

SAN FRANCISCO PLANNING ANNUAL REPORT FISCAL YEAR 2024-25



**San Francisco
Planning**

The San Francisco Planning Department's annual report covers the fiscal year from July 1, 2024 to June 30, 2025. This report fulfills the requirement of San Francisco City Charter Section 4.103 for both the Planning Commission and the Historic Preservation Commission.

We are proud to present the **2024-2025 Annual Report** of the San Francisco Planning Department. The Annual Report outlines the evolving nature of our work alongside caseload, budgetary, and organizational highlights.

During this reporting period, the Department's policy and long-range planning work has maintained focus on unlocking desperately needed housing, Downtown revitalization, and enabling equitable growth alongside thoughtful preservation of our cultural and historical assets.

Our regulatory work continues to benefit from significant improvements, both legislative and administrative, that have dramatically accelerated the approval process for the housing and small business projects that are critical to a thriving city. Additionally, as a key partner in Mayor Lurie's PermitSF initiative, the Department is working in lockstep with sister agencies to wholistically transform the permitting experience into one that is customer-centric, fast, predictable, and transparent.

This reporting period has been one of transition, with Planning Director Rich Hillis stepping down in June 2025. Director Hillis – whose first week on the job in March 2020 coincided with the COVID-19 stay-at-home order - stewarded the Department through the pandemic, renewing our focus on equity, housing, small businesses, and government efficiency. In July 2025, the Department welcomed new Director Sarah Dennis Phillips, previously the Executive Director of the Office of Economic and Workforce Development and – earlier in her career – a proud San Francisco Planning Department staffer.

Especially this year, our successful work would not have been possible without the dedication and support of the Mayor's Office, the Board of Supervisors, the Planning and Historic Preservation Commissions, sister agencies, community partners, and Planning Department staff. Together, we've made strides toward a more inclusive, thriving San Francisco.

Looking to the future, we remain committed to addressing the City's challenges, to making San Francisco a better place to live, work, and play, and to reflecting the values, aspirations, and resilience of all our residents.

Sarah Dennis Phillips

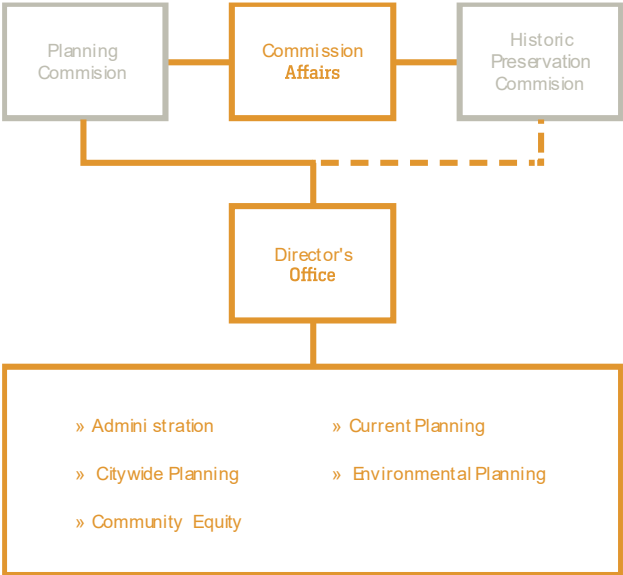
Director of Planning

Planning Department Overview

San Francisco Planning shapes how land is used to meet community needs and guide our city’s future, creating inclusive, sustainable, and prosperous neighborhoods. We envision an equitable San Francisco where everyone thrives—a welcoming city that honors diverse cultures, provides secure housing, strengthens environmental resilience, and drives economic stability for current and future generations.

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



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.

- Lydia So, *Planning Commission President*
- Kathrin Moore, *Vice President*
- Derek W. Braun, *Commissioner*
- Amy Campbell, *Commissioner*
- Theresa Imperial, *Commissioner*
- Sean McGarry, *Commissioner*
- Gilbert Williams, *Commissioner*

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.

- Diane Matsuda, *Historic Preservation Commission President*
- Ruchira Nageswaran, *Vice President*
- Hans Baldauf, *Commissioner*
- Dan Baroni, *Commissioner (term started December 2024)*
- Chris Foley, *Commissioner*
- Robert Vergara, *Commissioner*
- Jason Wright, *Commissioner (term ended December 2024)*

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.

Sarah Dennis Phillips, *Director of Planning*
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 of Administration*

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 of Commission Affairs*

Current Planning

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

Elizabeth Watty, *Director of Current Planning*

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.

Rachael Tanner, *Director of Citywide Planning*

Joshua Switzky, *Acting Director of Citywide Planning (until February 2024)*

Community Equity

The Planning Department prioritizes racial and social equity across all divisions, and coordinates them through the Community Equity Division. 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 four units: Racial & Social Equity Plan Team, Community Engagement and Development, Policies and Strategies, and the Tenderloin Team.

Miriam Chion, *Director of Community Equity*

Environmental Planning

The Environmental Planning Division assesses plans and projects for potential physical impacts on the environment and develops measures to mitigate those impacts. 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*

NOTE:

The San Francisco Planning Department's annual report covers the fiscal year from July 1, 2024 to June 30, 2025. All current and former commissioners and senior management staff listed above are shown for that period.

Fiscal Year 2024-25 Highlights

Highlight: Dynamic Housing Dashboard

In January 2025, The Department launched a web-based Housing Dashboard, providing a comprehensive view of housing production across the City. The Dashboard showcases completed homes since 2005 and tracks active residential projects currently in the development pipeline. Users can easily explore the data by geography (e.g. neighborhoods, Plan Areas, or Supervisorial Districts) as well as by affordability level, project type, or timeframe. The Dashboard features both map-based views and chart/table views for flexible analysis and visualization.

The Housing Dashboard builds on a multiyear effort to develop a robust data infrastructure for housing reporting, including the creation of a centralized Housing Data System, which automates the integration of data from multiple sources, including the Planning Department's Permit and Project Tracking System and the Department of Building Inspection's Permit Tracking System.

[View the Housing Dashboard »](#)

Highlight: Objective Design Standards

We've made significant progress to advance and enable greater affordable housing production, aligning with the Housing Element and Mayor Breed's *Housing for All* Executive Order. Through collaborative efforts with government agencies, private entities, non-profits, and philanthropic partners, the Department focused on equity, resilience, and community engagement to meet the City's ambitious housing goals. Key initiatives included:

Standards for Design

In November 2024, the Planning Commission adopted the San Francisco Design Standards, which establish objective design criteria for projects constructing new housing. Especially important given the increasing number of ministerial projects facilitated through State legislation, the Standards assure that all new buildings are well designed and contribute to vibrant urban places and complement existing Code requirements for building form and massing.

Standards for Preservation

In March 2025, the Planning Commission and Historic Preservation Commission adopted the Preservation Design Standards, which are a companion to the San Francisco Design Standards. The Preservation Standards establish design criteria for projects constructing housing within the City's historic buildings. A fusion of preservation rules and design criteria, the Preservation Standards establish a predictable and transparent roadmap for building new housing.

[Read the San Francisco Design Standards »](#)

Highlight: Customer-Friendly Window Replacements

In concert with new legislation in May 2025, the Department dramatically simplified window replacements. Long a bureaucratic stumbling block for homeowners, new processes reflected in the Department's "Standards and Recommendations for Window Replacement" bring transparency, speed, and cost-savings city-wide. Moving forward, firm evaluation criteria apply to all properties in the City while allowing for a wider range of window products on non-historic buildings.

[Learn more about Window Replacement Projects »](#)

Highlight: From “Monster” to “Marvel”

In May 2025, the Department approved a nine-story, 135-unit permanently affordable supportive housing project on one of the most contentious development sites in memory. Dubbed by supporters as the “Marvel in the Mission” and located at the corner of Mission and 16th Streets, the project will add to San Francisco's critically-needed supply of permanently affordable and supportive housing. Following donation of the site to the City as a part of a different project's affordable housing requirement, it will be built instead of a controversial, mainly market-rate project labeled by opponents as the “Monster in the Mission.” With the help of new State laws, the Department's review of the project took less than two months.

Highlight: SF Survey

Over the past year, the Department's Citywide Cultural Resources Survey - better known as “SF Survey” - has made significant progress evaluating buildings throughout the City. The certainty created by SF Survey through the identification of both historic buildings and non-historic buildings brings significantly enhanced transparency and predictability in how our built environment might change in the years to come. During this reporting period, SF Survey completed all fieldwork for the City's Neighborhood Commercial Districts. In October 2024, the Historic Preservation Commission adopted survey findings for the Japantown neighborhood and in February 2025 it did so for the Richmond and Sunset Districts.

[Learn more about SF Survey »](#)

Highlight: MAP2030

In December 2024, the Planning Commission endorsed the Mission Action Plan 2030. MAP2030 addresses continued challenges of displacement and homelessness in the Mission District and aims to support economic and cultural vitality. Previously, the Commission had endorsed an earlier version of the plan (MAP2020), which began in 2014 as a collaborative effort between community leaders and City government to protect residents from displacement and to support local organizations and businesses. More than a decade later, despite ongoing economic pressures, that partnership has produced and protected affordable housing, preserved cultural activities and spaces, and helped retain and expand community-serving businesses.

MAP2030 strategies build on MAP2020 and include:

- Enhancing support to stabilize space for small businesses and community-based organizations
- Improving street conditions by activating the 16th and 24th Street plazas and by power washing key sections of the Mission corridor
- Enhancing access to cultural and ceremonial spaces that preserve the rich practices of Indigenous communities
- Securing funding for community-identified permanent affordable housing for vulnerable households and individuals
- Continuing our work with communities to guide planning and collaborate on project implementation

[Learn more about MAP2030 »](#)

Highlight: Family Zoning Plan

Until now, the City's zoning rules limit the types of housing that can be constructed, constrain the geography where it can be built, and prevent us from creating enough to meet people's needs. State law requires that San Francisco adopt a compliant rezoning plan by January 31, 2026.

With work having begun in 2020, the Family Zoning Plan is a once-in-a-generation opportunity to expand housing affordability and availability by allowing for increased density throughout the City, especially along transit and commercial corridors, in order to meet San Francisco's Regional Housing Needs Allocation requirements set by the State of California.

A primary deliverable of the unanimously-adopted 2022 Housing Element, the Family Zoning Plan allows for more housing options in neighborhoods with greater access to economic opportunities and services that can support growth, such as public transit, parks, retail, and community facilities.

Over the course of this reporting period, the Department continued extensive engagement with stakeholders and decision-makers. We presented updates to the Youth Commission, the Board of Supervisors Land Use and Transportation Committee, and to the Planning Commission - four times. We also presented at more than 70 community conversations in a variety of settings, including town halls, webinars, panel discussions, and Q&A sessions. Draft Zoning Map and Planning Code amendments were released in April 2025 and were followed by a formal legislative introduction by Mayor Lurie in June.

Four key facts about the Family Zoning Plan:

1. Capacity for over 36,000 homes on the north and west sides will be created to make room for households of all types and income levels.
2. Building heights will remain mostly unchanged at 40 feet – or 4 stories. The plan allows modest increases of two to four more stories near shopping, transit, and on major streets, with high rises permitted only in limited areas.

3. San Francisco will stay in the driver's seat by meeting State housing targets while preserving local zoning and design controls and securing access to State funding for housing and transportation. We will be able to preserve – and expand on - what makes the City unique.
4. Tenant protections will be bolstered by tightening rules on residential demolitions and directing development to underused and vacant sites.

[Learn more about the Family Zoning Plan »](#)

Highlight: PermitSF

Launched by Mayor Lurie in February 2025, PermitSF is aimed at modernizing and streamlining the City's permitting process. Through legislative and administrative improvements implemented beginning in Spring 2025, the Planning Department is playing a central role in advancing this multi-agency effort to deliver a faster, more transparent, and customer-focused permitting experience.

Planning Code Reform

Amendments conceived of and advanced by the Department have aligned the Code with City policy by reducing regulatory barriers, supporting economic vitality, and codifying best-practices, including enhancements to rules for temporary uses, signage, awnings, security gates, storefront transparency, backyard decks and stairs, and Downtown ground floor uses.

Administrative Improvements

Internal process improvements have reduced wait times and improved our customers' experiences. New performance metrics and “shot clocks” ensure timely review of permit applications, setting targets for 21-day completeness checks, 30-day plan reviews, and 14-day resubmission reviews. Additionally, over-the-counter application reviews have been expanded so that more projects receive same-day permits.

Fiscal Year 2024-25 Data & Statistics

NOTE:

This year's annual report presents SF Planning's case and building permit volume trends differently than in previous years. It offers a clearer view of the Department's entitlement work, separately reports ministerial housing projects, and establishes a new reporting baseline that distinguishes new project applications from alteration-only building permits ahead of recent fee legislation.

Case & Permit Volume Trends

Application/Fee Type	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
Appeals	55	67	60	66	29	-56%
Condominium Referrals (REF)	73	77	84	33	49	48%
Certificate of Appropriateness	73	82	64	50	69	38%
Coastal Zone Permit	1	6	4	2	10	400%
Conditional Use Authorization	179	175	188	130	133	2%
Citywide Planning	16	6	10	11	11	-
Designations	15	7	6	7	1	-86%
Downtown Exceptions (309.1, 309.2, 309.3, 309.4)	4	5	9	5	5	-
Discretionary Review - Mandatory	3	5	6	5	3	-40%
Discretionary Review - Public Initiated	91	72	55	43	30	-30%
EIR	8	7	14	11	15	36%
Categorical Exemptions (EEC and ECA)	312	361	386	345	321	39%
General Plan Exemptions	199	213	234	227	195	-14%
Enforcement	312	361	386	345	321	-7%
Eastern Neighborhood Exception (329)	8	6	8	4	0	-100%
Federal Section 106 / Subdivision (REF)	23	35	22	15	23	53%
Records Requests	296	472	345	301	285	-5%
Temporary Use Permits	29	34	46	59	41	-31%
General Plan Referral	46	54	42	46	34	-26%
Historic Resource Review	0	0	0	148	182	23%
Institutional Master Plan	0	1	1	1	2	100%
Legacy Business Registry (LBR)	46	32	52	45	51	13%
Lot Line Adjustments (REF)	16	17	12	14	13	-7%
Zoning Map Amendment (LEG)	3	5	6	14	13	-7%

Application/Fee Type	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
Mitigation Monitoring	8	1	0	2	12	500%
Miscellaneous Permit (REF)	1,166	1,034	685	756	784	4%
Mills Act	1	2	4	0	3	-
Office Allocation (321)	13	4	4	3	4	33%
Planning Code Text Amendment (LEG)	20	26	30	39	49	26%
Phase	10	9	11	2	11	450%
Project Review Meetings	275	228	279	163	174	7%
Permit to Alter (Major, Minor)	40	37	40	20	18	-10%
Shadow Study (295)	20	16	17	4	6	50%
Short Term Rentals	600	846	764	974	1,240	27%
Transfer of Development Rights (TDR) - Statement of Eligibility	2	1	0	0	0	-
Transportation Demand Management (TDM)	39	38	21	19	19	-
Transfer of Development Rights (TDR) - Certificate of Transfer	1	0	5	0	3	-
Transfer of Development Rights (TDR) - Notice of Use	2	0	1	1	1	-
Variance	117	139	129	121	102	-16%
Zoning Administrator (ZA) - Letter of Determination	55	49	28	24	25	4%
Zoning Administrator (ZA) - Verification	219	301	199	329	336	2%
Ministerial Projects	-	-	-	-	309	-
Building Permits (New Construction)	155	120	133	8	36	-56%
Building Permits (Existing Alterations)	7,211	8,552	9,203	8,770	8,226	-6%
Building Permits (Other)	562	488	441	643	574	-11%
TOTAL	12,348	13,893	13,877	13,631	13,685	0.4%

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.

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

Fiscal Year 2022-23 Financial Report

Revenues

Revenue Type	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
Charges for Services	\$45,808,270	\$45,074,375	\$42,429,282	\$38,045,230	\$36,362,514	-4.4%
Grants	\$6,441,150	\$6,634,000	\$4,464,537	\$5,886,000	\$7,333,500	24.6%
Expenditure Recovery from Other Agencies	\$2,224,990	\$3,010,524	\$3,794,000	\$3,518,444	\$3,814,109	8.4%
General Fund Support	\$5,971,704	\$7,258,681	\$13,241,614	\$11,248,160	\$7,550,162	-32.9%
TOTAL	\$60,446,114	\$61,977,580	\$63,929,433	\$58,697,834	\$55,060,285	-6.2%

Fee Revenues

Fee Revenue Type	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
Building Permit Alterations	\$25,021,455	\$23,586,009	\$23,596,301	\$20,828,520	\$24,114,140	15.8%
Building Permit New Construction	\$4,355,340	\$3,545,983	\$3,470,983	\$2,955,909	\$2,027,408	-31.4%
Environmental Review Fees	\$6,123,532	\$5,252,449	\$2,365,535	\$2,300,776	\$2,441,830	6.1%
Other Short Range Planning Fees	\$3,304,173	\$3,806,300	\$2,395,324	\$2,265,737	\$1,744,539	-23.0%
Conditional Use Fees	\$2,812,279	\$4,395,304	\$4,320,304	\$3,886,314	\$1,823,952	-53.1%
Variance Fees	\$714,002	\$715,935	\$715,935	\$683,963	\$486,909	-28.8%
Certificate of Appropriateness Fees	\$226,140	\$159,177	\$159,177	\$144,822	\$143,929	-0.6%
Sign Program & Code Enforcement	\$3,251,349	\$3,413,218	\$3,381,680	\$3,242,027	\$3,243,640	0.05%
TOTAL	\$45,808,270	\$44,874,375	\$40,405,239	\$36,308,068	\$36,026,347	-0.8%

Expenditures

Expenditure Type	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
Salaries & Fringe	\$39,241,559	\$39,857,539	\$39,990,197	\$37,933,925	\$35,696,923	-5.9%
Overhead	\$965,663	\$689,271	\$401,241	\$458,758	\$131,442	-71.3%
Non-Personnel Services, Materials & Supplies, Capital & Projects	\$12,350,718	\$12,923,708	\$14,692,949	\$10,818,821	\$11,386,631	5.2%
Services of Other Depts	\$7,888,174	\$8,507,062	\$8,845,046	\$9,486,330	\$7,845,289	-17.3%
TOTAL	\$60,446,114	\$61,977,580	\$63,929,433	\$58,697,834	\$55,060,285	-6.2%

General Fund Support

	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	% Change
General Fund Support	\$6.0	\$7.3	\$13.2	\$11.2	\$7.6	-32.9%
Fees & Other Revenues	\$54.5	\$54.7	\$50.7	\$47.4	\$47.5	0.1%
TOTAL	\$60.4	\$62.0	\$63.9	\$58.7	\$55.1	-8.1%
General Fund Support Percent	10%	12%	21%	19%	14%	