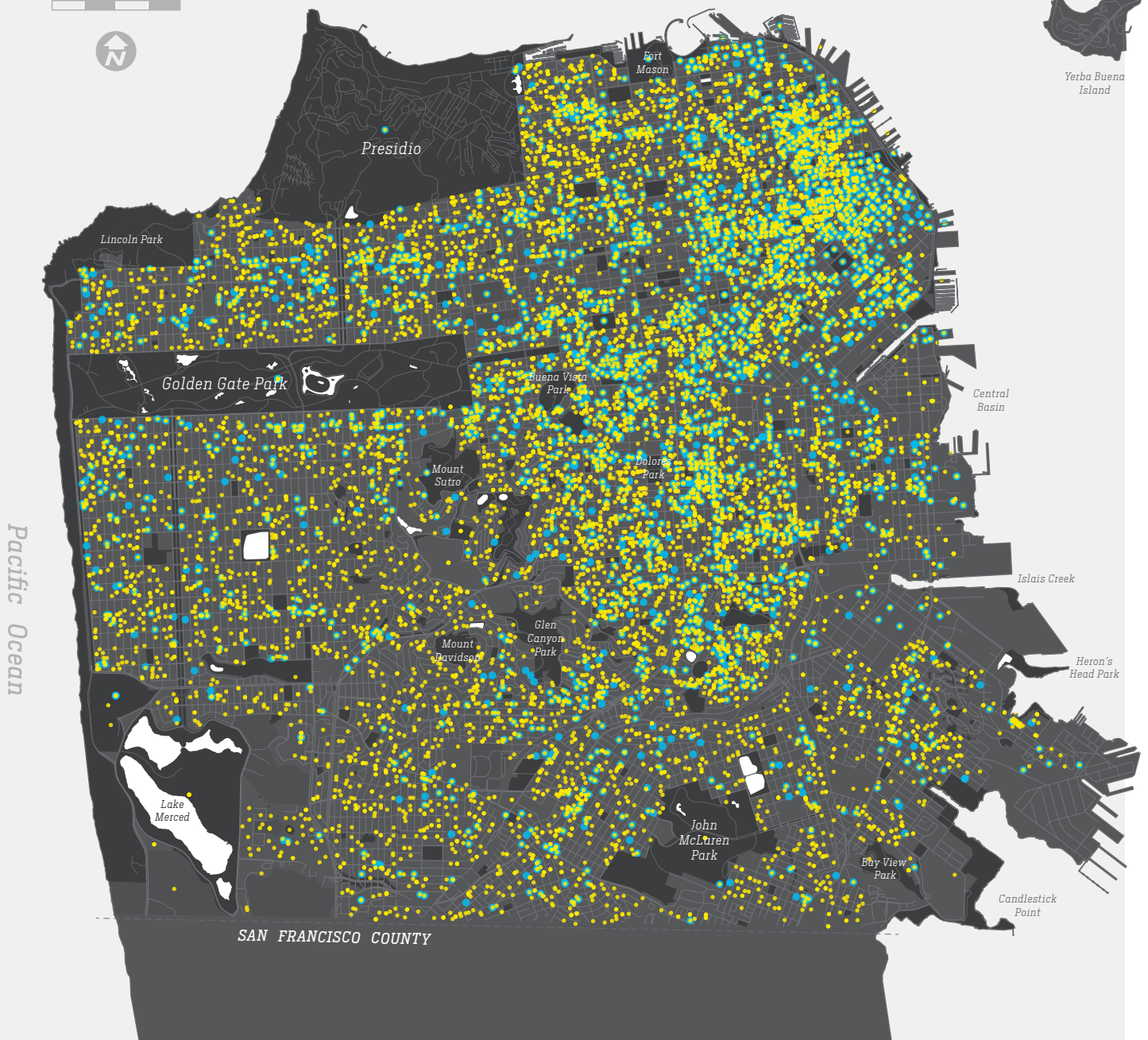
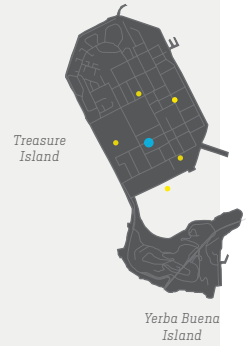


Photo by Bjorn Bakstad

Planning Activity Map

7,149**-16%**Planning Cases Filed ●
FY 2019/20decrease from
FY 2018/19**2,838****+4%**Planning Cases Approved ●
FY 2019/20increase from
FY 2018/19

0 0.5 1 Mile

San Francisco
Bay

Planning Cases & Building Permits

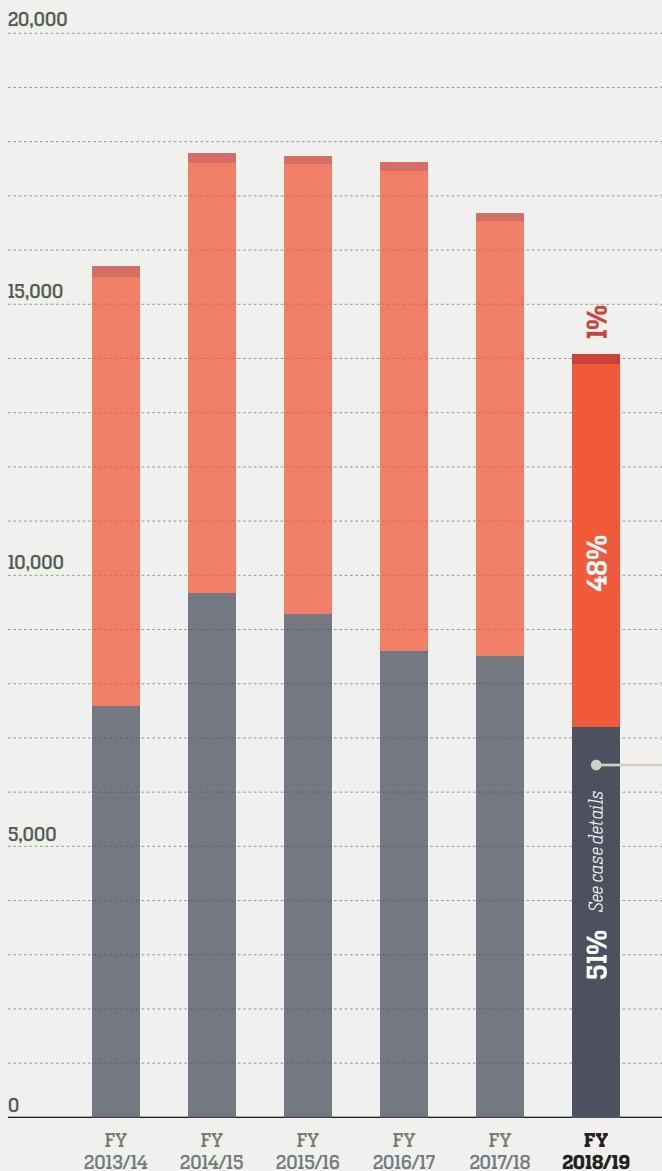
7,194 Planning Cases Filed

6,878 Building Permit Applications Filed and Reviewed by Planning

CASE & PERMIT VOLUME TRENDS

FY 2014/15 - FY 2019/20

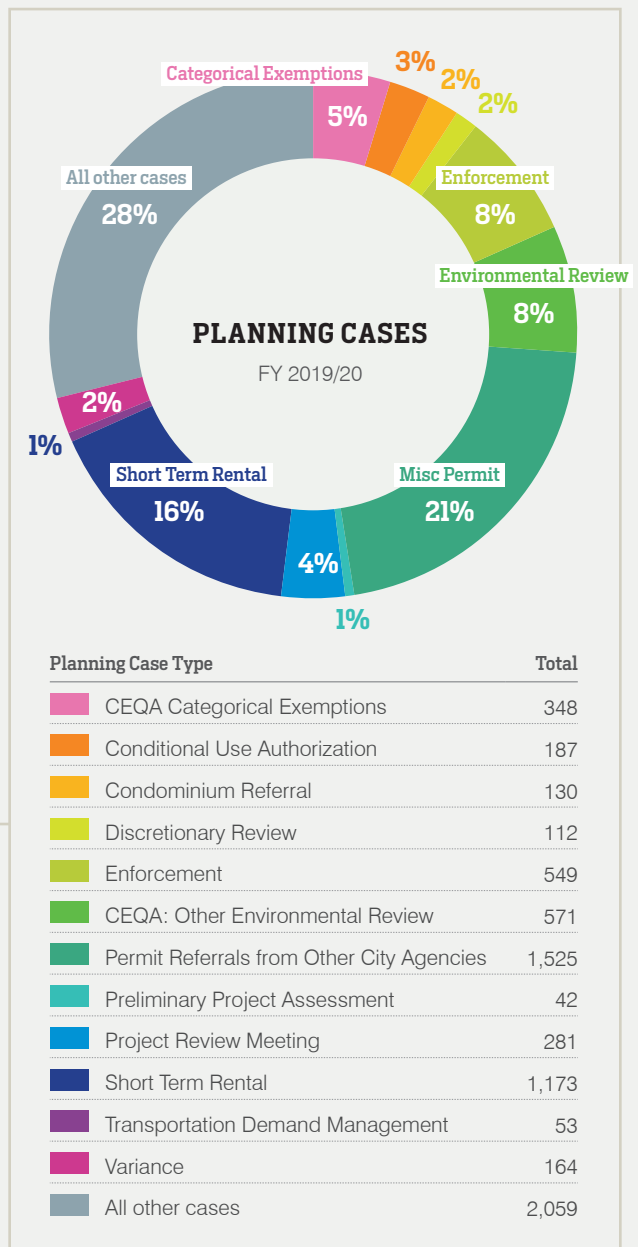
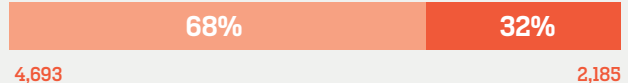
- Planning Cases
- Building Permit: Alterations
- Building Permit: New Construction



BUILDING PERMITS

Permits reviewed over the counter

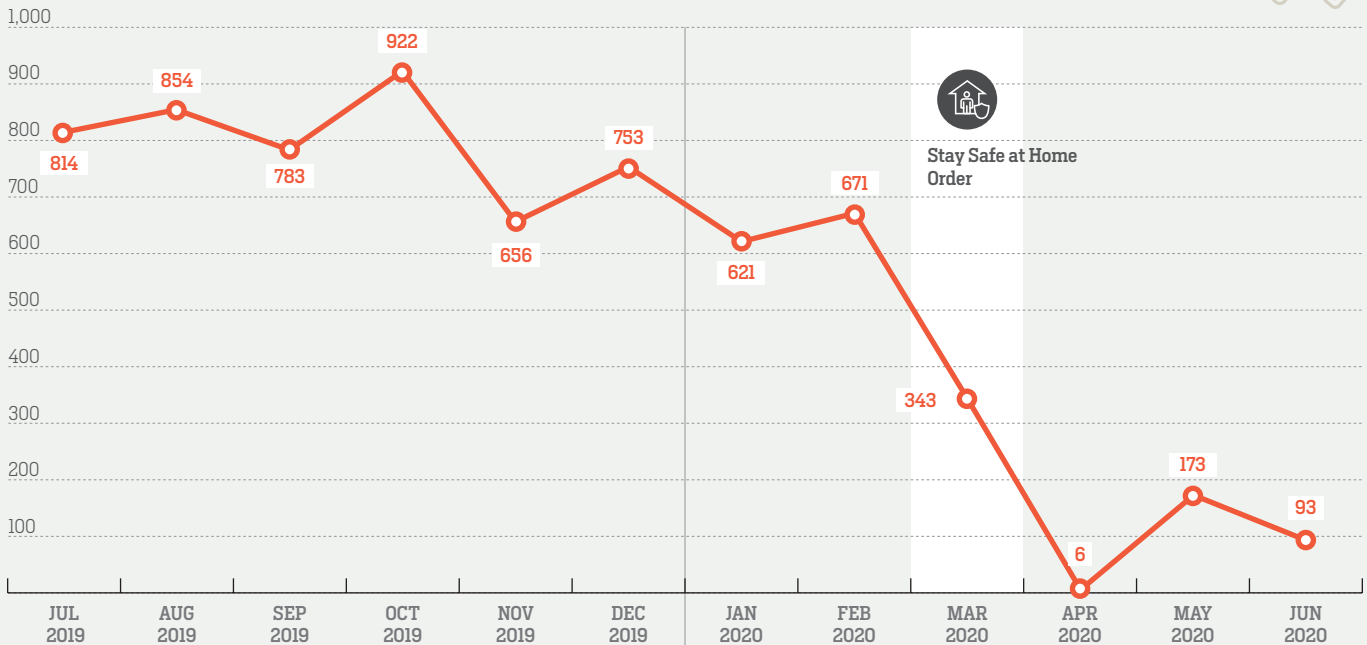
Permit intake / staff review



Monthly Building Permit Volume

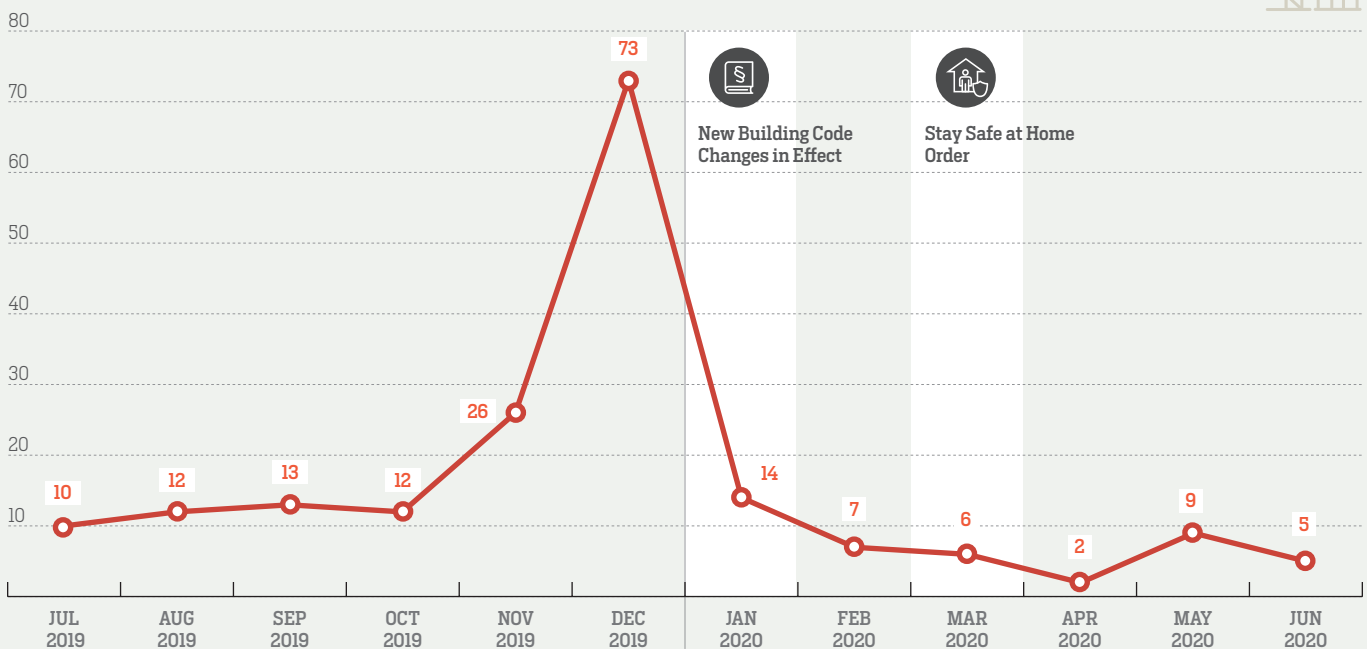
BUILDING PERMITS FILED: ALTERATIONS

FY 2019/20 (BY MONTH)



BUILDING PERMITS FILED: NEW CONSTRUCTION

FY 2019/20 (BY MONTH)



Case & Permit Volume Trends

Application/Fee Type	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	Change
Affordable Housing Bonus (AHB)	-	-	1	1	4	9	125% ↑
Appeal	11	10	16	16	8	6	-25% ↓
Condominium Referral	221	157	171	129	162	130	-20% ↓
Certificate of Appropriateness	71	75	148	119	90	71	-21% ↓
Planning Commission Review	5	1	2	5	10	2	-80% ↓
Coastal Zone Permit	1	1	2	1	3	0	-100% ↓
Conditional Use Authorization	181	225	181	196	204	187	-8% ↓
Citywide Planning	135	38	24	25	25	31	24% ↑
Designations	11	3	13	12	8	4	-50% ↓
Downtown Exceptions (309.1, 309.2, 309.3, 309.4)	17	7	11	8	10	5	-50% ↓
Discretionary Review - Mandatory	78	36	20	5	2	4	100% ↑
Discretionary Review - Public Initiated	70	141	137	96	111	108	-3% ↓
Development Agreements	0	1	0	0	0	0	
Enforcement	840	1,406	1,575	803	713	549	-23% ↓
Categorical Exemptions (EEC and ECA)	511	397	255	312	414	350	-15% ↓
Environmental Review	236	300	658	683	615	571	-7% ↓
Eastern Neighborhood Exception (329)	14	21	11	20	5	10	100% ↑
Environmental Time and Materials (ETM)	-	-	168	185	199	224	13% ↑
Federal Section (106)	7	2	13	28	15	1	-93% ↓
Development Agreement Design Review	7	1	0	2	0	3	
Elevator Penthouse Height Exemption	0	0	0	0	0	0	
Environmental	27	5	3	3	4	10	150% ↑
General Advertising Sign Relocation	0	0	0	0	0	0	
General Advertising Sign Annual Inventory Maintenance	57	0	0	0	0	0	
Generic Application w/o Hearing	20	16	0	0	0	0	
Historic Resource Assessment 5 or less units	-	-	-	-	38	112	195% ↑
Historic Resource Assessment 6 or more units	-	-	-	-	1	2	100% ↑
Enforcement	1	0	0	0	0	0	
Planning Department	16	0	1	0	0	0	
OCII	2	1	0	0	1	0	-100% ↓
Pre-Application-Other	5	5	0	0	0	0	
Records Requests	333	678	479	370	232	235	1% ↑
Service Station Conversion Determinations	0	1	1	0	0		
Subpoena						1	
Temporary Use Permits	47	52	56	57	65	46	-29% ↓
Tourist Hotel Conversions	0	1	0	0	0	0	
Generic Letters	0	0	1	0	0	0	
General Plan Referral	75	101	94	81	57	43	-25% ↓
In-Kind Agreement	3	1	1	1	0	1	
Institutional Master Plan	3	9	3	4	2	1	-50% ↓
Legacy Business Registry (LBR)	-	13	89	39	66	40	-39% ↓

Case & Permit Volume Trends

Application/Fee Type	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	Change
Lot Line Adjustment	21	28	25	23	14	30	114% ↑
Zoning Map Amendment	2	3	0	0	0	0	
Miscellaneous Permit	1,941	2,341	2,100	2,049	2,206	1,525	-31% ↓
Mills Act	5	6	8	6	7	4	-43% ↓
Office Allocation (321)	11	7	6	10	4	9	125% ↑
Planning Code Text Amendment	20	30	1	0	0	0	
Phase	20	30	1	0	0	13	225% ↑
Public Information Center	-	-	-	-	4	0	
Preliminary Project Assessment	108	89	85	51	59	42	-29% ↓
Project Review Meeting	306	480	374	393	321	281	-12% ↓
Permit to Alter (Major, Minor)	92	84	108	94	43	37	-14% ↓
Shadow Study (295)	41	27	17	17	17	17	0%
Preservation Survey	2	4	4	0	1	4	300% ↑
Short Term Rental	671	1,188	864	1,279	1,243	1,173	-6 ↓
Federal Section (106) / Subdivision Referral	37	28	28	21	39	29	-26% ↓
Transfer of Development Rights (TDR) - Statement of Eligibility	0	1	0	0	4	1	-75% ↓
Transportation Demand Management (TDM)	-	-	28	77	55	53	-4% ↓
Transfer of Development Rights (TDR) - Certificate of Transfer	5	25	4	7	7	12	71% ↑
Transfer of Development Rights (TDR) - Notice of Use	5	7	1	7	3	2	-33% ↓
Variance	216	188	225	218	140	164	17% ↑
Wireless	2	-	-	-	-	-	
Zoning Administrator (ZA) - Letter of Determination	61	84	96	73	88	75	-15% ↓
Zoning Administrator (ZA) – Notice of Special Restrictions	1	0	0	0	0	0	
Zoning Administrator (ZA) - Verification	176	305	211	220	397	278	-30% ↓
Medical Cannabis Dispensary	4	12	0	2	-	-	
Section 311	673	815	782	670	624	543	-13% ↓
Block Book Notification	174	198	176	170	156	146	-6% ↓
Building Permits (New Construction)	198	181	144	172	144	189	31% ↑
Building Permits (Existing Alterations)	7,909	7,928	8,297	8,850	8,028	6,689	-17% ↓
Total	15,740	17,806	17,718	17,610	16,669	14,072	-16% ↓

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.

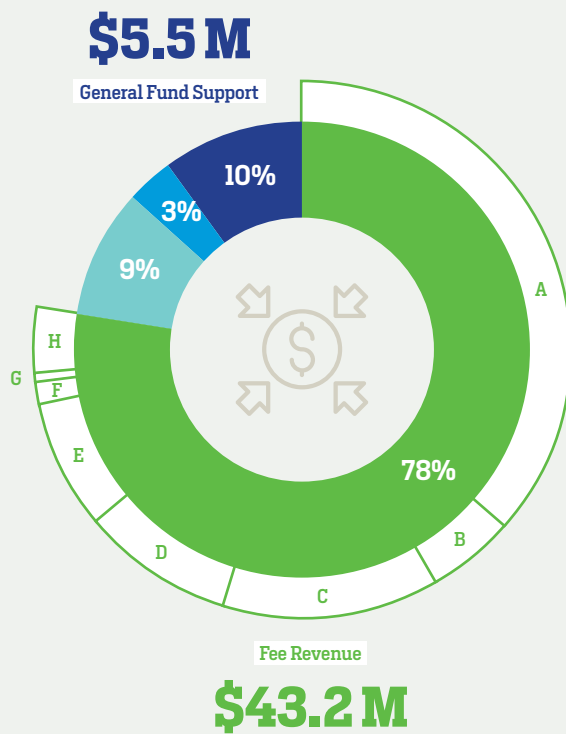
GEN: includes GASP program, Records Requests, Temporary Use Permits (for FY10-11 and prior), and other applications.

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.

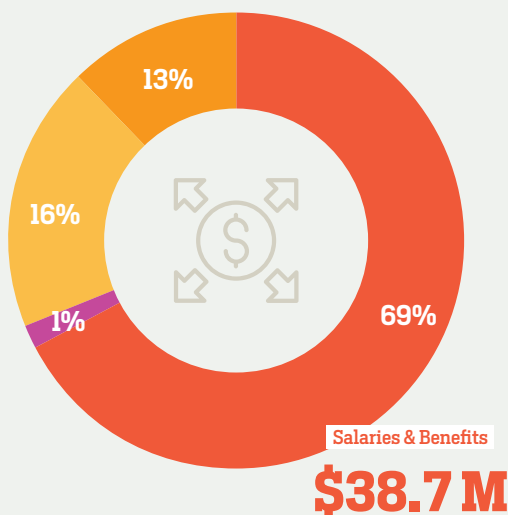
Financial Report: Revenues & Expenditures



\$55.7 M FY 2019/20
Total Revenues

Revenue by Type		
	Fees / Charges for Services (see below)	\$43,208,666
	Grants, Special Revenues, Impact Fees	\$5,129,892
	Expenditure Recovery from Other Agencies	\$1,813,777
	General Fund Support	\$5,513,149
Total Revenues		\$55,665,484

Fee Revenue by Type		
A	Building Permit Alterations	\$20,371,542
B	Building Permit New Construction	\$2,971,799
C	Environmental Review Fees	\$7,261,343
D	Other Short Range Planning Fees	\$5,027,646
E	Conditional Use Fees	\$4,405,479
F	Variance Fees	\$737,810
G	Certificate of Appropriateness Fees	\$244,212
H	Sign Program & Code Enforcement	\$2,188,835
Total Fee Revenues		\$43,208,666



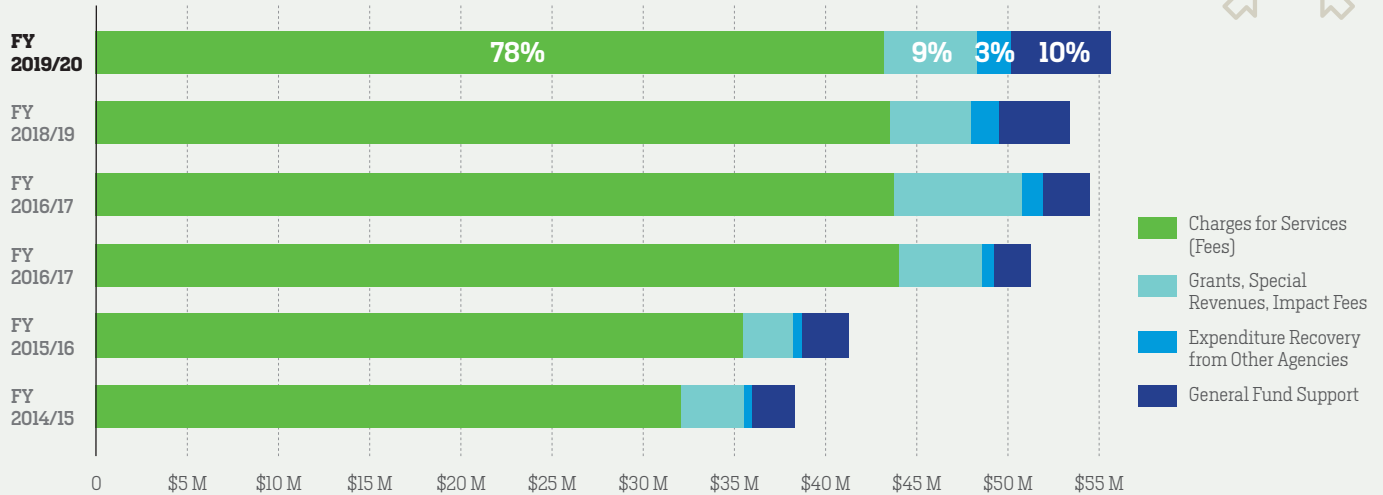
\$55.7 M FY 2019/20
Total Expenditures

Expenditure by Type		
	Salaries & Benefits	\$38,655,168
	Overhead	\$656,755
	Non-Personnel Services, Materials & Supplies, Capital & Projects	\$9,072,012
	Services of Other Departments	\$7,281,549
Total Expenditures		\$55,665,484

Financial Report: Revenue Trends

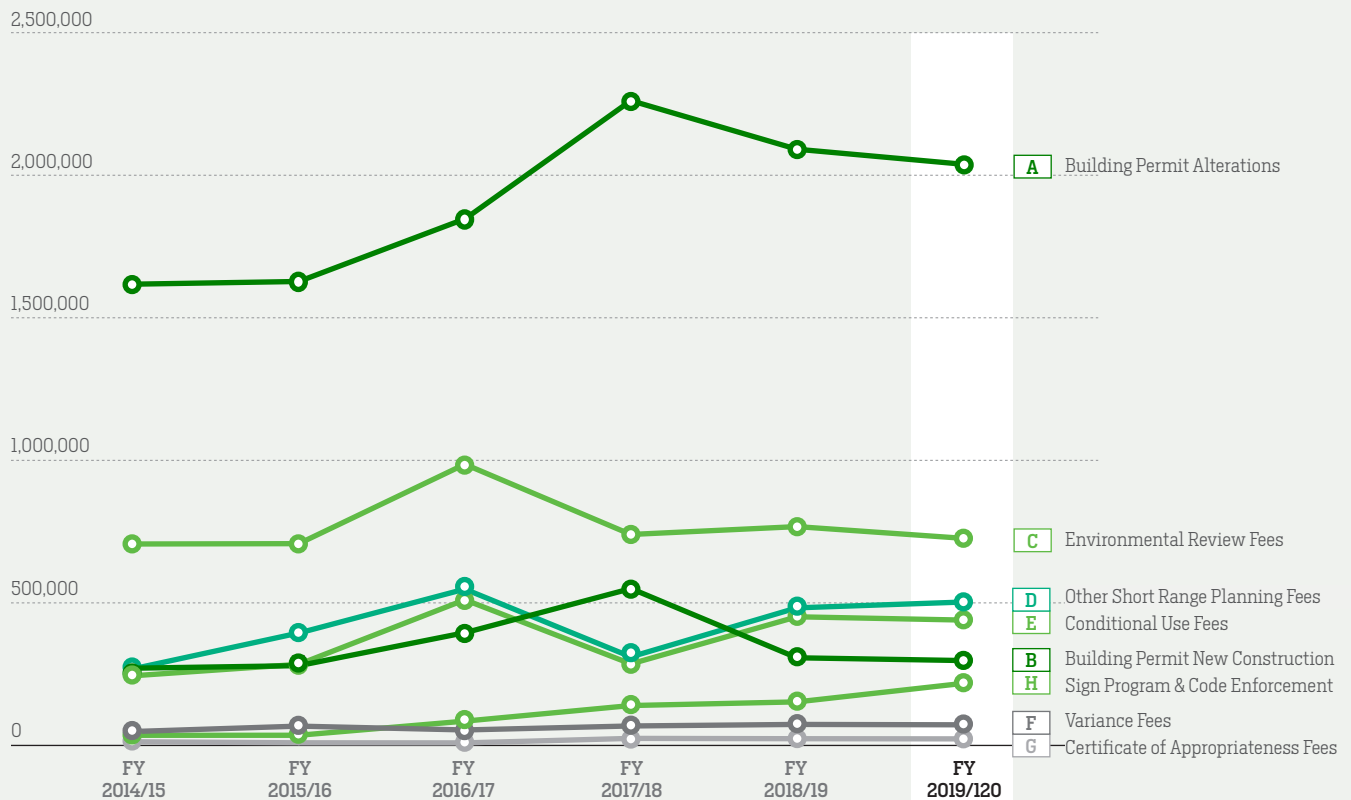
DEPARTMENT TOTAL REVENUE TREND

FISCAL YEAR 2014/15 - 2019/20














FEE REVENUE TREND

FISCAL YEAR 2014/15 - 2019/20







Financial Report

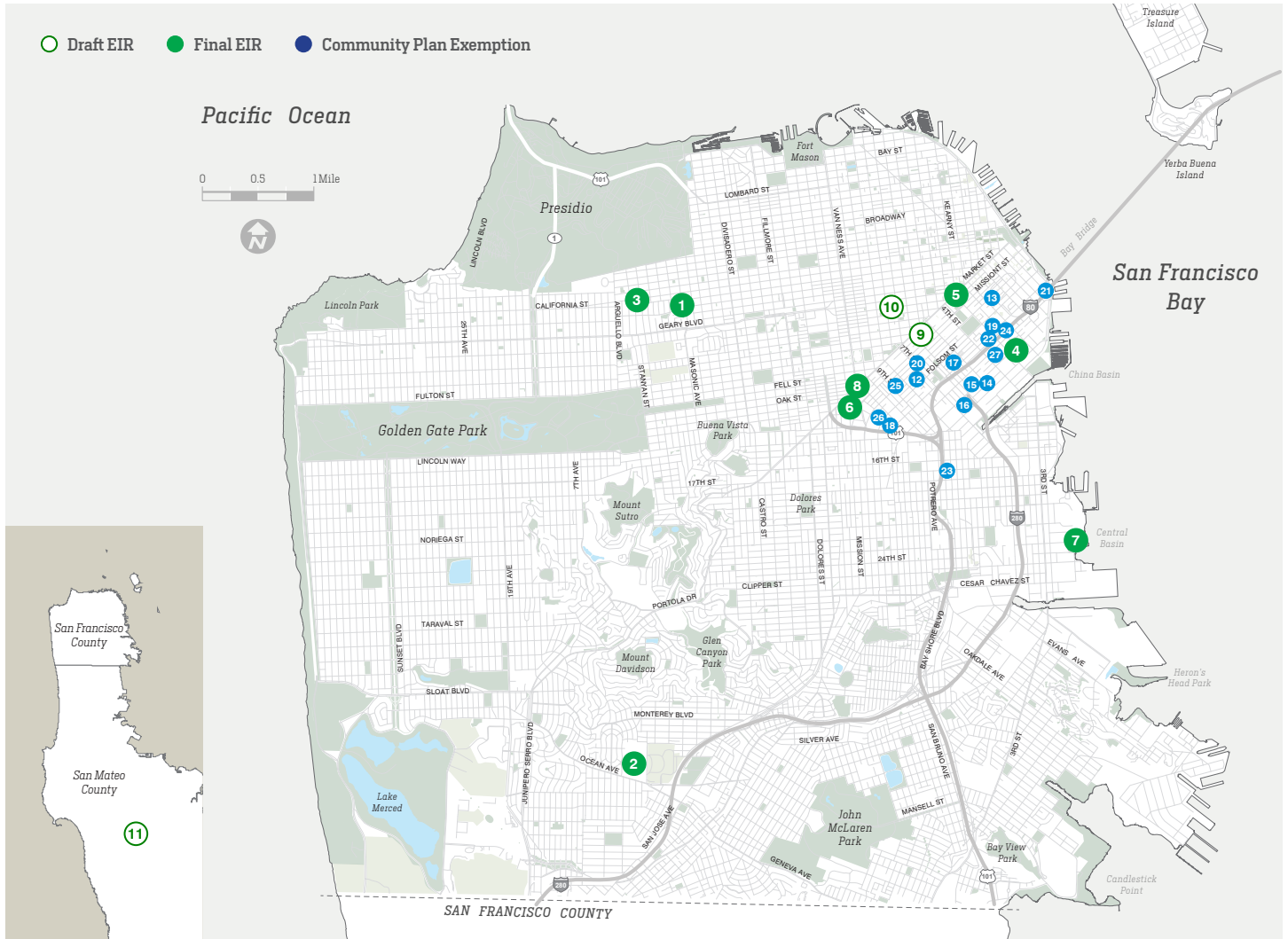
REVENUES	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20
 Charges for Services (Fees)	\$32,116,156	\$35,504,019	\$44,012,250	\$43,828,367	\$43,519,481	\$43,208,666
 Grants, Special Revenues, Impact Fees	\$3,415,696	\$2,695,905	\$4,539,531	\$6,968,618	\$4,516,802	\$5,129,892
 Expenditure Recovery from Other City Agencies	\$447,135	\$583,713	\$740,453	\$1,120,332	\$1,470,974	\$1,813,777
 General Fund Support	\$2,372,625	\$2,475,487	\$1,991,842	\$2,584,044	\$3,848,730	\$5,513,149
Total Revenues	\$38,351,612	\$41,259,124	\$51,284,076	\$54,501,361	\$53,355,987	\$55,665,484

FEE REVENUES	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20
 A Building Permit Alterations	\$16,169,046	\$16,263,844	\$18,455,090	\$22,598,344	\$20,896,872	\$20,371,542
 B Building Permit New Construction	\$2,706,801	\$2,794,709	\$3,936,266	\$5,464,284	\$3,067,613	\$2,971,799
 C Environmental Review Fees	\$7,063,662	\$7,075,319	\$9,829,289	\$7,394,694	\$7,666,887	\$7,261,343
 D Other Short Range Planning Fees	\$2,701,763	\$3,949,707	\$5,476,761	\$3,123,049	\$4,826,135	\$5,027,646
 E Conditional Use Fees	\$2,459,580	\$2,859,789	\$5,112,250	\$2,876,820	\$4,519,875	\$4,405,479
 F Variance Fees	\$502,324	\$691,759	\$557,546	\$697,187	\$751,124	\$737,810
 G Certificate of Appropriateness Fees	\$142,623	\$106,746	\$103,809	\$261,265	\$250,116	\$244,212
 H Sign Program & Code Enforcement	\$370,357	\$371,419	\$866,497	\$1,412,724	\$1,540,859	\$2,188,835
Total Fee Revenues	\$32,116,156	\$34,113,292	\$44,337,508	\$43,828,367	\$43,519,481	\$43,208,666

GENERAL FUND SUPPORT	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20
General Fund Support	\$2.4	\$2.5	\$2.0	\$2.6	\$3.8	\$5.5
Fees & Other Revenues	\$36.0	\$38.8	\$49.3	\$51.9	\$49.5	\$50.2
General Fund Support	6%	6%	4%	5%	7%	10%

EXPENDITURES	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
 Salaries & Benefits	\$25,156,865	\$26,848,917	\$32,344,832	\$33,989,545	\$35,895,959	\$38,655,168
 Overhead	\$26,187	\$509,668	\$554,786	\$774,176	\$980,944	\$656,755
 Non-Personnel Services, Materials & Supplies, Capital & Projects	\$8,491,050	\$8,482,001	\$11,735,231	\$13,672,238	\$10,042,863	\$9,072,012
 Services of Other Departments	\$4,677,510	\$5,418,538	\$6,649,227	\$6,065,402	\$6,436,221	\$7,281,549
Total Expenditures	\$38,351,612	\$41,259,124	\$51,284,076	\$54,501,361	\$53,355,987	\$55,665,484

Major Environmental Review Documents



3333 California Street
Mixed Use Project



Balboa Reservoir Project



3700 California Street



Central SoMa Area Plan



Better Market Street



10 South Van Ness



Potrero Power Station



The Hub



469 Stevenson Street



550 O'Farrell Street



SFPUC Southern Skyline Boulevard
Ridge Trail Extension Project

- 12 280 7th Street
- 13 542-550 Howard Street
- 14 88 Bluxome Street and Bay Club SF Tennis Interim Site
- 15 Flower Mart Project 610-698 Brannan Street
- 16 755 Brannan Street
- 17 905 Folsom Street
- 18 351 12th Street
- 19 95 Hawthorne Street
- 20 1088 Howard Street
- 21 75 Harrison Street
- 22 701 Harrison Street
- 23 300 Kansas Street
- 24 400 2nd Street / One Vassar
- 25 727-731 Natoma Street
- 26 1560 Folsom Street
- 27 531 Bryant Street

Planning Staff **FY 2019/20**



Administration

John Boldrick
Karen Carasi
Glenn Cabrerios
Michelle Chang
Theodore Chen
Yi Chen
Alton Chinn
Susan Chu
Thomas DiSanto
Michael Eng
James Glik
Lulu Hwang
Sylvia Ho
Biling Jiang
Yvonne Ko
Judy Lam
Deborah Landis
Selina Liu
Anika Lyons
Micheal Sanders
John Speer
Isabelle Vulis
Barry Wong
Melissa Wong
Mike Wynne
Tony Yeung
Genta Yoshikawa
Karen Zhu

Citywide Planning

Robin Abad-Ocubillo
Svetha Ambati
Amnon Ben-Pazi
Benjamin Caldwell
Paul Chasan
Celina Chan
Lisa Chen
Miriam Chion
Maria de Alva
Carla de Mesa
Scott Edmondson
Susan Exline
Lisa Fisher
Claudia Flores
Julie Flynn
John Francis
Kimia Haddadan
Dylan Hamilton
Anna Harvey
Seung Yen Hong
Paolo Ikezoe
Doug Johnson
Lily Langlois
Malena Leon-Farrera
Michelle Littlefield
Jessica Look
Andrea Nelson
Danielle Ngo

Sheila Nickolopoulos
James Pappas
Nicholas Perry
Patrick Race
AnMarie Rodgers
Ken Qi
Ilaria Salvadori
Jeremy Shaw
Mathew Snyder
Joshua Switzky
Tam Tran
Reanna Tong
Andre Torrey
Leslie Valencia
Adam Varat
Michael Webster
Aaron Yen

Commissions Office

Josephine Feliciano
Jonas Ionin
Christine Lamorena
Brandi Robertson
Chanbory Son

Current Planning

Seema Adina
Laura Ajello
Linda Ajello-Hoagland
Christy Alexander
Claudine Asbagh
Ryan Balba
Julian Banales
Melanie Bishop
Kurt Botn
Marcelle Boudreaux
Keisha Calmese
Shelley Caltagirone
Cathleen Campbell
Mathew Chandler
Michael Christensen

Stephanie Cisneros
Lorabelle Cook
Moses Corrette
Matt Dito
Kimberly Durandet
Carolyn Fahey
Claire Feeney
Shannon Ferguson
Veronica Flores
Nick Foster
Dori Ganetsos
Monica Giacomucci
Elizabeth Gordon-Jonckheer
Mary Jane Green
G.G. Gunther
Jeffrey Horn
William Hughen
Sylvia Jimenez
Jeff Joslin
Alexandra Kirby
Heidi Kline
Michelle Langlie
Pilar LaValley
Victoria Lewis
Xinyu Liang
Ashley Lindsay
Jennifer Lung
Christopher May
Frances McMillen
Theresa Monchez
Elizabeth Munyan
Renee Nickenig
Edgar Oropeza
Gabriela Pantoja
Suzette Parinas
Susan Parks
Nora Priego
Max Putra
Erica Russell
Joseph Sacchi
Rebecca Salgado




Planning Staff FY 2019/20

Ella Samonsky
William San
Desiree Smith 
Jeffrey Speirs
Richard Sucre
Chris Townes 
Jennie Tran  
Nancy Tran 
Samantha Updegrave 
Jonathan Vimr
Delvin Washington
Elizabeth Watty
David Weissglass
Alex Westhoff
Katie Wilborn
Mary Woods
Elton Wu 
Sharon Young

Design Review

Allison Albericci
Luiz Barata
Maia Small
Trent Greenan
Oscar Hernandez-Gomez 
David Winslow

Director's Office

Jacob Bintliff 
Audrey Butkus
Gary Chen
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Gina Simi








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Staff Additions



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Staff Departures





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