



San Francisco Planning Annual Report

FISCAL YEAR 2021/22*



San Francisco
Planning



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London N. Breed

Board of Supervisors

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Hillary Ronen (District 9)
Shamann Walton, *Board President* (District 10)
Ahsha Safaí (District 11)

Planning Commission

Rachael Tanner, *Commission President* (1/20/2022 - Present)
Joel Koppel, *Commission President* (7/1/2021 - 1/20/2022)
Kathrin Moore, *Commission Vice President*
Deland Chan (Term ended: 2/3/2022)
Sue Diamond
Frank S. Fung
Theresa Imperial
Gabriella Ruiz (Term started: 3/22/2022)

Historic Preservation Commission

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



SAN FRANCISCO PLANNING DEPARTMENT

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sfplanning.org



FY 2021/22 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 Casa Adelante, an affordable housing development in the Mission, by Bruce Damonte.

A Message From Our Commission Presidents and the Director

We're pleased to present the Annual Report for the San Francisco Planning Department. This report highlights the Department's core services, finances, and major achievements during the 2021-2022 fiscal year. We're proud of all we've accomplished and are pleased to share the highlights with you.

Recent years have brought tremendous challenges to San Francisco, yet there are many reasons to be optimistic about the future. We share a common goal: making San Francisco the world's most livable urban place and creating a long-term vision for the City that will guide and shape its future. We take that goal and our responsibilities seriously, particularly in this time of recovery and change.

This year, much of the Department's work focused on creating housing opportunities, but a good portion of our staff is committed to environmental protection, economic and environmental resiliency, historic preservation, and creating great public spaces. Most importantly, we remain committed to our ongoing efforts to bring issues of racial and social equity to the forefront of all we do.

Regardless of our various responsibilities, we all work to improve the quality of life in San Francisco as a diverse, sustainable, and thriving city of neighborhoods, and to address the challenges we face with optimism and hard work.

We thank the Mayor, the Board of Supervisors, Planning Commission, Historic Preservation Commission, our sister City agencies, and our diverse community partners for their support, guidance, and collaboration toward the best future possible for San Francisco.



Joel Koppel
President
Planning Commission



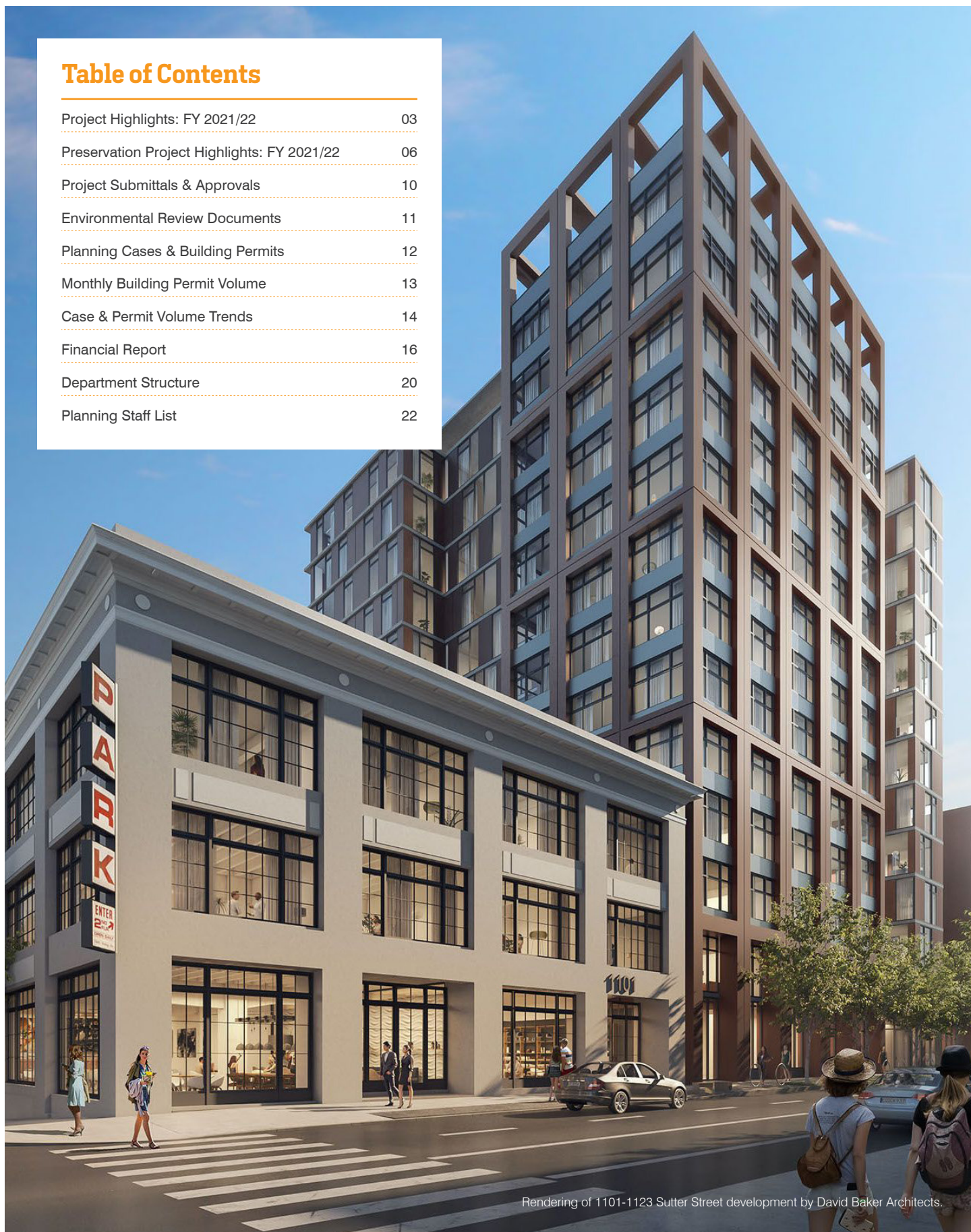
Diane Matsuda
President
Historic Preservation Commission



Rich Hillis
Director
San Francisco Planning Department

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Rendering of 1101-1123 Sutter Street development by David Baker Architects.

Highlight: Senate Bill 35

Senate Bill 35 (SB 35) went into effect on January 1, 2018 and created a streamlined local review process for certain housing projects with increased levels of affordability. SB 35 applies to localities where production of new housing has not met state-mandated Regional Housing Need Allocation (RHNA) targets and provides for a ministerial review process for housing projects containing on-site affordable units at elevated numbers. Decreased builder risk and truncated review timelines owing to removal of review under the California Environmental Quality Act dramatically enhance affordable housing production.

Two projects that maximize the number of permanently affordable homes and that partnered SB 35 with the State Density Bonus are of particular note: **730 Stanyan** with 160 units for low to moderate-income families and families who have experienced homelessness and **2550 Irving** with 90 units of multi-family housing intended for San Francisco's essential workers.

Both projects are 100 percent affordable and will be built on underutilized sites in neighborhoods that have historically produced little affordable housing.



Highlight: Sunset Forward

Approved in October 2022, Sunset Forward is a long-term vision that aims to stabilize low- and moderate-income families and seniors in the Sunset, enhancing community connection and quality of life by addressing unmet needs in housing, transportation, and neighborhood services. At the center of this work is identifying the Sunset community's priorities and vision for a healthy, thriving, and inclusive neighborhood with access to affordable housing, neighborhood services, small business support, and vibrant commercial corridors. This community-led process was completed in coordination with SF Planning, Supervisor Gordon Mar, and the District 4 Youth and Families Network, a collaboration of Sunset-based nonprofits serving families, youth, and seniors.

 sunsetforward.com



Highlight: Housing Element 2022 Update

The Housing Element 2022 Update analyzes San Francisco's housing needs and provides detailed strategies to provide for those needs, both existing and projected, for all economic segments of the community. It is required by law to be updated every eight years to preserve, enhance, and develop housing; identify and analyze existing and projected housing needs; identify sites to meet the City's regional housing needs at all income levels; and be approved by the State Department of Housing and Community Development (HCD).

Actionable steps are especially significant for the 2022 Update, as this is San Francisco's first housing plan centered on racial and social equity. The Update includes policies and programs that express the City's collective vision and values for the future of housing in San Francisco and were developed in collaboration with community organizations, members of the public, and sister agencies. A final draft of the Housing Element, which plans for a state-mandated goal of



82,000 new housing units by 2031, was approved by the Planning Commission and submitted to HCD in late 2022.

 sfhousingelement.org

Highlight: Legacy Business Registry

The Legacy Business Registry works to preserve longstanding, community-serving businesses that so often serve as valuable cultural assets. The Registry is a tool for providing educational and promotional assistance to Legacy Businesses to support their continued viability and success. Long-standing small businesses can join the Registry for recognition, marketing and business help, and grants.

More than 50 San Francisco businesses were officially added to the Legacy Business Registry in the last fiscal year, including Suppenküche, Club Deluxe, Latin Bridal, Small Frys Children's Store, and Sai's Vietnamese Restaurant.

For a full list of Legacy Businesses and to learn more about the program, please visit:

 legacybusiness.org



Club Deluxe photo by Daniel Gies (CC BY-NC-ND 2.0)

Highlight: Historic Landmark Designations

Landmark buildings, districts, places, and structures are among the City's most treasured elements of our heritage. Recommended by the Historic Preservation Commission and approved by the Board and Mayor, a landmark can be a site of a significant historic event, relate to a significant culture or person, exemplify the work of master architect, or represent a significant design theme or a unique or distinctive visual feature. Since 2012, the HPC has prioritized properties relating to underrepresented communities with strong cultural and/or social associations, and property types such as landscapes, buildings of Modern design, and sites located in geographically underrepresented areas of the City.

There are now more than 300 designated landmarks in San Francisco, with sixteen designations made in the last fiscal year. They include the Lyon-Martin House (#292) and the Mission Cultural Center for Latino

Arts (#303). The Lyon-Martin House, located at 651 Duncan Street, is recognized for its association with the homophile movement in San Francisco through the founding in 1955 of the Daughters of Bilitis (DOB), the nation's first lesbian-rights organization, and for association with Phyllis Lyon and Del Martin, both pioneering lesbian-rights and feminist activists. The Mission Cultural Center for Latino Arts, located at 2868 Mission Street, is recognized for its association with California's Latino cultural center movement of the 1970s and with the social and ethnic history of the Mission District as a predominately Latino enclave.

Find more information on the Historic Landmark Designation program and recognized properties, please visit:

 sfplanning.org/project/designated-landmarks-and-landmark-districts

Preservation Project Highlights FY 2021/22



Mission Cultural Center for Latino Arts



Clay Theatre



Trocadero Clubhouse



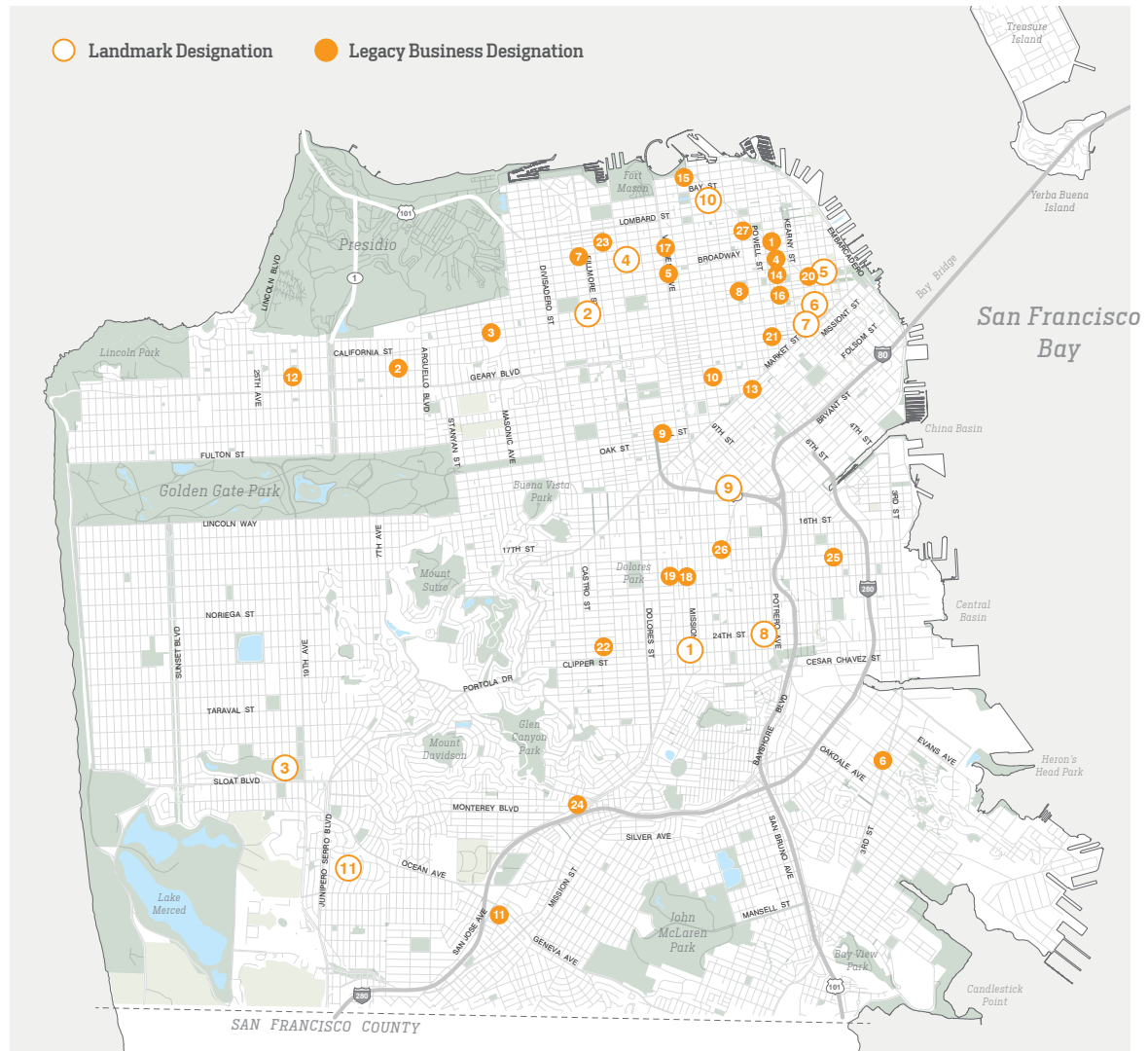
Golden Gate Valley Carnegie Library



Jones-Thierbach Coffee Company Building

- 6 Fresco titled "Allegory of California"
- 7 One Montgomery Street (Crocker National Bank Building)
- 8 Casa Sanchez
- 9 San Francisco Eagle Bar
- 10 Fresco titled "The Making of a Fresco Showing the Building of a City"
- 11 Ingleside Terraces Sundial and Sundial Park, Entrada Court

○ Landmark Designation ● Legacy Business Designation



11



Historic Landmark Designations

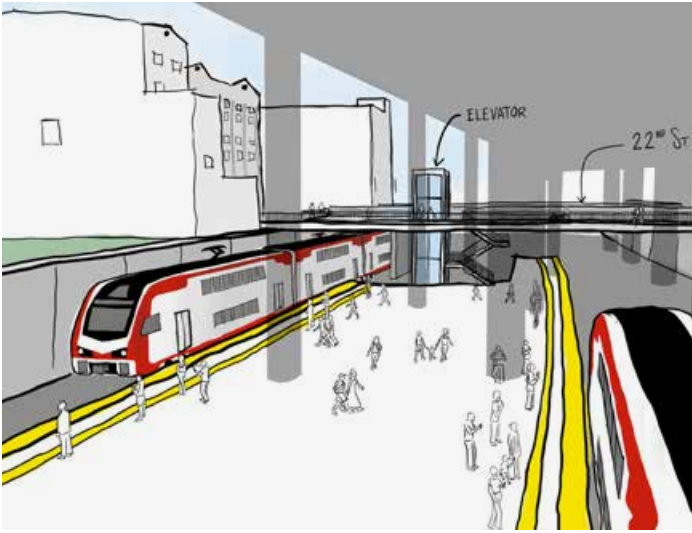
27



Small Businesses Added to Legacy Business Registry

- 1 Biordi Art Imports
- 2 Blue Danube Coffee Houses
- 3 Button Down
- 4 Dee Dee Boutique
- 5 Harris' Restaurant Inc.
- 6 Shear's Beauty & Barber Shop
- 7 Teevan Company
- 8 VJ Grocery
- 9 Dark Garden Unique Corsetry, Inc.
- 10 Hyde Street Studios
- 11 Performing Arts Workshop, Inc.
- 12 Tia Margarita
- 13 Tú Lan Vietnamese Restaurant
- 14 Buddha Lounge, Inc.
- 15 Buena Vista Cafe
- 16 Far East Café
- 17 Helmand Palace
- 18 Latin Jewelers
- 19 Paxton Gate
- 20 Sai's Vietnamese Restaurant
- 21 San Francisco Carts and Concessions
- 22 Small Frys Children's Store
- 23 Valentino Market
- 24 Glen Park Chiropractic
- 25 Goat Hill Pizza
- 26 San Francisco Microscopical Society
- 27 Trattoria Contadina

Project Highlights **FY 2021/22**



Southeast Rail Station Study

The launch of Caltrain's electric service in 2024, the extension of service to the Salesforce Transit Center, and the arrival of High-Speed Rail will expand travel options and benefits for residents, workers, and visitors within San Francisco and throughout the region. To realize these benefits, San Francisco needs improved access to Caltrain service in the form of new and improved Caltrain stations between the future underground Fourth and Townsend station and the Bayshore station at the county line. The Southeast Rail Station Study (SERSS) began in 2020 to address these needs and explore options for future station locations on the Caltrain corridor in southeastern San Francisco.

In June 2022, the final Southeast Rail Station Study was released. In July 2022, the Planning Commission endorsed the Study, urging decision makers to restore Caltrain service to the Bayview, commit funds to advance an Oakdale Avenue station location, and move forward with design and siting considerations for the Potrero / Dogpatch / Mission Bay neighborhoods.



Photo by Jeremy Menzies

Transportation Network Companies and Land Use Planning

The use of ride hailing services offered by Transportation Network Companies (TNCs, like Lyft and Uber) has grown substantially. Studies show that TNCs generate more car trips and shift people away from other means of travel, including walking, bicycling, and transit, but less is known about TNC's interrelationship with land use planning and the built environment.

SF Planning led a study to research and analyze the impact of TNCs on land use and transportation planning in San Francisco and identify policy options to address those impacts. For the study, the Planning Department collected qualitative data through focus groups with TNC drivers, targeted online surveys for TNC drivers, reviewed permit applications submitted to the Planning Department, and conducted interviews with developers.

Planning's TNC and Land Use Planning study was published in June 2022. The findings from this study will inform updates to the General Plan, including the Transportation Element, which is anticipated to be presented to the Planning Commission for consideration in 2024.

Project Highlights **FY 2021/22**



Portsmouth Square

Portsmouth Square, widely known as "the heart of Chinatown," is one of San Francisco's most significant historic, cultural, and civic spaces. However, portions of the space no longer meet the needs of the surrounding neighborhood and City. A joint effort of San Francisco Planning and the San Francisco Recreation and Parks Department, the goal of the Portsmouth Square Improvement Project is to create an enhanced public space that is dynamic, adaptable to diverse users and events, and reflective of local culture and history. The project includes a new children's playground, exercise equipment, shade structures, seating areas, wayfinding signage, sidewalks, landscaping, terraces, ramps, the removal of the Kearny Street pedestrian bridge, and a new 8,300 square foot clubhouse. SF Planning completed the [Final Environmental Impact Report](#) in January 2022, and the San Francisco Recreation and Park Department is proposing to begin construction 2023.



Fourplex Legislation

Signed in October 2022 following extensive discussions with staff and at the Planning Commission, Supervisor Rafael Mandelman's ["fourplex" legislation](#) amends the Planning Code to allow up to four units of housing on every residentially zoned lot in the City and up to six units of housing on corner lots. This ordinance was among several others that proposed additional and different methods to maximize density in high opportunity areas and was the only one to be signed into law. This legislation an important step toward helping the City meet its housing goals by allowing small and medium-sized apartment buildings in every San Francisco neighborhood.

Project Highlights **FY 2021/22**



Photo source: Office of Racial Equity SF

Racial and Social Equity Plan

Racial equity is a set of social justice practices rooted in understanding historical and present-day oppression, aiming toward a goal of fairness for all. Social equity is fairness and justice in public services, considering historical and current inequities among classes include gender identity, sex, religion, and disability status. San Francisco Planning envisions a city where a person's race does not determine their lives' prospects and success. Planning's Racial and Social Equity Action Plan aims to proactively advance equity in the Department's internal and external work, including community planning, community engagement, policy development, hiring, and internal operations.

Phase I of the Plan aims to implement and track progress on our internal racial and social equity goals. The Department is currently implementing Phase I, which includes applying the newly developed Racial and Social Equity Tool to assess the budget; continuing to adjust our work to better center equity; and addressing diversity through hiring and promotion.

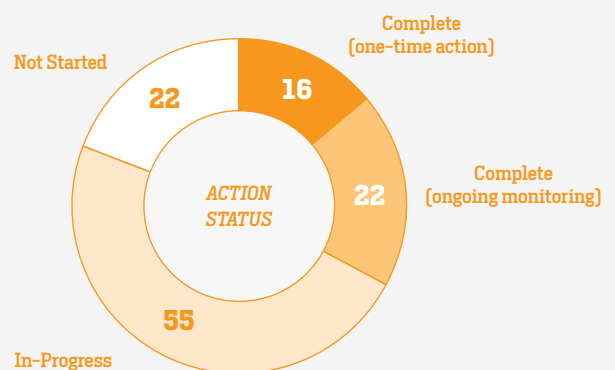
Currently under development, Phase II of the Racial and Social Equity Plan will focus on Planning's external functions, such as community planning, policy-making, public information, and historic preservation.

Racial & Social Equity Action Plan Update

FY2021-2022 marked two full fiscal years since the Planning Commission adopted the Phase I Racial and Social Equity Action Plan.

The following summarizes the status of actions from the Racial & Social Equity Action Plan. This summary is not intended to be comprehensive as racial and social equity is centered in all of our work programs. The Equitable Hiring Guidelines and Promotions Standards were a key deliverable this past fiscal year that completed 38 actions in the Plan.

115 Total actions in the Action Plan



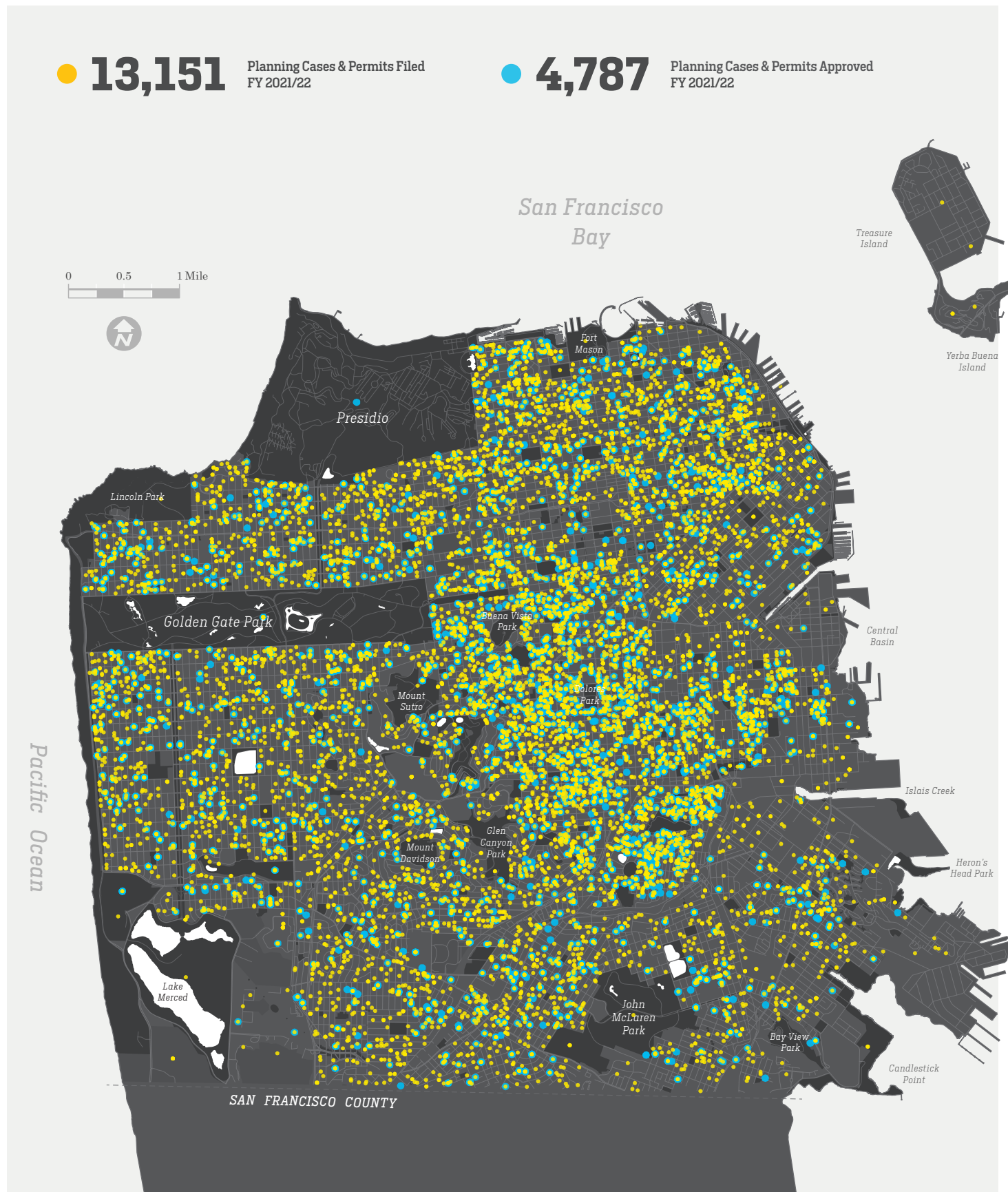
Project Submittals & Approvals Map

● **13,151**

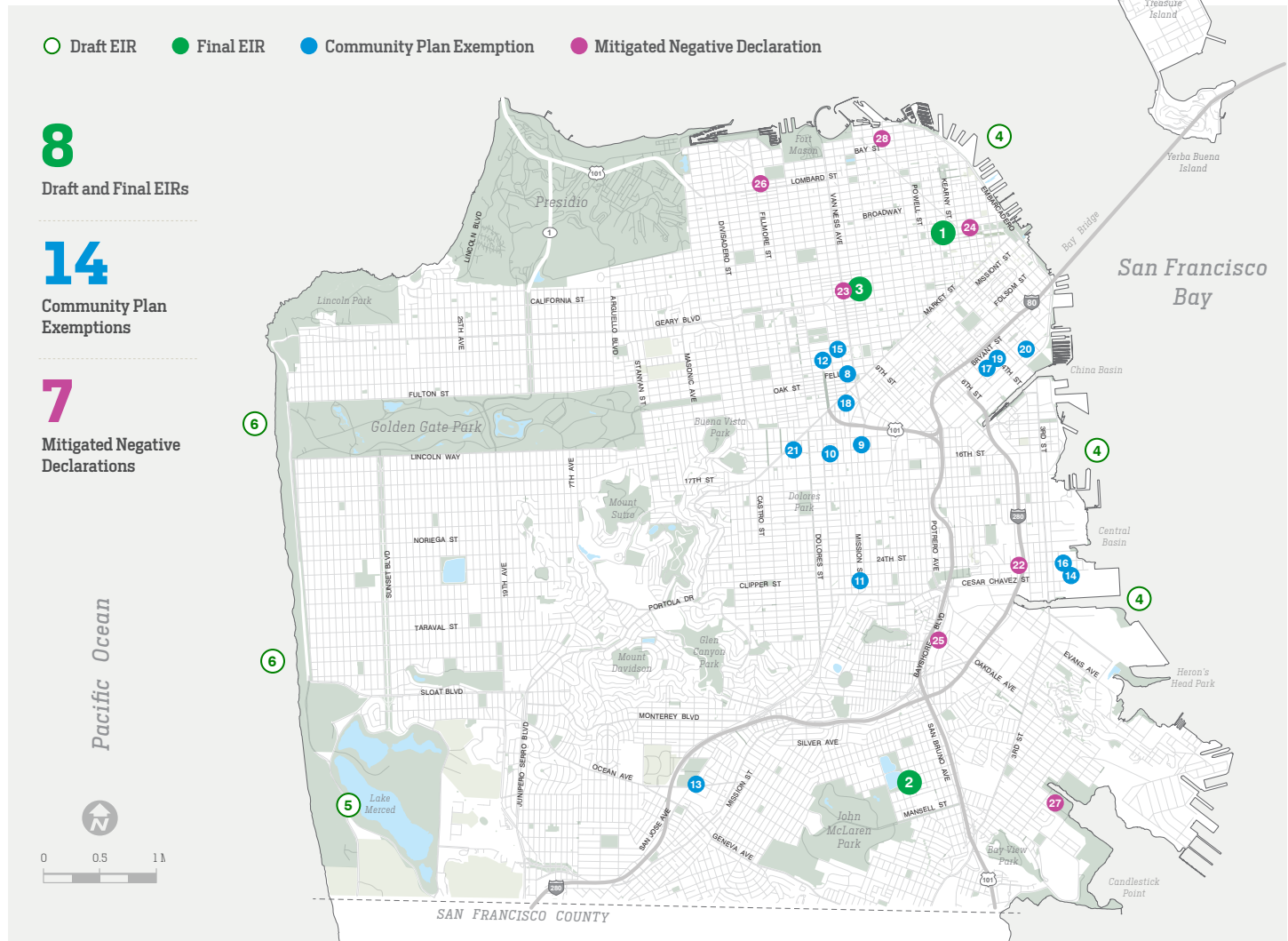
Planning Cases & Permits Filed
FY 2021/22

● **4,787**

Planning Cases & Permits Approved
FY 2021/22



Environmental Review Documents



1 Portsmouth Square Improvement Project
(733 Kearny Street)



2 770 Woolsey Street



3 1101-1123 Sutter Street



4 Port of San Francisco Waterfront Plan Project



5 Lake Merced West Project
(520 John Muir Drive)



6 Ocean Beach Climate Change Adaptation Project



7 Housing Element 2022 Update
(Not shown on map)

- 8** 159 Fell Street
- 9** 1500-1528 15th Street
- 10** 1721 15th Street
- 11** 2955 Mission Street
- 12** 618-630 Octavia Street
- 13** 350 Ocean Avenue
- 14** 640-800 Cesar Chavez Street
(Cruise LLC) Project
- 15** 600 McAllister Street

- 16** 601 25th Street
(SFMTA Muni Metro East Expansion Project - Temporary Trolley Bus Operations Facility)
- 17** 560 Brannan Street
- 18** 36-38 Gough Street
- 19** 490 Brannan Street
- 20** 130 Townsend Street
- 21** 240-250 Church Street

- 22** 1111 Pennsylvania Avenue
- 23** 1200 Van Ness Avenue
- 24** 530 Sansome Street
- 25** 319 Bayshore Boulevard
- 26** 2055 Chestnut Street
- 27** 1236 Carroll Avenue
(San Francisco Fire Department Training Facility)
- 28** 2629 Taylor Street

Not shown on map

All Categorical Exemptions **4,620**

EIR Addenda **3** (see below)

MND Addendum **1** (see below)

Planning Cases & Building Permits

5,373

Planning
Cases Filed

↑ 6%

9,104

Building Permit
Applications Filed
and Reviewed

↑ 15%

CASE & PERMIT VOLUME TRENDS

FISCAL YEAR 2016/17 - 2021/22

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

20,000

15,000

10,000

5,000

0

FY
2016/17

FY
2017/18

FY
2018/19

FY
2019/20

FY
2020/21

FY
2021/22

See case details

BUILDING PERMITS

Permits reviewed over the counter

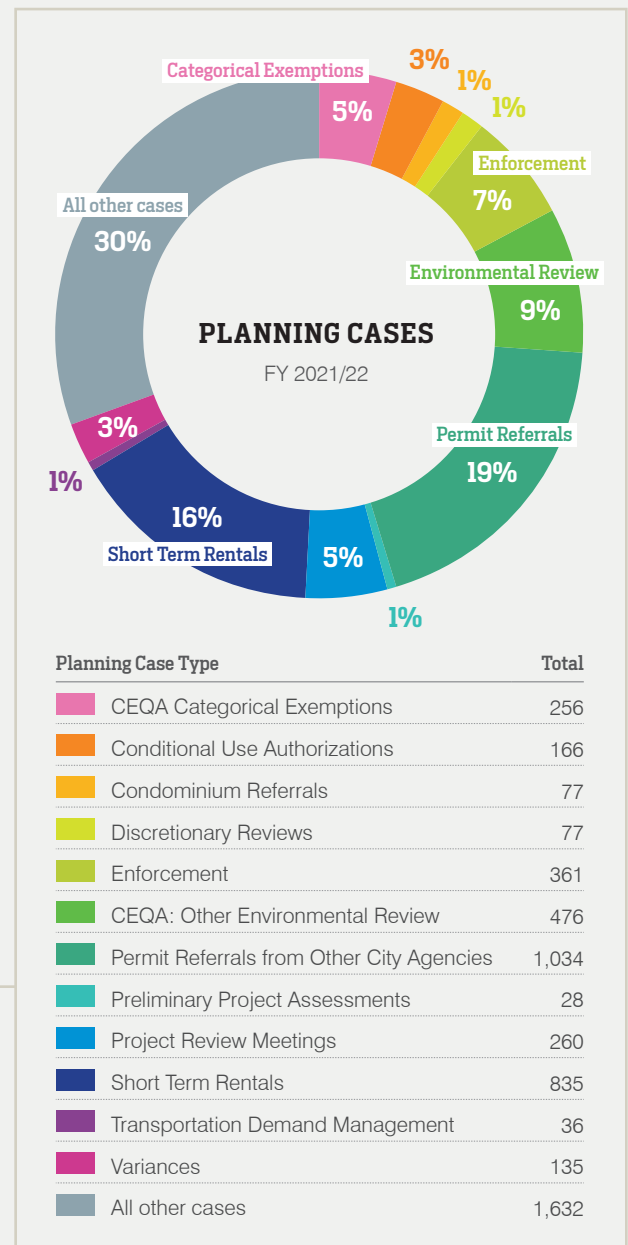
Permit intake / staff review

82%

18%

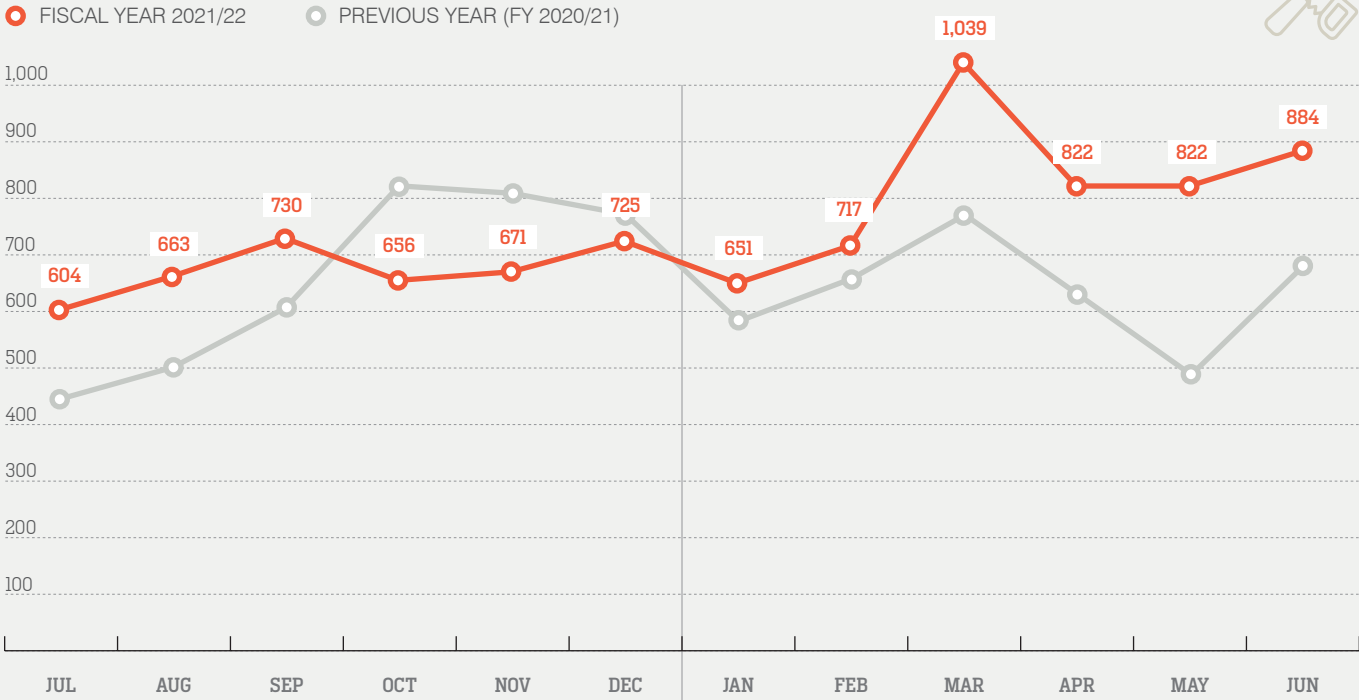
7,484

1,620

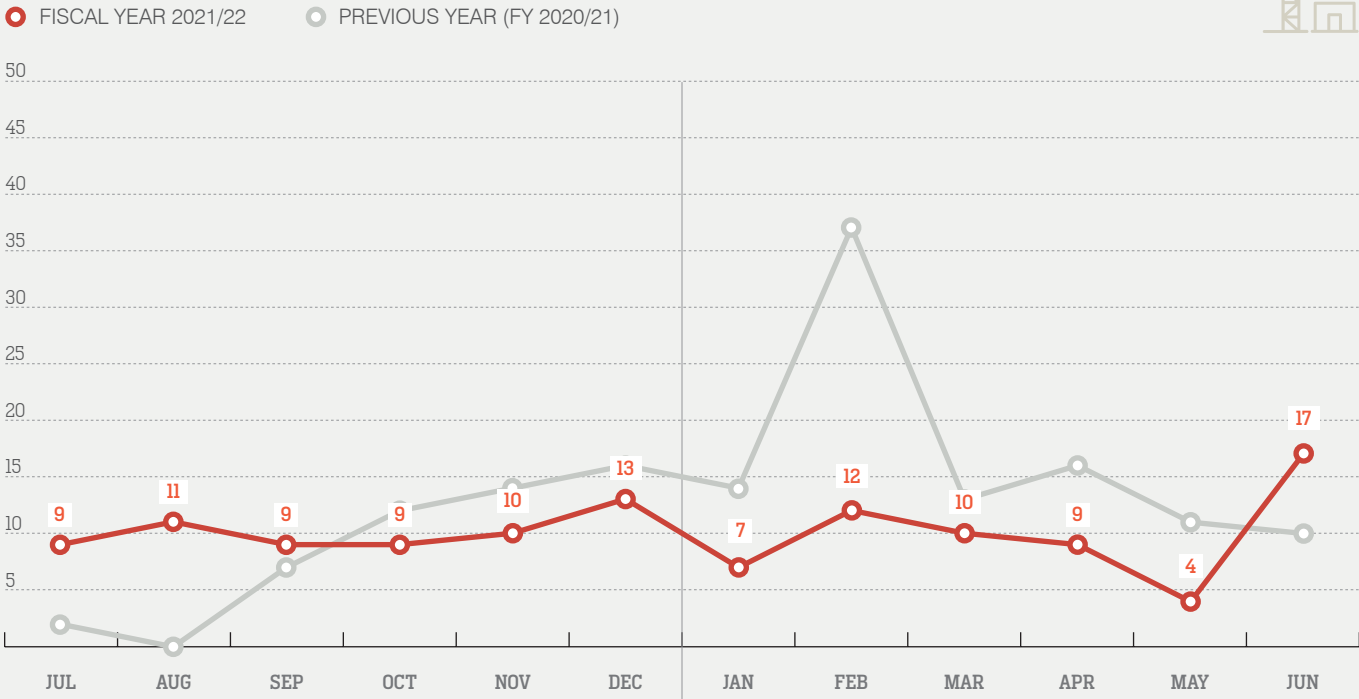


Monthly Building Permit Volume

BUILDING PERMITS FILED: ALTERATIONS



BUILDING PERMITS FILED: NEW CONSTRUCTION



Case & Permit Volume Trends

Application/Fee Type	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Change
Affordable Housing Bonus (AHB)	1	1	4	9	3	4	33% ↑
Appeal	16	16	8	6	17	4	-76% ↓
Condominium Referral	171	129	162	130	73	77	5% ↑
Certificate of Appropriateness	148	119	90	71	74	82	11% ↑
Planning Commission Review	2	5	10	2	9	6	-33% ↓
Coastal Zone Permit	2	1	3	0	1	6	500% ↑
Conditional Use Authorization	181	196	204	187	167	166	-1% ↓
Citywide Planning	24	25	25	31	16	6	-63% ↓
Designations	13	12	8	4	14	7	-50% ↓
Downtown Exceptions (309.1, 309.2, 309.3, 309.4)	11	8	10	5	4	5	25% ↓
Discretionary Review - Mandatory	20	5	2	4	3	5	67% ↑
Discretionary Review - Public Initiated	137	96	111	108	91	72	-21% ↓
Development Agreements	0	0	0	0	0	0	-
Enforcement	1,575	803	713	549	307	361	18% ↑
Categorical Exemptions (EEC and ECA)	255	312	414	350	325	256	-21% ↓
Environmental Review	658	683	615	571	513	476	-7% ↓
Eastern Neighborhood Exception (329)	11	20	5	10	7	6	-14% ↓
Environmental Time and Materials (ETM)	168	185	199	224	177	199	12% ↑
Federal Section (106)	13	28	15	1	0	3	-
Development Agreement Design Review	0	2	0	3	0	0	-
Elevator Penthouse Height Exemption	0	0	0	0	0	0	-
Environmental	3	3	4	10	5	2	-60% ↓
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	0	0	0	0	0	0	-
Historic Resource Assessment 5 or less units	-	-	38	112	76	126	66% ↑
Historic Resource Assessment 6 or more units	-	-	1	2	5	5	-
Enforcement	0	0	0	0	0	0	-
Planning Department	1	0	0	0	0	0	-
OCII	0	0	1	0	0	1	-
Pre-Application-Other	0	0	0	0	1	0	-100% ↓
Preliminary Plan	0	0	1	0	1	1	-
Preservation	0	0	1	0	0	0	-
Records Requests	479	370	232	235	276	398	44% ↑
Service Station Conversion Determinations	1	0	0	0	0	0	-
Subpoena				1	1	8	700% ↑
Temporary Use Permits	56	57	65	46	28	35	25% ↑
Tourist Hotel Conversions	0	0	0	0	0	0	-
Generic Letters	1	0	0	0	0	0	-
General Plan Amendment	0	0	0	0	0	0	-
General Plan Referral	94	81	57	43	46	54	17% ↑

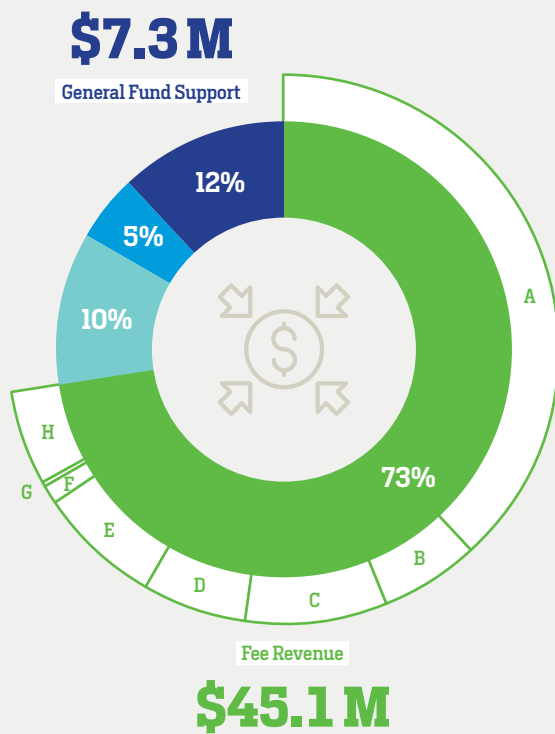
Case & Permit Volume Trends

Application/Fee Type	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Change
In-Kind Agreement	1	1	0	1	0	0	-
Institutional Master Plan	3	4	2	1	0	1	-
Legacy Business Registry (LBR)	89	39	66	40	46	32	-30% ↓
Lot Line Adjustment	25	23	14	30	16	17	6% ↑
Zoning Map Amendment	0	0	0	0	0	0	-
Miscellaneous Permit	2,100	2,049	2,206	1,525	1,165	1,034	-11% ↓
Mills Act	8	6	7	4	1	2	100% ↑
Office Allocation (321)	6	10	4	9	13	4	-69% ↓
Planning Code Text Amendment	1	0	0	0	0	0	-
Phase	1	0	0	13	10	9	-10% ↓
Public Information Center	0	0	0	0	0	0	-
Preliminary Project Assessment	85	51	59	42	40	28	-30% ↓
Project Review Meeting	374	393	321	281	327	260	-20% ↓
Permit to Alter (Major, Minor)	108	94	43	37	40	37	-8% ↓
Shadow Study (295)	17	17	17	17	19	14	-26% ↓
Preservation Survey	4	0	1	4	2	1	-50% ↓
Short Term Rental	864	1,279	1,243	1,173	600	835	39% ↑
Federal Section (106) / Subdivision Referral	28	21	39	29	23	32	39% ↑
Transfer of Development Rights (TDR) - Statement of Eligibility	0	0	4	1	2	1	-50% ↓
Transportation Demand Management (TDM)	28	77	55	53	36	36	-
Transfer of Development Rights (TDR) - Certificate of Transfer	4	7	7	12	1	0	-100% ↓
Transfer of Development Rights (TDR) - Notice of Use	1	7	3	2	2	0	-100% ↓
Variance	225	218	140	164	114	135	18% ↑
Wireless	-	-	-	-	-	-	-
Zoning Administrator (ZA) - Letter of Determination	96	73	88	75	55	49	-11% ↓
Zoning Administrator (ZA) - Notice of Special Restrictions	0	0	0	0	0	0	-
Zoning Administrator (ZA) - Verification	211	220	397	278	219	340	55% ↑
Medical Cannabis Dispensary	0	2	-	-	-	-	-
Section 311	782	670	624	543	0	0	-
Block Book Notification	176	170	156	146	105	91	-13% ↓
Building Permits (New Construction)	144	172	144	189	152	120	-21% ↓
Building Permits (Existing Alterations)	8,297	8,850	8,028	6,689	7,767	8,984	16% ↑
Total	17,718	17,610	16,669	14,072	12,995	14,433	11% ↑

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.

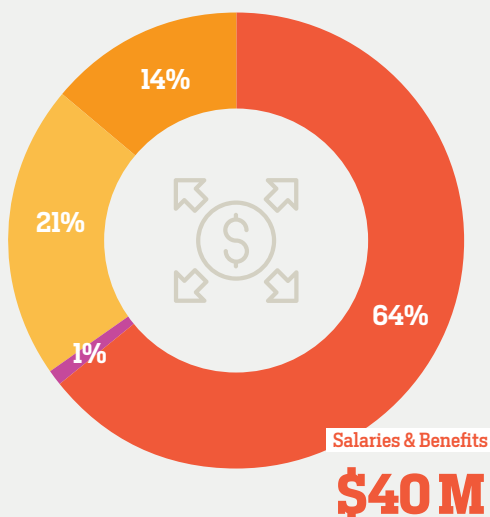
Financial Report: Revenues & Expenditures



\$62 M FY 2021/22
Total Revenues

Revenue by Type		
	Fees / Charges for Services (see below)	\$45,074,375
	Grants, Special Revenues, Impact Fees	\$6,634,000
	Expenditure Recovery from Other Agencies	\$3,010,524
	General Fund Support	\$7,258,681
Total Revenues		\$61,977,580

Fee Revenue by Type		
A	Building Permit Alterations	\$23,586,009
B	Building Permit New Construction	\$3,545,983
C	Environmental Review Fees	\$5,252,449
D	Other Short Range Planning Fees	\$3,806,300
E	Conditional Use Fees	\$4,395,304
F	Variance Fees	\$715,935
G	Certificate of Appropriateness Fees	\$159,177
H	Sign Program & Code Enforcement	\$3,413,218
Total Fee Revenues		\$44,874,375



\$62 M FY 2021/22
Total Expenditures

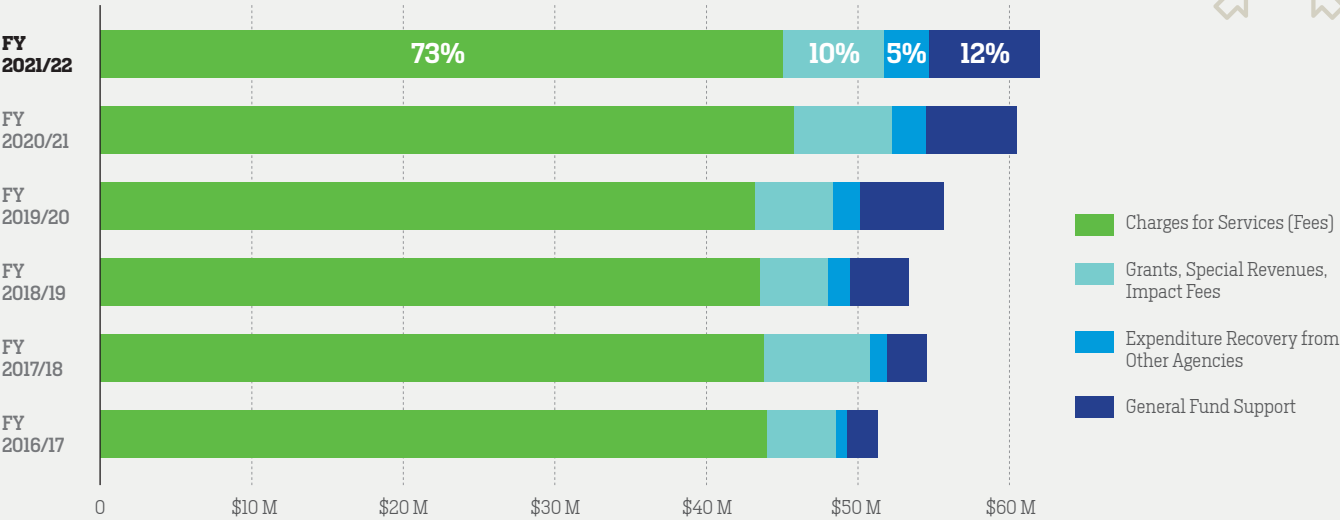
Expenditure by Type		
	Salaries & Benefits	\$39,857,539
	Overhead	\$689,271
	Non-Personnel Services, Materials & Supplies, Capital & Projects	\$12,923,708
	Services of Other Departments	\$8,507,062
Total Expenditures		\$61,977,580

Financial Report: Revenue Trends



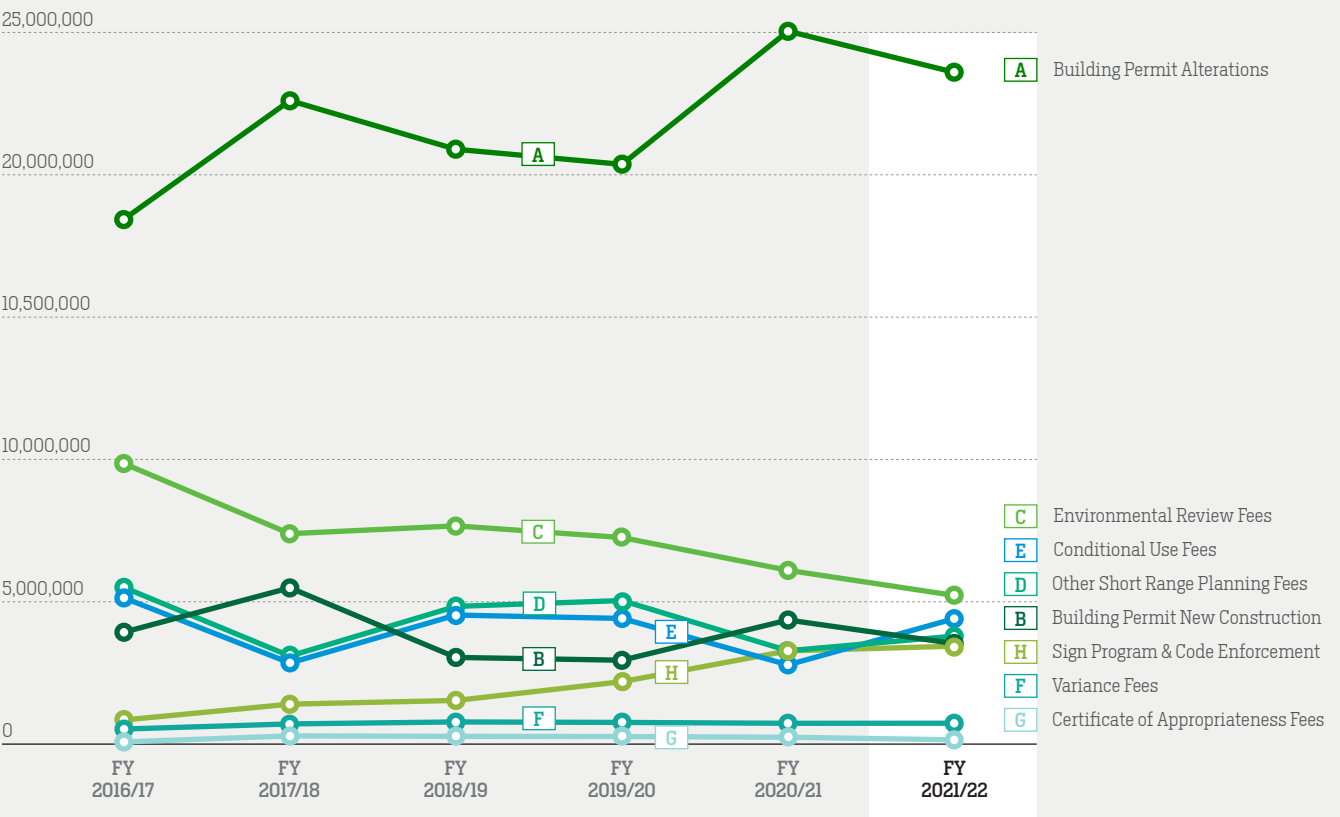
DEPARTMENT TOTAL REVENUE TREND

FISCAL YEAR 2016/17 - 2021/22















FEE REVENUE TREND

FISCAL YEAR 2016/17 - 2021/22



Financial Report

REVENUES	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
 Charges for Services (Fees)	\$44,012,250	\$43,828,367	\$43,519,481	\$43,208,666	\$45,808,270	\$45,074,375
 Grants	\$4,539,531	\$6,968,618	\$4,516,802	\$5,129,892	\$6,441,150	\$6,634,000
 Expenditure Recovery	\$740,453	\$1,120,332	\$1,470,974	\$1,813,777	\$2,224,990	\$3,010,524
 General Fund Support	\$1,991,842	\$2,584,044	\$3,848,730	\$5,513,149	\$5,971,704	\$7,258,681
Total Revenues	\$51,284,076	\$54,501,361	\$53,355,987	\$55,665,484	\$60,446,114	\$61,977,580

FEE REVENUES	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
 A Building Permit Alterations	\$18,455,090	\$22,598,344	\$20,896,872	\$20,371,542	\$25,021,455	\$23,586,009
 B Building Permit New Construction	\$3,936,266	\$5,464,284	\$3,067,613	\$2,971,799	\$4,355,340	\$3,545,983
 C Environmental Review Fees	\$9,829,289	\$7,394,694	\$7,666,887	\$7,261,343	\$6,123,532	\$5,252,449
 D Other Short Range Planning Fees	\$5,476,761	\$3,123,049	\$4,826,135	\$5,027,646	\$3,304,173	\$3,806,300
 E Conditional Use Fees	\$5,112,250	\$2,876,820	\$4,519,875	\$4,405,479	\$2,812,279	\$4,395,304
 F Variance Fees	\$557,546	\$697,187	\$751,124	\$737,810	\$714,002	\$715,935
 G Certificate of Appropriateness Fees	\$103,809	\$261,265	\$250,116	\$244,212	\$226,140	\$159,177
 H Sign Program & Code Enforcement	\$866,497	\$1,412,724	\$1,540,859	\$2,188,835	\$3,251,349	\$3,413,218
Total Fee Revenues	\$44,337,508	\$43,828,367	\$43,519,481	\$43,208,666	\$45,808,270	\$44,874,375

GENERAL FUND SUPPORT	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
General Fund Support	\$2.0 M	\$2.6 M	\$3.8 M	\$5.5 M	\$6.0 M	\$7.3 M
Fees & Other Revenues	\$49.3 M	\$51.9 M	\$49.5 M	\$50.2 M	\$54.5 M	\$54.7 M
Total Revenues	\$51.3 M	\$54.5 M	\$53.4 M	\$55.7 M	\$60.4 M	\$62.0 M
General Fund Support %	4%	5%	7%	10%	10%	12%

EXPENDITURES	FY 2016/17	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
 Salaries & Benefits	\$32,344,832	\$33,989,545	\$35,895,959	\$38,655,168	\$39,241,559	\$39,857,539
 Overhead	\$554,786	\$774,176	\$980,944	\$656,755	\$965,663	\$689,271
 Non-Personnel Services, Materials & Supplies, Capital & Projects	\$11,735,231	\$13,672,238	\$10,042,863	\$9,072,012	\$12,350,718	\$12,923,708
 Services of Other Departments	\$6,649,227	\$6,065,402	\$6,436,221	\$7,281,549	\$7,888,174	\$8,507,062
Total Expenditures	\$51,284,076	\$54,501,361	\$53,355,987	\$55,665,484	\$60,446,114	\$61,977,580

Renderings of 770 Woolsey Street housing development by IwamotoScott Architecture.

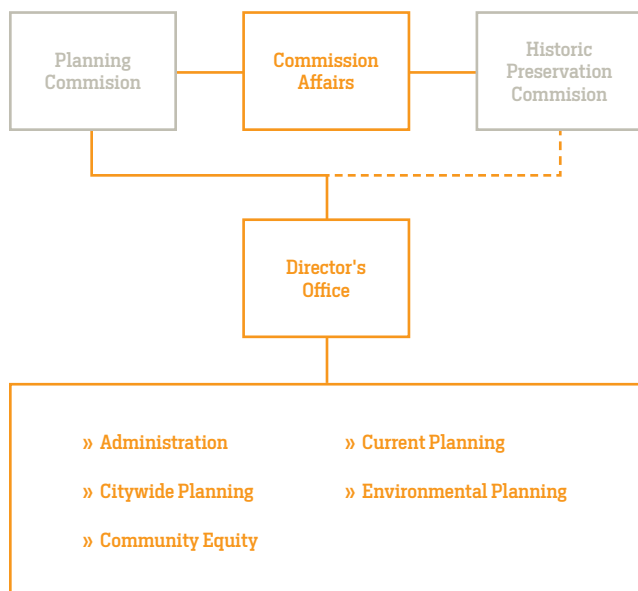


Department Structure

The mission of the San Francisco Planning Department, under the direction of the Planning Commission, is to shape the future of San Francisco and the region by generating an extraordinary vision for the General Plan; fostering exemplary design through planning controls; improving our surroundings through environmental analysis; preserving our unique heritage; encouraging a broad range of housing and a diverse job base; and enforcing the Planning Code.

In order to implement its mission, the San Francisco Planning Department is made up of the following divisions:

- » The Director's Office
- » Administration
- » Commission Affairs
- » Community Equity
- » Current Planning
- » Citywide Planning
- » Environmental Planning



PLANNING DIVISIONS

Director's Office

The Director's Office is responsible for a range of executive functions, including policy analysis and decision-making, media relations, and inter-agency coordination on development strategy and projects.



Rich Hillis
Director



Daniel A. Sider
Chief of Staff

Administration

The Administration Division provides the support and resources to meet the Department's mission and goals. The division includes the Finance Office, where staff oversees all financial, accounting, and budget functions, ensures compliance with Generally Accepted Accounting Principles (GAAP) through regular financial reporting, develops the annual work program and financial budget, and manages all aspects of professional services contracts and awarded grants; Human Resources, Operations, and the Office of Analysis and Information Systems (OASIS).



Thomas DiSanto
Director

Commission Affairs

The Office of Commission Affairs serves as the liaison between the Planning Department and members of the Planning Commission and Historic Preservation Commission. Commission Affairs staff oversees Commission meeting agendas, maintains Commission reports and records, responds to Sunshine Ordinance public information requests, and drafts and maintains Rules and Regulations.



Jonas P. Ionin
Director

Current Planning

Planners in the Current Planning Division help maintain and enhance the physical development of the City. They are responsible for development applications for compliance with the San Francisco Planning Code, San Francisco's General Plan, and relevant design



Elizabeth Watty
Director

guidelines. They also interpret and ensure compliance with the Planning Code, implement the historic preservation work program, and comprise the core staff at the Planning Information Center.

Citywide Planning

The Citywide Planning Division is responsible for long-range planning in San Francisco. Citywide planners develop policy, maintain and oversee compliance with the City's General Plan, prepare and implement community plans, and act as the urban design resource for the City. Citywide Planning develops plans and proposes policy and long-range plans on a wide range of topics, including housing, transportation, urban design, land use, and sustainability policy at the city-wide and neighborhood scales.



AnMarie Rodgers
Director

Community Equity

The Planning Department prioritizes racial and social equity across all divisions, and coordinates them through the Community Equity Division under the guidance of the Planning Commission's Equity Resolutions. The Community Equity Division reflects upon our historical and current inequities and revises our policies and implementation strategies to reverse inequities for our American Indian, Black, and other communities of color, along with other historically marginalized communities. The Division includes three units: Racial & Social Equity Plan Team, Community Engagement, and Policies and Strategies.



Miriam Chion
Director

Environmental Planning

The Environmental Planning Division assesses plans and projects for potential physical impacts on the environment and develops measures to mitigate those impacts, a process known as environmental review. Areas of analysis include transportation, cultural resources, and air quality. The Division's work is conducted pursuant to the California Environmental Quality Act (CEQA) and local law.



Lisa Gibson
Environmental
Review Officer

COMMISSIONS

Planning Commission

The Planning Commission is a seven-member body that makes decisions on a wide range of development projects and advises the Mayor, Board of Supervisors, and City departments on San Francisco's long-range goals, policies, and programs on issues related to land use, transportation, and neighborhood planning, and has the specific responsibility for the stewardship and maintenance of San Francisco's General Plan. The Planning Department reports to the Planning Commission through the Planning Director.

Four members of the Commission are appointed by the Mayor, while the other three members are appointed by the President of the Board of Supervisors. They serve four-year terms.

Historic Preservation Commission

The Historic Preservation Commission is a seven-member body that advises the Mayor, Board of Supervisors, and City departments on San Francisco's historic preservation goals, policies and programs. The Commission is responsible for identifying and designating San Francisco landmarks and buildings in the City's historic districts as well as providing oversight and making decisions on the identification and treatment of properties with historic, social or cultural value to San Francisco. The Commission also convenes the Architectural Review Committee (ARC) to evaluate complex design issues.











All members are nominated by the Mayor and approved by the Board of Supervisors; they serve four-year terms.

Planning Staff **FY 2021/22**




Administration







Reza Amindarbari
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Glenn Cabrereros
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Theodore Chen
Yi Chen 
Alton Chinn
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Shirley Hao 
Oscar Hernandez-Gomez
Lulu Hwang
Biling Jiang
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Michelle Littlefield 
Bella Liu 
Selina Liu 
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Martin Thibodeau
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Barry Wong
Melissa Wong
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Citywide Planning





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Reanna Tong
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Leslie Valencia 
Annie Yalon 






Community Equity

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Megan Calpin
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Sydney Cespedes 
Mariah Chinchilla 
Miriam Chion
Carla de Mesa








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Current Planning

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Claire Feeney
Shannon Ferguson
Nick Foster
Monica Giacomucci
Elizabeth Gordon-Jonckheer
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Carly Grob
Branden Gunn 
Gretel Gunther
Kevin Guy
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Jordan Hallman
Bridget Hicks
Jeffrey Horn
Ericka Jackson
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Planning Staff **FY 2021/22**

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 Seolha Lee
 Kaylie Li
 Albert Ma
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 Emma Mooney
 Jonathan Quintanilla
 Alexander Resnick
 Gerardo Saavedra-Tapia
 Tiffany Vu
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Staff Additions

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Staff Departures



San Francisco
Planning

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