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April 26, 2023

Mayor London Breed
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: San Francisco Public Works Housing Delivery Performance Assessment & Improvement Plan

Dear Mayor Breed,

Toward accomplishing your goal of providing Housing for All, San Francisco Public Works is pleased to submit its Housing Delivery Performance Assessment and Improvement Plans. Public Works is the lead permit agency for all subdivision mapping actions and permitting in the public right of way which are required for all project infrastructure constructed to support large scale development projects and infill housing projects.

Public Works team in housing development includes three major groups: 1) Infrastructure Task Force, 2) Bureau of Street-Use and Mapping-Mapping, and 3) Bureau of Street-Use and Mapping-Permits. The Plan is organized into five sections per Executive Directive 23-01: 1) Public Works Role in Housing Production; 2) Performance Assessment; 3) Housing Coordinator Assessment; 4) Process Improvements; and 5) Capacity Assessment and Plan.

We look forward to working with your staff and City agencies on the implementation of the Public Works plan.

Sincerely,

A handwritten signature in blue ink that reads "Carla Short".

Carla Short
Interim Director of Public Works



Housing Delivery Performance Assessment and Improvement Plan **San Francisco Public Works**

As required by Mayor London Breed’s Executive Directive 23-01 Housing for All, San Francisco Public Works submits its Housing Delivery Performance Assessment and Improvement Plans from the **Infrastructure Task Force Section, Bureau of Street-use and Mapping-Mapping Section, and Bureau of Street-use and Mapping-Permits Section**. While these three branches are at the core of the Public Works’ housing-delivery portfolio, the entire Public Works organization is committed to this citywide initiative.

The Plan is organized into five sections per Executive Directive 23-01:

1. Department’s Role in Housing Production
2. Performance Assessment
3. Housing Coordinator Assessment
4. Process Improvements
5. Capacity Assessment and Plan

A. Department of Public Works Role in Housing Production

As caretaker of San Francisco’s public right of way, Public Works is an integral partner in the City’s critical efforts to get housing built in San Francisco. The department’s housing-delivery team consists of three primary groups: the Infrastructure Task Force, the Bureau of Street-use and Mapping-Mapping Section and the Bureau of Street-use and Mapping-Permits Section.

Public Works also supports the Department of Building Inspection in reviewing infrastructure elements required for the approval of vertical site permits and addenda for housing projects.

a. Infrastructure Task Force, Engineering and Construction Management Introduction

The Public Works Infrastructure Task Force is a dedicated group formed by the Mayor to facilitate expedited permitting for the horizontal infrastructure included in large-scale Development Agreement projects required to support new housing delivery. Within Public Works, there are sub-groups in both engineering and operational disciplines that review engineering submittals. The branches involved include the Bureau of Engineering’s Hydraulics, Streets and Highways, Disability Access Coordinator and Structural sections; the Infrastructure Design and Construction Division’s Bureau of Construction Management; the Building Design and Construction Bureau of Landscape Architecture and the Operation Division’s Bureau of Urban Forestry. Refer to Appendix 1 – “Organizational Chart for the Infrastructure Task Force and Public Works Staff Supporting Housing Production.”

i. Infrastructure Task Force Role in Horizontal Infrastructure Permitting, Notice of Completion and Acceptance

The entitlement of a project is defined as the approval of the Development Agreement by the Board of Supervisors and the Mayor. Public Works supports pre-entitlement efforts through review of the Development Agreement and intake, distribution, and review of associated infrastructure designs included in the Infrastructure Plan and Master Utility Plans. The Infrastructure Plan and Master Utility Plan show the proposed road networks and utility infrastructure proposed for the overall development, including all major utilities and other public infrastructure. These documents serve as a baseline for the more detailed designs submitted through the Street Improvement Permit submittals following approval of the Development Agreement.

Street Improvement Permit

Once a project receives entitlement approval, the Infrastructure Task Force becomes the lead agency in facilitating the engineering review and permitting approvals required for the Development Agreement projects to begin construction. The Infrastructure Task Force staff facilitates the intake, distribution, and City review of engineering submittals including the Basis of Design and Street Improvement Permit designs – starting when designs are 60 percent complete through to completion – to ensure proposed designs meet published standards and codes and obtain the approval of all acquiring agencies. The Basis of Design is a document in which the development partner confirms compliance with established design standards and regulations and highlights design challenges or any expected deviation from known standards. The Street Improvement Permit design is a set of plans and specifications that outline the details of infrastructure being proposed.

Once agencies complete the review of a Street Improvement Permit set, the Infrastructure Task Force issues a Street Improvement Permit on behalf of the Bureau of Street-use and Mapping, collects fee payments, and issues stamped permit drawings for construction.

Design Exceptions

For elements of the design that do not adhere to published standards or codes, the Infrastructure Task Force facilitates a review of a formal Design Exception request by City agencies and then formal approval through a Director’s Hearing and Director’s Order. The Infrastructure Task Force works with agencies to resolve conflicts and to address jurisdictional, ownership and maintenance concerns associated with various proposed infrastructure. Once the Infrastructure Task Force secures approval of an engineering submittal from acquiring agencies, it provides approval of the submittal.

Mapping approvals

The Infrastructure Task Force also provides support to the Bureau of Street-use and Mapping-Mapping Section in finalizing Conditions of Approval for a Tentative Map by collaborating with developers and City agencies to refine and clarify

requirements for approval of the map related to required infrastructure, easements, or other land or access rights.

The Infrastructure Task Force supports the Bureau of Street-use and Mapping-Mapping Section in approval of the Final Map by leading the development of key documents that accompany the map, including the Public Improvement Agreement that defines the developer’s obligations as they relate to infrastructure completion and includes protocol for requests for Notice of Completion and formal Acceptance. The Infrastructure Task Force reviews the developer’s engineer’s estimate that forms the basis of the bonding requirements pursuant to the Subdivision Code.

Notice of Completion and Acceptance

Following the completion of the horizontal infrastructure required under a Public Improvement Agreement and Street Improvement Permit, the Infrastructure Task Force works with the Public Works Infrastructure Design and Construction Division’s Bureau of Construction Management to certify Notice of Completion of the infrastructure and then facilitates the preparation of an acceptance package for introduction at the Board of Supervisors for formal acceptance.

Refer to Appendix 2 “Lifespan of a Large-Scale Project Phase Flowchart” for process chart showing key submittals and steps in the design, mapping, permitting approvals and acceptance for the horizontal infrastructure of a project.

b. Bureau of Street-use & Mapping - Mapping

The Office of the County Surveyor within the Bureau of Street-use and Mapping is responsible for the intake, processing, review, and approval of a variety of subdivision and mapping projects, including:

A & Q Maps	Legal Descriptions	Plats
Amending Maps	Lot Line Adjustments	Records of Survey Maps
Certificate of Corrections	Lot Mergers	SUR Maps
Condominium Conversions (Commercial)	Lot Subdivisions	Tentative Maps
Condominium Conversions (Residential)	New Condominiums	Vertical Subdivisions
Corner Records	Official Maps	Vesting Tentative Maps
Final Maps	Parcel Maps	

The Bureau of Street-use and Mapping-Mapping Section focuses on applications that subdivide land and/or create new condominiums that add housing units to the City’s housing inventory. These applicants seek to subdivide an existing lot or lots by submitting a Tentative Map and subsequently filing a Parcel Map or Final Map, per

the requirements of the Subdivision Map Act. A Parcel Map creates four or fewer units/parcels, and a Final Map creates five or more units/parcels.

California Government Code Section 66424 defines “subdivision” to mean “...the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing...” This definition specifically includes a condominium project, which shall mean an estate in real property consisting of an undivided interest in common in a portion of real property together with a separate interest in space in a residential, industrial or commercial building on such real property.

The initial official act to obtain the approval of a subdivision is the formal submission of a Tentative Map and other application materials to the City and County Surveyor. The City and County Surveyor then submits a copy of the map and application materials to the Planning Department and other appropriate governmental agencies for review and recommendations.

The Director of Public Works is the “Advisory Agency,” which means, per California Government Code Section 66415, they are the designated official charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, or having the authority by local ordinance to approve, conditionally approve or disapprove maps.

c. Bureau of Street-use & Mapping - Permits

The Bureau of Street-use and Mapping-Permits is responsible for issuing approximately 40 different types of permits that regulate San Francisco's public right of way. Of these permits, construction and encroachment permits are particularly relevant to housing development. These include Street Improvement Permits, General Excavation Permits, Vault Permits, Major Encroachment Permits and Minor Encroachment Permits.

Permitting Review

After developers receive entitlements from the Planning Department, they typically apply for a Site Permit or, less frequently, a full building permit with the Department of Building Inspection. Through its permit desk at the Department of Building Inspection, the Bureau of Street-use and Mapping-Permits reviews the first addendum to the building permit, which includes grading or site excavation and shoring plans, to ensure that the sidewalk and street grades meet City codes and standards. If work is occurring in the public right of way, the Bureau of Street-use and Mapping-Permits will put the building addendum on hold until the developer submits a Street Improvement Permit application. However, issues with obtaining the Department of Building Inspection permits or releases from the Bureau of Street-use and Mapping-Permits for housing often arise due to complex sidewalk grading and

complying with Americans with Disability Act requirements and special encroachments that require permits but had not been anticipated initially.

The question has arisen as to how the Bureau of Street-use and Mapping-Permits derives the authority to hold a building permit addendum. In general, local, state, and federal codes set the standards for running slope and cross slope. Despite the requirements for running slope and cross slope being identified in the California Building Code (CBC 11 B 403.3) this is not the Department of Building Inspection's responsibility, as the Department of Building Inspection's jurisdiction ends at the property line. Given that Public Works' jurisdiction is the public right of way, in order to fulfill the requirement of the California Building Code, the responsibility falls to Public Works to ensure compliance.

B. Department of Public Works Performance Assessment

a. Infrastructure Task Force

This section analyzes current average permitting timelines for Executive Directive 23-01 Housing for All housing-related approvals for right-of-way permit and will focus on review cycles for Street Improvement Permits for large-scale projects as they are most closely tied to the delivery of housing following an approved Phase Application by the San Francisco Planning Department. Note, however, that this analysis excludes the following documents: Basis of Design, Major Encroachment Permits, Infrastructure Plan, Master Utility Permit, Master Documents, Instructional Bulletins, and mapping documents, which may, in part, be covered in the Bureau of Street-use and Mapping-Mapping section of this plan.

i. Discussion of specific metrics:

The table below pertains to for large-scale projects and shows that the average total Street Improvement Permit process, average total days in City review, average total days in developer's hands and total days with Public Works, based on 13 complete Street Improvement Permit cycles. Project data was analyzed from July 2019 to present when it was generally available in the Infrastructure Task Force tracker and Infrastructure Task Force digital files. Projects whose Street Improvement Permit process started prior to that period are excluded from this analysis. Refer to Appendix 3 "ED 23-01 Street Improvement Permits Data Metrics Tables" for detailed information.

Projects included in Data Calculation for ED 23-01 Reporting										
Project Name/Phase	Date of First SIP Submittal	# SIP Subs	Included design exceptions or non-standard elements?	Complete SIP Cycle (Y/N)	Include in Calc (Y/N)	Total SIP Days	Total City Days	Avg City Days per SIP Submittal (I/C)	Total Dev Days	Total PW Days
5M	4/22/2020	2	No	Y	Y	313	172	86.0	141	156
HOPE SF Hunters View Phase 3	5/29/2019	8	Yes, retaining wall	Y	Y	1171	634	79.3	537	307
HOPE SF Potrero Phase 2	7/11/2019	3	Yes. Street grades/widths, HDPE pipe	Y	Y	582	300	100.0	282	227
HOPE SF Sunnydale Phase 1A3	5/21/2020	4	Yes. HDPE pipe, paving moratorium	Y	Y	728	368	92.0	360	250
Mission Rock Phase 1	6/17/2019	5	Yes, LCC	Y	Y	473	246	49.2	227	176
Potrero Power Station Phase 1	4/28/2021	5	Yes	Y	y	533	262	52.4	271	137
TI Cityside Waterfront Park	2/4/2020	5	None	Y	Y	652	320	64.0	332	217
YBI Hilltop Park	3/6/2020	5	None	Y	Y	530	319	63.8	211	198
TI Causeway Park	7/23/2020	5	None	Y	Y	434	195	39.0	239	108
TI Waterfront Plaza	8/12/2020	5	None	Y	Y	539	202	40.4	337	128
YBI Dog Park	9/11/2020	6	None	Y	Y	375	268	44.7	107	137
TI Avenue of the Palms	9/23/2020	7	Yes	Y	Y	418	208	29.7	210	160
Job Corps SDLS	4/10/2020	8	None	Y	Y	852	428	53.5	424	242
Averages:		5.23				584.62	301.69	57.68	282.92	187.92

As shown in the above table, an average Street Improvement Permit has taken 584 days from intake to issuance – from the developer’s first Street Improvement Permit submittal until a Permit is granted with an average of five Street Improvement Permit submittals on a given project. On average, it has taken the City collectively 58 days to review a single Street Improvement submittal.

“Total City days” is measured from the day the Infrastructure Task Force receives the first Street Improvement Permit submittal to the day the Infrastructure Task Force sends back final comments on the last Street Improvement Permit or when the Street Improvement Permit is issued. All response durations by agency should be less than the “total city days” because each agency will have a different response time for each Street Improvement Project submittal. There are instances where certain agencies no longer have comments after design is at 95% or 100% completion and the Street Improvement Permit is not distributed to them, therefore their total review time for the submittal round is shorter. This in turn may yield significantly different durations for individual agencies on the same Street Improvement Permit cycle and average agency review times may not sum up to the average “total city days.”

It should be noted that these projects were reviewed in part during the COVID-19 pandemic, which likely influenced agency review times.

ii. Set goals for 50% reduction in review timelines from current averages by Feb 1, 2024

Below is a summary of the current averages, what a 50% reduction is, and what the Infrastructure Task Force will propose to reduce the overall Street Improvement Permit duration by February 2024.

	# SIP Subs	Total SIP Days	Total City Days (Agency days + ITF days)	Total ITF Days (5 days per submittal plus 10 days)	Avg City Dept Days per SIP Submittal	Total Dev Days	Total PW Days	Total PUC Days	Total MTA Days
Current Averages:	5.23	584.62	301.69	--	57.68	282.92	187.92	233.38	110.14
50% Reduction:	2.62	292.31	150.85	--	28.84	141.46	93.96	116.69	55.07
Proposed Goals for ED 23-01:	4	285	150	30	30	135	120	120	120

The Infrastructure Task Force proposes the above goals with the following assumptions:

- a. Assumes conceptual issues are resolved in a Basis of Design prior to start of Street Improvement Permit process. Projects that do not complete a Basis of Design are anticipated to take longer than the durations shown above.
- b. Assumes all developer Street Improvement Permits submittals are complete and contain an appropriate level of design for complete agency reviews. Developer shall follow forthcoming Street Improvement Permits published standards for complete submittals.
- c. Assumes developer takes no more than 45 days to return each submittal and submits no more than four Street Improvement Permits – at design completions of 60%, 90%, 100% x2 – to obtain a permit.
- d. Assumes agencies take an average of 30 days to review and return comments and ITF will take no more than 5 days of processing time for each submittal to verify completion of submittal, distribute, collect comments, etc. The Infrastructure Task Force will provide contextual training to City reviewers to reduce out-of-context comments and expedite reviews.
- e. Total Street Improvement Permits completion targets also include 10 days within the total SIP cycle (initial submittal through approved permit) for the Infrastructure Task Force reconciliation of issues and reconciliation of comments.
- f. Assumes no design exceptions are being proposed. For projects with non-standard elements requiring design exceptions, the developer will be notified that the above Street Improvement Permits review time frames will be extended. Developers are encouraged to adhere to established design guidelines wherever possible.

- g. In the event there are multiple projects submitted at once (or clustered), the Infrastructure Task Force, in consultation with the Mayor’s Office, may adjust submittal due dates to enable prioritization of critical submittals or expedite shorter submittals.

b. Bureau of Street-use & Mapping - Mapping

Article 4 of the San Francisco Subdivision Code outlines the timelines for Tentative Maps, which is consistent with the Subdivision Map Act. Subdivision projects should advance from submittal to determination to approve, conditionally approve or deny the Tentative Map within a period of 50 days, as outlined below.

Action	Timeline per SF Subdivision Code
Referral to other City Agencies	Within 3 working days after filing application
City Agency Review	30 days
Subdivision Conference	Within 6 days after all agency reports are received or after expiration of the review time limits
County Surveyor’s consolidated report	Within 4 days of the subdivision conference
County Surveyor’s consolidated report when a public hearing is required	Within 5 days after expiration of the review time limits
Advisory Agency’s / Director’s Report	Within 50 days after the filing of the Tentative Map

Tentative Map reviews are currently not in compliance with these timelines. It now takes approximately six months from application/Tentative Map submittal to the decision on the Tentative Map. Once a project has reached Tentative Approval/Conditional Approval, the project surveyor must submit a check print of the Parcel/Final Map for examination. The queue of check prints to be reviewed currently is more than 135 projects, with new ones constantly arriving, adding to the backlog.

Summary of average current check print review times

- 1) The average review time for Parcel Map or Final Map check prints awaiting first check review is between 6-12 months. The average review times for check prints awaiting second check review is approximately 3-4 months.
- 2) The average time frame with the applicant varies by project. If the applicant is required to submit their Certificate of Completion/Occupancy from the Department of Building Inspection with their first check prints, as they are for condominium conversions, it is possible there is a long delay between Tentative Approval and submittal of check prints for review.

- 3) The overall average review time for a completed application to final approval varies by project, but is approximately 12-18 months for a standard project, and could be well over 18 months for other projects.

Inventory of Subdivision Tracking System – approximate number of projects per application type

Project Type	Total Number of Active Projects	Pending City Agencies	Pending Applicant	Pending Public Works Mapping
Condominium Conversion	119	13	58	48
Corner Record	1,027	N/A	44	983
New construction condominiums	83	19	36	28
Lot Line Adjustment	45	12	27	6
Lot Subdivision	81	27	28	26
Record of Survey	161	N/A	91	70
Vertical Subdivision	20	5	8	7
Miscellaneous	15	0	12	3
Total	1,551	76	304	1,171

**Data current as of the week of April 3, 2023. All data in the table needs to be confirmed and updated prior to relying on it.*

New Units in process:

TOTAL NUMBER OF NEW UNITS IN PROCESS	13,372
NUMBER OF NEW UNITS ON DEVELOPMENT AGENCY PROJECTS (DA)	9,856
NUMBER OF NEW UNITS ON NON-DEVELOPMENT AGENCY PROJECTS	3,516

**Numbers are current as of 3/20/2023. Totals may include projects that are on hold.*

c. Bureau of Street-use & Mapping - Permits

In 2007, the City established its primary customer service center, SF311, to serve as the central clearing house for all complaints about all City services. Participating departments were asked to develop Service-Level Agreements for their various services. A Service-Level Agreement is a contract between a service provider and its customer that outlines the level of service the provider is expected to deliver. In customer service, a Service-Level Agreement sets expectations for response times, issue resolution and other performance metrics, and helps ensure that the provider meets the needs of the customer. The Bureau of Street-use and Mapping as well as the Public Works Operations Division developed Service-Level Agreements for their

assorted services. The Bureau of Street-use and Mapping-Permit’s Service-Level Agreements covered both our Inspections and Permits groups.

For Permits, performance is measured based on Service-Level Agreement time assigned to each permit type. Service-Level Agreement is the business day goal set for permit plan checkers to process the permit and excludes time when the permit has been referred to internal Public Works sections and sister agencies, such as the San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, and Disability Access Coordinator), or when staff are waiting for a response from the applicant. The table below shows the Service-Level Agreements for the most common types of Public Works permits associated with housing projects along with performance over Fiscal Year 22 and Fiscal Year 23 (through March 2023).

Permit	BSM SLA Bus Days	Fiscal Year 22			Fiscal Year 23		
		# of Permits	% Final Decision in Goal	Avg Days to Decision	# of Permits	% Final Decision in Goal	Avg Days to Decision
General Excavation	5	646	87%	3	407	83%	3
Major Encroachment	125	1	100%	38	2	100%	15
Minor Encroachment	40	395	77%	29	209	73%	40
Street Improvement - Complex	60	10	100%	25	6	67%	79
Street Improvement - Simple	40	327	85%	19	205	69%	34
Vault	60	21	95%	29	8	63%	57
Total		1,763	87%		1,088	81%	

On a quarterly basis, Service-Level Agreement data is reviewed with senior management at the Public Works stat meeting to review the performance of the permit team. Over the past two fiscal years, the Bureau of Street-use and Map-Permits staff review times have been increasing. We attribute most of this to the loss of staff over the past two fiscal years, driven largely by pandemic-related workforce changes. The permit section is currently operating with 61% of its budgeted staff, with 17 out of 28) positions filled.

In addition to the Service-Level review, the Bureau of Street-use and Mapping-Permits assessed the total time required to complete reviews of permit applications and included the time taken by the applicant to respond to Request for Information and the time taken by sister agencies to review the application. This review represents what the public views as the permit review time.

See Appendix 4, titled “Performance by Construction”. This histogram shows each construction-related permit: Excavation, Major Encroachment, Minor Encroachment, Street Improvement Complex, Street Improvement Simple and Vault. Each category provides the time spent with agencies (San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, City Attorney, etc.), in light gray, time

spent with the Bureau of Street-use and Mapping, in red, and time spent with the applicant, in dark gray. With some exceptions, for the past three fiscal years, and for each category, most of the time needed to review a permit is taken by the applicant responding to Request for Information from the plan checkers.

C. Department of Public Works Housing Coordinator Assessment

Executive Directive 17-02 described the Housing Coordinator role as “a senior manager, reporting directly to the department head, who will be responsible for coordinating and streamlining the department’s efforts to approve and permit new housing development. That manager will be responsible for ensuring that housing approval functions are adequately staffed and for taking full advantage of developer-reimbursable opportunities to add staff where needed for expediting housing approvals.”

Public Works leadership determined that the Housing Coordinator, who also has significant additional project leadership duties, would report to the City Engineer since almost all housing-related functions report to the City Engineer. The Housing Coordinator also has had the authority to reach up, down and across the organization to coordinate efforts to streamline and improve permit reviews and approvals.

Existing Performance Assessment of Team Efficacy

Since 2019, the Infrastructure Task Force has grown from a Program Manager working with staff support from consultants to a Program Manager with three senior Project Managers. The enhanced team has strengthened overall effectiveness. The team has improved departmental responsiveness, enhanced submittal tracking and initiated new processes to streamline submissions from developers with a goal of improving efficient use of departmental and other agencies limited staffing.

Proposed process improvements to the Housing Coordinator program to support Executive Directive 23-01 and Housing Element goals

- i. Public Works is proposing a new designated Housing Coordinator position that would report to the Public Works Director and be dedicated full-time to the furtherance of Executive Directive 23-01 goals. On April 10, 2023, the position was posted and accepting applications.

D. Department of Public Works Process Improvements

a. Infrastructure Task Force

Previously Identified Process Improvements and Status of Implementation

San Francisco Public Works’ 2018 response to Executive Directive 17-02 outlines various engineering review/permitting process improvements to facilitate streamlined infrastructure approvals supporting housing delivery including:

- i. Improving the quality and completeness of engineering submittals and permit applications by:
 1. Requiring a Basis of Design Submittal, which requires developers to state and confirm infrastructure requirements, design criteria and assumptions prior

to the submittal of any engineering design documents and proposed exceptions from City engineering standards.

Implementation: Basis of Design documents have been made a requirement for many projects and the Infrastructure Task Force has made progress towards a revised Basis of Design process memo based on extensive agency feedback.

2. Requiring designers to certify in writing that they or a third party has performed a quality assurance verification on the design set prior to submission.

Implementation: Not implemented. Will be included in Street Improvement Permits process memo in proposed process improvements.

3. The Infrastructure Task Force formally extends offer to meet with project sponsors to pre-review developer submittals for completeness prior to distribution to City agencies and to ensure the developer has been responsive to previous comments made by City agencies and identify potential issues.

Implementation: The Infrastructure Task Force has improved standard comment log templates to clearly show how the developer has responded to agency comments and agencies can confirm whether comments can be closed and note those that still need to be addressed.

- ii. Requiring the Infrastructure Task Force to implement the schedule management system; this includes developers to regularly submit project schedules as a pre-requisite to engineering design submittals. These schedules would follow a standardized format developed by the Infrastructure Task Force in conjunction with the developer and other City agencies and would outline major milestones, such as subdivision/mapping actions, infrastructure engineering/permit applications, infrastructure construction, building permits processes, building construction/occupancy and public infrastructure acceptance. The plan encourages this be made a requirement to future projects through their development agreements.

Implementation: This has been partially implemented for many projects but requires more formal submittal requirements. See process improvement section.

- iii. Evaluating the infrastructure acceptance process and interim public use of new public infrastructure processes prior to formal Board of Supervisors acceptance. The 2018 plan pledges to work with developers, City agencies, and the City Attorney's Office to ensure that developers know the requirements for Board of Supervisors acceptance and identify ways to streamline the acceptance process and determine cases for when public access to newly built public infrastructure

could be made available prior to formal Board of Supervisors acceptance. The plan states this may enable tenants of new housing to move in prior to completion of all Infrastructure if it is safe and legal to do so.

Implementation: The Infrastructure Task Force has worked with the City Attorney's Office, San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, and other agencies to prepare standard language for street and utility licenses for both the Sunnydale and Treasure Island projects for situations when public access is being requested for newly constructed infrastructure prior to formal Board of Supervisors acceptance.

Other Completed Process Improvements

The following additional process improvements have been implemented by the Infrastructure Task Force since Executive Directive 17-02:

- i. The Infrastructure Task Force has developed a new Excel tracker template which merged all active submittals into a single tab; standardized submittal entry data; added filters to make searching for information easier; added metric visual indicators showing on-time, almost due and late submittals, and quick-glance summary data. This tracker is uploaded weekly on the Microsoft Teams site and made available to all the City's Housing Coordinators.
- ii. The Infrastructure Task Force has developed written Bluebeam submittal procedures and has conducted training for all City reviewers currently assigned to Development Agreement projects. This includes how to create a user profile, user approval stamp and how to add and respond to comments. The Infrastructure Task Force is currently awaiting submittal of the first Street Improvement Permits that will be distributed for City agency review through Bluebeam, anticipated in April 2023. It is the intention of the Infrastructure Task Force to utilize Bluebeam for all Street Improvement Permit and Instructional Bulletin reviews facilitated by the Infrastructure Task Force by the end of 2023.
- iii. The Infrastructure Task Force has developed a standard template checklist and legislative schedule for development partners to streamline the acceptance process and clearly outline documentation requirements required for formal acceptance by the Board of Supervisors.

Proposed New Process Improvements including timeline:

Many issues highlighted in Executive Directive 17-02 continue to present a challenge today including the lack of quality of submittals or lack of response to City Agency comments which leads to resubmittals and use of additional City resources. The following process improvements are proposed to address these concerns:

- i. Implement all process improvements outlined in response to Executive Directive 17-02 including:

1. Basis of Design requirement – The Infrastructure Task Force will finalize the requirement for the Basis of Design document through issuance of the Basis of Design process memo and Basis of Design application document. Target implementation date: July 31, 2023.

The Infrastructure Task Force also recommends the Basis of Design requirement be added to future development agreements and urges housing delivery agencies and the Planning Department to ensure implementation.

2. Designer Quality Assurance and Project Schedule – The Infrastructure Task Force will include requirement for written quality assurance certification by the designer or third party and schedule submittal requirement in a future Street Improvement Permit submittal guideline (refer to item iii below).

The Infrastructure Task Force also recommends the requirement for project schedule submittals with each engineering submittal, and no less than once a quarter for active projects, be added to future development agreements and urges housing delivery agencies and the Planning Department to ensure implementation.

3. Completeness Review – The Infrastructure Task Force will create a checklist to accompany a completeness check of submittals and to ensure previous agency comments or concerns have been addressed prior to distributing to City agencies. Incomplete submittals will be rejected, and deficiencies corrected before submittals are distributed to reviewing agencies. Pre-submittal meetings may be instituted for new projects or ones with highly complex challenges or conflicts. Target implementation date: By June 30, 2023.

4. Infrastructure Acceptance – The Infrastructure Task Force will outline a clearer path to acceptance using a Completion, Occupancy and Acceptance Plan, or COAP, and suggest, or when possible, require, developers to submit Completion, Occupancy and Acceptance Plans to be able to better strategize and resolve issues around phasing for Notice of Completion, Temporary Certificate of Occupancy and Acceptance. Target implementation date: By July 31, 2023.

5. Interim Public Use of Public Infrastructure – Early in the project – during the time of the project’s Public Improvement Agreement – the developer and the City will evaluate with the City Attorney’s Office whether there is an appropriate method for standardizing review of requests for early public access and use of infrastructure prior to formal acceptance. If early access is allowed prior to Board of Supervisors acceptance, the license agreement allowing access to the specific project should be an attachment to the Public Improvement Agreement.

- ii. Finalize the Infrastructure Task Force Tracker protocol process document. Target implementation date: May 31, 2023.
 - 1. Defines naming conventions and key submittal categories for correct data entry.
- iii. Finalize new Street Improvement Permits process memo. Target implementation date: By July 31, 2023.
 - 1. Defines elements required to deem a Street Improvement Permit submittal complete. The Infrastructure Task Force will reject incomplete submittals and include a complete list of items required to deem submittal complete. The review period will begin once the Infrastructure Task Force deems the submittal complete.
 - 2. Sets goals for amount of time a submittal should be in a developer's hands, level of completeness required and maximum number of submittal rounds in order to meet required review timelines. Additional time or submittals will add additional review time to permit cycle.
 - 3. Convene a required kickoff meeting for the first Street Improvement Permits submittal or subsequent critical submittals as recommended by the Infrastructure Task Force.
- iv. Incorporate historical data (e.g. closed submittals) into new the Infrastructure Task Force tracker template so that data is easier to extract and analyze – pending backfill of 5203 Assistant Engineer position.
- v. Create a public-facing Infrastructure Task Force website with completed process and guidance documents available for Developers. Target implementation date: By December 31, 2023.
- vi. Provide quarterly schedule overview for all active Development Agreement projects to City departments. Use schedule to better forecast Public Works staffing needs. Target implementation date: By June 30, 2023.
- vii. Training – The Infrastructure Task Force will implement Development Agreement-specific training for Public Works reviewers assigned to Development Agreement projects including jurisdictional, operational, maintenance and other specific content useful for reviewers to enable more streamlined reviews. Implementation: Ongoing as needed and project-specific.

b. Bureau of Street-use & Mapping: Mapping

Below is a list of three proposed process improvements the mapping group could implement in the future to streamline our efforts and improve our response times.

Process Improvement #1: Improve transparency by creating a monthly Mapping Dashboard showing:

- Incoming projects by type
- Number of projects in check print review queue
- Number of new units in the queue

This dashboard would be used and shared internally to inform other City agencies which projects the Bureau of Street-use and Map-Mapping has coming in, how many active projects are being reviewed, and the number of housing units currently in our queue. This data would be a leading indicator to help quantify how much development is coming through the Office of the County Surveyor in the form of subdivision maps. It also could be used to monitor the volume of housing-related applications being submitted that could be used to make determinations about necessary staffing.

Proposed time frame: We are currently working on a draft of the Mapping Dashboard and plan to launch it by August 1, 2023.

Process Improvement #2: Improve City Agency Circulation process (cooperation proposal)

Based on the timelines for action on Tentative Maps in the Subdivision Code, as outlined in the Performance Assessment section of this report, project review timelines can be decreased from several months down to 50 days by improving the Tentative Map circulation process. Suggested improvements include:

- Update and clarify all communications from the County Surveyor's office informing City agencies of their scope of review, instructions, timelines, etc.
- Offer a training or working group to reviewing agencies so they understand their role in the process and how to review and condition a Tentative Map.
- Have one point of contact within each reviewing agency for easy follow-up.
- Improve project tracking by developing new reports detailing projects pending at City agencies.
- Inform City agencies to decrease their review times per Executive Directive 23-01, as well as bring the Bureau of Street-use and Mapping-Mapping group into compliance with the Subdivision Code.
- Provide a reminder to City agencies at the 25-day mark alerting them that they have five days remaining in the review window.
- Provide a reminder to City agencies at the end of the 30-day deadline that they will need to provide to the Bureau of Street-use and Mapping-Mapping any

responses or conditions of approval by close of business day, after which a determination on the Tentative Map will be made.

Proposed time frame: The Bureau of Street-use and Mapping-Mapping is currently implementing this process improvement.

Process Improvement #3: Develop clear queuing protocols.

The Bureau of Street-use and Mapping-Mapping currently has one large queue for everything that requires review by the mapping staff, which operates on a first-in, first-out basis. This proposed process improvement would create multiple queues so that each application type has its own queue, subject to application-specific turnaround times. For example, Record of Surveys and Corner Records are required to be processed per state timelines and shall be prioritized over other project types that are not subject to these deadlines.

Additionally, the queue for subdivisions should be prioritized based on the City's established priorities. Affordable housing, Development Agreement Projects, and large market-rate housing projects that create a defined minimum number of units should be systematically prioritized for expedited processing.

This process improvement also includes ongoing internal training with the goal of clarifying staff roles, expectations, and response times.

Proposed time frame: The Bureau of Street-use and Mapping-Mapping is currently implementing this process improvement, and will refine, as needed, upon review and feedback of this report.

c. Bureau of Street-use & Mapping - Permits

Executive Directive 23-01 directed Public Works to list completed process improvements (e.g. those completed in accordance with Executive Directives 18-01, 17-02, and 13-01, which remain in effect) and to describe any remaining or new internal process improvement needed to meet the Housing Element goals, including specific steps and time frames for completing each improvement.

Previously Completed Process Improvements

The improvements that were developed and deployed at the Bureau of Street-use and Mapping-Permits were limited in scope. One improvement was the assignment of an alternate engineer to handle permit approvals when the primary Infrastructure Task Force engineer went on leave.

Another process improvement was the implementation of the "GREEN" designation for priority projects. This process could be improved if developers are reminded to note this designation in their applications.

Proposed Process Improvements

The Bureau of Street-use and Mapping-Permits has evaluated its internal procedures and is proposing the following process improvements to improve efficiency and reduce review times. Several procedures can be implemented immediately, while others will take time to evaluate, and to obtain approval by other agencies, notably the City Attorney's Office. We have organized the proposed list in order of ease of implementation, with the easier-to-implement proposals listed first and then increasing in complexity to implement.

Process Improvement #1: Restore the Bureau of Street-use and Mapping Permit Service Desk Evaluation of Existing Minor Encroachments

The Bureau of Street-use and Mapping-Permits historically offered to review and approve existing encroachments through its service desk at the Department of Building Inspection, now the Permit Center. This service facilitated an expedited release of building permit applications at the Department of Building Inspection because it eliminated the back-and-forth between the applicant and the Bureau of Street-use and Mapping-Permits in review of the encroachment. Instead, the existing encroachment and associated application would be completed on the spot. The applicant would go to the City and County of San Francisco Recorder's Office and have the Minor Sidewalk Encroachment (Minor Encroachment Permits) recorded, and then deliver the completed and recorded Minor Encroachment Permits application to the Bureau of Street-use and Mapping. This would facilitate the release of the building permits applications at the Department of Building Inspection.

This service was stopped because it required the Bureau of Street-use and Mapping-Permits to assign an additional engineer to the Bureau of Streets-use and Mapping service desk at the Permit Center. This added work reduced the Bureau of Street-use and Mapping's back-office capacity, resulting in slower review times of Street Improvement Permits, Major Encroachment Permits, Minor Encroachment Permits and other construction-related permits. The Bureau of Street-use and Mapping-Permits intends to reassign an engineer to handle existing minor encroachments at the Permit Center. At this time, we are still evaluating when to restore this service based on current staffing levels. Target implementation date: By August 2023.

Process Improvement #2: Single Point of Contact

The Bureau of Street-use and Mapping-Permits has identified a recurring issue with permit applications involving multiple parties. While an applicant and owner's agent typically are authorized to represent the owner in obtaining permits, Bureau of Street-use and Mapping engineers and analysts may receive inquiries from various other parties involved in the process. This can result in duplicated efforts and miscommunications, causing delays in the application process.

To address this issue, the Bureau of Street-use and Mapping-Permits proposes to issue guidelines to all applicants, advising that the Bureau of Street-use and Mapping staff only will respond to the agent or representative listed in the permit application materials. This approach will help streamline communication and prevent any

misunderstandings or delays that may arise from multiple parties attempting to communicate with the Bureau of Street-use and Mapping staff. Ultimately, this will result in quicker and more positive outcomes for all parties involved.

We are expecting to release these guidelines by July 1, 2023.

Process Improvement #3: Mandatory Idle Time and Rapid Return Time

Upon reviewing the Bureau of Street-use and Mapping statistics for construction-related permits, which include Excavation, Street Improvement Permits (simple and complex), Major Encroachment Permits, Minor Encroachment Permits and Vaults, we have found that nearly 90% of the application time is with the applicant. See Appendices 4 and 5 for additional details. Appendix 4 was discussed in the previous "Performance Assessment" section; Appendix 5 is a consolidation of the information provided in Appendix 4 for "construction-related permits," but also includes non-construction permits, such as commercial and utility. Appendix 5 shows that for nearly every class of permits, with the exception of utility permits, most time is spent with the applicant. By bolstering collaboration upfront, we can streamline the Bureau of Street-use and Mapping processes and reduce delays as shown in these graphs.

In order to incentivize quick turn around and avoid the loss of institutional knowledge that can occur when permits remain with the applicant for long periods of time, the Bureau of Street-use and Mapping-Permits also proposes to issue guidelines to all applicants that construction-related permits that are returned with comments within eight business days will be given front-of-the-line status. This initiative will reward applicants for their timely responses.

Target implementation date: By July 1, 2023.

Process Improvement #4: Mayoral Housing for All Permit

The Bureau of Street-use and Mapping-Permits permitting processes and procedures have two main constraints:

- The code, from which they draw their legal authority.
- Staffing, which limits the capacity of those who perform the work to review and approve permits.

Most of the Bureau of Street-use and Mapping-Permits proposals are limited by these two constraints and to realistically improve timeliness and achieve the demand for a 50% reduction in permit approvals, these two constraints would need to be resolved. To achieve this, the Bureau of Street-use and Mapping-Permits proposes a new permit dubbed the "Mayoral Housing for All Permit".

The Mayoral Housing for All Permit would allow Street Improvement Permits and general excavation work and would cover all grading, paving and utilities. The permit application would be subjected to strict conditions, such as allowing only City Standard designs and absolutely no encroachments. It would be designated for only

be allowed for housing projects of five or more units. Once the initial design is triaged and is found to conform to the strict guidelines, the applicant would have to submit a notarized declaration that they will follow City standards and codes during construction and acknowledge that any non-standard/unacceptable findings after construction will have to be removed and replaced at their expense. The applicant also will have to record a document indemnifying the City in the event of a lawsuit for violations of any codes or regulations.

Process Improvement #5: The Bureau of Street-use and Mapping Housing Permit Group

The Bureau of Street-use and Mapping-Permits final proposal would augment how permits are submitted, reviewed, and approved to better streamline the overall permitting experience. This would require augmenting in-house staff with outside consultants, frontloading the review process and reassigning resources.

The Bureau of Street-use and Mapping-Permits Reorganization and Frontloading Review

The Bureau of Street-use and Mapping-Permits is currently organized into two primary groups: Commercial and Construction. The proposal would reorganize the Construction Permit group into two divisions: general construction and housing-specific construction. The housing permit group would be charged with the review and approval of all permits related to housing construction of five or more units.

To maximize the benefit of creating a stand-alone housing permit group, the Bureau of Street-use and Mapping would need concurrently to implement an active triage system that frontloads reviews. Once this is done, developers would be offered a guaranteed review of permit applications within four weeks. The guaranteed review system would require the following:

1. Applicant submits design documents that are at least 90% Construction Documents completion and conforms to the Bureau of Street-use and Mapping's document standards. The Bureau of Street-use and Mapping will institute clear drafting and design standardization for all applications to reduce review time by the Bureau of Street-use and Mapping-Permits staff. Any areas of confusion, code issues, standards issues, or other questions will have to be submitted at least two weeks prior to any desired meeting.
2. The Bureau of Street-use and Mapping-Permits performs triage on documents, and if the application is acceptable, will reach out to the applicant to schedule a Housing Permit consulting meeting.
3. Applicant schedules and pays for upfront consulting fee to Public Works Bureau of Street-use and Mapping and the Disability Access Coordinator.
4. The Housing Permit consulting meeting will require the applicant design representative to attend and review packages with Public Works.

5. The applicant revises and resubmits application to the Bureau of Street-use and Mapping-Permits for review to ensure the package was revised as per consulting meeting for review and acceptance if the needed changes were included.

The Bureau of Street-use and Mapping Funding and Staffing

To successfully implement this initiative, the Bureau of Street-use and Mapping, which relies heavily on General Fund support, will need to hire at least four additional consultant engineers to staff the Housing Permit group (as outlined in capacity assessment below). The department will explore funding options.

E. Department of Public Works Capacity Assessment and Plan

a. Infrastructure Task Force

Public Works is in the process of restructuring some support positions to provide greater depth and coverage, particularly at the engineering and permit review levels. In addition, an additional project manager position has been approved but not yet filled, to address an increase in project numbers and/or activity.

Evaluate existing departmental capacity to accomplish process improvements and propose staffing plan using existing or, if justified, new resources to meet these goals:

- i. Infrastructure Task Force Staff – The existing team is sufficiently staffed to support the current level of activity for Development Agreement projects, as well as to achieve the Executive Directive 23-01 goals and process improvements discussed in this report with the following two additions:
 1. Infrastructure Task Force Submittal Coordinator: Backfill the vacant 5203 Assistant Engineer position to focus on Executive Directive 23-01 process improvements, prepare for Director’s Hearings and Director’s Orders related to Design Exceptions and Deferral requests.
 2. Team Redundancy: The Infrastructure Task Force hired a new engineer team member who is being trained on reviewing site permit and addenda on Executive Directive 17-02 projects, providing guidance on various Bureau of Street-use and Mapping permits, resolution of agency comments related to Street Improvement Permits and issuance of Street Improvement Permits and preparing and submitting Director’s Orders. When the Infrastructure Task Force Submittal Coordinator is out of office or unavailable, the assigned Infrastructure Task Force Administrative Assistant will assist with the above functions, including intaking, logging and distributing developer submittals.
- ii. Bureau of Engineering Staff – The Bureau of Engineering sections are adequately staffed to perform upcoming Street Improvement Permit reviews. While the Disability Access Coordinator reviews were often on the critical path to Public Works completing Street Improvement Permit submittal reviews within the 30-day timeline, data has shown that since February 2021, they largely have been

completing reviews within the 30-day timeframe for Development Agreement projects.

- iii. Bureau of Construction Management Staff and Inspection Support – The Infrastructure Task Force will provide schedule outlook to the Bureau of Construction Management to ensure adequate Construction Management coverage of projects as new projects and phases come online.

b. Bureau of Street-use & Mapping: Mapping

Staff Resources

The Bureau of Street-use and Mapping-Mapping group currently has the following full-time employees:

- One (1) 0941 - County Surveyor
- One (1) 5216 - Chief Surveyor
- Two (2) 5314 Survey Associates
- One (1) 5312 Survey Assistant II
- Two (2) 5310 Survey Assistant I
- Two (2) Analysts

The Bureau of Street-use and Mapping-Mapping group currently has the following part-time employees:

- One (1) 5216 – Prop F Chief Surveyor (new hire as of 4/4/23)
- One (1) Intern (from summer 2022)

Financial Resources

Historically the Bureau of Street-use and Mapping-Mapping group has been self-funded through charging and collecting fees for various mapping applications and surveying work performed by the section. The application fees are deposited into the Subdivision Fund, which helps fund the Bureau of Street-use and Mapping-Mapping group staff but has proven to be insufficient to fill vacant positions. Additionally, the Subdivision Fund is restricted in its use. The County Surveyor has a pending budget request for Fiscal Year 2023-24. Currently, the Bureau of Street-use and Mapping-Mapping will need to hire additional staff to reduce mapping application approval timelines by 50%.

In addition to the above, the Office of the County Surveyor performs many other functions that direct staff away from the application queue. Those duties are: Conditional Use Appeal determination, Street Vacations applications, Sidewalk Legislation, review of A-17, Q-20, and SUR Maps, research for public records requests or other City agencies, etc.

Resources needed to be successful:

- Approval of the budget initiative for funds requested for the Subdivision Fund.

- Hiring of additional staff:
 - Minimum: 1 full-time 5216 (Licensed Land Surveyors), 1 part-time (Prop F) Licensed Land Surveyor and one 5310 Survey Associate to be a full-time map checker.
 - Recommended: Hire the three positions described above, plus two (2) additional 5310 Survey Associates to assist in map checking, sidewalk legislation and research efforts.

Future capacity can be flexible as the volume and type of mapping applications fluctuate, as tracked on the proposed Mapping Dashboard. Mapping staff can be moved to the survey team, which is funded by survey contracts and not by the Subdivision Fund. This would have the following benefits:

- Staff can be cross-trained, which helps the department as well as the employee to meet state licensing requirements to have both field and office experience.
- Alleviate pressure on the Subdivision Fund during times when we may not have as many applications coming in.

c. Bureau of Street-use & Mapping: Permits

The Bureau of Street-use and Mapping-Permits reviewed our capacity to review permits over the past three years. For this analysis we collected data on the number of permits submitted and approved by the permit staff. Subject matter experts estimated the amount of time spent to intake, review, and issue a permit. This data was used to determine the total staff hours required for the permit staff to review permits and the total time necessary to review all permits received.

	Received 2020 Hrs / permit type	Approved 2020 Hrs / permit type	Received 2021 Hrs / permit type	Approved 2021 Hrs / permit type	Received 2022 Hrs / permit type	Approved 2022 Hrs / permit type
Number of Permits	28,485	26,919	30,516	28,617	30,155	27,908
Total staff time (hrs)	40,195.0	33,676.7	44,342.6	35,454.5	40,520.4	31,787.1
Total staff time (FTE)	24.9	20.9	27.5	22.0	25.1	19.7
Commercial (hrs)	13119.3	9381.2	15741.2	10920.0	13600.3	8083.0
Commercial (FTE)	8.1	5.8	9.8	6.8	8.4	5.0
DBI (hrs)	4842.9	4555.3	5750.8	5464.7	4902.8	4781.6
DBI (FTE)	3.0	2.8	3.6	3.4	3.0	3.0
Construction (hrs)	22251.5	19740.2	22850.7	19069.8	22035.9	18922.6
Construction (FTE)	13.8	12.2	14.2	11.8	13.7	11.7
BSM Staffing	16.75 FTE + 5 P/T Students		17 FTE + 4 P/T Students		16.57 FTE + 5 P/T Students	

See Appendices 8 and 9 for the detailed results.

The analysis shows that approximately four to five additional staff are required to review the number of permits submitted. This analysis does not cover the nuances of individual permits. The Bureau of Street-use and Mapping-Permits has experienced a high turnover rate in 2021. The Bureau of Street-use and Mapping lost a total of 10 employees and hired eight replacements. This turnover resulted in the loss of productivity in the latter half of 2021 and in 2022 as experienced staff left and new staff are being trained.

The Bureau of Street-use and Mapping has not been fully staffed during this period. A total of 24 budgeted positions are dedicated to plan review. There are 13 positions for Public Works construction permits, three positions reviewing Department of Building Inspection permits, and eight positions for commercial permits. During the last three years, the permit team consisted of approximately 17 full-time equivalents (FTEs), supplemented by four to five part-time students. If all vacant positions are filled, the Bureau of Street-use and Mapping-Permits would be able to process nearly all the submitted permits. While this improves the number of permits processed, it does not resolve the backlog created by not being fully staffed.

Executive Directive 23-01 directs Public Works to cut the review time of permits related to housing by 50%. With the available staff already working a capacity, additional staff would be required to be able to achieve this goal. The analysis we performed was to look at the five major types of permits associated with the Department of Building Inspection permits. Taking the total number of work hours averaged over the last three years to come up with the staffing level of 4.0 FTEs.

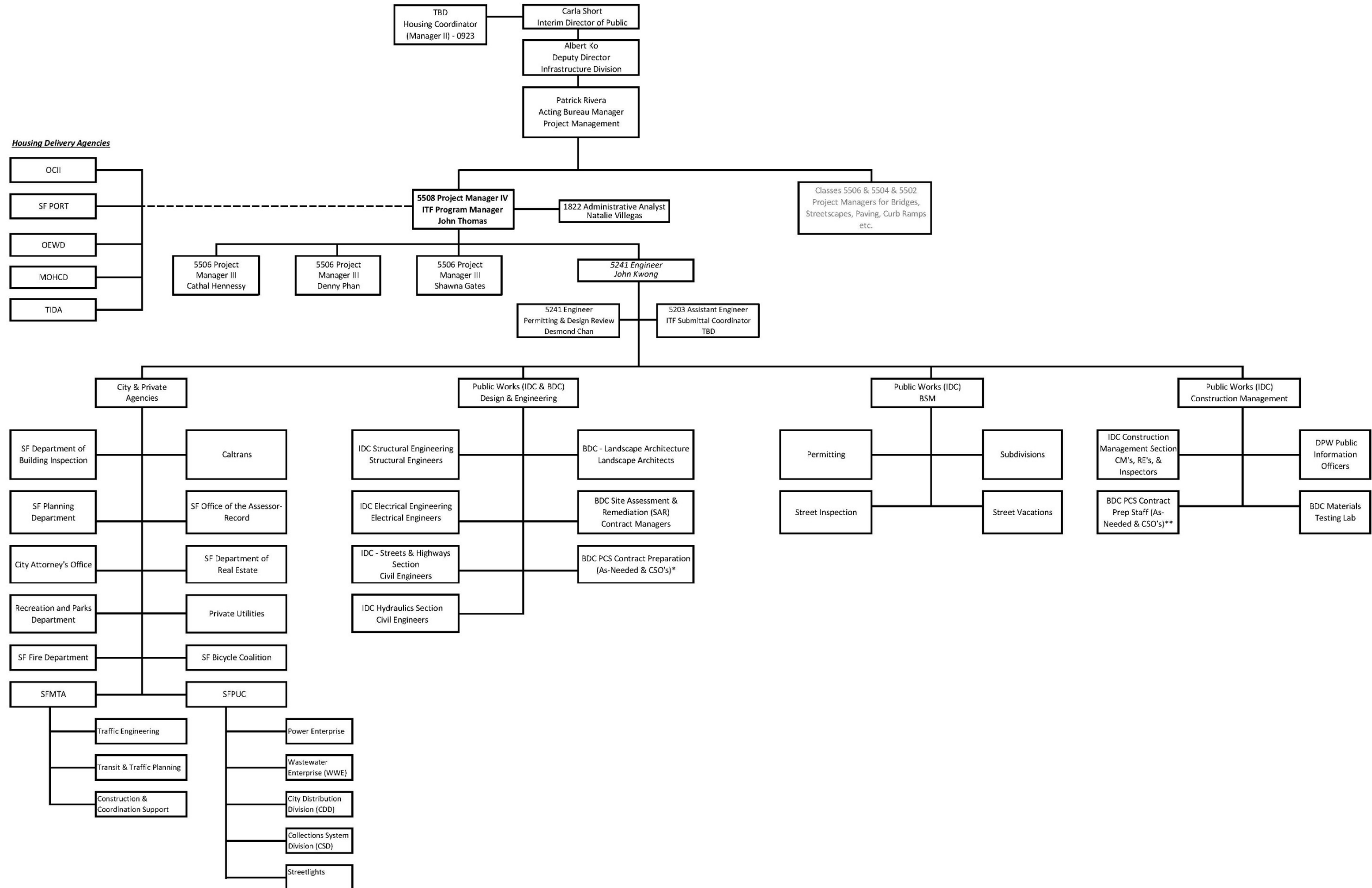
Appendices:

- 1) Organizational Chart for the Infrastructure Task Force and Public Works Staff Supporting Housing Production
- 2) Lifespan of a Large-Scale Project Phase Flowchart
- 3) ED 23-01 Street Improvement Permits Data Metrics Tables
- 4) Performance by Construction
- 5) Performance by Permit Type
- 6) Discussion on outliers in the Infrastructure Task Force Street Improvement Permit Summary Data
- 7) Permit Processing Times
- 8) Permit Processing Time Analysis

Appendix 1

Organizational Chart for Infrastructure Task Force and Public Works Staff Supporting Housing Production

Public Works Infrastructure Task Force (ITF) Organization Chart for Development Agreement Project

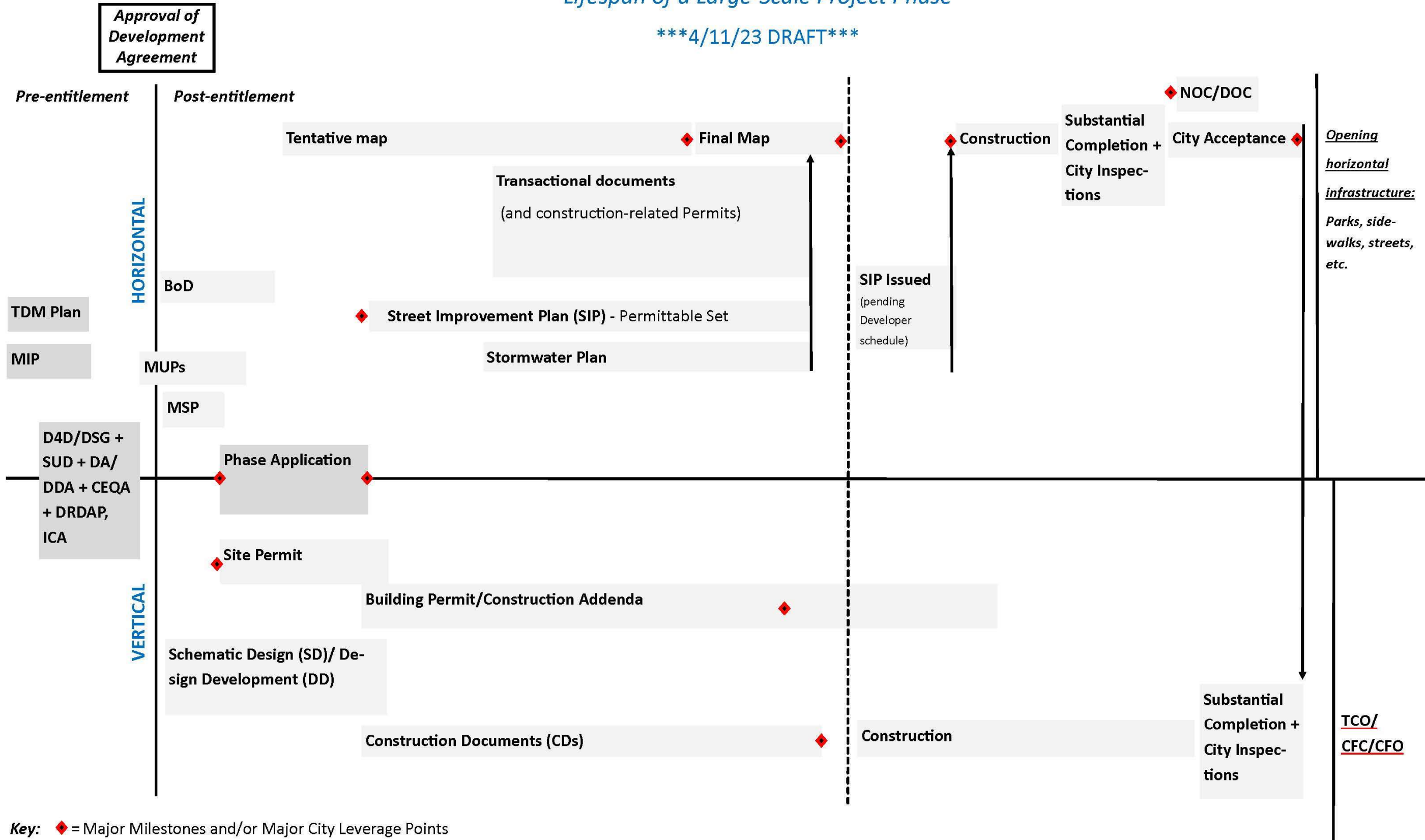


Appendix 2

Lifespan of a Large-Scale Project Phase Flowchart

Lifespan of a Large-Scale Project Phase

4/11/23 DRAFT



Acronyms (in alphabetical order)

Building Permit

BoD: Basis of Design

CEQA: California Environmental Quality Act

City Acceptance: *Usually Requires BoS action*

Construction: *Vertical usually 18—24 months*

CDs: Construction Documents

CFC: Certificate of Final Completion

CFO: Certificate of Final Occupancy

DA/DDA: Development Agreement/Disposition and Development Agreement

DRDAP: Design Review and Document Approval Procedures

D4D/DSG: Design for Development/Design Standards and Guidelines

DD: Design Development

Final Map *Could include: Transactional Documents, Tax Certificates, Tentative Map decision, Subdivision Guarantee, Mylars, Public Works order, Public Improvement Agreement (PIA), and any other Subdivision Mapping Act requirements*

ICA: Interagency Cooperative Agreement

MSP: Master Streetscape Plan

MIP: Master Improvement plan

MUPs: Master Utility Plans

Phase Application *Could include sub-phases, or not*

SD: Schematic Design

SIP: Street Improvement Plan—*Includes long-term transportation design planning*

SIP: Street Improvement Permit— Permit for above Plan

Site Permit: *Includes multi-agency vertical design review*

Stormwater Plan

Substantial Completion

SUD: Special Use District

TCO: Temporary Certificate of Occupancy

TDM: Transportation Demand Management Plan

Tentative Map

Transactional documents (and construction-related permits). *Could include: Easements, Grant Deeds, Notice of Special Restriction (NSR), Street Vacation, Major Encroachment Permit (MEP), Minor Sidewalk Encroachment Permits, General Plan Referral (GPR), Public Improvement Agreement (PIA), Permit to Enter, Traffic Construction Controls Plan (includes Street Closure, Bus Stop Relocation, Parking Control), Offer of Improvements, Offer of Dedications, Master CC&Rs, any necessary Operations and Maintenance (O&M) manuals and matrix*

Appendix 3

Executive Directive 23-01 Street Improvement Permits Data Metrics Tables

List of DA Projects Active between 2019-2023

5M

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
5M Ph 1 and 2-SIP-OVERALL																			
5M Ph 1 and 2-SIP-01 - 100% Sub 1	4/22/2020	4/24/2020	9/3/2020	134	--	8/28/2020	126	8/28/2020	85	n/a	n/a	n/a	n/a	9/3/2020	132	7/2/2020	21	Distribution Dates: 4/24/2020 original and then, 5/13/2020-PW-EHY, 6/5/2020-PW-DAC, 6/11/2020-MTA Comments received: 5/22/2020-PW-ESH 5/22/2020-PW-EHY 7/2/2020-MTA 7/8/2020-SFFD 8/28/2020-PW-DAC	8/28/2020-PW-DAC
5M Ph 1 and 2-SIP-02 - 100% Sub 2	1/22/2021	1/27/2021	3/1/2021	38	141	2/26/2021	30	2/26/2021	30	n/a	n/a	n/a	n/a	3/3/2021	35	2/23/2021	27	9/3/2020-PUC 2/22/2021-SFFD	
				Total SIP Days:		313													

Balboa Reservoir

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Balboa Reservoir-SIP-OVERALL																			
Balboa Reservoir-SIP-01 - 65%	7/18/2022	7/19/2022	8/23/2022	36	--	8/23/2022	35	8/16/2022	28	8/23/2022	35	n/a	n/a	8/22/2022	34	8/23/2022	35	8/1/2022-CPC 8/17/2022-SFFD	8/23/2022-PW-BUF
Balboa Reservoir-SIP-02 - 100%	9/19/2022	9/20/2022	10/26/2022	37	27	10/18/2022	28	10/18/2022	28	10/17/2022	27	n/a	n/a	10/25/2022	35	10/18/2022	28	10/3/2022-SFFD (Kamal) - aprv 10/14/2022-CPC (Amnon) - aprv	10/18/2022-PW-DAC
				Total SIP Days:		100													
				Total SIP Running Total:		267													
				Today's Date:		4/11/2023													

HOPE SF Hunters View Phase 3

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Hunters View Ph 3-SIP-00 - 30%	6/26/2018	6/28/2018	10/23/2018	119	--	10/23/2018	117											Note: limited data from ITF files (managed by Hawk). 30% SIP excluded from calculations since 30% is not detailed enough to trigger start of SIP cycle	Data unavailable
Hunters View Ph 3-SIP-01 - 65%	5/29/2019	5/30/2019	7/22/2019	54	218	7/22/2019	53							7/5/2019	36	7/8/2019	39	Note: limited data from ITF files (managed by Hawk)	Data unavailable
Hunters View Ph 3-SIP-02 - 90%	9/10/2019	9/16/2019	11/5/2019	56	50	11/24/2019	69	11/24/2019	69	n/a	n/a	9/30/2019	14	10/22/2019	36	9/27/2019	11	9/27/2019-DT 9/27/2019-CPC	11/24/2019-PW-DAC
Hunters View Ph 3-SIP-03 - 100% Sub 1	2/4/2020	2/7/2020	5/8/2020	94	91	5/8/2020	91	4/14/2020	67	n/a	n/a	5/8/2020	91	4/2/2020	55	2/28/2020	21	2/19/2020-SFFD 2/25/2020-DT; Comments not received from DRE and PW-ESH (MH-on leave). Facilitated by Hawk Engineers. Submitted by Jim Fain. 2/26/2020 & 3/9/2020-reminders sent. All PW comments sent except EST on 4/15/20	5/8/2020-PW-EST
Hunters View Ph 3-SIP-04 - 100% Sub 2	8/12/2020	8/17/2020	11/9/2020	89	96	11/9/2020	84	10/27/2020	71	n/a	n/a	11/9/2020	84	11/5/2020	80	9/10/2020	24	9/9/2020-SFFD 10/28/2020-DTIS; 10/27/2020-partial comments to date, 11/5/2020-PUC, 11/9/2020-PW-EST; Comments not received from PW-CM, PW-BUF.	5/5/2020-PW-EST
Hunters View Ph 3-SIP-05 - 100% Sub 3	1/12/2021	1/13/2021	3/23/2021	70	64	3/3/2021	49	3/3/2021	49	2/24/2021	42	3/2/2021	48	3/17/2021	63	2/10/2021	28	1/29/2021-DT; 2/4/2021-partial comments to date	3/3/2021-PW-DAC
Hunters View Ph 3-SIP-06 - 100% Sub 4	4/28/2021	4/29/2021	6/8/2021	41	36	5/13/2021	14	5/13/2021	14	n/a	n/a	n/a	n/a	6/4/2021	36	5/25/2021	26	5/25/2021-DT	5/13/2021-PW-DAC (Only PW reviewer to respond).
Hunters View Ph 3-SIP-07 - 100% Sub 5	8/17/2021	8/18/2021	1/24/2022	160	70	--	--	n/a	n/a	n/a	n/a	n/a	n/a	1/21/2022	156	--	--	9/15/2021-DT 1/21/2022-PUC Submittal significantly delayed by late SFPUC-SL review	
Hunters View Ph 3-SIP-08 - 100% Sub 6	3/23/2022	3/29/2022	5/4/2022	42	58	--	--	n/a	n/a	n/a	n/a	n/a	n/a	5/3/2022	35	--	--	5/2/22-DT	
Hunters View Ph 3-SIP-09 (Final) - Permit Issued	7/15/2022	8/12/2022	8/12/2022	28	72			n/a	n/a	n/a	n/a	n/a	n/a	--	--	--	--	Note: Final Permit Set addressing comments submitted 7/15/22	
				Total SIP Days:		1171													

HOPE SF Potrero Phase 2

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Potrero Ph 2-SIP-OVERALL																			
Potrero Ph 2-SIP-00 - 30%					-														Note: limited data from ITF files (managed by Hawk). Will not include in total SIP duration as 30% is not detailed enough to trigger start of SIP cycle
Potrero Ph 2-SIP-01 - 65%	7/11/2019	7/15/2019	8/27/2019	47	-	8/22/2019	38	n/a	n/a	n/a	n/a	n/a	n/a	8/22/2019	38	8/22/2019	38	Data unavailable. Made assumption	
Potrero Ph 2-SIP-01 - 90%	4/1/2020	4/7/2020	6/18/2020	78	218	5/8/2020	31	n/a	n/a	5/8/2020	31	4/30/2020	23	5/27/2020	50	5/4/2020	27	5/1/2020 CPC; Comments not received from PW-DAC, PW-ELA, SFFD, DT, PW-EST (Reza)	5/8/2020-PW-BUF
Potrero Ph 2-SIP-02 - 100% Sub 1	8/3/2020	8/5/2020	11/16/2020	105	46	11/13/2020	100	10/5/2020	61	8/27/2020	22	11/13/2020	100	10/21/2020	77	9/10/2020	36	8/31/2020-SFFD 10/23/2020-DT (informal); 10/21/2020-partial comments to date, 11/16/2020-DT and PW-EST	11/13/2020-PW-EST
Potrero Ph 2-SIP-03 - 100% Sub 2	11/25/2020	11/30/2020	1/25/2021	61	9	1/21/2021	52	12/11/2020	11	1/21/2021	52	1/20/2021	51	1/19/2021	50	1/22/2021	53	12/23/2020-CPC 12/28/2020-SFFD 12/28/2020-DT; 1/15/2021-partial comments to date, 1/21/2021-PUC, PW-BUF, and PW-EST, 1/25/2021-MTA	1/21/2021-PW-BUF
Potrero Ph 2-SIP-04 - 100% Sub 3	2/3/2021	2/3/2021	2/12/2021	9	9	2/9/2021	6	2/9/2021	6	2/4/2021	1	2/9/2021	6	2/11/2021	8	2/9/2021	6	2/8/2021-SFFD 2/9/2021-DT	2/9/2021-PW-DAC
Potrero Ph 2-SIP-05 (Final) - Permit Issued	2/12/2021		2/12/2021					n/a	n/a	n/a	n/a	n/a	n/a	-	-	-	-	2/12/2021-Plans & Specs were permitted	
				Total SIP Days:		582													

HOPE SF Sunnydale Phase 1A3

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Sunnydale Ph 1A3-SIP-OVERALL																			
Sunnydale Ph 1A3-SIP-01 - 60%	5/21/2020	5/26/2020	7/28/2020	68	-	7/22/2020	57	7/20/2020	55	n/a	n/a	n/a	n/a	7/27/2020	62	6/30/2020	35	7/1/2020-CPC 7/1/2020-SFFD; 7/24/2020-partial comments to date, 7/28/2020-PUC	7/22/2020-PW-ESH
Sunnydale Ph 1A3-SIP-01 - 90%	9/15/2020	9/21/2020	11/25/2020	71	49	11/9/2020	49	11/9/2020	49	10/22/2020	31	10/19/2020	28	11/25/2020	65	10/20/2020	29	10/19/2020-RPD 10/20/2020-CPC 10/20/2020-SFFD 11/13/2020-DT; 11/17/2020-partial comments to date, 11/23/2020-PUC	11/9/2020-PW-DAC
Sunnydale Ph 1A3-SIP-02 - 100% Sub 1	1/29/2021	2/1/2021	4/1/2021	62	65	3/30/2021	57	3/8/2021	35	3/30/2021	57	3/8/2021	35	3/26/2021	53	3/5/2021	32	2/5/2021-DT 3/1/2021-RPD 3/1/2021-CPC 3/4/2021-SFFD; 3/15/2021-partial comments to date, 3/26/2021-PUC; 3/29/2021-partial comments to date, 3/30/2021-PW-BUF	3/30/2021-PW-BUF
Sunnydale Ph 1A3-SIP-03 - 100% Sub 2	5/26/2021	5/27/2021	7/14/2021	49	55	6/24/2021	28	6/24/2021	28	6/17/2021	21	n/a	n/a	7/8/2021	42	6/28/2021	32	6/22/2021-DT 6/25/2021-RPD 6/28/2021-SFFD 7/1/2021-CPC	6/14/2021-PW-DAC
Sunnydale Ph 1A3-SIP-04 - 100% Sub 3	9/29/2021	10/4/2021	12/8/2021	70	77	11/4/2021	31	11/4/2021	31	10/8/2021	4	n/a	n/a	12/6/2021	63	10/29/2021	25	10/26/2021-SFFD 10/27/2021-DT 11/19/21-CPC 12/8/21-RPD; 11/30/2021-partial comments to date, 12/6/2021-PUC 12/8/2021-RPD (waited for missing developer C5.x sheets)	11/4/2021-PW-DAC
Sunnydale Ph 1A3-SIP-05 - 100% Sub 4	2/10/2022	2/11/2022	2/28/2022	18	64	2/25/2022	14	2/18/2022	7	n/a	n/a	n/a	n/a	2/25/2022	14	-	-	2/17/22-RPD 2/23/22-DT	2/25/2022-PW-ITF
Sunnydale Ph 1A3-SIP-07 (Final) - Permit Issued	4/19/2022	5/3/2022	5/19/2022	30	50	5/17/2022	14	5/17/2022	14	n/a	n/a	n/a	n/a	-	-	-	-	5/17/2022-PW-DAC (Only PW reviewer to respond)	
				Total SIP Days:		728													

Mission Rock Phase 1

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Mission Rock Ph 1-SIP-OVERALL																			
Mission Rock Ph 1-SIP-01 - Sub 1 (no % identified)	6/17/2019	6/17/2019	8/19/2019	63	-	8/19/2019	63	7/19/2019	32	n/a	n/a	n/a	n/a	8/13/2019	57	7/22/2019	35		
Mission Rock Ph 1-SIP-02 - Sub 2 (no % identified)	10/21/2019	10/21/2019	11/22/2019	32	63	11/22/2019	32	11/22/2019	32	n/a	n/a	n/a	n/a	11/25/2019	35	11/25/2019	35		
Mission Rock Ph 1-SIP-03 - Sub 3 (no % identified)	2/5/2020	2/6/2020	5/7/2020	92	75	5/7/2020	91	4/5/2020	59	n/a	n/a	5/7/2020	91	3/24/2020	47	3/6/2020	29		5/7/2020-PW-EST
Mission Rock Ph 1-SIP-04 - Sub 4 (no % identified)	6/22/2020	6/22/2020	7/14/2020	22	46	7/13/2020	21	7/3/2020	11	n/a	n/a	n/a	n/a	7/13/2020	21	7/14/2020	22	Comments not received from PW-BUF.	7/8/2020-PW-CM, PW-ESH
Mission Rock Ph 1-SIP-05 - Sub 5 (no % identified)	8/3/2020	8/4/2020	9/2/2020	30	20	9/2/2020	29	9/2/2020	29	n/a	n/a	9/1/2020	28	9/2/2020	29	9/2/2020	29	Data unavailable. Made assumption	9/3/2020-PW-DAC
Mission Rock Ph 1-SIP-07 (Final) - Permit Issued	9/25/2020	9/25/2020	10/2/2020	7	23	9/28/2020	3	n/a	n/a	n/a	n/a	n/a	n/a	-	-	-	-	10/2/2020-permitted	9/25/2020-PW-EHY 9/28/2020-PW-ESH (JM)
				Total SIP Days:	473														

Treasure Island Stage 2/3

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Treasure Island Stage 2/3-SIP-OVERALL																			
Treasure Island Stage 2/3-SIP-02 - 100% Sub 1	5/31/2019	6/6/2019	10/8/2019	130	-	7/3/2019	27	n/a	n/a	7/30/2019	54	n/a	n/a	8/8/2019	63	10/8/2019	124		
Treasure Island Stage 2/3-SIP-03 - 100% Sub 2	7/14/2020	7/17/2020	12/29/2020	168	280	12/12/2020	148	11/13/2020	119	8/14/2020	28	n/a	n/a	11/13/2020	119	8/31/2020	45	8/10/2020-SFFD 8/11/2020-CPC 11/17/2020-partial comments to date, 12/9/2020-DT, 12/12/2020-PW-CM; 12/14/2020-partial comments to date, 12/24/2020-MTA-TS	11/13/2020-PW-DAC (Verbal Comments - Date is estimated. Could not find documentation)
Treasure Island Stage 2/3-SIP-04 - 100% Sub 3	6/3/2021	6/7/2021	9/21/2021	110	156	8/13/2021	67	7/7/2021	30	7/15/2021	38	n/a	n/a	8/13/2021	67	9/20/2021	105	6/24/2021-CPC 7/6/2021-DT 7/7/2021-SFFD; 8/12/2021-partial comments to date, 8/13/2021-PW-CM, PUC Power; 8/16/2021-partial comments to date, 9/20/2021-MTA	7/15/2021-PW-BUF
Treasure Island Stage 2/3-SIP-05 - 100% Sub 4	2/8/2022	2/10/2022	5/12/2022	93	140	4/25/2022	74	4/25/2022	74	n/a	n/a	n/a	n/a	5/11/2022	90	4/26/2022	75	3/7/22-SFFD 3/10/22-DT; 4/22/2022-partial comments to date, 4/25/2022-PW-DAC (Kevin), 4/26/2022-MTA-TS (MCN); 4/27/2022-partial comments to date, 5/11/2022-SFPUC-SL	4/25/2022-PW-DAC
Treasure Island Stage 2/3-SIP-06 - 100% Sub 5	8/11/2022	8/15/2022	10/19/2022	69	91	9/28/2022	44	9/28/2022	44	n/a	n/a	n/a	n/a	10/18/2022	64	9/21/2022	37	09/22/2022-DT	9/28/2022-PW-DAC (Only PW reviewer to respond).
Treasure Island Stage 2/3-SIP-07 - 100% Sub 6	1/18/2023	1/24/2023	4/4/2023	76	91	2/24/2023	31	n/a	n/a	n/a	n/a	n/a	n/a	4/4/2023	70	3/14/2023	49		
				Total SIP Days:	1404														

Note: today's date entered as running total for date closed and date for outstanding agency comments

India Basin Big Green

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
India Basin Big Green-SIP-OVERALL																			
India Basin Big Green-SIP-01 - 30%	8/24/2022	8/26/2022	12/10/2022	108	-	10/4/2022	39							10/12/2022	47	-	-	9/13/22-CPC (Amnon) 10/17/22-RPD (Omar)	
				Total SIP Days:	108														
				Total SIP Running Total:	230														
				Today's Date:	4/11/2023														

Mission Bay (Parks P2-P8)

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Mission Bay (Parks P2-P8)-SIP-OVERALL																			
Mission Bay-Parks (P2-P8)-SIP-01 - 90%	5/8/2020	5/8/2020	5/13/2021	370	-	3/4/2021	300							6/11/2020	34	-	-	4/30/2020-OCII 5/22/2020-PORT 7/22/2020-partial comments to date, 3/4/2021-PW-DAC 5/13/2021-SFMTA did not provide response s. 5/13/2021-Item closed: Some time in the future MBDG will submit an updated set of drawings and specs for City review.	
				Total SIP Days:	370														
				Total SIP Running Total:	1068														
				Today's Date:	4/11/2023														

Parkmerced Phase 1B

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Parkmerced Phase 1B-SIP-OVERALL																			
Parkmerced Phase 1B-SIP-01 - 100%	4/30/2021	5/4/2021	5/11/2021	11	-	5/11/2021	7							5/11/2021	7	5/11/2021	7	Phae 1B comments previously reviewed in 2018. This submittal was to provide the City Agencies with the latest versions.	

Total SIP Days: 11
 Total SIP Running Total: 711
 Today's Date: 4/11/2023

Parkmerced Phase 1C

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Parkmerced Phase 1C-SIP-OVERALL																			
Parkmerced Phase 1C-SIP-01 - 60%	10/7/2022	10/14/2022	12/1/2022	55	-	11/23/2022	40							11/29/2022	46	11/10/2022	27	10/18/2022 CPC Amnon 11/10/2022 - SFFD (Kamal); 11/17/2022-partial comments to date, 11/18/2022-SFPUC CDD, 11/23/2022-PW-EST (Reza), 11/29/2022 SFPUC - WWFE	
Parkmerced Phase 1C-SIP-02 - 95%	2/3/2023	2/7/2023			64													OPEN	

Total SIP Days: 55
 Total SIP Running Total: 186
 Today's Date: 4/11/2023

Parkmerced Phase 1D

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Parkmerced Phase 1D-SIP-OVERALL																			
Parkmerced Phase 1D-SIP-01 - 75%	7/22/2022	8/5/2022	9/16/2022	56	-	9/6/2022	32							9/8/2022	34	-	-	8/23/2022 - CPC (Amnon) 8/24/2022-SFFD; Comments not received from PW-ITF, DT, OEWD.	
Parkmerced Phase 1D-SIP-02 - 95%	1/27/2023	1/31/2023			133													OPEN	

Total SIP Days: 56
 Total SIP Running Total: 263
 Today's Date: 4/11/2023

Schlage Lock

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Schlage Lock-SIP-OVERALL																			
Schlage Lock-SIP-01 - 100% Sub 1	1/21/2020	1/23/2020	3/2/2020	41	-	3/2/2020	39							2/26/2020	34	2/5/2020	13	2/12/2020-DT 2/3/2020-SFFD; 2/24/2020-partial comments to date, 2/26/2020-PUC; 2/26/2020-partial comments to date, 3/2/2020-PW-BUF	
Schlage Lock-SIP-02 - 100% Sub 2	3/27/2020	4/3/2020	5/22/2020	56	25	-	-							5/20/2020	47	5/12/2020	39	4/20/2020-CPC; Comments not received from PW-ITF, PW-DAC, PW-EST, PW-CM, PW-ELA (JD), PW-BUF, RPD, DT	
Schlage Lock-SIP-03 - 100% Sub 3	6/29/2020	7/2/2020	7/7/2020	8	38	-	-							-	-	-	-	7/7/2020-DPH Submitted to DPH only.	
Schlage Lock-SIP-04 - 100% Sub 4	7/15/2020	7/15/2020	10/14/2020	91	8	7/30/2020	15							7/30/2020	15	7/30/2020	15		

Total SIP Days: 267
 Total SIP Running Total: 1176
 Today's Date: 4/11/2023

Stonestown

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Stonestown-SIP-OVERALL																			
Stonestown-SIP-01 - 100% Sub 1	12/16/2022	12/20/2022	2/9/2023	55	-	2/9/2023	51							2/6/2023	48	1/27/2023	38	12/21/2022-OEWD 1/17/2023-SFFD 1/20/2023-DT 2/1/2023-CPC; 2/2/2023-partial comments to date, 2/6/2023-SFPUC-CDD, 2/6/2023-SFPW-EST (Ray); 2/7/2023-partial comments to date, 2/9/2023-SFPW-BUF (Susan)	

Total SIP Days: 55
 Total SIP Running Total: 116
 Today's Date: 4/11/2023

Potrero Power Station Phase 1

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Potrero Power Station Phase 1-SIP-OVERALL																			
Potrero Power Station Phase 1-SIP-01 - 95%	4/28/2021	4/30/2021	6/11/2021	44	—	6/1/2021	32	5/27/2021	27	5/26/2021	26	n/a	n/a	6/3/2021	34	5/28/2021	28	5/24/2021-SFFD 5/28/2021-DT 6/2/2021-CPC; Comments not received from PW-CM	6/1/2021-PW-EHY
Potrero Power Station Phase 1-SIP-02 - 100% Sub 1	10/4/2021	10/6/2021	11/30/2021	57	115	11/4/2021	29	11/3/2021	28	10/8/2021	2	n/a	n/a	—	—	11/5/2021	30	11/1/2021-CPC 11/2/2021-OEWD 11/3/2021-DT 11/18/2021-SFFD; Comments not received from SFPUC.	11/4/2021-PW-ESH, PW-EIA
Potrero Power Station Phase 1-SIP-03 - 100% Sub 2	3/2/2022	3/9/2022	5/13/2022	72	92	4/13/2022	35	4/8/2022	30	3/10/2022	1	n/a	n/a	4/24/2022	46	4/11/2022	33	4/5/2022-CPC 4/8/2022-SFFD 4/11/2022-DT-approved 4/11/2022-OEWD 5/13/2022-SFFD; 4/25/2022-partial comments to date, 4/27/2022-SFPUC-SI; 4/27/2022-partial comments to date, 5/11/2022-MTA-Striping (Add'l) 5/13/2022-SFFD	4/13/2022-PW-EHY
Potrero Power Station Phase 1-SIP-04 - 100% Sub 3	6/14/2022	6/21/2022	8/8/2022	55	32	7/21/2022	30	7/21/2022	30	n/a	n/a	n/a	n/a	8/5/2022	45	7/22/2022	31	6/27/2022-CPC 7/26/22-OEWD; 7/28/2022-partial comments to date, 8/5/2022-SFPUC-CDD	7/21/2022-PW-EHY
Potrero Power Station Phase 1-SIP-05 - 100% Sub 4	9/9/2022	9/12/2022	10/13/2022	34	32	9/23/2022	11	9/23/2022	11	n/a	n/a	n/a	n/a	10/4/2022	22	9/21/2022	9	Comments not received from SFPUC-CDD (Hydraulics)	9/23/2022-PW-DAC (Only PW reviewer to respond).
				Total SIP Days:			533												

TI Cityside Waterfront Park

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Cityside Waterfront Park-SIP-OVERALL																			
Cityside Waterfront Park-SIP-01 - 100% Sub 1	2/4/2020	2/14/2020	7/22/2020	169	—	7/21/2020	158	6/10/2020	117	n/a	n/a	n/a	n/a	6/16/2020	123	—	—		
Cityside Waterfront Park-SIP-02 - 100% Sub 2	12/28/2020	12/28/2020	4/8/2021	101	159	3/3/2021	65	3/3/2021	65	n/a	n/a	n/a	n/a	4/6/2021	99	—	—	3/10/2021-partial comments to date, 4/6/2021-PUC	
Cityside Waterfront Park-SIP-03 - 100% Sub 3	9/28/2021	9/30/2021	11/17/2021	50	173	11/4/2021	35	10/27/2021	27	n/a	n/a	11/4/2021	35	11/1/2021	32	—	—		
				Total SIP Days:			652												

YBI Hilltop Park

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Hilltop Park-SIP-OVERALL																			
Hilltop Park-SIP-01 - 100% Sub 1	3/6/2020	3/10/2020	6/5/2020	91	—	3/23/2020	13	n/a	n/a	n/a	n/a	n/a	n/a	5/22/2020	73	—	—	Original distribution by Hawk Engineers. Comments forwarded by ITF to TIDG with the caution that comments are not complete and more comments may be coming on the next submittal.	
Hilltop Park-SIP-02 - 100% Sub 2	8/26/2020	8/27/2020	1/5/2021	132	82	12/10/2020	105	11/1/2020	66	9/24/2020	28	11/25/2020	90	12/28/2020	123	—	—	DAC comments provided verbally (conference call).	
Hilltop Park-SIP-03 - 100% Sub 3	3/1/2021	3/3/2021	4/8/2021	38	55	4/2/2021	30	3/31/2021	28	3/24/2021	21	4/2/2021	30	4/6/2021	34	—	—		
Hilltop Park-SIP-04 - 100% Sub 4	5/25/2021	5/25/2021	7/15/2021	51	47	7/14/2021	50	6/22/2021	28	n/a	n/a	7/14/2021	50	6/4/2021	10	—	—		
Hilltop Park-SIP-05 - 100% Sub 5	7/28/2021	7/28/2021	8/4/2021	7	13	—	—	n/a	n/a	n/a	n/a	n/a	n/a	7/28/2021	0	—	—	Responses to PUC and RPD comments on -Hilltop Park Submittal #4	
Hilltop Park (Final) - Permit Issued	8/18/2021		8/18/2021	0	14			n/a	n/a	n/a	n/a	n/a	n/a						
				Total SIP Days:			530												

TI Causeway Park

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Causeway Park-SIP-OVERALL																			
Causeway Park-SIP-01 - 100% Sub 2	7/23/2020	7/27/2020	11/16/2020	116	—	9/16/2020	51	9/16/2020	51	n/a	n/a	n/a	n/a	11/10/2020	106	—	—		
Causeway Park-SIP-02 - 100% Sub 3	2/11/2021	2/11/2021	3/11/2021	28	87	3/10/2021	27	3/10/2021	27	n/a	n/a	n/a	n/a	3/23/2021	40	—	—		
Causeway Park-SIP-03 - 100% Sub 4	6/8/2021	6/8/2021	7/6/2021	28	89	7/1/2021	23	7/1/2021	23	n/a	n/a	n/a	n/a	8/5/2021	58	—	—	7/14/2021-partial comments to date, 8/5/2021-PUC	
Causeway Park-SIP-04 - 100% Sub 5	8/24/2021	8/25/2021	9/1/2021	8	49	9/1/2021	7	9/1/2021	7	n/a	n/a	n/a	n/a	—	—	—	—		
Causeway Park (Final) - Permit Issued	9/15/2021		9/30/2021	15	14			n/a	n/a	n/a	n/a	n/a	n/a					9/30/2021-permit issued.	
				Total SIP Days:			434												

TI Waterfront Plaza

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Waterfront Plaza-SIP-OVERALL																			
Waterfront Plaza-SIP-01 - 100% Sub 2	8/12/2020	8/19/2020	11/24/2020	104	--	11/1/2020	74	11/1/2020	74	n/a	n/a	n/a	n/a	11/13/2020	86	--	--	DAC comments verbally provided	
Waterfront Plaza-SIP-02 - 100% Sub 3	6/1/2021	6/3/2021	7/6/2021	35	189	7/2/2021	29	7/1/2021	28	7/2/2021	29	n/a	n/a	7/2/2021	29	--	--		
Waterfront Plaza-SIP-03 - 100% Sub 4	9/15/2021	9/20/2021	10/26/2021	41	71	9/30/2021	10	9/30/2021	10	n/a	n/a	n/a	n/a	10/22/2021	32	--	--	10/12/2021-partial comments to date, 10/22/2021-PUC	
Waterfront Plaza-SIP-04 - 100% Sub 5	12/29/2021	12/30/2021	1/18/2022	20	64	1/14/2022	15	1/14/2022	15	n/a	n/a	n/a	n/a	1/11/2022	12	--	--		
Waterfront Plaza (Final) - Permit Issued	1/31/2022	2/1/2022	2/2/2022	2	13			n/a	n/a	n/a	n/a	n/a	n/a					2/2/2022-permit issued.	
				Total SIP Days:		539													

YBI Dog Park

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Dog Park-SIP-OVERALL																			
Dog Park-SIP-01 - 100% Sub 1	9/11/2020	9/14/2020	1/12/2021	123	--	11/25/2020	72	9/16/2020	2	11/25/2020	72	n/a	n/a	1/4/2021	112	--	--		
Dog Park-SIP-02 - 100% Sub 2	3/5/2021	3/8/2021	4/19/2021	45	52	4/5/2021	28	4/1/2021	24	n/a	n/a	n/a	n/a	4/14/2021	37	--	--		
Dog Park-SIP-03 - 100% Sub 3	5/19/2021	5/20/2021	6/30/2021	42	30	6/17/2021	28	5/28/2021	8	n/a	n/a	n/a	n/a	6/22/2021	33	--	--		
Dog Park-SIP-04 - 100% Sub 4	7/9/2021	7/13/2021	7/21/2021	12	9	7/22/2021	9	7/22/2021	9	n/a	n/a	n/a	n/a	7/23/2021	10	--	--		
Dog Park-SIP-05 - 100% Sub 5	8/11/2021	8/11/2021	8/16/2021	5	21	--	--	8/16/2021	5	n/a	n/a	n/a	n/a	8/16/2021	5	--	--		
Dog Park-SIP-06 - 100% Sub 6	8/18/2021	8/18/2021	9/1/2021	14	2	--	--	8/20/2021	2	n/a	n/a	n/a	n/a	8/20/2021	2	--	--		
Dog Park (Final) - Permit Issued	8/25/2021		9/21/2021	27	-7				n/a	n/a	n/a	n/a	n/a					9/21/2021-permit issued.	
				Total SIP Days:		375													

TI Avenue of the Palms

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Avenue of the Palms-SIP-OVERALL																			
Avenue of the Palms-SIP-01 - 100% Sub 1	9/23/2020	9/24/2020	1/19/2021	118	--	1/1/2021	99	1/1/2021	99	n/a	n/a	n/a	n/a	1/19/2021	117	--	--	1/13/2021-partial comments to date, DAC comments provided verbally 1/19/2021-PUC	
Avenue of the Palms-SIP-02 - 100% Sub 2	5/18/2021	5/19/2021	7/1/2021	44	119	6/30/2021	42	6/15/2021	27	6/30/2021	42	n/a	n/a	6/23/2021	35	--	--		
Avenue of the Palms-SIP-03 - 100% Sub 3	9/30/2021	10/6/2021	11/15/2021	46	91	10/25/2021	19	10/25/2021	19	10/25/2021	19	n/a	n/a	11/9/2021	34	10/25/2021	19		
				Total SIP Days:		418													

Forest Road Retaining Wall

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Forest Road Retaining Wall-SIP-OVERALL																			
Forest Road Retaining Wall-SIP-01 - 100% Sub 1	6/4/2020	6/4/2020	7/2/2020	28	--	6/30/2020	26	n/a	n/a	n/a	n/a	6/30/2020	26	--	--	--	--		
Forest Road Retaining Wall-SIP-02 - 100% Sub 2	8/28/2020	8/31/2020	9/25/2020	28	57	10/20/2020	50	n/a	n/a	n/a	n/a	10/20/2020	50	--	--	--	--		
Forest Road Retaining Wall-SIP-03 - 100% Sub 3	10/27/2020	10/28/2020	11/17/2020	21	32	11/10/2020	13	n/a	n/a	n/a	n/a	11/10/2020	13	--	--	--	--		
Forest Road Retaining Wall-SIP-04 - 100% Sub 4	8/17/2021	8/17/2021	9/28/2021	42	273	9/27/2021	41	n/a	n/a	n/a	n/a	9/27/2021	41	--	--	--	--		
				Total SIP Days:		481													

Forest Road Dry Utilities

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Master or Phased BOD Timing																			
Forest Road Dry Utilities-SIP-OVERALL																			
Forest Road Dry Utilities-SIP-01 - 100% Sub 1	7/27/2020	7/29/2020	8/26/2020	30	--	8/27/2020	29	n/a	n/a	n/a	n/a	n/a	n/a	9/17/2020	50	--	--		
Forest Road Dry Utilities-SIP-02 - 100% Sub 2	11/10/2020	11/12/2020	1/14/2021	65	76	12/20/2020	38	n/a	n/a	n/a	n/a	n/a	n/a	1/12/2021	61	--	--		
Forest Road Dry Utilities-SIP-03 - 100% Sub 3	1/29/2021	1/29/2021	2/23/2021	25	15	2/12/2021	14	n/a	n/a	n/a	n/a	n/a	n/a	2/19/2021	21	--	--		
Forest Road Dry Utilities-SIP-04 - 100% Sub 4	3/8/2021	3/10/2021	4/6/2021	29	13	--	--	n/a	n/a	n/a	n/a	n/a	n/a	3/30/2021	20	--	--		
Forest Road Dry Utilities-SIP-05 - 100% Sub 5	5/20/2021	5/20/2021	6/16/2021	27	44	--	--	n/a	n/a	n/a	n/a	n/a	n/a	6/4/2021	15	--	--		
Forest Road Dry Utilities-SIP-05 - 100% Sub 6	7/7/2021	7/7/2021	8/3/2021	27	21	--	--	n/a	n/a	n/a	n/a	n/a	n/a	7/21/2021	14	--	--		
				Total SIP Days:		372													

Job Corps SDLS

Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Job Corps SSPS (Lift Station)-SIP-OVERALL																			
Job Corps SSPS (Lift Station)-SIP-01 - 100% Sub 1	4/10/2020	4/20/2020	5/29/2020	49	--	5/5/2020	15	n/a	n/a	n/a	n/a	n/a	n/a	5/22/2020	32	--	--		
Job Corps SSPS (Lift Station)-SIP-02 - 100% Sub 2	7/31/2020	8/3/2020	10/22/2020	83	63	10/20/2020	78	n/a	n/a	n/a	n/a	10/20/2020	78	9/15/2020	43	--	--		
Job Corps SSPS (Lift Station)-SIP-03 - 100% Sub 3	11/19/2020	11/20/2020	3/2/2021	103	28	3/2/2021	102	n/a	n/a	n/a	n/a	3/2/2021	102	2/19/2021	91	--	--	2/23/2021-partial comments to date, 3/2/2021-PW-EST	
Job Corps SSPS (Lift Station)-SIP-04 - 100% Sub 4	9/7/2021	9/9/2021	10/27/2021	50	189	10/26/2021	47	n/a	n/a	n/a	n/a	10/26/2021	47	10/20/2021	41	--	--		
Job Corps SSPS (Lift Station)-SIP-05 - 100% Sub 5	12/17/2021	12/23/2021	1/26/2022	40	51	--	--	n/a	n/a	n/a	n/a	n/a	n/a	1/25/2022	33	--	--		
Job Corps SSPS (Lift Station)-SIP-06 - 100% Sub 6	2/8/2022	2/9/2022	2/22/2022	14	13	--	--	n/a	n/a	n/a	n/a	n/a	n/a	2/22/2022	13	--	--		
Job Corps SSPS (Lift Station)-SIP-07 - 100% Sub 7	4/11/2022	4/25/2022	5/13/2022	32	48	--	--	n/a	n/a	n/a	n/a	n/a	n/a	5/13/2022	18	--	--		
Job Corps SSPS (Lift Station)-SIP-08 - 100% Sub 8	6/14/2022	6/16/2022	8/10/2022	57	32	--	--	n/a	n/a	n/a	n/a	n/a	n/a	7/21/2022	35	--	--		
				Total SIP Days:	852														

Job Corps SSPS

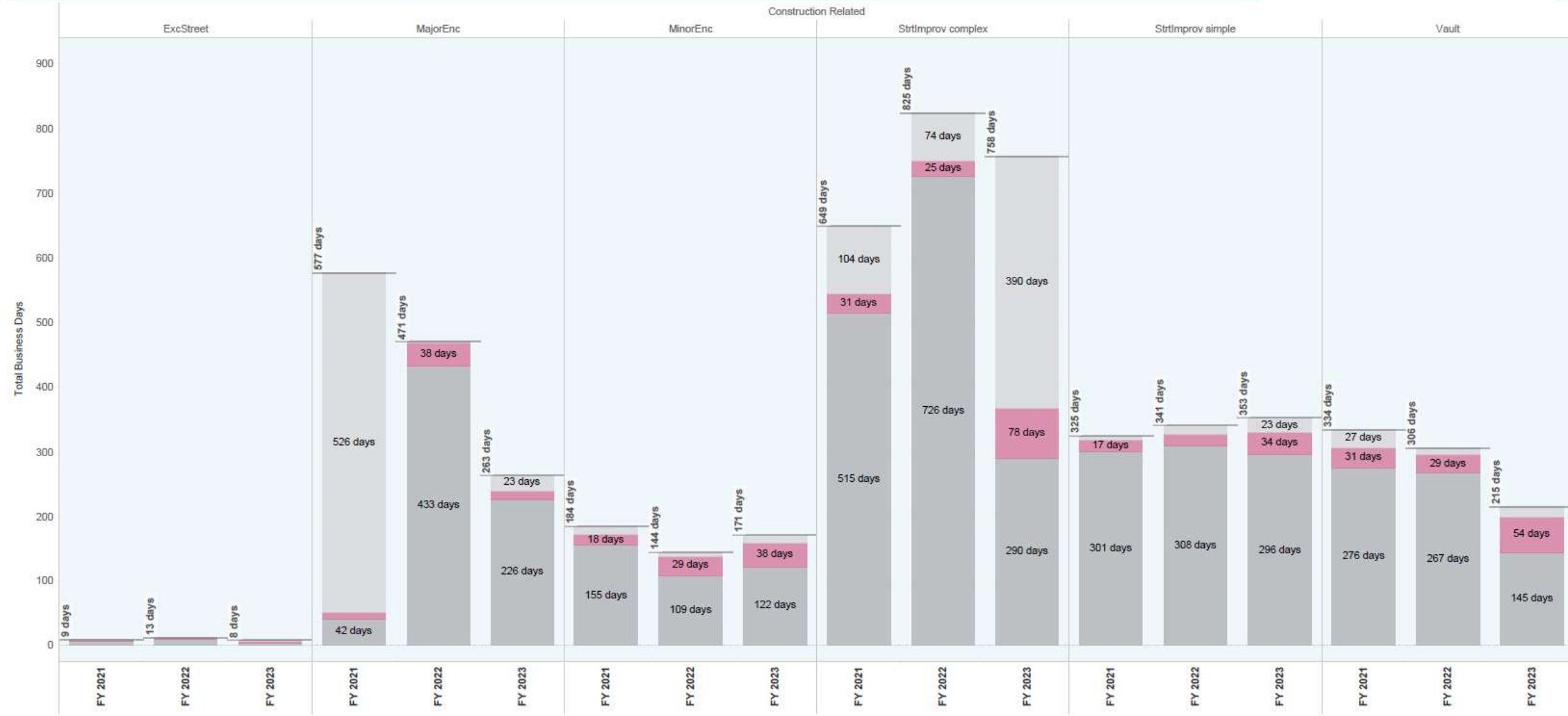
Project Submittal	Date Rec'd	Date Dist	Date Closed	Total City Days	Total Dev Days	PW Response Date	Total PW Days	PW-DAC Response Date	Total PW-DAC Days	PW-BUF Response Date	Total PW-BUF Days	PW-EST Response Date	Total PW-EST Days	PUC Response Date	Total PUC Days	MTA Response Date	Total MTA Days	Internal Notes (include date partial comments sent or outliers)	Last Responder from PW
Job Corps SSPS (Lift Station)-SIP-OVERALL																			
Job Corps SSPS-SIP-01 - 35%	5/22/2020	5/29/2020	7/9/2020	48	--	6/26/2020	28	n/a	n/a	n/a	n/a	n/a	n/a	7/7/2020	39	--	--		
Job Corps SSPS-SIP-02 - 100% Sub 1	8/14/2020	10/1/2020	11/12/2020	90	36	11/10/2020	40	n/a	n/a	n/a	n/a	11/10/2020	40	10/1/2020	0	--	--	11/3/2020-partial comments to date, 11/10/2020-PW-EST	
Job Corps SSPS-SIP-03 - 100% Sub 2	12/15/2020	12/16/2020	2/26/2021	73	33	2/3/2021	49	n/a	n/a	n/a	n/a	2/3/2021	49	2/24/2021	70	--	--		
Job Corps SSPS-SIP-04 - 100% Sub 3	10/4/2021	10/7/2021	11/17/2021	44	220	11/16/2021	40	n/a	n/a	n/a	n/a	11/16/2021	40	1/8/2022	93	--	--		
Job Corps SSPS-SIP-05 - 100% Sub 4	4/19/2022	4/25/2022	6/1/2022	43	153	--	--	n/a	n/a	n/a	n/a	n/a	n/a	5/27/2022	32	--	--		
Job Corps SSPS-SIP-06 - 100% Sub 5	7/22/2022	7/27/2022	9/20/2022	60	51	--	--	n/a	n/a	n/a	n/a	n/a	n/a	9/19/2022	54	--	--		
				Total SIP Days:	851														
				Total SIP Running Total:	1054														
				Today's Date:	4/11/2023														

Appendix 4

Performance by Construction

Performance by **Construction related** by Fiscal Year -- FY 2021, FY 2022, FY 2023
Average Business Days To Process

With Agency Bus Days
BSM Bus Days
With Applicant Bus Days



PermitTypeDetail
Multiple values

FirstFinalDecision
All

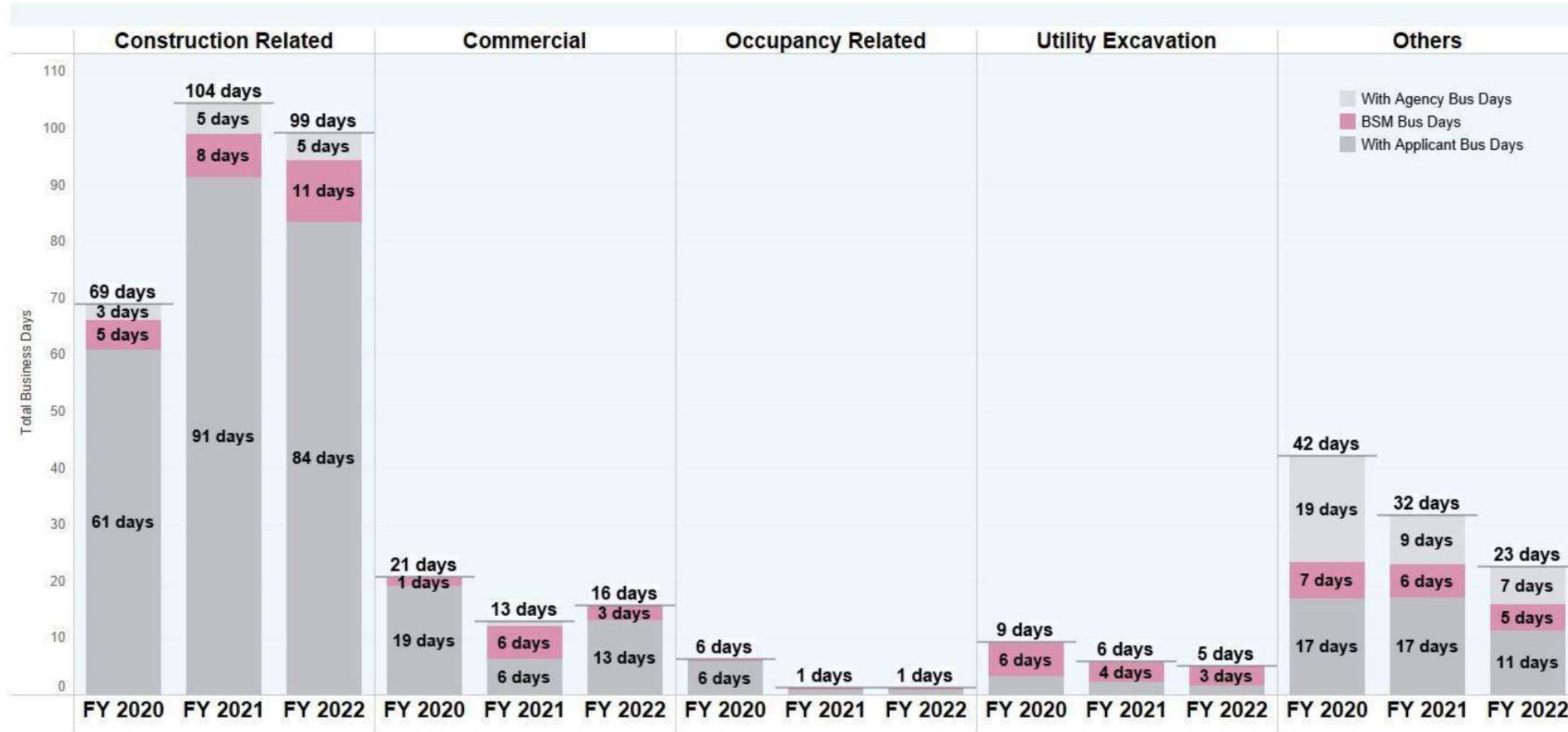


Appendix 5

Performance by Permit Type

Right-of-way Permits: performance by permit type grouping:

Average business days to process 1st approval: BSM as a part of entire process duration



Appendix 6

Discussion on outliers in the Infrastructure Task Force Street Improvement Permits Summary Data

Appendix 6

Discussion on outliers in the Infrastructure Task Force Street Improvement Permits Summary Data
 This section includes a discussion on outliers or projects excluded from the Infrastructure Task Force’s analysis and summary table presented in this Executive Directive 23-01 report:

The below projects were excluded from the calculated averages for this report because the projects are still in active Street Improvement Permits review. However, the table shows the running total for the Total Street Improvement Permits duration, City review days, Developer days and Public Works days and the running total averages as of 4/10/23. The data is trending towards longer overall Street Improvement Permits cycles in large part due to longer response times by Development partners, many of which have slowed or paused projects for economic reasons.

Projects with Incomplete SIP Cycles Excluded from ED 23-01 Reporting						
		Running Totals indicated in Bold for in Progress Permits				
Project Name/Phase	Reason for Exclusion	Total SIP Days	Total City Days	Total Dev Days	Total PW Days	
Treasure Island Stage 2/3	SIP cycle not complete. Submittal #6 under City Dept review as of 4/4/23	1404	645	759	364	
India Basin Big Green	SIP cycle not complete. Put on hold after 30% submittal, in Developer court	229	108	121	39	
Mission Bay (Parks P2-P8)	SIP cycle not complete. During Covid pandemic, in Developer court	1067	370	697	300	
Parkmerced Phase 1B	On hold pending completion of 1C&1D FM	710	11	699	7	
Parkmerced Phase 1C	SIP cycle not complete. 95% under City Dept review as of 4/4/23	185	121	64	106	
Parkmerced Phase 1D	SIP cycle not complete. 95% under City Dept review as of 4/4/23	262	129	133	105	
Schlage Lock	SIP cycle not complete. Developer put the project on hold	1175	196	979	54	
Stonestown	SIP cycle not complete	115	55	60	51	
Job Corps SSPS	SIP cycle not complete. Currently on Submittal #5 as of 4/4/23. In Developer's court	1053	358	695	157	
Balboa Reservoir	SIP cycle not complete. Developer has not responded to last submittal	266	73	193	63	
Averages:		646.60	206.60	440.00	124.60	

The projects below are considered “outliers” and were also excluded from the ED 23-01 analysis and summary tables for the reasons listed.

Project Name	Reason for Exclusion from analysis
Forest Road Retaining Wall	Not considered a Street Improvement Permit. This is an ancillary permit for private retaining wall.
Forest Road Dry Utilities	Not considered a Street Improvement Permit. This is an ancillary permit for utilities in private street.
Hunters Point Shipyard Phase 1	Project on hold - pending cleanup and clearance.
Candlestick/ Hunters Point Shipyard Ph 2	Project on hold - shopping mall pulled out and the master plan is being revised.
Laurel Heights/ 3333 California	Project on hold
Pier 70	Street Improvement Permits issued before the Infrastructure Task Force tracker was started.
Transbay	No active Street Improvement Permits. Project in Mapping phase - Street Improvement Permits, potentially, to be submitted Summer '23.
Recology	Project cancelled. Parcel sold to Amazon who is now working on a new design for a warehouse/distribution center.
Westside Bridges	This is not a developer project. Permittee is the San Francisco County Transportation Authority.
TI 12kV Switchyard	Department of Building Inspection Permit
Water Tank Access Road	Part of Yerba Buena Island Street Improvement Permits
Beach Park	Ongoing. Permit not issued. In Developer's Court.
Cultural Park	Ongoing. Permit not issued. In Developer's Court.
Clipper Cove Promenade	Ongoing. Permit not issued. In Developer's Court.

Appendix 7

Permit Processing Times

The Bureau of Street-use and Mapping Construction Permits versus Engineering Permit Staff

Permit Type	DBI Permit Received in 2020	DBI Permits Received in 2021	DBI Permit Received in 2022	Estimated time to issue Permit (hrs)	Received 2020 Hrs / permit type	Received 2021 Hrs / permit type	Received 2022 Hrs / permit type	
General Excavation	551	550	484	3.1	1708.1	1705.0	1500.4	
Major Encroachment	3	1	1	41.3	123.8	41.3	41.3	
Minor Encroachment	287	401	287	6.2	1779.4	2486.2	1779.4	
Street Improvement Complex	8	5	4	18.6	148.8	93.0	74.4	
Street Improvement Standard	307	355	286	7.8	2379.3	2751.3	2216.5	
Vault (Transformer)	19	22	25	9.3	176.7	204.6	232.5	
	1175	1334	1087	Number of Permits	1,175	1,334	1,087	Average
				Total staff time (hrs)	6,316.0	7,281.3	5,844.5	6,480.6
				Total staff time (FTE)	3.9	4.5	3.6	4.0

All The Bureau of Street-use and Map Permits versus ALL Permit Staff (Engineers + Analysts)

Estimated time to issue Permit (hrs)	Received 2020 Hrs / permit type	Approved 2020 Hrs / permit type	Received 2021 Hrs / permit type	Approved 2021 Hrs / permit type	Received 2022 Hrs / permit type	Approved 2022 Hrs / permit type
Total staff time (hrs)	54,534.5	46,882.1	51,347.9	40,988.8	45,290.3	35,452.0
Total staff time (FTE)	33.8	29.1	31.9	25.4	28.1	22.0

Appendix 8

Permit Processing Time Analysis

Permit Processing Time Analysis

Group	Permit Type	# Permits Received 2020	# Permits Approved 2020	# Permits Received 2021	# Permits Approved 2021	# Permits Received 2022	# Permits Approved 2022	Estimated time to issue Permit (hrs)	Total Hours Received 2020	Total Hours Approved 2020	Total Hours Received 2021	Total Hours Approved 2021	Total Hours Received 2022	Total Hours Approved 2022
DBI	DBI Intake Review (including EPR)	2458	2237	2797	2586	1810	1835	1.3	3195.4	2908.1	3636.1	3361.8	2353.0	2385.5
DBI	Street Space Online	6045	6044	5123	5076	4939	4324	0.3	1511.3	1511	1280.8	1269	1234.8	1081
DBI	OTC Plan Review	454	454	1777	1777	1723	1723	0.3	136.2	136.2	533.1	533.1	516.9	516.9
DBI	OTC Street Space			1522	1522	4055	4055	0.2	0.0	0	228.3	228.3	608.3	608.25
DBI	OTC Other			725	725	1899	1899	0.1	0.0	0	72.5	72.5	189.9	189.9
Commercial	Banners	49	48	79	70	68	61	1.6	76.0	74.4	122.5	108.5	105.4	94.55
Commercial	Display Merchandise	84	75	111	110	116	109	4.7	390.6	348.75	516.2	511.5	539.4	506.85
Commercial	Free Sample Merchandise	6	5	7	5	4	3	0.8	4.7	3.875	5.4	3.875	3.1	2.325
Commercial	Mobile Food Facilities	16	12	152	142	97	86	18.6	297.6	223.2	2827.2	2641.2	1804.2	1599.6
Commercial	Night Noise	369	324	287	254	322	266	3.9	1439.1	1263.6	1119.3	990.6	1255.8	1037.4
Commercial	Parklets	52	46	112	49	225	71	15.5	806.0	713	1736.0	759.5	3487.5	1100.5
Commercial	Surface Mounted Facility	66	1	62	2	62	3	29.5	1943.7	29.45	1825.9	58.9	1825.9	88.35
Commercial	Tables and Chairs / Pandemic Share Space	1770	1632	456	363	122	24	0.8	1371.8	1264.8	353.4	281.325	94.6	18.6
Commercial	Tables and Chairs Renew	222	198	234	234	165	170	0.8	172.1	153.45	181.4	181.35	127.9	131.75
Commercial	Temporary Occupancy	8040	7751	8028	7620	5607	5268	0.3	2613.0	2519.075	2609.1	2476.5	1822.3	1712.1
Commercial	Wireless Tier A, B, C	85	40	104	51	34	19	24.8	2108.0	992	2579.2	1264.8	843.2	471.2
Commercial	Wireless UPD	47	40	74	51	46	19	7.8	364.3	310	573.5	395.25	356.5	147.25
Commercial	Shelters	6	5	0	0	3	0	9.3	55.8	46.5	0.0	0	27.9	0
Commercial	Storage Containers	1136	1107	994	959	719	707	1.3	1476.8	1439.1	1292.2	1246.7	934.7	919.1
Commercial	P4P (est. 2018)							9.3	0.0	0	0.0	0	0.0	0
Commercial	Vending					160	109	2.3	0.0	0	0.0	0	372.0	253.425
Commercial	Robots (+ monthly reporting) est. 2018							46.5	0.0	0	0.0	0	0.0	0
Construction	Additional Street Space	106	93	75	66	62	58	4.7	492.9	432.45	348.8	306.9	288.3	269.7
Construction	Boring and Monitoring Well	47	38	38	35	31	31	3.1	145.7	117.8	117.8	108.5	96.1	96.1
Construction	Debris Box (data in ADMIN)							0.2	0.0	0	0.0	0	0.0	0
Construction	Excavation Large	252	213	232	197	283	249	12.4	3124.8	2641.2	2876.8	2442.8	3509.2	3087.6
Construction	Excavation Medium	785	771	745	682	636	591	3.9	3041.9	2987.625	2886.9	2642.75	2464.5	2290.125
Construction	Excavation Small	3646	3334	4429	4095	4754	4343	1.3	4739.8	4334.2	5757.7	5323.5	6180.2	5645.9
Construction	General Excavation	832	749	730	642	691	625	3.1	2579.2	2321.9	2263.0	1990.2	2142.1	1937.5
Construction	Inspection Conformity	142	137	188	182	173	169	0.5	64.6	62.335	85.5	82.81	78.7	76.895
Construction	Major Encroachment	6	1	13	2	10	1	41.3	247.5	41.25	536.3	82.5	412.5	41.25
Construction	Minor Encroachment	392	339	511	397	392	341	6.2	2430.4	2101.8	3168.2	2461.4	2430.4	2114.2
Construction	Side Sewer	209	194	134	121	122	110	2.3	485.9	451.05	311.6	281.325	283.7	255.75
Construction	Sidewalk Repair	259	248	146	138	228	196	0.8	200.7	192.2	113.2	106.95	176.7	151.9
Construction	Street Improvement Complex	8	11	7	13	6	7	18.6	148.8	204.6	130.2	241.8	111.6	130.2
Construction	Street Improvement Standard	512	414	479	326	418	327	7.8	3968.0	3208.5	3712.3	2526.5	3239.5	2534.25
Construction	Street Space	272	248	29	26	41	28	0.3	88.4	80.6	9.4	8.45	13.3	9.1
Construction	Tank Removal	37	37	40	39	42	42	1.6	57.4	57.35	62.0	60.45	65.1	65.1
Construction	Vault (Transformer)	24	40	31	31	34	12	9.3	223.2	372	288.3	288.3	316.2	111.6
Construction	Overwide Driveway	8	6	6	5	2	4	1.6	12.4	9.3	9.3	7.75	3.1	6.2
Construction	Pipe Barriers	9	1	5	3	26	5	3.1	27.9	3.1	15.5	9.3	80.6	15.5
Construction	Special Sidewalk	33	26	34	21	27	18	4.7	153.5	120.9	158.1	97.65	125.6	83.7
Construction	Commemorative Plaque	1		0		1		18.6	18.6	0	0.0	0	18.6	0
		28485	26919	30516	28617	30155	27908	Number of Permits	28,485	26,919	30,516	28,617	30,155	27,908
								Total staff time (hrs)	40,195.0	33,676.7	44,342.6	35,454.5	40,520.4	31,787.1
								Total staff time (FTE)	24.9	20.9	27.5	22.0	25.1	19.7
								Commercial (hrs)	13119.3	9381.2	15741.2	10920.0	13600.3	8083.0
								Commercial (FTE)	8.1	5.8	9.8	6.8	8.4	5.0
								DBI (hrs)	4842.9	4555.3	5750.8	5464.7	4902.8	4781.6
								DBI (FTE)	3.0	2.8	3.6	3.4	3.0	3.0
								Construction (hrs)	22251.5	19740.2	22850.7	19069.8	22035.9	18922.6
								Construction (FTE)	13.8	12.2	14.2	11.8	13.7	11.7