

***BIC Regular  
Meeting of  
February 16, 2022***

***Agenda Item 11b***

## Major Projects Report Summary (1/13/2022 – 2/9/2022)

Major Projects ( $\geq$ \$5 million) completed in January 2022, filed, and issued.

There's a **0.31%** decrease (**-\$61.0 million**) in total Construction Valuation compared to December 2021 report.

There's a **1.52%** decrease (**-665**) in total Unit Number compared to December 2021 report.

January 2022 vs. December 2021 Summary:

Category	Total Construction Valuation	Total Unit Number
Completed permits	+36.3%	+120.2%
Filed permits	-0.4%	-2.2%
Issued permits	-0.8%	-2.1%

CATEGORY	SUMMARY, Last Report (12/9/2021 – 1/12/2022)			SUMMARY, This Report (1/13/2022 – 2/9/2022)			NEW	
	Construction Valuation (\$ Millions)		Unit #	Construction Valuation (\$ Millions)		Unit #	Construction Valuation (\$ Millions)	Unit #
COMPLETED	\$156.2	0.8%	228	\$212.8	1.1%	502	\$56.6	274
FILED	\$10,077.6	51.6%	19,946	\$10,035.2	51.6%	19,508	-\$42.4	-438
ISSUED	\$9,283.9	47.6%	23,621	\$9,208.7	47.3%	23,120	-\$75.2	-501
TOTAL	\$19,517.6	100%	43,795	\$19,456.6	100.0%	43,130	-\$61.0	-665
Change by Percentage							↓ 0.31%	↓ 1.52%

**MAJOR PROJECTS  
(1/13/2022 - 2/9/2022)**

Application #	Street #	Street Name	Suffix	Proposed Use	Project Description	# of Units	# of Stories	Construction Valuation (\$ Millions)	Status Code	Date/Status	Contact Name/ Phone #
201511203265	1169	MARKET	ST	APARTMENTS	TO ERECT 18 STORIES 6 BASEMENTS 501 UNITS RESIDENTIAL RETAIL WITH PARKING BUILDING.	501	18	\$177.3	COMPLETE	Premium/Priority project. PERMIT ISSUED 10/24/2016; Issued 8/8/2018.CFC issued 2/9/22.	JACKIE BAUMANN 4155517884 BRUCE D. BAUMANN & ASSOC. 1221 HARRISON STREET SUITE 22 SAN FRANCISCO CA 94114
201612275906	827	KEARNY	ST	CHURCH	CONSTRUCT (N) (4) STORY MIXED USED BUILDING. RETAIL ASSEMBLY RESIDENTIAL RELIGION'S FACILITY	1	4	\$6.7	COMPLETE	Filed 12/27/2016. CFC issued 1/28/22.	KYLE THOMPSON 4153338080 A. R. SANCHEZ
201901160492	420	TAYLOR	ST	OFFICE	REMODEL EXISTING BASEMENT AND GROUND FL LEVELS; ADDITION OF NEW MEZZANINE INTO OFFICE WITH SMALL RETAIL COMPONENT. RAISE GROUND FLOOR SLAB AND INFILL EXISTING OPENINGS ONTO THE STREET WITH WINDOWS & DOORS & PROVISION OF STAIRS. MAHER NA	0	5	\$10.0	COMPLETE	Premium Plancheck. MAHER ORDINANCE - EXTENDED. Filed 01/16/2019. Issued 7/26/2019. CFC issued 1/14/22.	ANTHONY LICAVOLI 4155679000 REUBEN JUNIUS & ROSE LLP. 1 BUSH STREET SUITE# 600 SAN FRANCISCO CA 94104

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201908209311	405	HOWARD	ST	OFFICE	6/FL. FULL FL SINGLE TENANT. CREATE HORIZONTAL EXIT. ACCESS CONTROL DRS INTERVENING STAIRS OCCUPANT LOAD INC. FIRE ALARM SPRINKLERS NEW SMOKE CTRL DESIGN 2-WAYCOMM &EVAC SIGNS ON SEP PERMITS. REVISE EVAC PLAN FOR CHG TO A PARTIAL EVAC REQ ON SEP BASE BLDG PERMIT. MAHER N/A.	0	10	\$6.4	COMPLETE	MAHER ORDINANCE - EXTENDED. Filed 08/20/2019. Issued 1/21/20. Final Inspection/Approved 2/3/22.	HEATHER MILLER 4156028715 GARY BELL & ASSOCIATES 201 NOE STREET SAN FRANCISCO CA 94114
201909252631	405	HOWARD	ST	OFFICE	5th FLOOR. FULL SINGLE TENANT. HORIZONTAL EXIT INTERVENING STAIRS FIRE ALARM SPRINKLERS NEW SMOKE CONTROL FIRE LIFE SAFETY AND MEP WILL BE UNDER A SEPERATE PERMIT. **MAHER N/A**	0	10	\$6.4	COMPLETE	MAHER ORDINANCE - EXTENDED. Filed 9/25/2019. Issued 1/29/20. Final Inspection/Approved 2/3/22.	JOHN C. WORKLEY VOCON 3142 PROSPECT AVE CLEVELAND OH 44115
201910316117	405	HOWARD	ST	OFFICE	4TH FLOOR: INTERIOR IMPROVEMENT/ALTERATIONS. MEP FIRE ALARM LIFE SAFTY AND FIRE SPRINKER SYSTEM UNDER SEPERATE PERMIT. MODIFY EXISTING TENANT EGRESS PLAN TEMPORARY DURING DEMO/CONST N/A FOR MAHER	0	10	\$6.1	COMPLETE	MAHER ORDINANCE - EXTENDED. Filed 10/31/2019. Issued 1/31/20. Final Inspection/Approved 2/3/22.	FRANK CHIU 4156996838 1660 LOMBARD ST SAN FRANCISCO CA 94123
202202027149	2445	MARIPOSA	ST	APARTMENTS	Voluntary structural retrofit within existing garages waterproofing repair at deck areas above garages. No changes to occupancy or use.	63	3	\$5.5	FILED, New	Filed 2/2/22.	KOJI SAIDA 4157949801

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202201246538	360	SPEAR	ST	OFFICE	3RD FL: SINGLE FLOOR TENANT IMPROVEMENT. EXISTING STRUCTURE EGRESS STAOR ENCLOSURES TO REMAIN. NON STRUCTURAL PARTITIONS CEILING WALL AND FLOOR FINISHES ONLY. RELATED MECHANICAL ELECTRICAL PLUMBING WORKM CHANGE OF USE FROM OFFICE/INTERNET SERVICE EXCHANGE TO OFFICE /LABORATORY/WHOLESALE SALES.	0	5	\$5.0	FILED, New	Filed 1/24/22.	JOHN TREVOR 6502452632
202201266705	600	MONTGOMERY	ST	OFFICE	BASE BUILDING IMPROVEMENT FOR FOR FL G1 1 2 3. STRUCTURAL AND NON-STRUCTURAL DEMO. CONSTRUCTION OF NEW COMMUNICATING STAIR. CONSTRUCTION OF 2 ELEVATORS. ALL ASSOCIATED STRUCTURAL WORK.	0	50	\$6.5	FILED, New	Filed 1/26/22.	JOHN TREVOR 6502452632
202202027136	4	EMBARCADERO CENTER	*	OFFICE	SUITE 3500: INTERIOR T.I. (E) OFC DEMO (E) PARTITIONS CEILINGS RESTROOMS ASSOCIATED MEP & FINISHES CONSTR OF NON-LOAD BARING PARTITIONS CEILINGS RESTROOM FIXTURES MEP & ASSOC FINISHES. MEP DEFERRED	0	45	\$7.0	FILED, New	Filed 2/2/22.	BRANDON DELL 4157204124

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202202027170	945	MARKET	ST	RETAIL SALES	MEP FOR BPA 202112204753	0	5	\$5.5	FILED, New	Filed 2/2/22.	GILLIAN ALLEN 4157704869
202202097653	899	HOWARD	ST	RETAIL SALES	EXTERIOR RENOVATION OF AN (E) 3-STORY STRUCTURE KNOWN AS 899 HOWARD DEMOLITION OF (E) CEMENT PLASTER CLADDING GLASS BLOCK & CONCRETE INFILL PANELS. INSTALLATION OF A NEW ALUMINUM & GLASS CURTAIN WALL SYSTEM WITH INTEGRATED METAL CLADDING SUNSCREES & CANOPIES PER PLANNING DEPT CASE NO 2015-009141OFA	0	4	\$9.0	FILED, New	Filed 2/9/22.	MAHMOUD LARIZADEH 4155159827 REUBEN JUNIUS & ROSE LLP
202202097657	2	LAKE	ST	CHURCH	INTERIOR RENOVATION OF THE TEMPLE HOUSE & (N) ADDITION TO MAIN SANCTUARY WITHIN (E) HISTORIC EXTERIOR WALLS OF COURTYARD WING. RENOVATION INCLUDES: (N) MECH SYSTEMS SEISMIC STRENGTHENING (N) STAIRS & ELEVATORS EXCAVATION FOR ADDITIONAL PROGRAM SPACES & A (N) OCCUPIABLE ROOF DECK.	0	4	\$50.0	FILED, New	Filed 2/2/22.	DAVID LU 4155827728 GARY BELL & ASSOCIATES INC

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202011199306	1	AVENUE OF THE PALMS	*	APARTMENTS	PRIORITY PROCESSING PER MAYORAL ED 17-02. TO ERECT A TYPE 3-A + 5-A OVER 1A PODIUM 6-STORY (148) RESIDENTIAL UNIT BLDG WITH (1) BASEMENT. (BLDG C3.4)	148	6	\$61.0	ISSUED, New	Filed 11/19/2020. Issued 1/14/22.	HEATHER MILLER 4154811251 GARY BELL & ASSOCIATES INC. 201 NOE STREET SAN FRANCISCO CA 94114
202101042034	240	VAN NESS	AV	APARTMENTS	TO ERECT A TYPE 1-B 8-STORY 112 UNIITS MIXED-USE BUILDING WITH GROUND FLR OFFICE/COMMERCIAL SPACE AND NO BASEMENT LEVEL. 100% AFFORDABLE HOUSING.	112	8	\$40.1	ISSUED, New	Filed 01/04/2021. Issued 1/24/22.	BRUCE PRESCOTT 4159083767 SANTOS PRESCOTT AND ASSOC 33 ZOE ST SAN FRANCISCO CA 94107
202109138252	1000	SUTTER	ST	RESIDENTIAL HOTEL	100% (N) affordable housing renovation of a 10-story (E) SRO into housing for homeless & impacted by COVID-19. Elective/discretionary structural upgrades at basement foundations & exterior building envelope; renovate residential units; add/renovate offices community room laundry & restrooms.	232	9	\$23.3	ISSUED, New	MAHER ORDINANCE - EXTENDED. Filed 9/13/21. Issued 2/3/22.	CHRISTOPHE LAVERNE 4153186290 HKIT ARCHITECTS 538 9TH ST SUITE 240 OAKLAND CA 94607

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202110049753	600	MONTGOMERY	ST	OFFICE	REMODEL BUILDING LOBBY: ENTIRE GROUND FL STOREFRONT STRUCTURAL AND NON STRUCTURAL DEMO NEW STRUCTURAL FL ASSEMBLIES NEW ROOFING RELOCATION OF FCC ROOM. NON STRUCTURAL PARTITION MILLWORK & FINISHES. MEP DEFERRED	0	50	\$6.5	ISSUED, New	MAHER ORDINANCE - EXTENDED. Filed 10/4/21. Issued 2/2/22.	JOHN TREVOR 6502452632
<b>Total Construction Valuation</b> Major Projects (≥\$5m) completed in January 2022, filed, and issued					<b>\$19.5 billion</b>	vs. December 2021				<b>-\$61.0 million</b>	<b>↓ 0.31%</b>
<b>Total Units</b> Major Projects (≥\$5m) completed in January 2022, filed, and issued					<b>43,130</b>	vs. December 2021				<b>-665</b>	<b>↓ 1.52%</b>