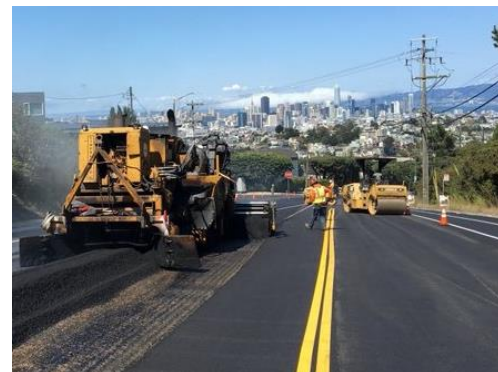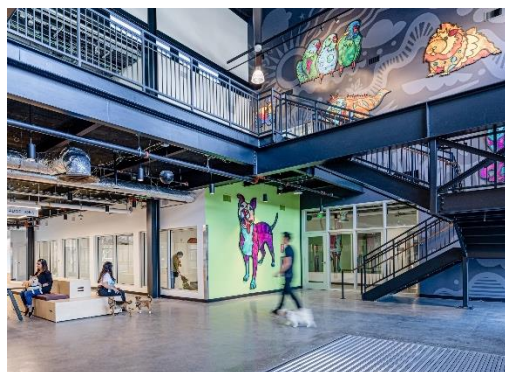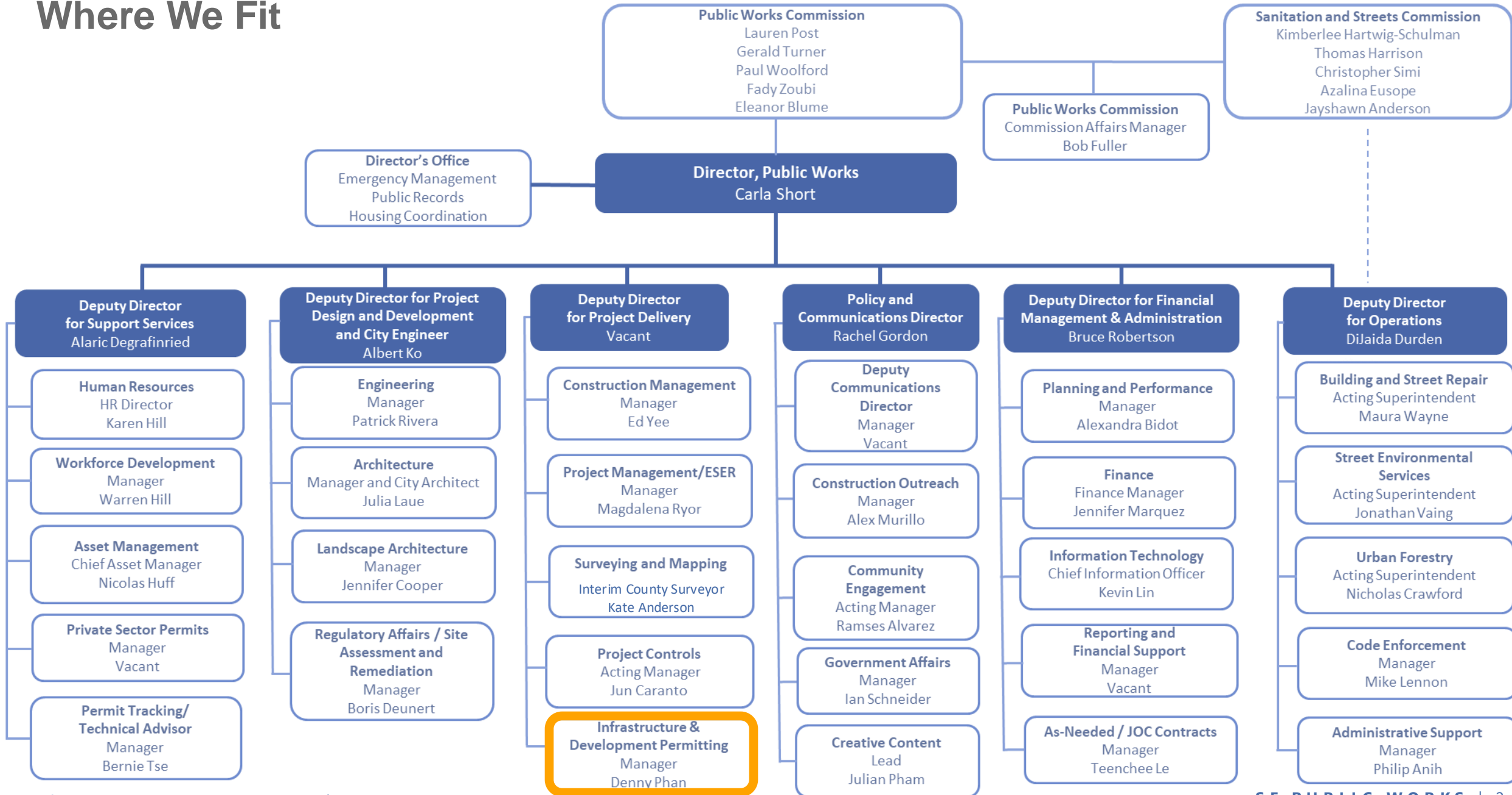April 10, 2025

Introduction to the Bureau of Infrastructure & Development Permitting
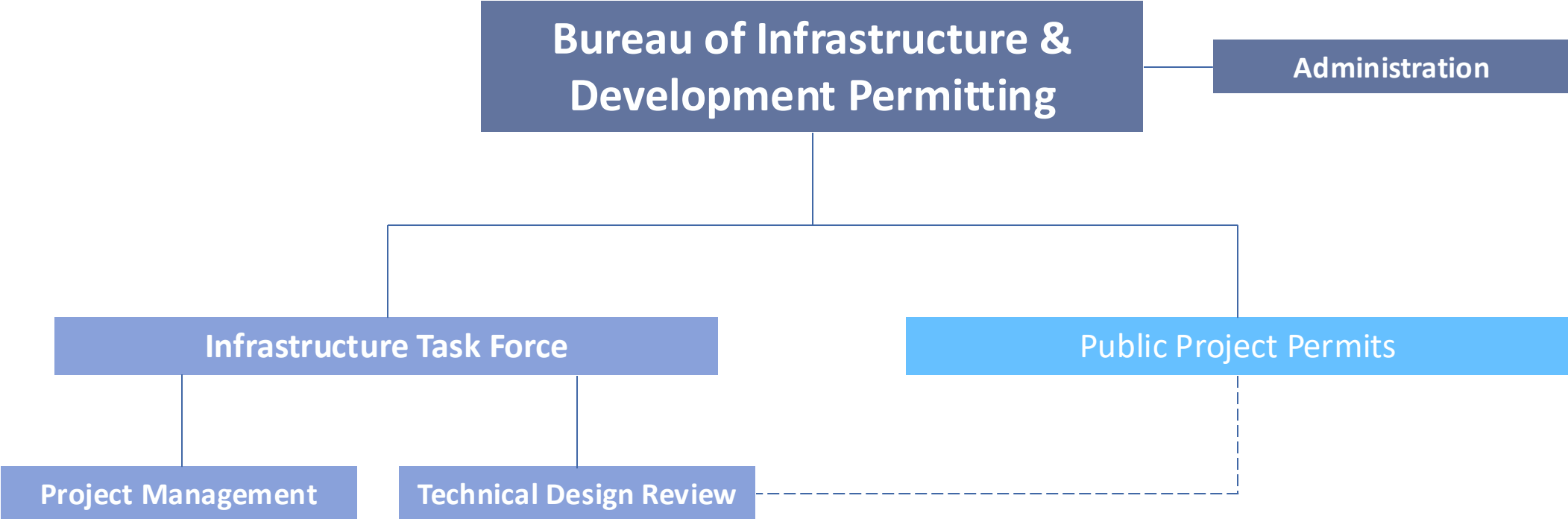
Denny Phan
Bureau Manager

Where We Fit

Bureau Organization

Infrastructure Task Force (ITF)

Provides Full-Service Project Management and Technical Design Review for Major Joint Development Agreement Projects

1998
Year Established

25+
Active Projects
FY 25
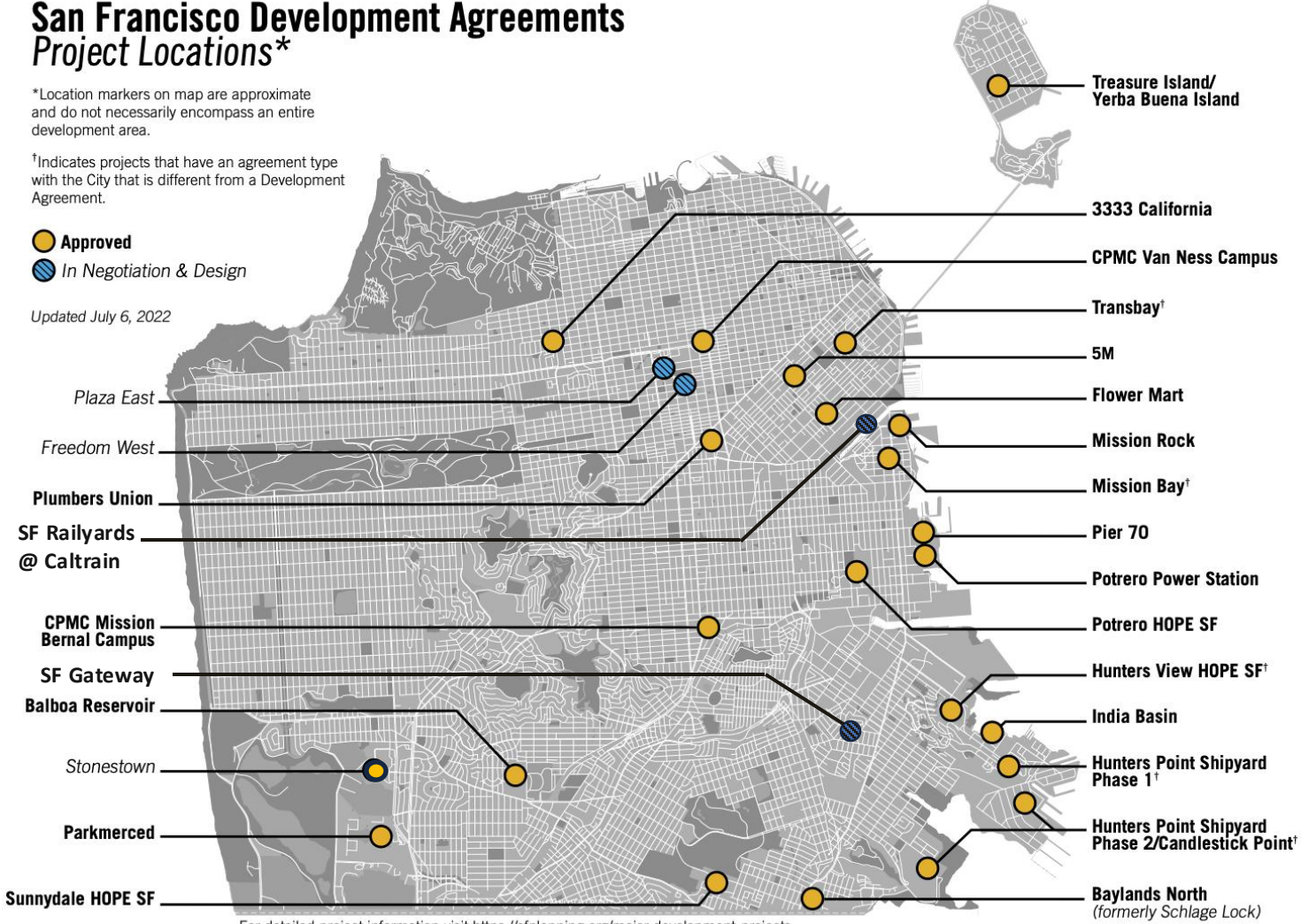
$6B+
Est. Construction Value

3,000+
Housing Units Built
FY 20 – FY 24

San Francisco Development Agreements
Project Locations*

*Location markers on map are approximate and do not necessarily encompass an entire development area.

†Indicates projects that have an agreement type with the City that is different from a Development Agreement.

- ● Approved
- ◍ In Negotiation & Design

Updated July 6, 2022

Treasure Island/ Yerba Buena Island
3333 California
CPMC Van Ness Campus
Transbay†
5M
Flower Mart
Mission Rock
Mission Bay†
Pier 70
Potrero Power Station
Potrero HOPE SF
Hunters View HOPE SF†
India Basin
Hunters Point Shipyard Phase 1†
Hunters Point Shipyard Phase 2/Candlestick Point†
Baylands North (formerly Schlage Lock)

Plaza East
Freedom West
Plumbers Union
SF Railyards @ Caltrain
CPMC Mission Bernal Campus
SF Gateway
Balboa Reservoir
Stonestown
Parkmerced
Sunnydale HOPE SF

For detailed project information visit https://sfplanning.org/major-development-projects
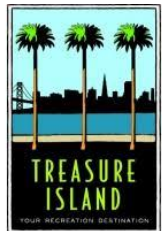
Infrastructure Task Force (ITF)

Infrastructure Task Force (ITF)

Guides Development Agreement
Projects Through Development Lifecyle:

Provides Work To:
Bureau of Survey & Mapping
Bureau of Engineering
Bureau of Construction Management
Permit Teams, Operations

Entitlement	Planning	Mapping	Design	Permitting	Construction	Acceptance
Development Agreement	Phasing	Tentative Map	Street Improvements	Street Improvement Permit	Inspection and Oversight	Interagency Sign-offs
Infrastructure Plan	Master Utility Plans	Final Map	Utility Design	Stormwater Control Plans	Design/Field Resolution	BOS Approval
Interagency Negotiation	Basis of Design	Lot Line Adjustments	Stormwater Compliance	DBI Building Permits	Quality Assurance	Maintenance & Operations
		Street Vacations	Design Exceptions	Major Encroachments	Notice of Completion	
		Easements		Minor Encroachments	CFD Bond Reimbursements	
		Special Agreements			License Agreements	
		Street Naming			TCO/CFCO	

Example: 4 Blocks of Treasure Island Stage 1

115
Housing Units

129

105

128

176

Bare Earth
2017
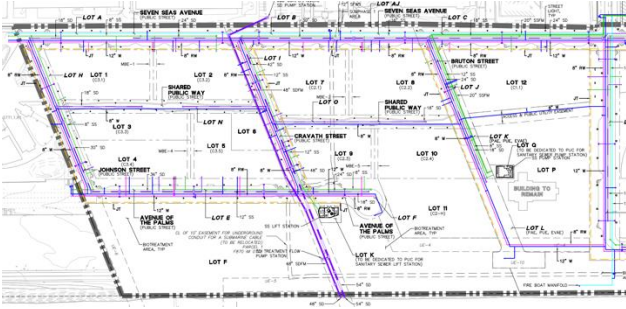
Tentative Map – Layout Streets/Utilities
2018

Public Infrastructure + 5 Buildings Complete (653 Units)
2024

Public Project Permits

Reviews and Issues Various Permits that Regulate the Public Right of Way

Public Works Permit Team
Shared Leadership Team, Permit Intake, Completeness Review, Distribution, Process Improvements, Lessons Learned

Public Projects

Private Construction

Commercial

Annual Average Applications Received:

19,000
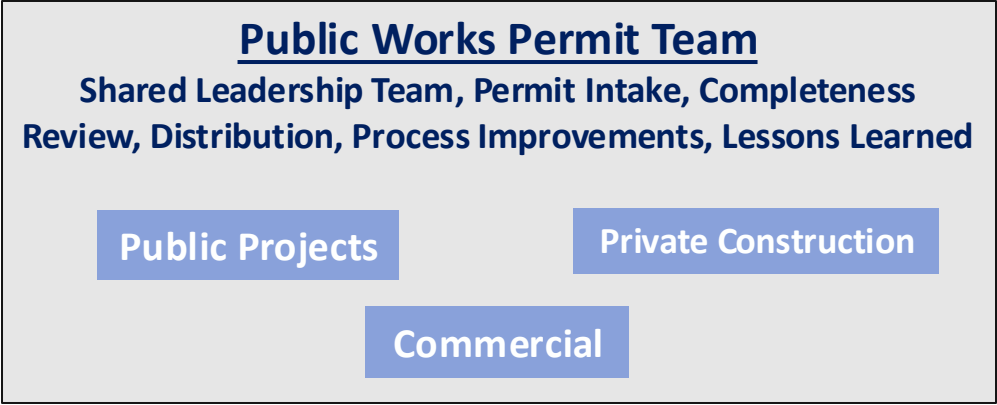Public Works Permit

2,100
DBI Permit Referrals
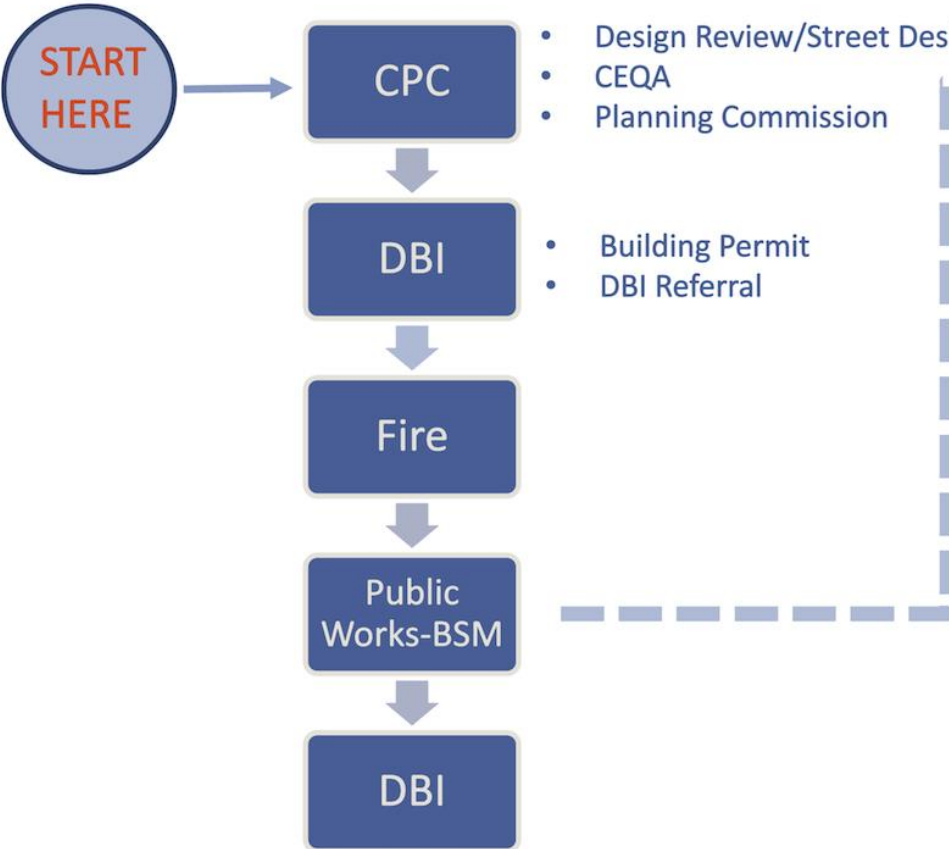
8,000
Street Space
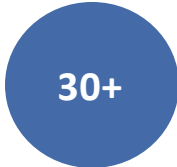
30+
Permit Types

Public Projects

- **City Projects**
  Ex: Capital Projects from RPD, Public Works, MTA, PUC, SFFD, Caltrans, etc.

- **Publicly-Funded Projects**
  Ex: 100% Affordable Housing, Grant Funded Projects, UCSF Campus, etc.

- **Priority Development Projects**
  Ex: Major Downtown Infill Development, High-profile Residential Towers and Mixed-use Commercial Buildings, Senior Housing, etc.

- **Private Sector Permits: Private Construction & Commercial**
  Ex: All Other ROW Projects, Third Party Utilities, Tables & Chairs, Love our Neighborhood, Downtown Activation, Street Closures, etc.
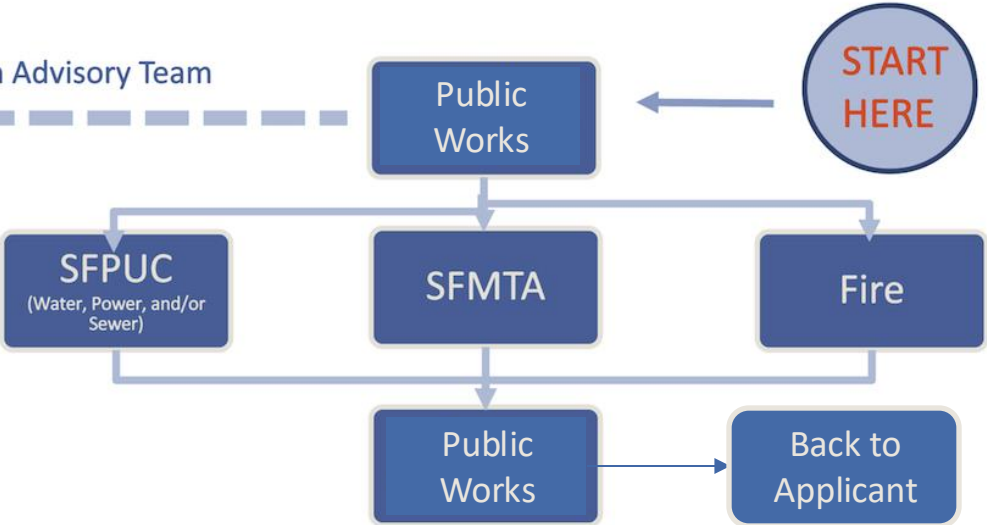
Public Project Permits

Permit Review Lifecyle:

Building Permit Process (DBI)

START HERE → CPC
- Design Review/Street Design Advisory Team
- CEQA
- Planning Commission

CPC → DBI
- Building Permit
- DBI Referral

DBI → Fire

Fire → Public Works-BSM

Public Works-BSM → DBI

Public Works Permit Process

START HERE → Public Works

Public Works → SFPUC (Water, Power, and/or Sewer) / SFMTA / Fire

SFMTA → Public Works → Back to Applicant

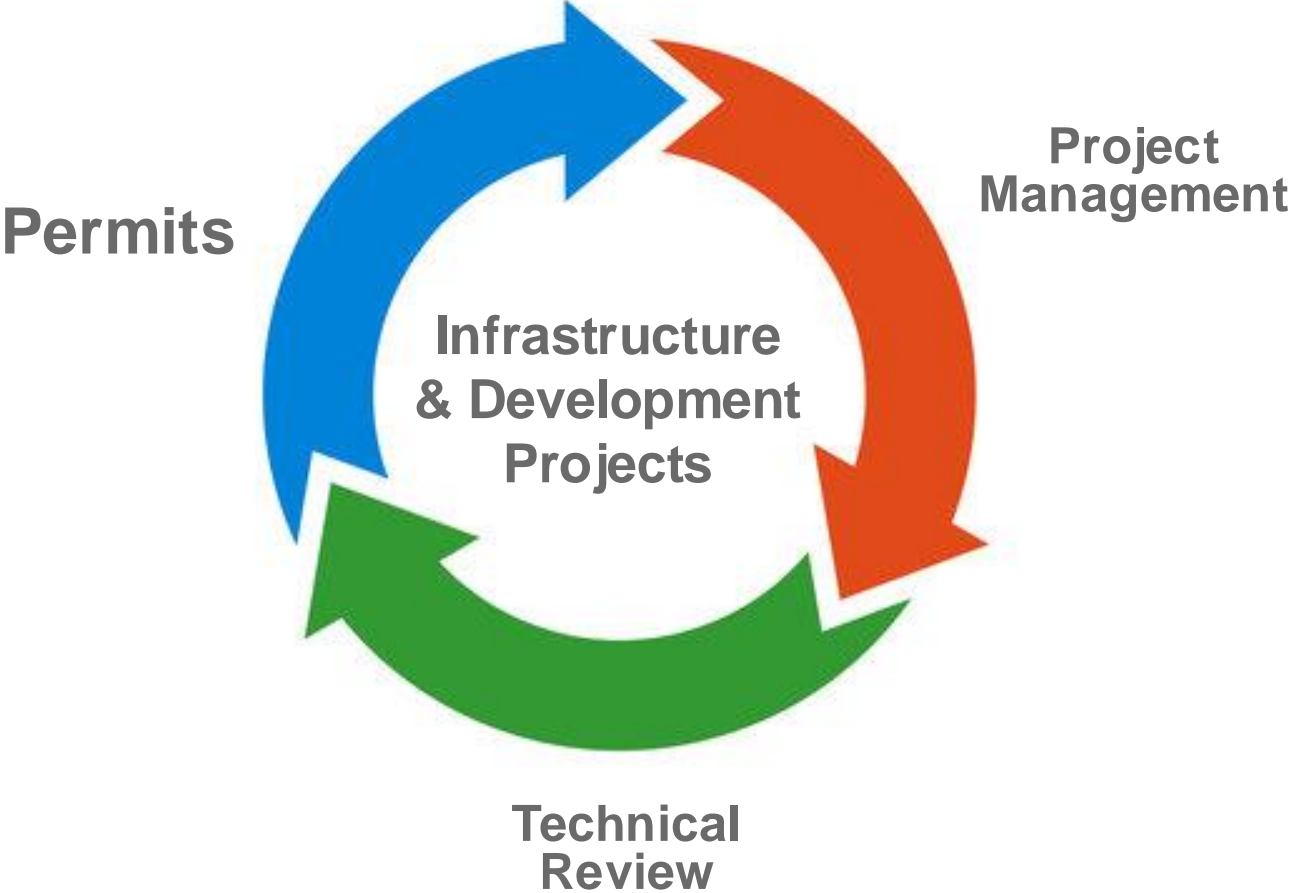**Examples of BSM Permits that result from DBI Permits:**

- Vaults (to provide new/upgraded power)
- Street Improvement
- Minor Encroachments (accessibility, historic encroachments, fire stub out, gas meters)
- Side Sewer
- Street Space/Additional Street Space (for construction staging, providing path of travel, etc.)

Recent and Ongoing Process Improvements

1. Established and published Minimum Completeness Standards and Pre-application Checklists
2. Created a Completeness Check process
3. Created dedicated and focused permit teams for public projects, private construction, and commercial permits

4. Improving the interagency plan check process
5. Moving all plan reviews to an electronic format (Bluebeam)
6. Implementing Clariti and creating public dashboards
7. Standardizing design, construction, and acceptance requirements and processes
8. Documenting and applying lessons learned across projects
9. Improving Permits webpage
10. Working with the Mayor's PermitSF team on 100-day Initiatives

Synergy

Infrastructure Task Force + Public Project Permits

Permits

Project Management

Infrastructure & Development Projects

Technical Review

QUESTIONS