

***Regular Meeting
of the
Building Inspection Commission
May 21, 2025
Agenda Item 12b***

Major Projects Report Summary (04/01/2025 – 04/30/2025)

Major Projects (\geq \$5 million) that were completed, filed, or issued in April 2025.

There was a **6.2% increase (\$19.6 million)** in total Construction Valuation compared to March 2025.

There was a **37.6% decrease in net unitsⁱ (244 units)** compared to March 2025.

Percent change in construction valuation and net units, between March 2025 and April 2025:

Category	Total Construction Valuation	Net Units
Completed permits	75.2%	54.6%
Filed permits	72.1%	393.5%
Issued permits	-100.0%	-100.0%

CATEGORY	SUMMARY, March (03/01/2025 – 03/31/2025)			SUMMARY, April (04/01/2025 – 04/30/2025)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$92.5	29.3%	163	\$162.0	48.4%	252	\$69.5	89
FILED	\$100.4	31.9%	31	\$172.8	51.6%	153	\$72.4	122
ISSUED	\$122.3	38.8%	455	\$0.0	0.0%	0	-\$122.3	-455
TOTAL	\$315.2	100.0%	649	\$334.8	100.0%	405	\$19.6	-244
Change by Percentage							↑6.2%	↓37.6%

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

MAJOR PROJECTS
(04/01/2025 - 04/30/2025)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
202106031549	1501 SUNNYDALE AV	3-Jun-21	12-May-22	28-Apr-25	COMPLETE	Sunnydale Block 3B (Lot 4) - MAYOR ED 13-01 & 17-02: PRIORITY 100% HOUSING PROJECT. TO ERECT 5-STORY 4 STORIES OF TYPE 5 OVER 1 STORY OF TYPE 1 MIXED USE BUILDING WITH GARAGE RETAIL RESTAURANTS AND 90 RESIDETIAL UNITS. ONE BASEMENT.	90	5	\$62.0	Y	APARTMENTS	RON RINEHART 9258034333 PACIFIC STATES ENVIRONMENTAL CONTRACTORS P.O.BOX 11357 PLEASANTON CA 94588-0000
202106031523	1501 SUNNYDALE AV	3-Jun-21	10-Aug-22	28-Apr-25	COMPLETE	Sunnydale Block 3A (Lot 3)-PRIORITY 100% HOUSING PROJECT. TO ERECT 5-STORY 4 STORIES OF TYPE 5 OVER 1 STORY OF TYPE 1 MIXED USE BLDG WITH CHILD CENTER RETAIL RESTAURANTS WELLNESS CENTER AND 80 RESIDENTIAL UNITS.	80	5	\$53.0	Y	APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
201910033486	52 KIRKWOOD AV	3-Oct-19	21-Jul-20	8-Apr-25	COMPLETE	MAYOR DIR# 17-02. TO ERECT 4 STORIES NO BASEMENT TYPE I-A & TYPE V-A 77 UNITS RESIDENTIAL CONDOMINIUMS WITH MIXED USE BUILDING. (R-2 B A-3 S-2) ** MAHER: YES ROUTE TO DPH **	77	4	\$35.3	Y	APARTMENTS	C. SABAH S. KAIN M. COTTLE DAVID HANSEN 9252497786 SABAH INTERNATIONAL INCORPORATED 5925 STONERIDGE DR PLEASANTON CA 94588

MAJOR PROJECTS

(04/01/2025 - 04/30/2025)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
201808016167	1776 GREEN ST	1-Aug-18	29-Apr-22	17-Apr-25	COMPLETE	PROPOSAL IS TO MAINTAIN (E) GARAGE WALLS & CONSTRUCT (5) (N) RESIDENTIAL UNITS WITHIN (E) STRUCTURE & IN A TWO-STORY VERTICAL ADDITION. (1) NEIGHBORHOOD SERVING COMMERCIAL SPACE WILL BE @ THE GROUND FLR. **COMPLY W/ MAHER ORD KTO DPH**	5	4	\$6.0		APARTMENTS	THOMAS PETERSON 9254845157 T N T FIRE PROTECTION INC. 1771 VINEYARD DR ANTIOCH CA 94509-0000
202111041798	190 09TH ST	4-Nov-21	20-Jul-22	17-Apr-25	COMPLETE	upgrades ultities & energy efficiency of the administration office of SF Public Library. The project includes: (1) Replacement of HVAC equipment on the roof and some interior HVAC equipment; (2) Addition of photovoltaics and batteries on the roof; (3) Replacement of the roofing system.	0	4	\$5.8		OFFICE	(blank)
202503313370	11 FRIDA KAHLO WY	31-Mar-25			FILED, New	MAYORAL ED13-01: ERECT 6 STORY TYPE 1B 159 RESIDENTIAL UNIT AFFORDABLE HOUSING	159	6	\$97.0	Y	APARTMENTS	MIGUEL GUZMAN 4158212522 GUZMAN CONSTRUCTION GROUP INC. 885 FOLSOM ST SAN FRANCISCO CA 94107-0000

MAJOR PROJECTS
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202504214895	835 TURK ST	21-Apr-25			FILED, New	AB-004:RENOVATE 113 SRO UNITS 1 MGR 1 BR WITH UNITES REDUCED TO 108 (INCLUDING #101 PREV CONVERTED TO COMMON SPACE) TO PROVIDE REQ MOBILITY UNITS & TRASH ROOMS.BSMNT: STRUCTURAL BRACE FRAMES REV EGRESS STAIR & EXIT DOOR AT ELM ST; REMOVE CLAY TILE WALLS AT BSMT G/F.MEP SCOPE AT BOILER RM.	-6	7	\$16.0	Y	APARTMENTS	JANSEN LUM MARSHALL LEE SNOW 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000
202503263103	185 BERRY ST	15-Apr-25			FILED, New	CONVERTING EXISTING GROUND LEVEL OFFICE SPACE INTO OFFICE AMENITY SPACES AND A PUBLIC CAFE. EXTERIOR WORK PROPOSES NEW STOREFRONT ENTRIES OPERABLE GLAZED DOORS A CANTILEVERED BALCONY IMPROVEMENTS TO EXISTING WARF.	0	6	\$15.0		OFFICE	(blank)
202504043725	221 MAIN ST	15-Apr-25			FILED, New	PRIORITY PROCESSING PER AB-004.T.I OF SUITES 104 & 250 ON 1ST FL & 2ND FL TO CREATE SPACE FOR NON-PROFIT PRIVATE SCHOOL FOR FOR GRADE 6-12 INTERIOR DEMOLITION OF INTERIOR INCLUDING PORTION OF 2ND FL STRUCTURAL SLAB FOR(N) STAIR OPENING CONSTRUCTION OF(N)PARTITIONS DOORS CEILINGS FINISHES FIXTURES.	0	16	\$10.0	Y	SCHOOL	(blank)

MAJOR PROJECTS
(04/01/2025 - 04/30/2025)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/ Premium	Proposed Use	Contact Name/ Phone #
202504144304	600 MONTGOMERY ST	14-Apr-25			FILED, New	INTERIOR ALTERATIONS OF NEW TENANT FIT OUT OF LEVELS 10 12 AND 13 LEVELS. TO INCLUDE CONFERENCE ROOMS AND STORAGE AREAS.	0	50	\$9.8		OFFICE	(blank)
202412317576	1828 EGBERT AV	7-Apr-25			FILED, New	PROJECT WILL SERVE AS TEMPORARY LOCATION FOR OFFICERS FOR DONNING & DOFFING WHILE A(N)POLICE STATION IS CONSTRUCTED.AS SUCH IT WILL NOT SERVE AS A POLICE STATION & IS THUS NOT CONSIDERED AN ESSENTIAL SERVICES FACILITY.	0	4	\$7.0		OFFICE	CLARK CONSTRUCTION GROUP CA LP 3012728100 CLARK CONSTRUCTION GROUP CA LP 7500 OLD GEORGETOWN RD BETHESDA MD 20814-0000
202504144336	600 MONTGOMERY ST	14-Apr-25			FILED, New	9TH & 11TH FL T.I. INTERIOR ALTERATION OF NEW TENANT FIT OUT INCLUDED CONFERENCE ROOMS STORAG AERAS ENCLOSED OFFICES LAN ROOMS W/ ASSOCIATED MEP & STRUCTURAL WORK	0	50	\$6.5		OFFICE	(blank)

MAJOR PROJECTS
(04/01/2025 - 04/30/2025)

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202411185242	2323 CESAR CHAVEZ ST	14-Apr-25			FILED, New	REMOVE AND REPLACE EXISTING FUEL STATION LOCATED AT SF OPERATIONS YARD. UNDERGROUND STORAGE TANKS WILL BE REMOVED AND REPLACED WITH DBL WALL TANKS AS REQ. ALSO INCLUDES REPLACING E CANOPY FLUID STORAGE AREA BACK UP GENERATOR NEW PAVING STORM DRAINAGE. NO SIDEWALK OR ROAD CLOSURES.TRAFFIC NOT	0	1	\$6.0		FILLING/SERVICE STN	(blank)
202504114225	600 MONTGOMERY ST	11-Apr-25			FILED, New	23RD & 24TH FL: INTERIOR ALTERATION TO CONFERENCE ROOMS STORAGE AREAS ENCLOSED OFFICES PANTRIES AND LAN ROOMS WITH ASSOCIATED MEP (STRUCTURAL FOR COMMUNICATING OPENING FOR CONVENIENCE STAIRS UNDER SEPARATE PERMIT. PA#2025-0424-5130)	0	50	\$5.5		OFFICE	(blank)
Total Construction Valuation Major Projects (≥\$5m) completed in April 2025, filed, and issued						\$334.8 million	vs. March 2025			\$19.6 million	↑ 6.2%	
Total Units Major Projects (≥\$5m) completed in April 2025, filed, and issued						405	vs. March 2025			-244	↓ 37.6%	

Major Projects Report

Building Inspection Commission, May 21, 2025

Major Projects Update (\$5M+ valuation)

April 2025 Filed

9 projects filed

\$172.8M combined valuation

153 net housing units



11 Frida Kahlo Wy.
\$97M New 6-story, 159 unit affordable housing building



835 Turk St.
\$16M renovation of permanent supportive housing SRO building

Major Projects Update (\$5M+ valuation)

**April 2025
Completed**

5 projects completed

\$162M combined
valuation

252 net housing units



1500 Sunnydale Av.

New, \$115M, 100%
affordable housing buildings
with 170 units in HOPE SF
Sunnydale blocks 3A/3B



52 Kirkwood Av.

New, \$40M, 4-story
residential building with 77
below market rate units



THANK YOU