

***Regular Meeting of the  
Building Inspection Commission  
October 16, 2024***

***Agenda Item 4b***

## Major Projects Report Summary (09/01/2024 – 09/30/2024)

Major Projects ( $\geq$ \$5 million) that were completed, filed, or issued in September 2024.

There was a **69.3%** decrease (**\$315.3 million**) in total Construction Valuation compared to August 2024.

There was an **78.6%** decrease (**519**) in Net Units<sup>i</sup> compared to August 2024.

Percent change in construction valuation and net units, between August 2024 and September 2024:

Category	Total Construction Valuation	Net Units
Completed permits	-71.5%	-75.7%
Filed permits	NA	NA
Issued permits	-69.5%	-85.8%

CATEGORY	SUMMARY, August (08/01/2024 – 08/31/2024)			SUMMARY, September (09/01/2024 – 09/30/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$235.8	51.9%	470	\$67.1	48.1%	114	-\$168.7	-356
FILED	\$0.0	0.0%	0	\$5.5	3.9%	0	\$5.5	0
ISSUED	\$218.9	48.1%	190	\$66.8	47.9%	27	-\$152.1	-163
TOTAL	\$454.7	100.0%	660	\$139.4	100.0%	141	-\$315.3	-519
<b>Change by Percentage</b>							↓69.3%	↓78.6%

<sup>i</sup> The number of net units is the difference between the existing number of units and the proposed number of units listed on the permit.

## MAJOR PROJECTS (09/01/2024 - 09/30/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
202004307276	180 JONES ST	30-Apr-20	11-Sep-20	3-Sep-24	COMPLETE	TO ERECT A TYPE-1B 9-STORY 70-DWELLING UNIT BLDG WITH ZERO BASEMENTS.	70	9	\$30.0	Y	APARTMENTS	INTERMOUNTAIN ELECTRIC COMPANY 6505917118 INTERMOUNTAIN ELECTRIC COMPANY 947 WASHINGTON ST SAN CARLOS CA 94070-5316
201703312940	2238 MARKET ST	31-Mar-17	8-Dec-17	30-Sep-24	COMPLETE	PRIORITY PERMIT PROCESSING. CHANGE OF USE FROM FUNERAL HOME TO APARTMENT & RETAIL. VERTICAL & HORIZONTAL ADDITION TO EXISTING. 5-STORY 44 DWELLING UNITS WITH COMMERCIAL OVER BASEMENT GARAGE BUILDING. Assigned to FPE Sagiv 3.9.21 Lt. Deen	44	5	\$20.0	Y	APARTMENTS	DON FISHER 4152971265 FISHER DEVELOPMENT INC 601 CALIFORNIA ST STE 300 SAN FRANCISCO CA 94108-0000
202307172307	450 PACIFIC AV	17-Jul-23	11-Aug-23	4-Sep-24	COMPLETE	1/F-4/F: SELECTIVE INTERIOR DEMO CONSTR OF COMMUNICATING STAIRWAYS INTERIOR PARTITIONS CEILINGS FLOOR FINISHES WALL FINISHES MILLWORK MECHANICAL PLUMBING. ELECTRICAL & STRUCTURAL DEFERRED. NO EXTERIOR MODIFICATIONS.	0	4	\$10.8		OFFICE	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000

## MAJOR PROJECTS (09/01/2024 - 09/30/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
202202168080	120 STOCKTON ST	16-Feb-22	21-Sep-22	16-Sep-24	COMPLETE	INTERIOR TENANT SUITE 856 FIT OUT & CHANGE OF OCCUPANCY FOR(N) RESTAURANT.T.I. IMPROVEMENT WITHIN AN EXISTING 8 STORIES SHELL BLDG SCOPE TO INCLUDE:INTERIOR PARTITIONS KITCHEN EQUIPMENT RETROOMS MECH ELEC & PLU SYSTEM IMPROVEMENTS AS REQUIRED FOR A FULL T.I. BUILD OUT.NO SITE WORK IN THIS SCOPE.	0	8	\$6.3		FOOD/BEVERAGE HANDLING	JOHN MURAWSKI 3232562943 CALASIA CONSTRUCTION INC 3050 FLETCHER DR LOS ANGELES CA 90065-0000
202409040025	88 SPEAR ST	4-Sep-24			FILED, New	RETAIL AND OFFICE RENOVATION TO (E) BLDG. LEVELS B 1 2 CORE SHELL AND INTERIOR AMENITIES RENOVATION. SEPARATION OF NORTH AND SOUTH SIDE OF LVL 1 W/1-HR RATED CONSTRUCTION. CONSTRUCTION OF INTER STORY FEATURE STAIRS IN BASEMENT TO LVL 1 AND LVL 1 TO LVL 2. DEMO (E) RESTROOMS AND CONSTRUCT (N)....	0	12	\$5.5		RETAIL SALES	(Blank)
202212098043	80 JULIAN AV	9-Dec-22	12-Sep-24		ISSUED, New	PRIORITY PROCESS PER AB-004: TO ERECT A 6-STORY & 2 basements TYPE IV-C MIXED USED BUILDING.	21	6	\$27.0		APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
202211076023	2270 MCKINNON AV	7-Nov-22	9-Sep-24		ISSUED, New	TO ERECT A 5-STORY TYPE III B & IA BUILDING. OCCUPANCY CLASS B S-1 F-1 S-2.	0	5	\$23.1		MOVING & STORAGE	(Blank)

## MAJOR PROJECTS (09/01/2024 - 09/30/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #	
202111303356	1950 PAGE ST	30-Nov-21	19-Sep-24		ISSUED, New	VERTICAL ADDITION TO CONVERT/LLEGALIZE (E)BOYS/GIRLS CLUB TO PERFORMING ART SCHOOL W/6 TEACHER HOUSING UNITS. BUILD OUT 2/F AT FRONT BLDG. ADD 3/F SETBACK 35' FROM REAR PROP. LINE. REMOVE (E) INDOOR POOL. RAISE FLR LEVEL & ADD 7 SPACE GARAGE W/ 133 BICYCLE PARKING. TOTAL 25 CLASSRMS 6 DANCE STUDIOS	6	3	\$16.7		SCHOOL	(Blank)	
Total Construction Valuation Major Projects (≥\$5m) completed in September 2024, filed, and issued							<b>\$139.4 million</b>		vs. August 2024		<b>-\$315.3 million</b>		<b>↓ 69.3%</b>
Total Units Major Projects (≥\$5m) completed in September 2024, filed, and issued							<b>141</b>		vs. August 2024		<b>-519</b>		<b>↓ 78.6%</b>

# Major Projects Report

Building Inspection Commission, October 16, 2024

# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2024-9/30/2024

## FILED

Count – 1

Valuation – \$5.5M

Net Housing Units – 0



- 88 Spear St.
- Retail and office renovation
- \$5.5



# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2024-9/30/2024

## ISSUED

Count – 3

Valuation – \$66.8M

Net Housing Units – 27



The Village SF at 80 Julian Avenue, rendering by PYATOK

- 80 Julian Av.
- Six-story housing and community center for Native Americans with 21 beds in group housing
- \$27M



2270 McKinnon Avenue via Jackson Liles Architecture

- 2270 McKinnon Av.
- New 5-story building with storage and industrial uses
- \$23.1M



# Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 9/1/2024-9/30/2024

## COMPLETED

Count – 4

Valuation - \$67.1M

Net Housing Units – 114



180 Jones Street, image by author

- 180 Jones St.
- New 70-unit affordable housing building
- \$30M



2238 Market Street, image courtesy Prado Group

- 2238 Market St.
- New 44-unit mixed-use development
- \$20M



**THANK YOU**