**Mayor**
London N. Breed

**Board of Supervisors**
Sandra Lee Fewer (District 1)
Catherine Stefani (District 2)
Aaron Peskin (District 3)
Gordon Mar (District 4)
Dean Preston (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**
Joel Koppel, **Commission President**
Kathrin Moore, FACIP, **Commission Vice President**
Frank S. Fung
Milicent A. Johnson (through July 2020)
Theresa Imperial
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

---

**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.

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.
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
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

Total Shared Spaces Applications
2,288

Shared Spaces Applications Status
- In Progress 16%
- Approved 7%
- Recommended 1%
- Approved 1%
- Disapproved 85%

Shared Spaces Applications Status by Type
- Sidewalk Cafe 40%
- Open Streets 30%
- Street Closures 30%

TOP: Shared Spaces Program Dashboard

BOTTOM: A Shared Space street opening in the Castro neighborhood
Planning Activity Map

7,149 -16%
Planning Cases Filed FY 2019/20

2,838 +4%
Planning Cases Approved FY 2019/20
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Planning Cases</th>
<th>Building Permit: Alterations</th>
<th>Building Permit: New Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2013/14</td>
<td>3,814</td>
<td>5,053</td>
<td>1,397</td>
</tr>
<tr>
<td>FY 2014/15</td>
<td>3,090</td>
<td>2,726</td>
<td>7,594</td>
</tr>
<tr>
<td>FY 2015/16</td>
<td>2,974</td>
<td>1,441</td>
<td>6,303</td>
</tr>
<tr>
<td>FY 2016/17</td>
<td>2,582</td>
<td>2,185</td>
<td>3,634</td>
</tr>
<tr>
<td>FY 2017/18</td>
<td>2,085</td>
<td>1,000</td>
<td>4,314</td>
</tr>
<tr>
<td>FY 2018/19</td>
<td>1,515</td>
<td>1,185</td>
<td>1,204</td>
</tr>
</tbody>
</table>

BUILDING PERMITS

Permits reviewed over the counter: 68% Enclave
Permit intake / staff review: 32%

4,693
2,185

PLANNING CASES
FY 2019/20

Planning Case Type | Total
--- | ---
CEQA Categorical Exemptions | 348
Conditional Use Authorization | 187
Condominium Referral | 130
Discretionary Review | 112
Enforcement | 549
CEQA: Other Environmental Review | 571
Permit Referrals from Other City Agencies | 1,525
Preliminary Project Assessment | 42
Project Review Meeting | 281
Short Term Rental | 1,173
Misc Permit | 21%
Variance | 164
All other cases | 2,059

See case details
## Case & Permit Volume Trends

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

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

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

**FY 2019/20 Total Revenues**

- 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**

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Alterations</td>
<td>$20,371,542</td>
</tr>
<tr>
<td>Building Permit New Construction</td>
<td>$2,971,799</td>
</tr>
<tr>
<td>Environmental Review Fees</td>
<td>$7,261,343</td>
</tr>
<tr>
<td>Other Short Range Planning Fees</td>
<td>$5,027,646</td>
</tr>
<tr>
<td>Conditional Use Fees</td>
<td>$4,405,479</td>
</tr>
<tr>
<td>Variance Fees</td>
<td>$737,810</td>
</tr>
<tr>
<td>Certificate of Appropriateness Fees</td>
<td>$244,212</td>
</tr>
<tr>
<td>Sign Program &amp; Code Enforcement</td>
<td>$2,188,835</td>
</tr>
</tbody>
</table>

Total Fee Revenues: $43,208,666

**FY 2019/20 Total Expenditures**

- 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

<table>
<thead>
<tr>
<th>FY</th>
<th>Charges for Services (Fees)</th>
<th>Grants, Special Revenues, Impact Fees</th>
<th>Expenditure Recovery from Other Agencies</th>
<th>General Fund Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2019/20</td>
<td>78%</td>
<td>9%</td>
<td>3%</td>
<td>10%</td>
</tr>
<tr>
<td>FY 2018/19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FY 2017/18</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FY 2016/17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FY 2015/16</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FY 2014/15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FISCAL YEAR 2019 / 20 ANNUAL REPORT

FEE REVENUE TREND
FISCAL YEAR 2014/15 - 2019/20

2,500,000
2,000,000
1,500,000
1,000,000
500,000
0


A Building Permit Alterations
B Building Permit New Construction
C Environmental Review Fees
D Other Short Range Planning Fees
E Conditional Use Fees
F Certificate of Appropriateness Fees
G Variance Fees
H Sign Program & Code Enforcement
## Financial Report

### REVENUES

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

### FEE REVENUES

<table>
<thead>
<tr>
<th></th>
<th>FY14-15</th>
<th>FY15-16</th>
<th>FY16-17</th>
<th>FY17-18</th>
<th>FY18-19</th>
<th>FY19-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Alterations</td>
<td>$16,169,046</td>
<td>$16,263,844</td>
<td>$18,455,090</td>
<td>$22,598,344</td>
<td>$20,896,872</td>
<td><strong>$20,371,542</strong></td>
</tr>
<tr>
<td>Building Permit New Construction</td>
<td>$2,706,801</td>
<td>$2,794,709</td>
<td>$3,936,266</td>
<td>$5,464,284</td>
<td>$3,067,613</td>
<td><strong>$2,971,799</strong></td>
</tr>
<tr>
<td>Environmental Review Fees</td>
<td>$7,063,662</td>
<td>$7,075,319</td>
<td>$9,829,289</td>
<td>$7,394,694</td>
<td>$7,666,887</td>
<td><strong>$7,261,343</strong></td>
</tr>
<tr>
<td>Other Short Range Planning Fees</td>
<td>$2,701,763</td>
<td>$3,947,707</td>
<td>$5,476,761</td>
<td>$3,123,049</td>
<td>$4,826,135</td>
<td><strong>$5,027,646</strong></td>
</tr>
<tr>
<td>Conditional Use Fees</td>
<td>$2,459,580</td>
<td>$2,859,789</td>
<td>$5,112,250</td>
<td>$2,876,820</td>
<td>$4,519,875</td>
<td><strong>$4,405,479</strong></td>
</tr>
<tr>
<td>Variance Fees</td>
<td>$502,324</td>
<td>$691,759</td>
<td>$557,546</td>
<td>$697,187</td>
<td>$751,124</td>
<td><strong>$737,810</strong></td>
</tr>
<tr>
<td>Certificate of Appropriateness Fees</td>
<td>$142,623</td>
<td>$106,746</td>
<td>$103,809</td>
<td>$261,265</td>
<td>$250,116</td>
<td><strong>$244,212</strong></td>
</tr>
<tr>
<td>Sign Program &amp; Code Enforcement</td>
<td>$370,357</td>
<td>$371,419</td>
<td>$866,497</td>
<td>$1,412,724</td>
<td>$1,540,859</td>
<td><strong>$2,188,835</strong></td>
</tr>
<tr>
<td><strong>Total Fee Revenues</strong></td>
<td><strong>$32,116,156</strong></td>
<td><strong>$34,113,292</strong></td>
<td><strong>$44,337,508</strong></td>
<td><strong>$43,828,367</strong></td>
<td><strong>$43,519,481</strong></td>
<td><strong>$43,208,666</strong></td>
</tr>
</tbody>
</table>

### GENERAL FUND SUPPORT

<table>
<thead>
<tr>
<th></th>
<th>FY14-15</th>
<th>FY15-16</th>
<th>FY16-17</th>
<th>FY17-18</th>
<th>FY18-19</th>
<th>FY19-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund Support</td>
<td>$2.4</td>
<td>$2.5</td>
<td>$2.0</td>
<td>$2.6</td>
<td>$3.8</td>
<td>$5.5</td>
</tr>
<tr>
<td>Fees &amp; Other Revenues</td>
<td>$36.0</td>
<td>$38.8</td>
<td>$49.3</td>
<td>$51.9</td>
<td>$49.5</td>
<td>$50.2</td>
</tr>
<tr>
<td><strong>General Fund Support</strong></td>
<td>6%</td>
<td>6%</td>
<td>4%</td>
<td>5%</td>
<td>7%</td>
<td>10%</td>
</tr>
</tbody>
</table>

### EXPENDITURES

<table>
<thead>
<tr>
<th></th>
<th>FY13-14</th>
<th>FY14-15</th>
<th>FY15-16</th>
<th>FY16-17</th>
<th>FY17-18</th>
<th>FY18-19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries &amp; Benefits</td>
<td>$25,156,865</td>
<td>$26,848,917</td>
<td>$32,344,832</td>
<td>$33,989,545</td>
<td>$35,895,959</td>
<td><strong>$38,655,168</strong></td>
</tr>
<tr>
<td>Overhead</td>
<td>$26,187</td>
<td>$509,668</td>
<td>$554,786</td>
<td>$774,176</td>
<td>$980,944</td>
<td><strong>$656,755</strong></td>
</tr>
<tr>
<td>Non-Personnel Services, Materials &amp; Supplies, Capital &amp; Projects</td>
<td>$8,491,050</td>
<td>$8,482,001</td>
<td>$11,735,231</td>
<td>$13,672,238</td>
<td>$10,042,863</td>
<td><strong>$9,072,012</strong></td>
</tr>
<tr>
<td>Services of Other Departments</td>
<td>$4,677,510</td>
<td>$5,418,538</td>
<td>$6,649,227</td>
<td>$6,065,402</td>
<td>$6,436,221</td>
<td><strong>$7,281,549</strong></td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$38,351,612</strong></td>
<td><strong>$41,259,124</strong></td>
<td><strong>$51,284,076</strong></td>
<td><strong>$54,501,361</strong></td>
<td><strong>$53,355,987</strong></td>
<td><strong>$55,665,484</strong></td>
</tr>
</tbody>
</table>
Planning Staff  FY 2019/20

Administration  
John Boldrick  
Karen Carasi  
Glenn Cabreros  
Michelle Chang  
Theodore Chen  
Yi Chen  
Alton Chinn  
Susan Chu  
Thomas DiSanto  
Michael Eng  
James Gilk  
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 Calmesse  
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

Environmental Planning
Lauren Bihl
Rhia Bordon
Viraliza Byrd
Alana Callagy
Megan Calpin
Colin Clarke
Jorgen Cleemann
Rick Cooper
Florentina Craciun
Jenny Delumo
Debra Dwyer
Charles Enchill
Christopher Espiritu
Chelsea Fordham
Sherie George
Lisa Gibson
Justin Greving
Alesia Hsiao
Melinda Hue
Monica Huggins
Devyanl Jain
Timothy Johnston (SFPUC)
Chris Kern
Kari Lentz
Don Lewis
Michael Li
Diane Livia
Laura Lynch
Paul Maltzer
Jennifer McKellar
Sally Morgan
Julie Moore (SFPUC)
Joy Navarrete
Kristina Phung
Josh Pollak
Jeanie Poling
Jessica Range
Rachel Schuett
Ryan Shum
Tatyana Sheyner
Maggie Smith
Michelle Taylor
Allison Vanderslice
Elizabeth White
Wade Wietgrefe
Daniel Wu
David Young
Kei Zushi

Zoning & Compliance
EvaMarie Atijera-Taylor
Chaska Berger
Peter Byrne
Michelle Chang
Josephine Chen
Taryn Harm
Audrey Harris
Kevin Guy
Ericka Jackson
Dario Jones
Justin Kran
Milton Martin
Omar Masry
Vincent Page
Andrew Perry
Adrian Putra
Rachna
Scott Sanchez
Tina Tam
Ada Tan
Corey Teague
Ofelia Trevino
Kelly Wong

Interns
Wyatt Berger
Brit Byrd
Rebecca Chan
Alec Faber
Nicole Felicetti
Delaney Green
Ryan Helle
David Hernandez-Garcia
Ian Jacobson
Adam Klafter
Clare Kucera
Zachary McRae
Elena Moore
Jeronimo Roldan
Rachel Schten

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

Director’s Office
Jacob Bintlliff
Audrey Butkus
Gary Chen
Kate Conner
Carly Grob
Bridget Hicks
Rich Hillis
Elizabeth Purl
John Rahaim
Diego Sanchez
Deborah Sanders
Daniel Sider
Gina Simi

FISCAL YEAR 2019 / 20 ANNUAL REPORT