



# San Francisco Planning Annual Report

FISCAL YEAR 2020/21\*



**San Francisco**  
**Planning**



## Mayor

London N. Breed

## Board of Supervisors

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Catherine Stefani (District 2)  
Aaron Peskin (District 3)  
Gordon Mar (District 4)  
Dean Preston (District 5)  
Matt Haney (District 6)  
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Rafael Mandelman (District 8)  
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Shamann Walton, *Board President* (District 10)  
Ahsha Safai (District 11)

## Planning Commission

Joel Koppel, *Commission President*  
Kathrin Moore, FACIP, *Commission Vice President*  
Deland Chan  
Sue Diamond  
Frank S. Fung  
Theresa Imperial  
Rachael Tanner

## Historic Preservation Commission

Diane Matsuda, *Commission President*  
Ruchira Nageswaran, *Commission Vice President*  
Kate Black  
Chris Foley  
Richard S. E. Johns  
Lydia So  
Jason Wright



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PLANNING DEPARTMENT**  
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    /sfplanning

## FY 2020/21 Annual Report prepared by:

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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 49 South Van Ness Avenue.  
© Jason O'Rear



## A Message from Commission Presidents and the Director

As the pandemic wanes and life slowly turns toward a more (new) normal path, we must reduce equity disparities and creatively reshape the City's landscape.

Equitable housing opportunities and ensuring San Francisco becomes a healthy and livable city for all our residents remains our utmost priority. In 2021, we released the Draft 2022 Housing Element Update, San Francisco's housing plan for the next 8 years (2022-2030) and the first one that will center on racial and social equity. With seven months of virtual community conversations about the City's housing needs, our staff coordinated with community-based organizations to lead virtual conversations with groups that have historically been excluded from policymaking, including communities of color, immigrant communities, low-income communities, seniors, and youth. Their suggestions on how to make housing equitable for all San Franciscans will help us

focus on developing housing policy solutions that will begin to repair the harm and address the past social, racial, and economic injustices faced by American Indian, Black, Asian, Latinx, and all communities of color.

We are also proud of our commitment to approving housing units suitable for households at all income levels, authorizing 2,129 projects with 22,588 residential units between 2016-2020, and approving 1,677 accessory dwelling units (ADUs) since 2014. Seventeen of these projects used Senate Bill 35 (with at least nine additional SB-35 projects in the pipeline), the 2017 legislation enacted in effort to increase housing production, and 86 projects, including projects under review, used the State Density Bonus Law, legislation intended to encourage and incentivize lower-income and transit-oriented housing. Recent multi-phase projects totaling more than 5,600 units throughout the City includes: 3333 California (744 units), Balboa Reservoir (1,100 units), Mission Rock (1,200 units), and the Potrero Power Station (2,600



The Planning counter at the new Permit Center, photo by SF Planning.

units). While we still have work to do, we're moving in the right direction toward meeting the City's severe housing shortfall.

We continue to see additional economic opportunities in the City, from voter-backed legislation to new ways to eat, drink, and socialize. In November 2020, SF voters approved Proposition H and the Small Business Recovery Act, calling upon the City to simplify the process to start a new business in San Francisco. In working with the Department of Building Inspection, Office of Economic and Workforce Development, Small Business Commission, Department of Public Health, and the Entertainment Commission, the City can now review and approve new small business permits within 30 days. This new process makes it easier to start a new business, and assists in the City's recovery in the wake of the COVID-19 pandemic.

Outdoor dining and retail also played a major role in San Francisco's recovery from COVID-19. In July 2021, the Board of Supervisors approved legislation introduced by Mayor Breed to make Shared Spaces a permanent program. The program offers a streamlined permit process for restaurants, arts and culture organizations, and retailers to use curbsides, sidewalks, full-street spaces, and open lots for local economic activities. We continue to work to make this program more sustainable in the long-term, and to better support sponsors upfront with design quality, accessibility, and safety. We are working with our City partners to approve Shared Spaces applications within 30 days, aligning with the same requirements under Proposition H.

The Department also continued to expand upon our important racial and social equity work. In response to the 2020 Commission Resolutions centering our work program on racial and social equity, the Department continues to prioritize its resources to identify and develop programs that will help address longstanding inequities within zoning and land-use in San Francisco and begin to empower underrepresented communities to share their stories and acknowledge their important contributions. This has been illustrated through our work in supporting legacy businesses and focused Historic Context Statements.

Through the 2020-2021 fiscal year, our staff continued to serve as Disaster Service Workers to help with the City's response to COVID-19. Their day-to-day roles and responsibilities directly impacted the lives of all San Franciscans and we couldn't be more appreciative of their dedication and service. As we continue to steer through the dynamic currents of COVID-19, we thank our phenomenally resilient staff and acknowledge their continued contributions, 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 – resulting in a more normal cadence of life.

We hope you find this year's annual report informative. We will continue to work in the next fiscal year to make the City more fair, equitable, and just, and to adapt to the changes necessary to move toward recovery.



**Joel Koppel**  
*President*  
Planning Commission



**Diane Matsuda**  
*President*  
Historic Preservation Commission



**Rich Hillis**  
*Director*  
San Francisco Planning Department



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Rendering of 10 South Van Ness Avenue courtesy of KPF.



## Highlight: Small Businesses & Economic Recovery



### Proposition H and the Small Business Recovery Act

Proposition H, also known as the “Save our Small Businesses Initiative,” was put on the ballot by Mayor Breed and passed by the voters in November 2020. The Mayor’s companion “Small Business Recovery Act” was passed by the Board of Supervisors in Spring 2021. These two recovery programs streamline approvals for small businesses by making many neighborhood storefront uses eligible for an over-the-counter approval. These initiatives eliminate neighborhood notification for most storefront land use changes and provide existing businesses with greater flexibility to adapt their operations in response to the COVID-19 pandemic and the shifting retail landscape. By shortening the review and approval processes for most small business permits to 30-days, starting a new business in San Francisco has been dramatically streamlined -- assisting businesses as they move forward to the path of recovery.

### How Does Prop H and the SBRA Help Small Businesses?

Under these simplified controls, businesses can move forward faster and enjoy expanded operational flexibility. Major changes of these two programs include:

- » Most principally permitted uses no longer require a 30-day neighborhood notice.
- » Many businesses in commercial and mixed-use districts no longer require Conditional Use Authorization.
- » Temporary uses are more permissive, creating new potential for existing and new businesses.
- » Pop-Up Retail (for non-Formula Retail uses) is now allowed in vacant commercial storefronts.
- » Outdoor Activity Areas (e.g., patios behind restaurants) are more widely permitted.
- » Retail workspaces (e.g., co-working facilities) are now permitted in conjunction with restaurant uses.

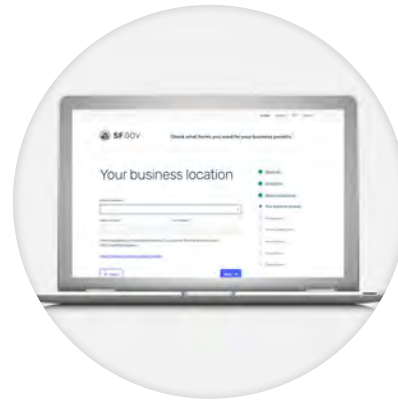


## Highlight: Small Businesses & Economic Recovery



### Review Process

The Planning Department led the City's implementation of Proposition H and the SBRA, convening all involved agencies and creating a streamlined online application portal to implement the meaningful reforms created by these initiatives in the prescribed 30-day review window. The online application facilitates contactless permit submission and provides applicants an expedited, simultaneous review of their project by multiple permitting agencies. This has proven to be a popular and effective response at cutting bureaucracy for converting vacant commercial space and to make it simpler, faster, and less expensive for businesses to open, operate, and adapt.



### Consolidated Small Business Website

[sf.gov/step-by-step/get-your-small-business-permits-30-day-review](https://sf.gov/step-by-step/get-your-small-business-permits-30-day-review)



# 160+

Small businesses have used the new online system



# 127

change of use permits approved by Planning in less than 30 days





## Highlight: 49 South Van Ness / Permit Center



© Jason O'Rear

After breaking ground in October 2017, the last fiscal year brought the move to and opening of 49 South Van Ness, a civic building with a conference center and multi-purpose training center for approximately 1,800 City employees, 14 City Departments, and a “one-stop shop” Permit Center. The new Permit Center centralizes and streamlines services that are essential to constructing housing, improving homes and properties, opening and running a business, and planning community events, allowing the public to interact with staff more easily across City agencies in one centralized location. This collective effort advances San Francisco as a safe, vibrant, and beautiful city, serving residents and businesses through physical and digital permitting for an improved customer experience and operational flow via a state-of-the-art queuing system.

The 16-story LEED Gold certified building includes a recycled water system, solar roof panels, and on-site electric vehicle charging. In addition to the locational and environmental benefits of the building, consolidation of City Departments into the City-owned building also safeguards public funds from future uncertainties in the office market. Lastly co-locating of multiple City agencies in one public building fosters collaborative synergies furthering the City's road to recovery.



The Permit Center includes:

**39,000**

Sq. Ft.  
Second  
Floor

**90**

Public  
Counters

**15**

Conference  
Rooms

**7**

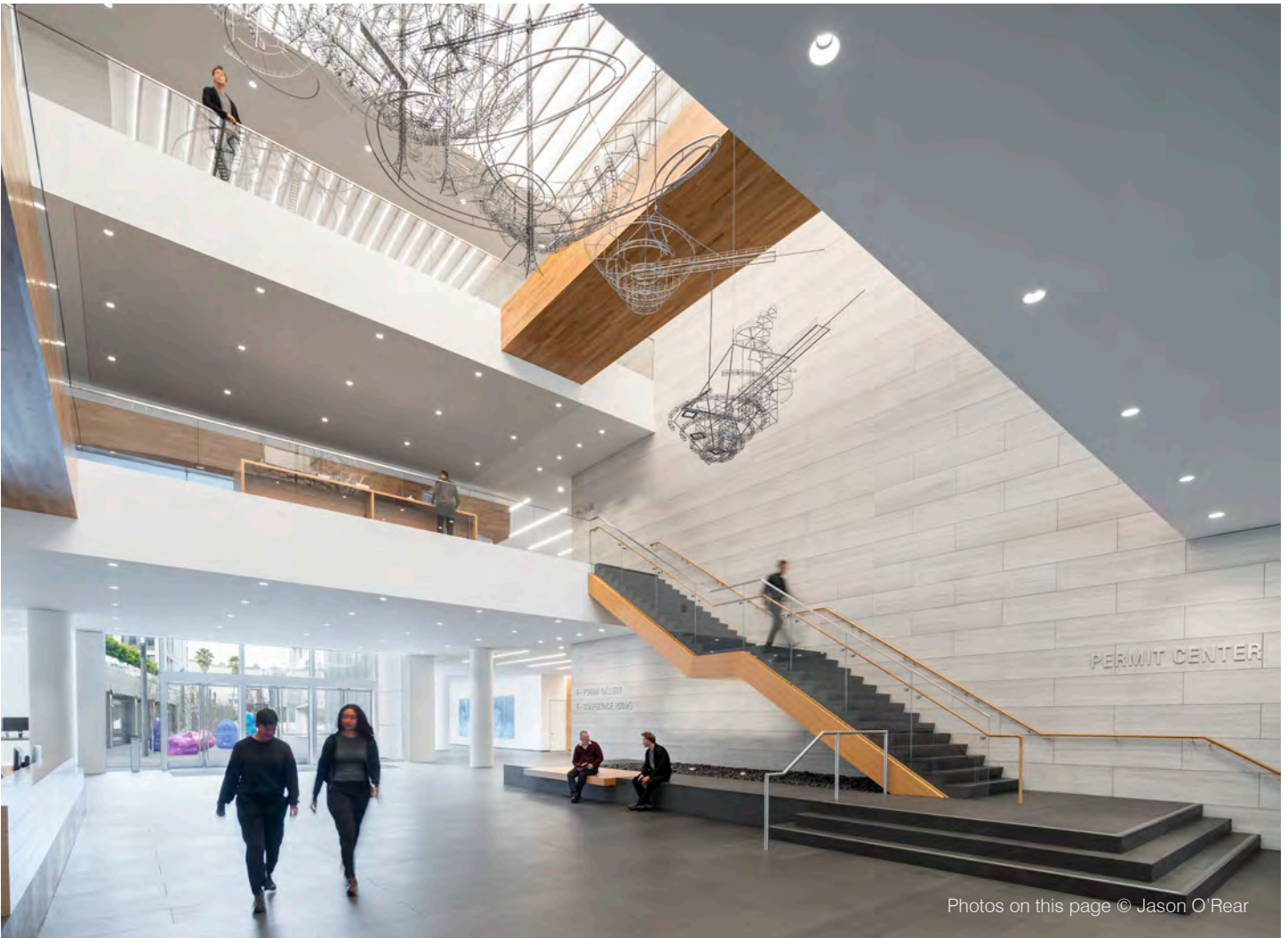
Focus  
Rooms

### Stationed at the Permit Center

- » Building Inspections
- » Fire Department
- » Planning Department
- » Public Works – Bureau of Streets & Maps
- » Public Works – Bureau of Urban Forestry
- » Public Utilities Commission
- » Public Health – Environmental Health
- » Recreation and Park Department



## Highlight: 49 South Van Ness / Permit Center



Photos on this page © Jason O'Rear

## Highlight: Disaster Service Worker Deployment



Amidst the City's response to the COVID-19 pandemic 53 Department staff were called to serve the City and County of San Francisco as Disaster Service Workers.

**Who was deployed?** Nearly one in four Department staff was deployed for assignments ranging from one week to one year with the average assignment lasting almost 12 weeks (see *Planning Staff* list on page 24). In total, the Department contributed almost 23,000 hours of staff time to the City's COVID response. Staff were deployed from across the Department in job classifications ranging from administrative staff and planner techs to senior managers.

**Where did we go?** The majority of DSWs worked remotely from home or reported to the Covid Command Center at Moscone Center where masking and social distancing were observed in accordance with emergency mandates.

Some DSWs worked on location at Pier 30/32, Mission High School and various food banks, others were conducting field visits and donned safety vests and traversed the city posting notices, distributing supplies and interacting with members of the community. State

**53** Total Planning Staff Deployed



**23,000** Total Staff Hours of DSW Service

**12 weeks** Average Deployment Length

Deployment length ranges from 1 week to 1 year

### Disaster Service Worker Roles

- » Food Bank Worker
- » Outbreak Specialist
- » City Greeter
- » Feeding Unit Staff
- » Flu / COVID Strategist
- » Safe Sleeping Program Lead
- » Community Field Representative
- » Funeral Establishment Liaison and Testing Lead
- » Outreach Worker
- » Media Relations Analyst
- » Pantry Coordinator
- » School Assessment Supervisor
- » Graphic Designer
- » Documentarian



and CDC protocols were followed to ensure public safety.

**What did we do?** Most DSWs staffed positions that contributed to the City's COVID-19, from producing public meetings online and distributing information and supplies to contact tracing and outbreak response. Others joined existing teams at City departments including the departments of Public Health and Homelessness and Supportive Housing. Staff also played a critically important role in school reopenings, ensuring a safe and healthy return for students and staff.



# Highlight: Disaster Service Worker Deployment

## Expanding Permanent Supportive Housing

In 2020, the state launched Project Roomkey to provide non-congregate shelter to persons experiencing homelessness. Under Project Roomkey, the City opened nearly 2,000 hotel rooms at over 25 shelter-in-place (SIP) sites to more than 2,200 guests.

Each guest requires rehousing to demobilize the SIP hotel sites, a transition aided by Project HomeKey\* funds from the state. Nearly 2,000 of the guests became HSH clients eligible for placement into permanent supportive housing or market-rate units via a subsidy program, at a time when a significant number of HSH staff were deployed to the SIP hotel sites and the Covid Command Center. Five Planning Department staff were deployed to aid HSH in the effort.

The deployed staff worked alongside HSH staff to expand the City's housing portfolio by locating and inspecting buildings for purchase or master lease. More than 60 inspections were conducted and two buildings, the Granada and the Diva hotels were acquired and leased up over the summer. Staff also worked with landlords to procure "flex pool units" in market-rate buildings, citywide. Staff also worked with 26 non-profit provider organizations to standardize and streamline the application process for Clients and housing navigators: ultimately producing a Universal Housing Application packet in an accessible format in English, Spanish, Chinese and Tagalog.

Planning Department staff brought their planning, analysis and project management skills to bear and enjoyed a great deal of camaraderie in these challenging assignments.



**The Diva Hotel:**  
440 Geary Street

# 130

Units of permanent  
supportive housing  
(Project Homekey)



**The Granada:**  
1000 Sutter Street

# 152

Units of Permanent  
Supportive Housing  
(Project Homekey)

Universal Housing Application

ONE System ID: \_\_\_\_\_

Section 1: Basic Information (to be completed by Client/Staff)

Client's Full (Legal) Name: \_\_\_\_\_

Client's Preferred Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Street \_\_\_\_\_ Unit No. \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Current Residence: (if different from above)

Street \_\_\_\_\_ Unit No. \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Gender: \_\_\_\_\_

Pronouns: (ex: she/her/hers)

☐ Single ☐ Divorced ☐ Widowed ☐ Legally Separated

☐ Domestic Partnership ☐ Married

Language(s) spoken: \_\_\_\_\_

Do you need an interpreter? \_\_\_\_\_

Do you need help to complete the application? (if YES) \_\_\_\_\_



**Universal Housing  
Application**

Developed for the  
Department of  
Homelessness and  
Supportive Housing

\* **LEARN MORE ABOUT PROJECT HOMEKEY**

[homekey.hcd.ca.gov](http://homekey.hcd.ca.gov)

# Project Highlights **FY 2020/21**

## General Plan Virtual Outreach Sessions



The General Plan Virtual Events consisted of 17 virtual sessions and workshops between March 15 – 26, 2021. The events served as a coordinated outreach and engagement opportunity for multiple project teams working on the City's

General Plan. The General Plan creates a roadmap for the City's growth and change over time. It consists of goals, objectives, and policies that will help the City address topics such as racial and social equity, housing, mobility, safety, climate resilience, and land use. Updates are underway for the Housing Element, Transportation Element, and Safety and Resilience Element; developing a new Environmental Justice Framework; and integrating policies for racial and social equity.

The General Plan Virtual Events provided information about forthcoming updates and explored the General Plan's role, providing an opportunity to share ideas that San Francisco can take to achieve an equitable, livable, and sustainable future. There were two-types of events: capacity-building sessions and effort-specific workshops. The capacity-building sessions intended to be informational to those less familiar with the General Plan. The effort-specific workshops intended to be informational and consultative to those impacted and interested in the issues. All of the events were hosted over Zoom and livestreamed and recorded over YouTube. It also enabled the Department to inform the community and gather feedback on related projects, including the Department's Racial and Social Equity Action Plan and Recovery Strategies.

**COMPLETED MARCH 2021**

[sfplanning.org/general-plan-virtual-events](https://sfplanning.org/general-plan-virtual-events)

## Islais Creek Southeast Mobility Adaption Strategy



The Islais Creek Southeast Mobility Adaptation Strategy (ICSMAS) was led by SF Planning together with the Port, SFMTA, and SFPUC, and with an AECOM-led consultant team funded by a Caltrans grant.

Conducted from October

2018 to August 2021, the effort included the City's first combined flood hazard analysis, incorporating inland, precipitation-based stormwater flooding plus coastal storm flooding and sea level rise. The project team engaged the area's environmental justice communities suffering disproportionate pollution, social, economic, health, and climate change burdens. Community stakeholders developed five goals for all resilience planning in the district around social equity, authentic and transparent governance and engagement, robust transportation, sustainable economy, and healthy environment and ecosystem. The final ICSMAS Strategy outlines comprehensive flood adaptation pathways at both the district and asset scale, centering on nine creek-side City assets that serve public transit, cargo operations, and jobs. Near- and longer-term strategies are organized by five geographic reaches to protect against flood hazards, today through 2080 climate projections (water levels rising 8 feet in elevation). Key project deliverables include the final ICSMAS Adaptation Strategy document, Implementation and Financing Report, and Economic Impacts Analysis.

**COMPLETED AUGUST 2021**

[sfplanning.org/project/islais](https://sfplanning.org/project/islais)



# Project Highlights **FY 2020/21**

## Balboa Reservoir Development Agreement



The Balboa Reservoir Development Agreement (DA) Project was unanimously approved by the Planning Commission and Board of Supervisors in May 2020 and August 2020, respectively. Mayor London Breed signed the legislation enacting the

Development Agreement on August 28, 2020.

The 17.6-acre project site is one of the first slated for San Francisco's Public Land for Housing Program, the goal of which is to utilize City-owned land to address the City's most pressing housing issues. The Balboa Reservoir Project will build 1,100 dwelling units (including 550 affordable units dedicated to low to moderate-income households), a childcare center, a community room for public use, and 4 acres of public open space, including the approximately 2-acre "Reservoir Park". The Project also promotes sustainable modes of transportation, creating safe and pleasant pedestrian and bicycle facilities and leveraging its proximity to the Balboa Park BART Station, City College terminal, and multiple Muni lines. Finally, the project piloted the Department's Sustainable Neighborhood Framework to achieve a climate resilient, healthy, and biodiverse community, supporting the City's larger environmental goals.

The City and the Project Sponsor team have engaged in a robust community outreach program since 2015. Community engagement included over 100 community engagement events including: 46 CAC meetings, public site tours, workshops, and presentations to interested neighborhood groups, office hours, and presentations to City College Board of Trustees.

**CURRENTLY, THE PLANNING DEPARTMENT IS REVIEWING THE PROJECT'S DESIGN REVIEW APPLICATIONS, AND THE CONSTRUCTION OF THE FIRST PHASE IS EXPECTED TO BEGIN IN 2023**

[sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac](https://sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac)

## Economic Recovery Working Group/Task Force



In summer 2020, Mayor London N. Breed and Board of Supervisors President Norman Yee created the COVID-19 Economic Recovery Task Force (ERTF) and charged it with guiding the City's efforts through the COVID-19 recovery 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.

Planning Director Rich Hillis and Acting OEWD Director Anne Taupier co-chaired the Task Force's Economic Recovery Working Group, convening a group of community advocates, workforce and economic development experts, and other stakeholders to develop recommendations focused on easing the process for small businesses, supporting arts and cultural institutions while they were subject to mandatory health closures, and fostering opportunities for workforce revitalization as the City emerges from the pandemic. The ERTF report was published in October 2020 (see link below).

**COMPLETED OCTOBER 2020**

[www.onesanfrancisco.org/covid-19-recovery](https://www.onesanfrancisco.org/covid-19-recovery)

# Project Highlights **FY 2020/21**

## 10 South Van Ness Avenue



**APPROVED BY THE PLANNING COMMISSION, JUNE 2020**

New construction of a 55-story, 590-foot tall, mixed-use residential building with 966 units.

## 853 Jamestown Avenue



**APPROVED BY THE PLANNING COMMISSION, JULY 2020**

New construction of 122 residential units in 20 buildings on a 6.87-acre vacant parcel.

## 3601 Lawton Street



**APPROVED BY THE PLANNING COMMISSION, JULY 2020**

Demolition of an existing gas station and new construction of a 40-foot tall, five-story mixed-use residential building with 41 units using the HOME-SF authorization process.

## 901 16th Street / New Flower Mart



**APPROVED BY THE PLANNING COMMISSION, SEPTEMBER 2020**

Renovation and conversion of three existing buildings to the new Wholesale Flower Market totaling 125,000 sq. ft. and new construction of a two-story public parking garage.

## 555 Howard Street



**APPROVED BY THE PLANNING COMMISSION, SEPTEMBER 2020**

Demolition of three buildings and construction of a new 35-story hotel totaling 381,000 sq. ft. with 401 guest rooms and a privately-owned public open space (POPOs) on the rooftop.

## 555 Bryant Street



**APPROVED BY THE PLANNING COMMISSION, JUNE 2021**

New construction of a 160-foot tall mixed-use residential building with 500 units and 20,605 square feet of PDR space.



# Project Highlights **FY 2020/21**

## Sunset Forward



Sunset Forward is a community driven process to stabilize low- and moderate-income families and seniors in the Sunset and enhance community connection and quality of life for all. Together with Supervisor Gordon Mar, the District

4 Youth and Families Network, and community members, Planning will create a community plan that sets local priorities on housing, transportation, and neighborhood businesses and services in the Sunset.

The first phase of Sunset Forward was a Community Needs Assessment, an extensive outreach effort which gathered feedback from those who work, live, play, study, and worship in the Sunset. From April 2020 through January 2021, the project team spoke with thousands of Sunset community members through virtual meetings, town halls, focus groups, and listening sessions.

The Community Needs Assessment found that many Sunset residents are struggling to afford and secure housing that meets their current and future needs, have limited access to critical neighborhood services, and have seen a continual decline in the health of their neighborhood small businesses and commercial corridors through the years. This community feedback informed a set of draft strategies to address the Sunset's needs and priorities in housing, small businesses and commercial corridors, and neighborhood services.

The second round of outreach is taking place between September through December 2021 to gather the community's feedback on the potential Sunset Forward strategies.

**STRATEGIES TO BE FINALIZED BY WINTER 2022**

[sunsetforward.com](https://sunsetforward.com)



## Fillmore



Planning prioritizes work with Black communities to undo harms caused by past inequitable planning policies and practices. Currently, there are no active community planning initiatives or partnerships in place between Planning and

the Black community in the Fillmore-Western Addition neighborhoods, and there are limited resources available. Planning will focus on two geographical areas, the Fillmore-Western Addition and Southeast San Francisco, to address the historic isolation and geographic separation of the Black community and further promote more cohesive City efforts to address their needs. This project will work to establish trust and a working relationship with residents, community institutions and leaders; build local capacity for active involvement in the planning process; and address neighborhood priorities identified by the community in a collaborative process.

## Tenderloin Community Action Plan



The Tenderloin Community Action Plan is a neighborhood-driven collaboration between residents, community organizations, businesses, and City agencies to identify current needs for the neighborhood's diverse

culture and population and develop a collective vision for Tenderloin's future. It will also develop an action plan for the priorities identified by the community: housing and houselessness, open space and parks, health and wellness, transit and mobility, economic opportunity, arts and culture, and environmental justice.

## Project Highlights **FY 2020/21**

The Plan aims to meet the needs of the neighborhood's diverse and vulnerable population including the Black, American Indian, Latinx, Asian Pacific Islander, Middle Eastern/Arab and other communities of color; low-income; people living with disabilities; seniors; families and youth; LGBTQ+; and unsheltered residents.

**DRAFT ACTION PLAN TO BE FINALIZED BY FALL 2022**

[sfplanning.org/project/tenderloin-community-action-plan](https://sfplanning.org/project/tenderloin-community-action-plan)

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### Housing Element 2022

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The Housing Element 2022 Update is San Francisco's housing plan for the next 8 years (2022-2030) and the first that will center on racial and social equity. It will include policies and programs that express our collective vision and

values for the future of housing in San Francisco.

This update will determine what our housing needs are and how we will work to address them, defining priorities for decision making and resource allocation for housing programs, development, and services. It will also recognize the key relationships between housing and many forms of equity including resiliency, environmental justice, public health, and quality of life.

Working with communities, the update will recommend public policy and investments to guide tenant protections, affordable housing preservation and production, efforts to address homelessness, and types and places for more housing. This plan will serve the housing needs of all San Franciscans, advancing equitable outcomes particularly for American Indian, Black and other Communities of Color, as well as low-income populations and vulnerable groups. This means creating a Housing Element that supports racial and social equity; eliminating community displacement; affordable housing choices for everyone

in all neighborhoods; and thriving neighborhoods resilient to climate and health crises.

**TO BE PRESENTED FOR ADOPTION IN SPRING 2022**

[sfhousingelement.org](https://sfhousingelement.org)

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### Equity Council

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Like many cities across the country, San Francisco has had its share of discriminatory practices constraining the resources and well-being of American Indian and Black communities as well as other communities of color and low-income

communities.

In 2020, San Francisco Planning Commission and Historic Preservation Commission adopted resolutions centering the Planning Department's work program and resource allocation on racial and social equity. The Equity Council is a response to these resolutions and to the guidance from the Office of Racial Equity to ensure the representation of our diverse communities to address the current crisis and resolve historic inequities.

The Equity Council is a group of eleven San Francisco leaders advising City staff on racial and social equity priorities, policies, strategies, and investments. A critical part of the Equity Council's work plan is to develop a platform and a process for deeper community engagement to ensure productive dialogues between city agencies and our community organizations, networks, and coalitions serving communities of color, low-income communities and other vulnerable populations.

The Council will focus on five priority tasks: Planning Department Budget and Priorities; Recovery Strategies; Housing Element and other General Plan Elements; Community Engagement; and the Racial and Social Equity Plan.



# Preservation Project Highlights **FY 2020/21**

## **“History of Medicine in California” Frescoes, 533 Parnassus Avenue (within UC Hall)**



Landmark # 289

Created by master artist and muralist, Bernard Zakheim, “The History of Medicine in California” mural is significant for displaying distinctive characteristics of New Deal-era frescoes, intense saturated colors, figurative content,

rounded forms, and overall stylistic influence of the Mexican mural movement of the 1920s. At the August 19, 2020 hearing the Historic Preservation Commission recommended its landmark designation. The Board of Supervisors voted to approve the designation on November 17, 2020.

## **Japanese YWCA/Issei Women's Building, 1830 Sutter Street**



Landmark # 291

Significant for its association with Japanese American (Nikkei) women, the African American civil rights movement, LGBTQ history and LGBTQ rights movement, the Japanese YWCA/Issei Women's Building is as

an important architectural example by master architect, Julia Morgan. At the October 21, 2020 hearing the Historic Preservation Commission recommended designation. The Board of Supervisors voted to approve the landmark designation on April 20, 2021.

## **Royal Baking Company, 4767-4773 Mission Street**

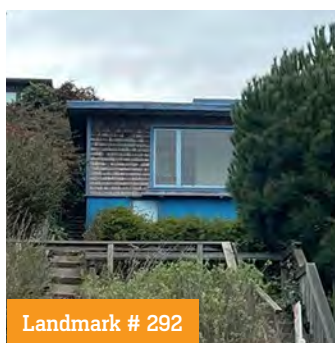


Landmark # 290

Recognized for its Storybook and Art Deco-style commercial architecture, Royal Baking Company is significant for the Italian-American community of San Francisco into the Excelsior District, and for its association with San

Francisco's important twentieth century macaroni and bread-baking industries. The Historic Preservation Commission recommended its landmark designation on May 6, 2020. The Board of Supervisors voted to approve the designation on June 26, 2020.

## **Lyon-Martin House, 651 Duncan Street**



Landmark # 292

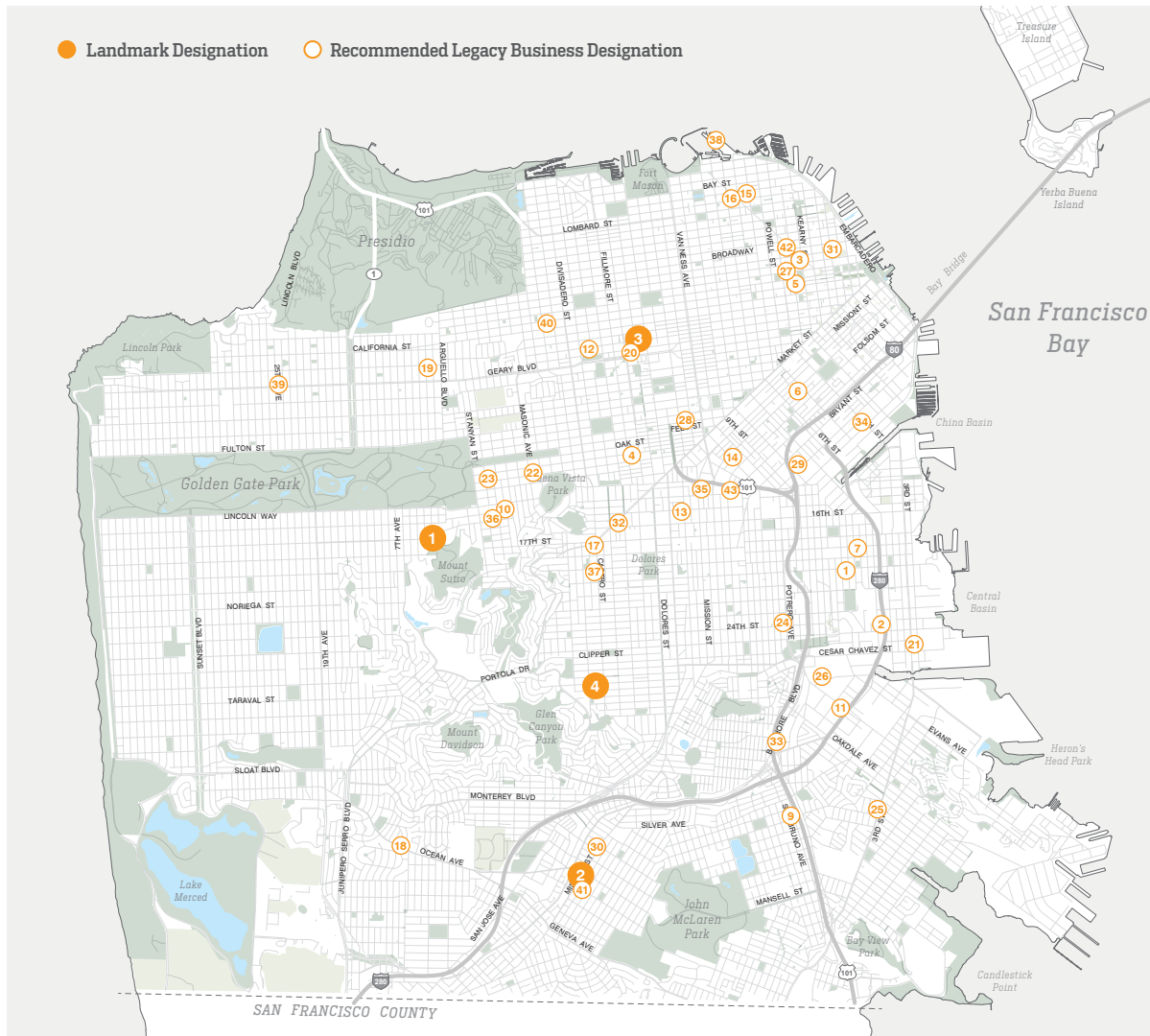
As identified in the Citywide Historic Context Statement for LGBTQ History, the Lyon-Martin House is significant for its association of the Daughters of Bilitis (DOB), the nation's first lesbian-rights organization in 1955, and

the home for Phyllis Lyon and Del Martin, pioneering lesbian-rights and feminist activists. The Historic Preservation Commission recommended its landmark designation on February 17, 2021, and the Board of Supervisors voted to approve the designation on May 11, 2021.

**TO LEARN MORE & READ THE REPORTS:**

[sfplanning.org/project/designated-landmarks-and-landmark-districts](https://sfplanning.org/project/designated-landmarks-and-landmark-districts)

# Preservation Project Highlights **FY 2020/21**



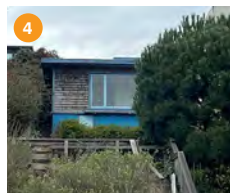
1 “History of Medicine in California” Frescoes



2 Royal Baking Company



3 Japanese YWCA/Issei Women's Building



4 Lyon-Martin House

- |  |                               |  |
|--|-------------------------------|--|
| 1 San Francisco Natural Medicine           | 16 Bimbo's 365 Club           | 31 Old Ship Saloon                       |
| 2 Annie's Hot Dogs                         | 17 Marcello's Pizza           | 32 SF Bay Times                          |
| 3 House of Nanking                         | 18 Surfaces by David Bonk     | 33 Flowercraft Garden Center             |
| 4 JHW Locksmith                            | 19 Giorgio's Pizzeria         | 34 Fanta Cleaners Inc.                   |
| 5 The Wok Shop                             | 20 Japan Video & Media        | 35 Lyon-Martin Community Health Services |
| 6 Ambiance                                 | 21 Center Hardware            | 36 Finnegans Wake                        |
| 7 Farley's                                 | 22 Pipe Dreams                | 37 Yankee Clipper Travel                 |
| 8 GLBT Historical Society                  | 23 Blade Runners Hair Studio  | 38 ABS Seafood, Inc.                     |
| 9 San Bruno Supermarket                    | 24 24th Street Dental         | 39 The Delicate Daisy – House of Flowers |
| 10 Val De Cole Wine & Spirits              | 25 G. Mazzei & Son Hardware   | 40 Sue Fisher King Co.                   |
| 11 Washington Vegetable                    | 26 AJC Auto Body              | 41 Italian American Social Club          |
| 12 Iyengar Yoga Institute of San Francisco | 27 San Sun Restaurant         | 42 Sam's Burgers                         |
| 13 Munroe Motors                           | 28 UKO                        | 43 Rainbow Grocery                       |
| 14 Don Ramon's                             | 29 Yadav Diamonds and Jewelry |  |
| 15 Fior d'Italia                           | 30 Central Drug Store         |  |

## 4

**Historic Landmark Designations**

## 43

**Small Business Recommendations by HPC for Legacy Businesses Approval**



Between 2016-2020, the City had:

**2,129** Projects Authorized

**17** Projects using SB 35  
(with at least nine additional  
SB 35 projects in the pipeline)

**86** Projects using the State  
Density Bonus Law, including  
pipeline projects

Included with these projects:

**22,588** Residential Units

**5,644** Units from recent multi-phase  
projects, including:

3333 California (744 units)  
Balboa Reservoir (1,100 units)  
Mission Rock (1,200 units)  
Potrero Power Station (2,600 units)

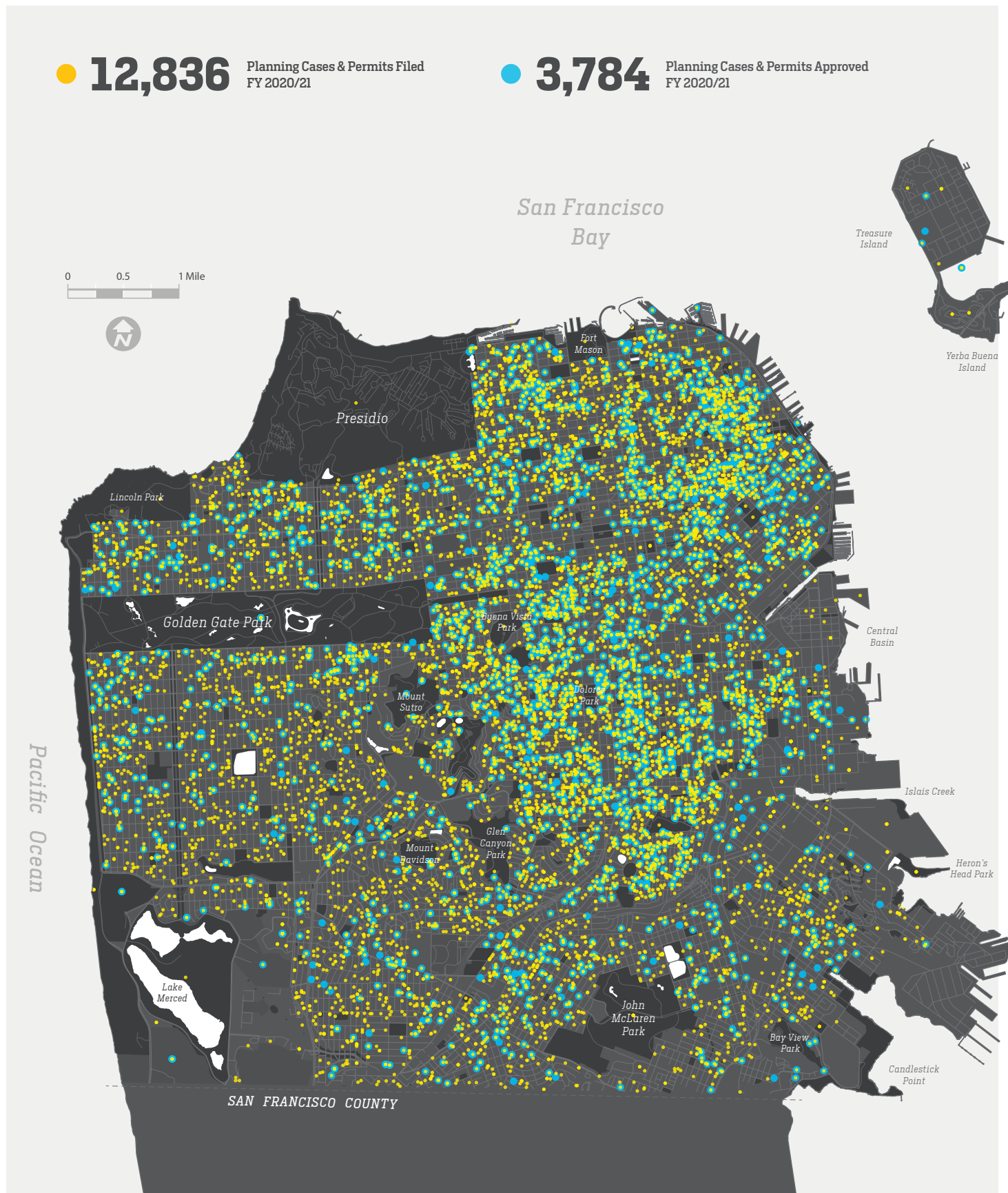
Rendering of 10 South Van Ness Avenue along with other approved projects in the Hub, image courtesy of KPF.



# Project Submittals & Approvals Map

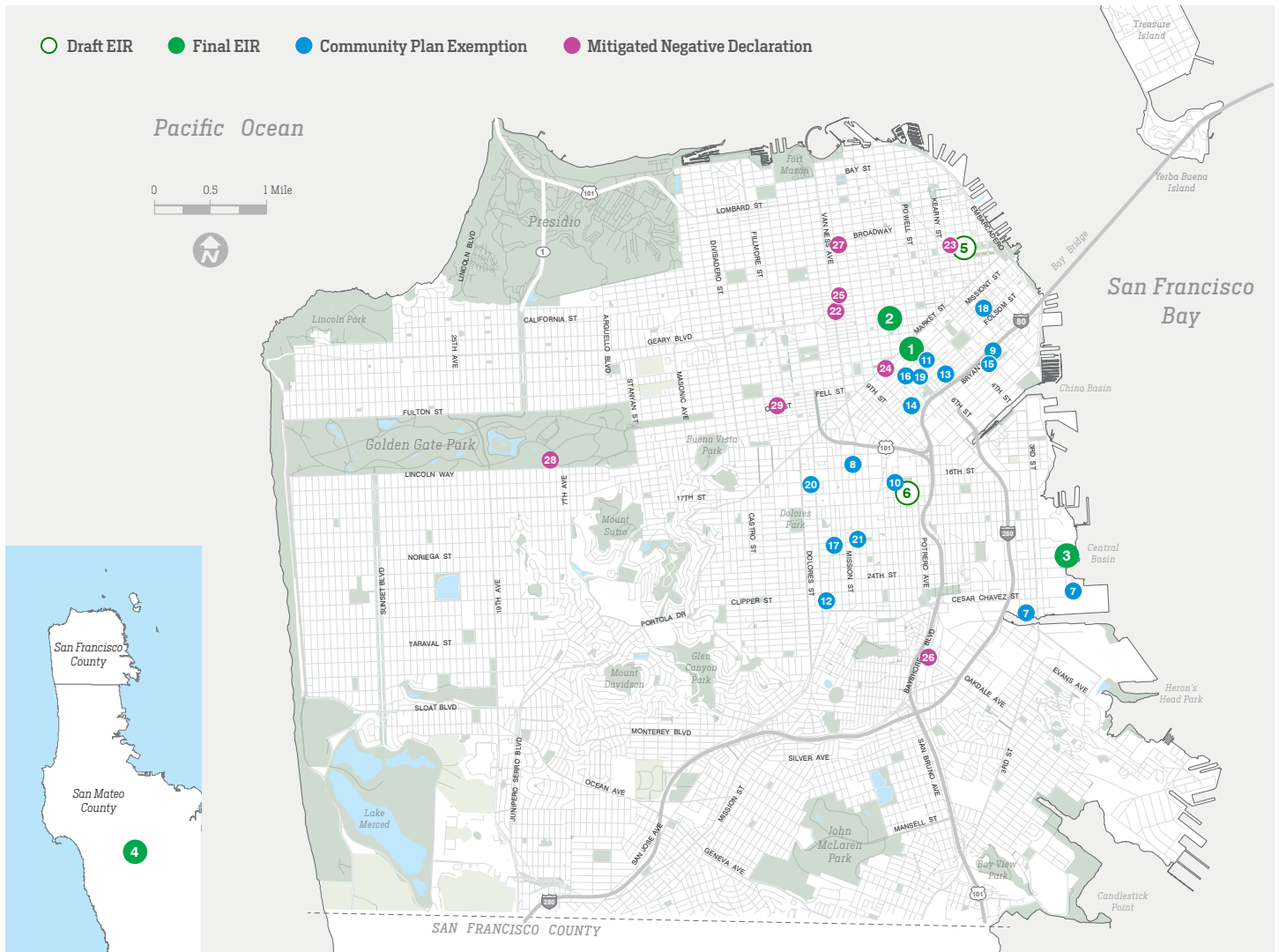
● **12,836** Planning Cases & Permits Filed  
FY 2020/21

● **3,784** Planning Cases & Permits Approved  
FY 2020/21

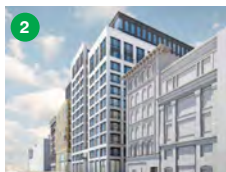




# Major Environmental Review Documents



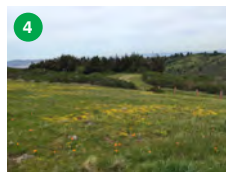
469 Stevenson Street\*



450 O'Farrell Street



Potrero Power Station

SFPUC Southern  
Skyline Boulevard  
Ridge Trail Extension

447 Battery Street

Potrero Yard  
(2500 Mariposa Street)

- 7 Muni Metro East Expansion
- 8 1500-1528 15th St
- 9 474 Bryant St / 77 Stillman St
- 10 321 Florida St
- 11 952-960 Howard St
- 12 350-352 San Jose Ave
- 13 224 Clara St
- 14 10 Heron St

- 15 531 Bryant St
- 16 1088 Howard St
- 17 1021 Valencia St
- 18 555 Howard St
- 19 1035 Howard St
- 20 3231-3233 16th St
- 21 986 South Van Ness Ave

- 22 1200 Van Ness Ave
- 23 530 Sansome
- 24 1125 Market St
- 25 1525 Pine St
- 26 319 Bayshore Blvd
- 27 1580 Pacific Ave
- 28 San Francisco Botanical Gardens
- 29 554 Fillmore St

Not shown on map

## 325

Categorical Exemptions

## 6

EIR Addenda

## 2

MND Addenda

\* 469 Stevenson Street EIR subsequently overturned on appeal.

# Planning Cases & Building Permits

## 5,076

Planning  
Cases Filed

↓ 29%

## 7,919

Building Permit  
Applications Filed  
and Reviewed

↑ 10%

### CASE & PERMIT VOLUME TRENDS

FISCAL YEAR 2015/16 - 2020/21

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

20,000

15,000

10,000

5,000

0

FY  
2015/16

FY  
2016/17

FY  
2017/18

FY  
2018/19

FY  
2019/20

FY  
2020/21

See case details

### BUILDING PERMITS

Permits reviewed over the counter

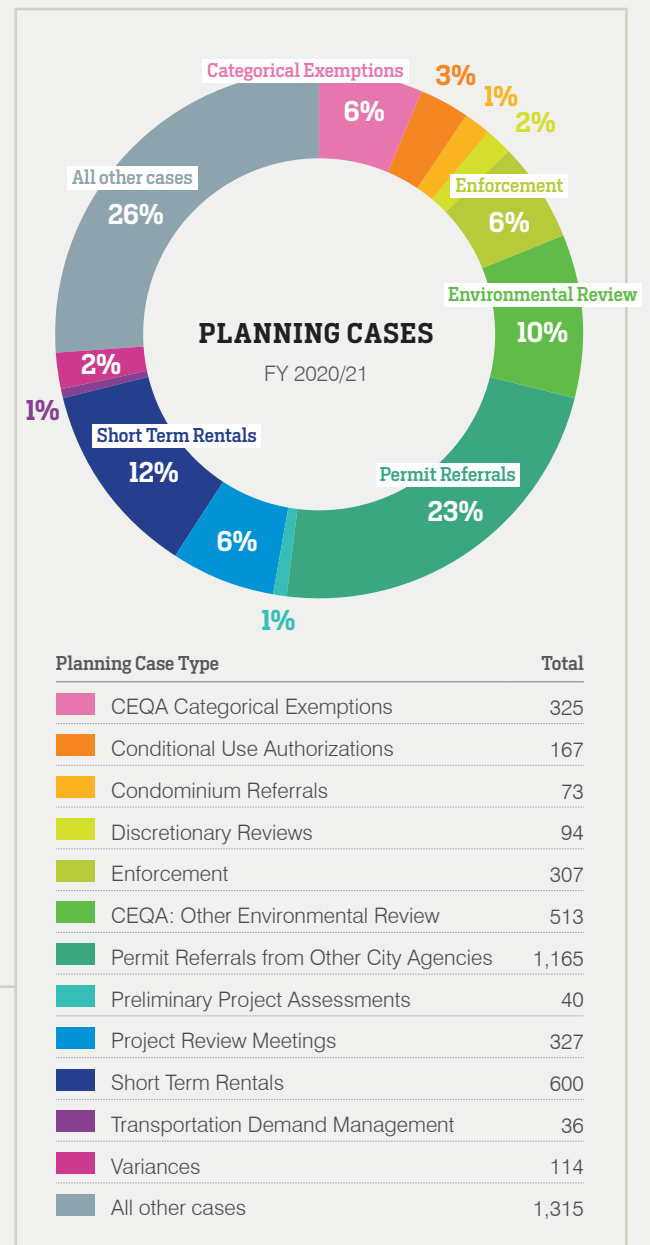
Permit intake / staff review

73%

27%

5,781

2,138



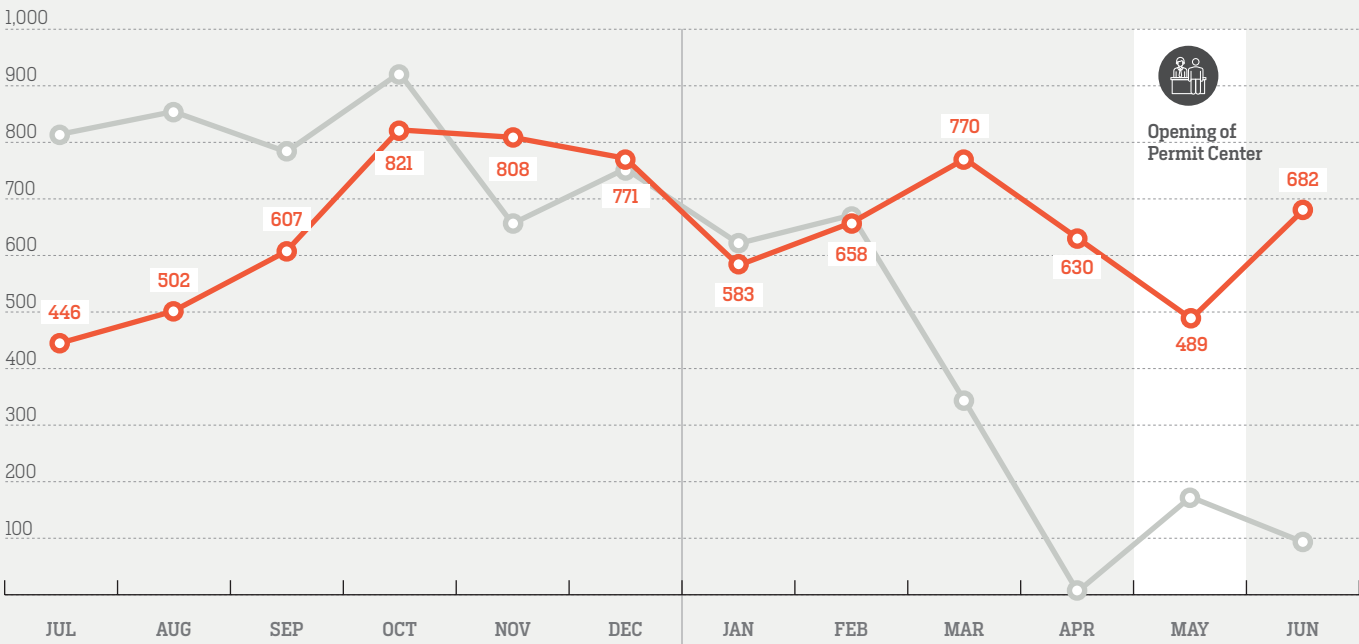


# Monthly Building Permit Volume



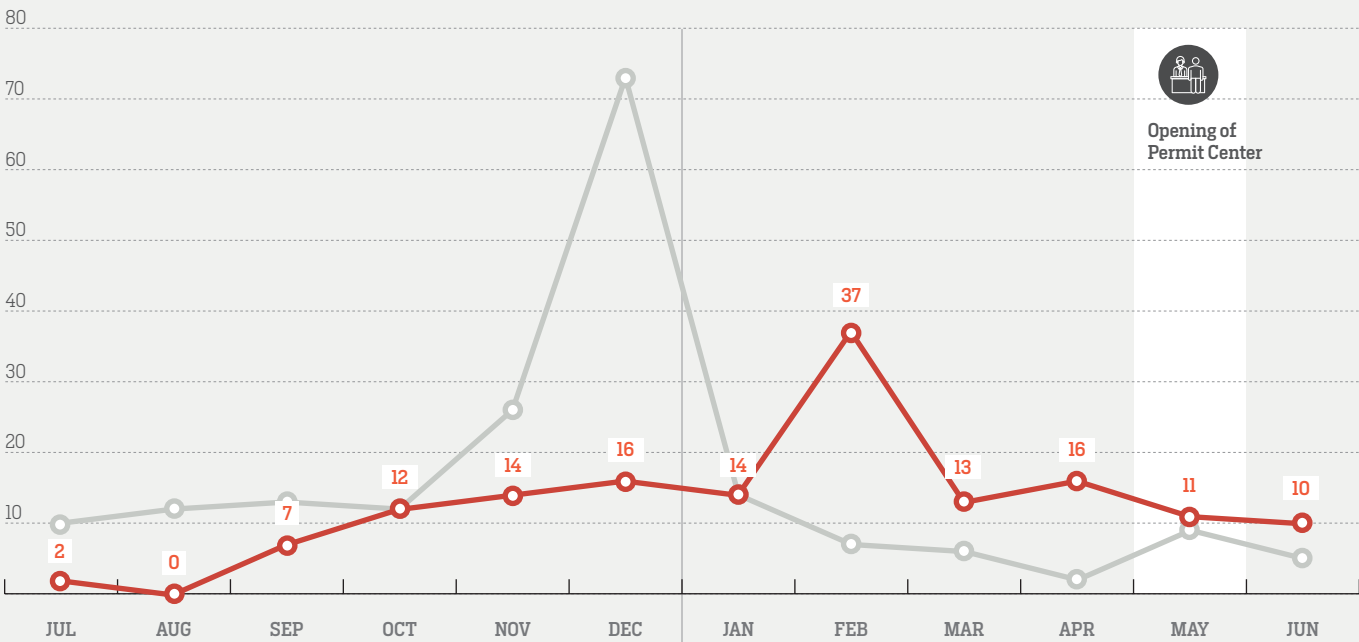
## BUILDING PERMITS FILED: ALTERATIONS

● FISCAL YEAR 2020/21    ● PREVIOUS YEAR (FY 2019/20)



## BUILDING PERMITS FILED: NEW CONSTRUCTION

● FISCAL YEAR 2020/21    ● PREVIOUS YEAR (FY 2019/20)



# Case & Permit Volume Trends

Application/Fee Type	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Change
Affordable Housing Bonus (AHB)	-	1	1	4	9	3	-67% ↓
Appeal	10	16	16	8	6	17	183% ↑
Condominium Referral	157	171	129	162	130	73	-44% ↓
Certificate of Appropriateness	75	148	119	90	71	74	4% ↑
Planning Commission Review	1	2	5	10	2	9	350% ↑
Coastal Zone Permit	1	2	1	3	0	1	
Conditional Use Authorization	225	181	196	204	187	167	-11% ↓
Citywide Planning	38	24	25	25	31	16	48% ↓
Designations	3	13	12	8	4	14	250% ↑
Downtown Exceptions (309.1, 309.2, 309.3, 309.4)	7	11	8	10	5	4	-50% ↓
Discretionary Review - Mandatory	36	20	5	2	4	3	-25% ↓
Discretionary Review - Public Initiated	141	137	96	111	108	91	-16% ↓
Development Agreements	1	0	0	0	0	0	
Enforcement	1,406	1,575	803	713	549	307	-44% ↓
Categorical Exemptions (EEC and ECA)	397	255	312	414	350	325	-7% ↓
Environmental Review	300	658	683	615	571	513	-10% ↓
Eastern Neighborhood Exception (329)	21	11	20	5	10	7	-30% ↓
Environmental Time and Materials (ETM)	-	168	185	199	224	177	-21% ↓
Federal Section (106)	2	13	28	15	1	0	-100% ↓
Development Agreement Design Review	1	0	2	0	3	0	-100% ↓
Elevator Penthouse Height Exemption	0	0	0	0	0	0	
Environmental	5	3	3	4	10	5	-50% ↓
General Advertising Sign Relocation	0	0	0	0	0	0	
General Advertising Sign Annual Inventory Maintenance	0	0	0	0	0	0	
Generic Application w/o Hearing	16	0	0	0	0	0	
Historic Resource Assessment 5 or less units	-	-	-	38	112	76	-32% ↓
Historic Resource Assessment 6 or more units	-	-	-	1	2	5	150% ↑
Enforcement	0	0	0	0	0	0	
Planning Department	0	1	0	0	0	0	
OCII	1	0	0	1	0	0	
Pre-Application-Other	5	0	0	0	0	1	
Preliminary Plan	1	0	0	1	0	1	
Preservation	1	0	0	1	0	0	
Records Requests	678	479	370	232	235	276	150% ↑
Service Station Conversion Determinations	1	1	0	0	0	0	
Subpoena					1	1	
Temporary Use Permits	52	56	57	65	46	28	-39% ↓
Tourist Hotel Conversions	1	0	0	0	0	0	
Generic Letters	0	1	0	0	0	0	
General Plan Amendments	-	0	0	0	0	0	
General Plan Referral	101	94	81	57	43	46	7% ↑



# Case & Permit Volume Trends

Application/Fee Type	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Change
In-Kind Agreement	1	1	1	0	1	0	-100% ↓
Institutional Master Plan	9	3	4	2	1	0	-100% ↓
Legacy Business Registry (LBR)	13	89	39	66	40	46	15% ↑
Lot Line Adjustment	28	25	23	14	30	16	-47% ↓
Zoning Map Amendment	3	0	0	0	0	0	
Miscellaneous Permit	2,341	2,100	2,049	2,206	1,525	1,165	-24% ↓
Mills Act	6	8	6	7	4	1	-75% ↓
Office Allocation (321)	7	6	10	4	9	13	44% ↑
Planning Code Text Amendment	30	1	0	0	0	0	
Phase	30	1	0	0	13	10	-23% ↓
Public Information Center	1	0	0	0	0	0	
Preliminary Project Assessment	89	85	51	59	42	40	-5% ↓
Project Review Meeting	480	374	393	321	281	327	16% ↑
Permit to Alter (Major, Minor)	84	108	94	43	37	40	8% ↑
Shadow Study (295)	27	17	17	17	17	19	12% ↑
Preservation Survey	4	4	0	1	4	2	-50% ↓
Short Term Rental	1,188	864	1,279	1,243	1,173	600	-49% ↓
Federal Section (106) / Subdivision Referral	28	28	21	39	29	23	-21% ↓
Transfer of Development Rights (TDR) - Statement of Eligibility	1	0	0	4	1	2	100% ↑
Transportation Demand Management (TDM)	-	28	77	55	53	36	-32% ↓
Transfer of Development Rights (TDR) - Certificate of Transfer	25	4	7	7	12	1	-92% ↓
Transfer of Development Rights (TDR) - Notice of Use	7	1	7	3	2	2	0%
Variance	188	225	218	140	164	114	-30% ↓
Wireless	-	-	-	-	-	-	
Zoning Administrator (ZA) - Letter of Determination	84	96	73	88	75	55	-27% ↓
Zoning Administrator (ZA) - Notice of Special Restrictions	0	0	0	0	0	0	
Zoning Administrator (ZA) - Verification	305	211	220	397	278	219	-21% ↓
Medical Cannabis Dispensary	12	0	2	-	-	-	
Section 311	815	782	670	624	543	0	-100% ↓
Block Book Notification	198	176	170	156	146	105	-28% ↓
Building Permits (New Construction)	181	144	172	144	189	152	-20% ↓
Building Permits (Existing Alterations)	7,928	8,297	8,850	8,028	6,689	7,767	16% ↑
<b>Total</b>	<b>17,806</b>	<b>17,718</b>	<b>17,610</b>	<b>16,669</b>	<b>14,072</b>	<b>12,995</b>	<b>-8% ↓</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.

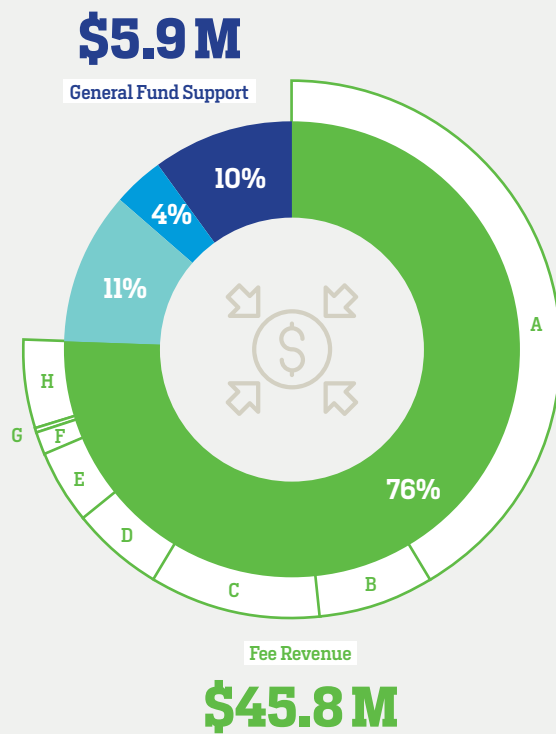
GEN: includes GASP program, Records Requests, Temporary Use Permits (for FY10-11 and prior), and other applications.

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.

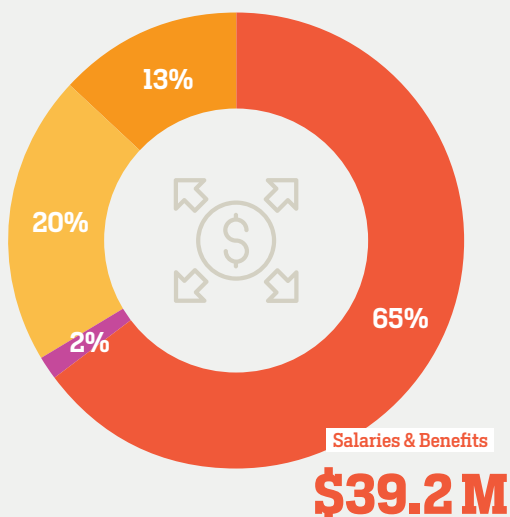
# Financial Report: Revenues & Expenditures



**\$60.4 M** FY 2020/21  
Total Revenues

Revenue by Type		
	Fees / Charges for Services (see below)	\$45,808,270
	Grants, Special Revenues, Impact Fees	\$6,441,150
	Expenditure Recovery from Other Agencies	\$2,224,990
	General Fund Support	\$5,971,704
Total Revenues		<b>\$60,446,114</b>

Fee Revenue by Type		
<b>A</b>	Building Permit Alterations	\$25,021,455
<b>B</b>	Building Permit New Construction	\$4,355,340
<b>C</b>	Environmental Review Fees	\$6,123,532
<b>D</b>	Other Short Range Planning Fees	\$3,304,173
<b>E</b>	Conditional Use Fees	\$2,812,279
<b>F</b>	Variance Fees	\$714,002
<b>G</b>	Certificate of Appropriateness Fees	\$226,140
<b>H</b>	Sign Program & Code Enforcement	\$3,251,349
Total Fee Revenues		<b>\$45,808,270</b>



**\$60.4 M** FY 2020/21  
Total Expenditures

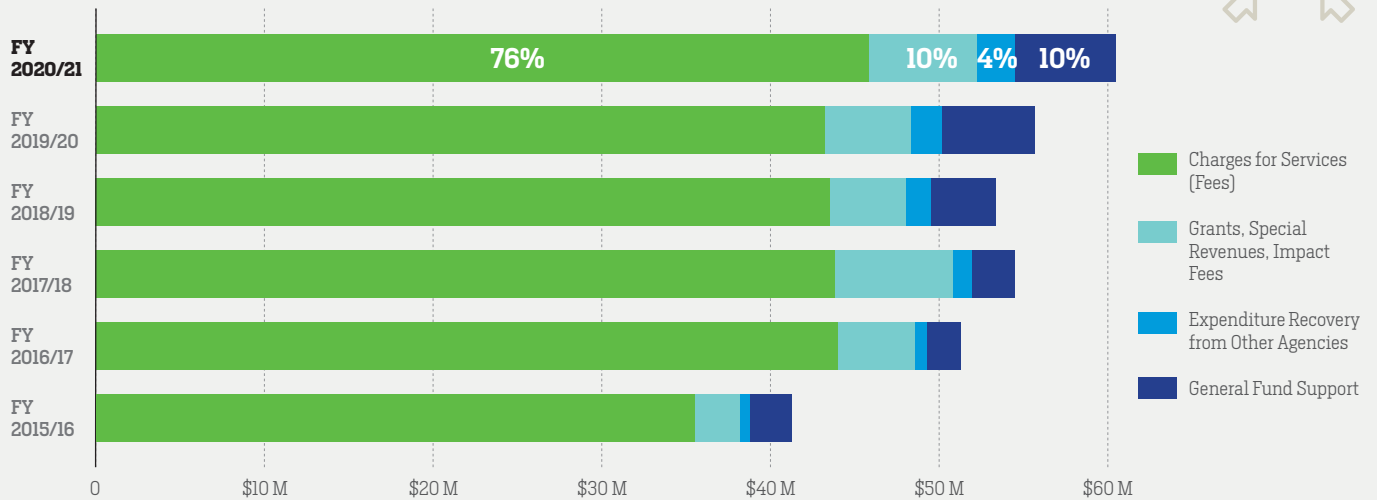
Expenditure by Type		
	Salaries & Benefits	\$39,241,559
	Overhead	\$965,663
	Non-Personnel Services, Materials & Supplies, Capital & Projects	\$12,350,718
	Services of Other Departments	\$7,888,174
Total Expenditures		<b>\$60,446,114</b>



# Financial Report: Revenue Trends

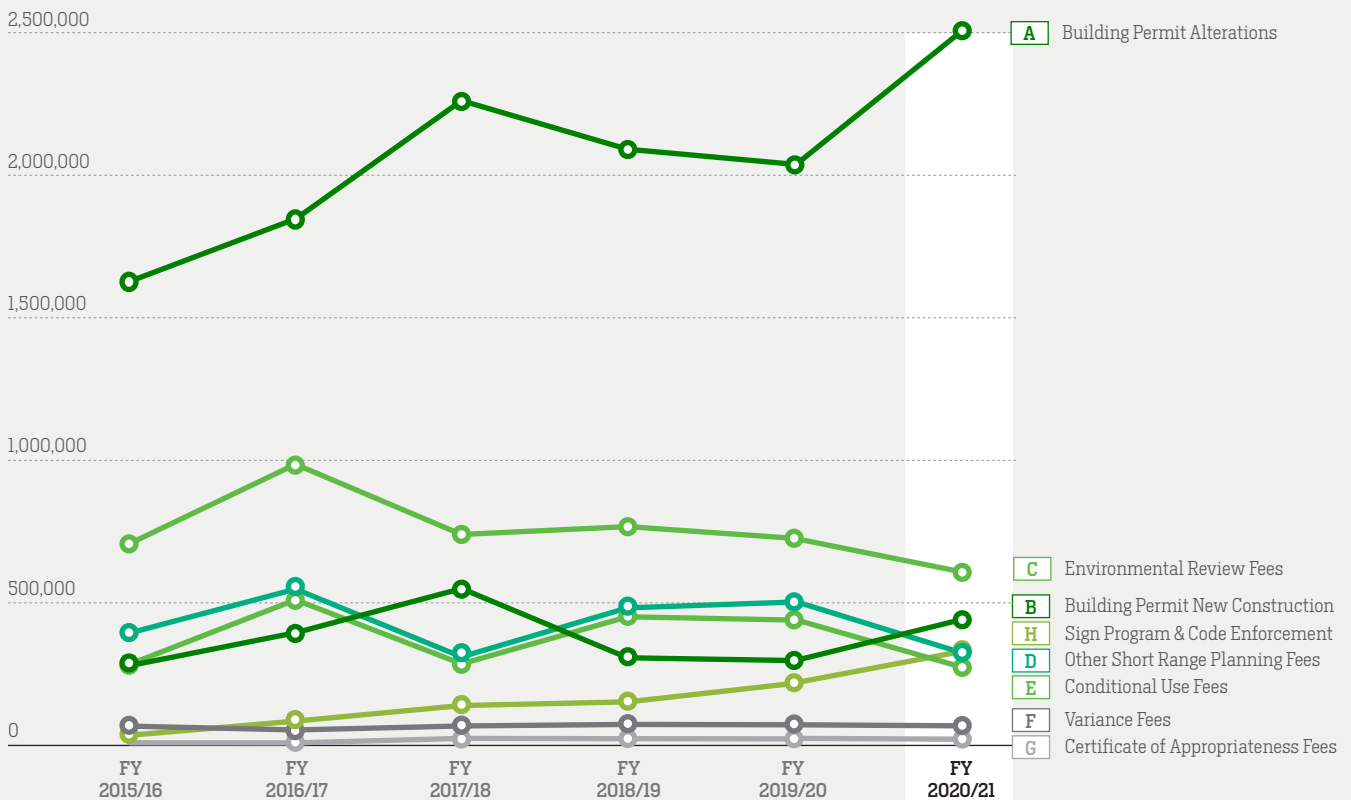
## DEPARTMENT TOTAL REVENUE TREND

FISCAL YEAR 2015/16 - 2020/21















## FEE REVENUE TREND

FISCAL YEAR 2015/16 - 2020/21




# Financial Report

REVENUES	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21
 Charges for Services (Fees)	\$35,504,019	\$44,012,250	\$43,828,367	\$43,519,481	\$43,208,666	<b>\$45,808,270</b>
 Grants, Special Revenues, Impact Fees	\$2,695,905	\$4,539,531	\$6,968,618	\$4,516,802	\$5,129,892	<b>\$6,441,150</b>
 Expenditure Recovery from Other City Agencies	\$583,713	\$740,453	\$1,120,332	\$1,470,974	\$1,813,777	<b>\$2,224,990</b>
 General Fund Support	\$2,475,487	\$1,991,842	\$2,584,044	\$3,848,730	\$5,513,149	<b>\$5,971,704</b>
<b>Total Revenues</b>	<b>\$41,259,124</b>	<b>\$51,284,076</b>	<b>\$54,501,361</b>	<b>\$53,355,987</b>	<b>\$55,665,484</b>	<b>\$60,446,114</b>

FEE REVENUES	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21
 <b>A</b> Building Permit Alterations	\$16,263,844	\$18,455,090	\$22,598,344	\$20,896,872	\$20,371,542	<b>\$25,021,455</b>
 <b>B</b> Building Permit New Construction	\$2,794,709	\$3,936,266	\$5,464,284	\$3,067,613	\$2,971,799	<b>\$4,355,340</b>
 <b>C</b> Environmental Review Fees	\$7,075,319	\$9,829,289	\$7,394,694	\$7,666,887	\$7,261,343	<b>\$6,123,532</b>
 <b>D</b> Other Short Range Planning Fees	\$3,949,707	\$5,476,761	\$3,123,049	\$4,826,135	\$5,027,646	<b>\$3,304,173</b>
 <b>E</b> Conditional Use Fees	\$2,859,789	\$5,112,250	\$2,876,820	\$4,519,875	\$4,405,479	<b>\$2,812,279</b>
 <b>F</b> Variance Fees	\$691,759	\$557,546	\$697,187	\$751,124	\$737,810	<b>\$714,002</b>
 <b>G</b> Certificate of Appropriateness Fees	\$106,746	\$103,809	\$261,265	\$250,116	\$244,212	<b>\$226,140</b>
 <b>H</b> Sign Program & Code Enforcement	\$371,419	\$866,497	\$1,412,724	\$1,540,859	\$2,188,835	<b>\$3,251,349</b>
<b>Total Fee Revenues</b>	<b>\$34,113,292</b>	<b>\$44,337,508</b>	<b>\$43,828,367</b>	<b>\$43,519,481</b>	<b>\$43,208,666</b>	<b>\$45,808,270</b>

GENERAL FUND SUPPORT	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21
General Fund Support	\$2.5	\$2.0	\$2.6	\$3.8	\$5.5	<b>\$6.0</b>
Fees & Other Revenues	\$38.8	\$49.3	\$51.9	\$49.5	\$50.2	<b>\$54.5</b>
Total Revenues	\$41.3	\$51.3	\$54.5	\$53.4	\$55.7	<b>\$60.4</b>
<b>General Fund Support %</b>	<b>6%</b>	<b>4%</b>	<b>5%</b>	<b>7%</b>	<b>10%</b>	<b>10%</b>

EXPENDITURES	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21
 Salaries & Benefits	\$26,848,917	\$32,344,832	\$33,989,545	\$35,895,959	\$38,655,168	<b>\$39,241,559</b>
 Overhead	\$509,668	\$554,786	\$774,176	\$980,944	\$656,755	<b>\$965,663</b>
 Non-Personnel Services, Materials & Supplies, Capital & Projects	\$8,482,001	\$11,735,231	\$13,672,238	\$10,042,863	\$9,072,012	<b>\$12,350,718</b>
 Services of Other Departments	\$5,418,538	\$6,649,227	\$6,065,402	\$6,436,221	\$7,281,549	<b>\$7,888,174</b>
<b>Total Expenditures</b>	<b>\$41,259,124</b>	<b>\$51,284,076</b>	<b>\$54,501,361</b>	<b>\$53,355,987</b>	<b>\$55,665,484</b>	<b>\$60,446,114</b>





Rendering of Potrero Power Station development by Perkins&Will and Steelblue.



# Planning Staff **FY 2020/21**



## Administration

Reza Amindarbari +  
 John Boldrick 🏠  
 Karen Carasi  
 Glenn Cabrerros  
 Theodore Chen 🏠  
 Yi Chen  
 Alton Chinn  
 Thomas DiSanto  
 Scott Edmondson 🏠  
 Michael Eng  
 James Glik 🏠  
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 Biling Jiang  
 Yvonne Ko 🏠  
 Judy Lam 🏠  
 Deborah Landis  
 Michelle Littlefield 🏠  
 Selina Liu  
 Anika Lyons ☐ 🏠  
 Ken Qi 🏠  
 Micheal Sanders  
 Jason Sherba +  
 John Speer  
 Isabelle Vulis  
 Michael Webster 🏠  
 Barry Wong

Melissa Wong 🏠  
 Mike Wynne  
 Tony Yeung 🏠  
 Genta Yoshikawa  
 Karen Zhu

## Citywide Planning

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 Svetha Ambati ☐ 🏠  
 Amnon Ben-Pazi 🏠  
 Benjamin Caldwell  
 Celina Chan 🏠  
 Paul Chasan ☐  
 María de Alva 🏠  
 Susan Exline ☐  
 Lisa Fisher  
 Julie Flynn  
 Dylan Hamilton 🏠  
 Anna Harvey  
 Seung Yen Hong  
 Doug Johnson 🏠  
 Lily Langlois  
 Jessica Look  
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 Nicholas Perry ☐  
 Patrick Race +

AnMarie Rodgers 🏠  
 Ilaria Salvadori 🏠  
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 Mathew Snyder  
 Joshua Switzky  
 Tam Tran 🏠  
 Reanna Tong 🏠  
 Adam Varat

## Commissions Office

Josephine Feliciano  
 Jonas Ionin  
 Christine Lamorena ☐  
 Brandi Robertson  
 Chanbory Son

## Community Equity

Christy Alexander  
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 Shelley Caltagirone  
 Lisa Chen  
 Miriam Chion  
 Carla de Mesa  
 Claudia Flores 🏠  
 Kimia Haddadan  
 Paolo Ikezoe  
 Malena Leon-Farrera  
 Andrea Nelson 🏠  
 James Pappas  
 Gina Simi 🏠  
 Maia Small  
 Andre Torrey  
 Leslie Valencia  
 Aaron Yen 🏠








## Current Planning

Kalyani Agnihotri +  
 Laura Ajello 🏠  
 Linda Ajello-Hoagland  
 Claudine Asbagh  
 Rogelio Baeza +





Ryan Balba 🏠  
 Julian Bañales 🏠  
 Luiz Barata  
 Melanie Bishop 🏠  
 Kurt Botn  
 Marcelle Boudreaux  
 Cathleen Campbell 🏠  
 Mathew Chandler  
 Michael Christensen  
 Stephanie Cisneros  
 Lorabelle Cook  
 Moses Corrette  
 Matt Dito  
 Kimberly Durandet  
 Charles Enchill  
 Carolyn Fahey ☐ 🏠  
 Claire Feeney  
 Shannon Ferguson 🏠  
 Veronica Flores  
 Nick Foster  
 Monica Giacomucci  
 Elizabeth Gordon-Jonckheer  
 Mary Jane Green  
 Trent Greenan  
 Gretel Gunther  
 Alessandro Hall +  
 Jeffrey Horn  
 William Huguen  
 Sylvia Jimenez  
 Alexandra Kirby ☐  
 Heidi Kline  
 Michelle Langlie  
 Pilar LaValley  
 Victoria Lewis  
 Xinyu Liang  
 Ashley Lindsay  
 Jennifer Lung  
 Christopher May  
 Frances McMillen 🏠  
 Elena Moore +  
 Elizabeth Munyan ☐



# Planning Staff **FY 2020/21**


Edgar Oropeza   
 Gabriela Pantoja  
 Suzette Parinas  
 Susan Parks  
 Max Putra  
 Erica Russell  
 Joseph Sacchi  
 Rebecca Salgado  
 Ella Samonsky  
 William San  
 Maggie Smith   
 Jeffrey Speirs  
 Richard Sucre  
 Michelle Taylor  
 Samantha Updegrave   
 Jonathan Vimr  
 Delvin Washington   
 Elizabeth Watty  
 David Weissglass    
 Alex Westhoff  
 Katie Wilborn  
 David Winslow  
 Mary Woods  
 Elton Wu  
 Sharon Young 

## Director's Office







Gary Chen   
 Kate Conner  
 Carly Grob  
 Bridget Hicks  
 Rich Hillis  
 Audrey Merlone   
 Elizabeth Purl  
 Diego Sanchez  
 Deborah Sanders   
 Daniel Sider  
 Candace SooHoo  
 Aaron Starr  
 Martin Thibodeau  
 Vlad Vallejo 

## Environmental Planning

Lauren Bihl  
 Rhia Bordon    
 Vinaliza Byrd  
 Alana Callagy  
 Megan Calpin  
 Colin Clarke   
 Jorgen Cleemann   
 Rick Cooper  
 Florentina Craciun  
 Jenny Delumo  
 Debra Dwyer  
 Chelsea Fordham  
 Sherie George  
 Lisa Gibson   
 Justin Greving  
 Monica Huggins  
 Devyani Jain  
 Timothy Johnston (SFPUC)  
 Chris Kern   
 Ben Lamb    
 Kari Lentz  
 Don Lewis  
 Michael Li  
 Diane Livia  
 Laura Lynch  
 Jennifer McKellar  
 Sally Morgan  
 Julie Moore (SFPUC)  
 Joy Navarrete  
 Kristina Phung  
 Josh Pollak  
 Jeanie Poling  
 Jessica Range  
 Rachel Schuett   
 Ryan Shum  
 Tatyana Sheyner  
 Allison Vanderslice  
 Elizabeth White  
 Wade Wietgreffe  
 Daniel Wu

Kelly Yong   
 David Young  
 Kei Zushi

## Zoning & Compliance

EvaMarie Atijera-Taylor  
 Chaska Berger  
 Peter Byrne   
 Josephine Chen   
 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  
 Kelly Wong 

## Interns

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 Jaxson Bie  
 Luis Caro  
 Jocelynn Cerda  
 Joleysa Cotton  
 Maya S Deshpande  
 Issac Fukumura-White  
 Anne Greening  
 Branden Gunn  
 Lauren Hiller  
 Lauren Hom  
 Nio Howa  
 Inosia Ierome  
 Janet Jin

Stanley Keopilavan  
 Alexandra Larman  
 Eugene Lau  
 Seolha Lee  
 Kaylie Li  
 Epiphany Loux  
 Izanie LoveNed  
 Alexis Lusk  
 Kelly Ngo  
 Jordan Noeuku  
 Melanie Olson  
 Angelina Perez  
 Amar Sheikh  
 Amiriana Sinegal  
 Neil Singh  
 Emi Takahara  
 Matthew Thompson  
 Lea Vogel  
 Jacob Wallace  
 Fatema Yasini  
 Fiona Yim  
 Shiwei Zhang

**10**   
**Staff Additions**

**15**   
**Staff Departures**

**53**    
**Served as Disaster  
 Service Workers**



**San Francisco**  
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