

***Regular Meeting  
of the  
Building Inspection Commission***

***June 18, 2025***

***Agenda Item 6b***

## Major Projects Report Summary (05/01/2025 – 05/31/2025)

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

There was a **56.9%** decrease (**\$190.6 million**) in total Construction Valuation compared to April 2025.

There was a **87.7%** decrease in net units<sup>i</sup> (**355 units**) compared to April 2025.

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

Category	Total Construction Valuation	Net Units
Completed permits	-58.0%	-100.0%
Filed permits	-83.9%	-68.6%
Issued permits	NA	NA

CATEGORY	SUMMARY, April (04/01/2025 – 04/30/2025)			SUMMARY, May (05/01/2025 – 05/31/2025)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$162.0	48.4%	252	\$68.0	47.2%	0	-\$94.0	-252
FILED	\$172.8	51.6%	153	\$27.9	19.4%	48	-\$144.9	-105
ISSUED	\$0.0	0.0%	0	\$48.3	33.5%	2	\$48.3	2
TOTAL	\$334.8	100.0%	405	\$144.2	100.0%	50	-\$190.6	-355
Change by Percentage							↓ 56.9%	↓ 87.7%

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

MAJOR PROJECTS  
(05/01/2025 - 05/31/2025)

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 #
202012281760	1450 OWENS ST	28-Dec-20	31-Aug-21	19-May-25	COMPLETE	CONSTRUCTION OF A 7-STORY TYPE 1-A WARM SHELL AND CORE FOR APPROXIMATELY 192 000 GROSS SQUARE FEET OF 8709	0	7	\$68.0		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202504285348	99 RHODE ISLAND ST	14-May-25			FILED, New	FULL BUILDING RENOVATION AND CHANGE OFUSE FROM OFFICE TO PRIVATE SCHOOL (K-12) AND GROUP E CHILDCARE (+36MOS).(E) ON-SITE PARKING CONVERT TO OUTDOOR PLAY YARD FOR STUDENTS. MANDATORY SEISMIC UPGRADE.	0	3	\$15.0		SCHOOL	Blank
202505065847	1721 15TH ST	23-May-25			FILED, New	FRONT BLDG: CONSTRUCTION OF A 6 STORY RESIDENTIAL TYPE III-A OVER I-A BUILDING WITH 48 RESIDENTIAL DWELLING UNITS.	48	6	\$6.9		APARTMENTS	Blank
202412176961	211 JEFFERSON ST	12-May-25			FILED, New	CHANGE OF USE A3 to A2 occupancy-PARTIAL DEMO RENOVATION AND CONVERSION OF 1ST FLOOR OF (E) 3 STORY BUILDING FROM GALLERY TO RESTAURANT. (N) WORK INCLUDES REMODEL OF 1ST FLOOR MEP WORK MINOR STRUCTURAL SCOPE MINOR EXTERIOR STOREFRONT AND UTILITY IMPROVEMENTS	0	3	\$6.0		FOOD/BEVERAGE HANDLING	Blank

**MAJOR PROJECTS**  
**(05/01/2025 - 05/31/2025)**

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 #
202501027602	560 MISSION ST	17-Jan-25	9-May-25		ISSUED, New	BASEMENT PARKING GARAGE INCLUDES NEW FINISHES AND LIGHTING AT ELEVATOR LOBBY AND ENTRY AREA.G/F: NEW CAFE AREA NEW SEATING AREAS THROUGHOUT NEW RESTROOMS AND PHONE ROOMS NEW ENTRY DOORS AND NEW FINISHES THROUGHOUT. 2/F: NEW SEATING AREAS NEW TRAINING ROOM NEW GYM AREA WITH LOCKERS AND SHOWERS	0	31	\$15.0		OFFICE	PETER GOLDSMITH 4159782790 GCI INC 875 BATTERY ST 1ST FLOOR SAN FRANCISCO CA 94111-0000
202503111984	550 TERRY A FRANCOIS BL	11-Mar-25	29-May-25		ISSUED, New	LEVEL 5 - INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON-LOAD REARING PARTITION CEILINGS FINISHES MILLWORK A LIGHTING MEP INCLUDED.	0	6	\$10.8		OFFICE	JOHN-MICHAEL JOHNSON 4154341500 PRINCIPAL BUILDERS INC. 329 BRYANT 2C ST SAN FRANCISCO CA 94107-0000
202210255133	2915 VALLEJO ST	25-Oct-22	23-May-25		ISSUED, New	ERECT A 6-STORY(4 STORIES TYPE 5B OVER 2-STORIES TYPE 1A) W/O BASEMENT 2 FAMILY DWELLINGS PER SB9.	2	6	\$10.0		2 FAMILY DWELLING	OWNER OWNER OWNER OWNER CA 00000-0000

MAJOR PROJECTS  
(05/01/2025 - 05/31/2025)

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 #
202410082583	1 HARRISON ST	8-Oct-24	16-May-25		ISSUED, New	PHASE 2: VOLUNTARY STRUCTURAL SEISMIC UPGRADE ON ALL FLOORS: SOFT DEMO AND ARCHITECTURE under separate permit. see 202410173107.	0	6	\$6.5		OFFICE	DAVID BECKER 6508827423 TRUEBECK CONSTRUCTION INC 2855 CAMPUS DR SAN MATEO CA 94403-0000
202503112039	550 TERRY A FRANCOIS BL	11-Mar-25	28-May-25		ISSUED, New	LEVEL 6 INTERIOR TENANT IMPROVEMENT INCLUDES NEW NON LOAD BEARING PARTITIONS CEILINGS FINISHES MILLWORK LIGHTING. MEP INCLUDED.	0	6	\$6.0		OFFICE	JOHN-MICHAEL JOHNSON 4154341500 PRINCIPAL BUILDERS INC. 329 BRYANT 2C ST SAN FRANCISCO CA 94107-0000
Total Construction Valuation Major Projects (≥\$5m) completed in May 2025, filed, and issued						\$144.2 million	vs. April 2025			-\$190.6 million		↓ 56.9%
Total Units Major Projects (≥\$5m) completed in May 2025, filed, and issued						50	vs. April 2025			-355		↓ 87.7%

# Major Projects Report

Building Inspection Commission, June 18, 2025

# Major Projects Update (\$5M+ valuation)

## May 2025 Filed

3 projects filed

\$27.9M combined valuation

48 net housing units



**99 Rhode Island St.**  
\$15M Full renovation and change of use from office to private school



**1721 15<sup>th</sup> St.**  
\$6.9M New 6-story residential building with 42 market rate units and 6 affordable units



# Major Projects Update (\$5M+ valuation)

## May 2025 Issued

5 permits issued

\$48.3M combined valuation

2 net housing units



### **560 Mission St.**

\$15M office tenant improvement to parking garage and 2<sup>nd</sup> floor



### **2915 Vallejo St.**

New, \$10M 6-story, 2-unit home



# Major Projects Update (\$5M+ valuation)

## May 2025 Completed

1 project completed

\$68M valuation

0 net housing units



## 1450 Owens St.

New, \$68M, 7-story building for laboratory and office use



**THANK YOU**