

*Eleventh Annual Report on the
Commerce and Industry Element of the General Plan*

**COMMERCE AND INDUSTRY
INVENTORY**

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This is the eleventh Commerce and Industry Inventory prepared by the San Francisco Planning Department. The annual reports were not published in 2003 and 2004. This publication is a combined report for publications 2003, 2004, and 2005 (data for years 2002, 2003, and 2004). The immediate goal of annual inventories is to make local land use-related economic data available to community groups, businesses, and private and public agencies. The long-term goal is to establish a consistent time series of economic activity data and compile background information for updating the Commerce and Industry Element of the San Francisco General Plan. The analysis of economic trends and policy recommendations regarding economic activity in San Francisco are also contained in various documents published periodically by the San Francisco Planning Department.

This Inventory provides information on economic activities in San Francisco. It includes population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity data in San Francisco from 1995 through 2004. Some sections include earlier data stretching back to the 1970s in order to place current events in a historical perspective. In addition, the data for previous years are revised when more accurate information was available during the preparation of this current publication. The Inventory also updates selected indicators.

This Inventory uses the North American Industry Classification System (NAICS). NAICS was adopted in 2001 by the California Employment Development Department (EDD) to classify all businesses and organizations engaged in economic activities. NAICS replaces the Standard Industry Classification (SIC) system used before 2001.

This Inventory provides useful information on 2004 data for analysis and comparison with previous years' economic trends. After several years of strong economic growth, San Francisco as well as the entire San Francisco Bay Area experienced a decline in overall economy in 2001 and 2002, with signs of recovery increasing and gathering momentum in 2003 and 2004.

The Inventory is organized into six chapters.

- **Chapter 1** - Data Formats defines three data formats, economic indicators and the variables contained within each data set, and two industry classification systems used in the Inventory to present the economic data in chapters 2 through 5.
- **Chapter 2** - Regional Overview presents San Francisco's economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the San Francisco Bay Area since 1970s. This information is presented by four subregions of the Bay Area: North Bay, East Bay, South Bay, and San Francisco. Unemployment data for the Bay Area, California, and the United States are presented as well.
- **Chapter 3** - Employment presents information on San Francisco's employment from 1995-2004 in three predefined data formats which are: 'Industry Group', 'Land Use Activity', and 'Commerce and Industry (C&I) District'. These data formats are explained in Chapter 1 - Data Formats.

- **Chapter 4** - Establishments reports the number of establishments as places where businesses are operated or where service and industrial operations are performed. The chapter presents data on the number and distribution of active business establishments by Industry Group, Land Use Activity, and Commerce & Industry District, and Establishment Size-class.
- **Chapter 5** - Revenues While the Employment and Establishments Chapters 3 & 4 measure San Francisco's economic performance in terms of employment and active business establishments, this chapter measures various aspects of the city's economy in monetary terms. This chapter provides data related to wages, personal income, taxable retail sales, sales permits, city government expenditure, and revenues. Wage data are presented by Land Use Activity. Taxable retail sales and permits data are presented by type of business. City government revenues and expenditures are reported by source and function.
- **Chapter 6** - Building and Land Use, provides information regarding construction activity in San Francisco. It presents the number of building permit applications and the total construction cost related to permit applications from 1995 to 2004. The permit applications by permit status are reported only for 2004. This chapter also contains statistics on land use in San Francisco. The data in this chapter are derived from the San Francisco Department of Building Inspection and are summarized by 'Neighborhood District' rather than 'Commerce & Industry' district format used in chapters 2 through 5.

1.1 DATA FORMATS

The economic data in the Inventory are presented in terms of time, type of activity, and geographic distribution. The economic indicators are measured by their specific units such as employees, establishments, and dollars. The Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators by using three specific data formats or groupings of the data:

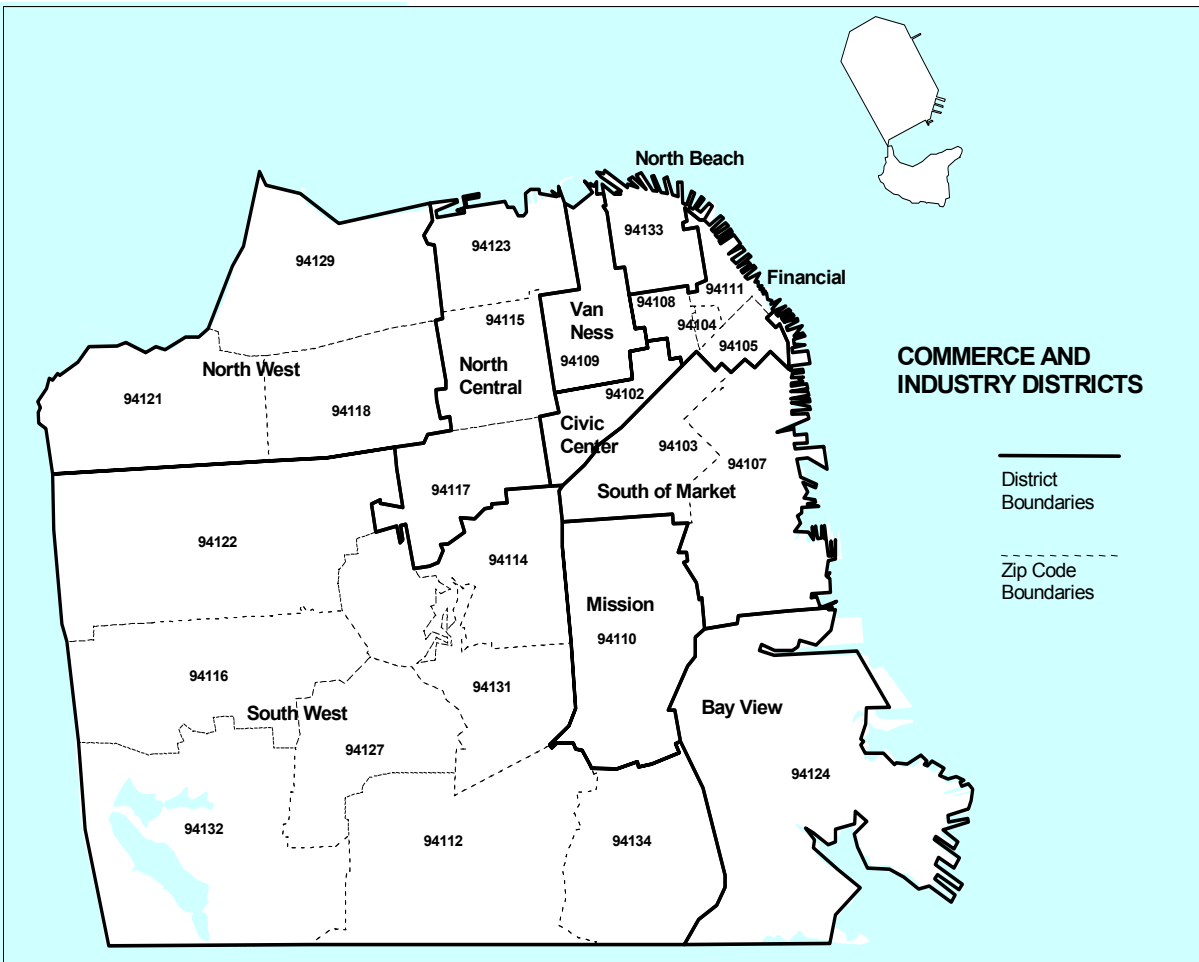
- Commerce and Industry Districts
- Land Use Activity
- Industry Group

These data groups are discussed below. To the extent possible, the data in the Inventory, which are gathered from different sources, are aggregated into these three pre-defined formats. Some of the data remain in their original formats because of limited detail in the original data source.

COMMERCE AND INDUSTRY DISTRICTS

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. This classification aggregates small zip code based units into 10 large districts encompassing the entire city of San Francisco. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data are available. The district boundaries are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to the economic data. The Commerce and Industry district boundaries are shown on Map 1.1.

MAP 1. 1 COMMERCE AND INDUSTRY DISTRICTS



Commerce & Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts present intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial activities and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness district is delineated around a commercial corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between the Financial district and Bayview. The Financial district covers the densest area with the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.

In addition to the above ten zip code based districts, there is an 'unclassified' category. This category represents business establishments and organizations, which cannot be classified in the

other ten districts. The Inventory also provides information on geographic areas other than Commerce and industry Districts. These are called *Neighborhood Districts*, which are used exclusively in Chapter 6. The neighborhood district boundaries tend to follow more homogenous economic patterns than the zip code based commerce and industry districts.

LAND USE ACTIVITY

This classification facilitates the use of economic information for studies related to land use policy development. It is useful in the evaluation of employment, establishments, and transactions within their physical parameters. It matches the type of economic activity with a corresponding type of building structure as well as the prevalent land use pattern. This classification is based only on San Francisco's business activities and land use pattern. Its application to any environment outside of the city may require some adjustments.

The five Land Use activities used in this Inventory are - Office, Retail, Industrial, Hotel, and Cultural/Institutional. An additional Land Use Activity – 'Residential' is addressed only in Chapter 6 in the context of building permits and land use by neighborhood. The residential category includes land uses designated 'residential' during the permit process. The Land Use data by neighborhood include distinct residential land uses as well as those residential uses, which share a site with a business establishment. Though residential buildings with more than three units file business taxes, they are not considered business establishments for the purposes of this Inventory.

- **Office** activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as banking.
- **Retail** activity includes large and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.
- **Industrial** activity includes establishments related to processing and movement of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, information, and utilities. Most of these activities take place in buildings with large, open floor plates - structures that can house machinery and industrial equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel** activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional** activities cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

INDUSTRY GROUP

This classification facilitates collection and tabulation of data related to individual business establishments. It aggregates all business establishments into specific Industry groups according to similarity of their product or process used in production related activities. These Industry groups are based on two pre-established industry classification systems - *Standard Industry Classification* (SIC) system and *North American Industry Classification System* (NAICS). These systems were developed by the United States Department of Commerce and adopted by the California Employment Development Department (EDD) to classify all business establishments and organizations. NAICS is a new system, which was released in 1997 and last revised in 2002. It replaces the SIC system used before 2001. Both systems are discussed below.

- The SIC system classifies all business establishments based on the kind of product or service they provide. It is a four-digit coding system. The first two digits of the code represent sectors to represent major categories of economic activities, first three digits represent industry groups, and four digits correspond to specific industries.
- The NAICS classifies all business establishments based on the similarity in the process used to produce goods or services. NAICS is a six-digit coding system. Under NAICS, the first two digits of the code are designated as 'sector' to represent general categories of economic activities. The first three digits are designated as 'sub-sector' to represent major category of economic activities. The four digits represent 'industry group', the five and six digits correspond to specific industries.

Some of the data in the Inventory are presented by Industry Group using the North American Industry Classification System (NAICS), which includes these industry sectors: Farm, Natural Resources, Mining and Construction, Manufacturing, Trade, Transportation, and Utilities, Information, Financial Activities, Professional and Business Services, Educational and Health Services, Leisure and Hospitality, Other Services, and Government. Other Services includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. Government includes all civilian employees of federal, state, and local government, regardless of the activity in which employees are engaged.

INDUSTRIAL CLASSIFICATION SYSTEMS: NAICS AND SIC

NAICS organizes all economic activity into 20 broad sectors as opposed to 10 sectors under the SIC system (Table 1.1). The purpose for this broader categorization is to clearly establish and distinguish each Industry sector from another. NAICS also includes 350 new industries including several new high-tech and services related industries which were not appropriately defined and recognized in the SIC system.

For the purposes of this Inventory, SIC and NAICS classifications are aggregated into Industry groups and land use activities. Table 1.2 shows major Industry groups related to each Land Use Activity and their corresponding SIC and NAICS categories.

Data from 2001 to 2004 in chapters 3 to 5 of this Inventory were prepared using business and employment data organized by NAICS. Data from 1995-2000 in this Inventory were prepared using business and employment data organized by SIC. Several adjustments have been made in the data from 1995-2000 so that data in these years are comparable with 2001 data to the extent possible. Even after these adjustments, however, differences in a few Industry groups in 1995-2000 are significant from the corresponding data groups in proceeding years. Key Industry groups and Land Use activities with no revisions in their data structure are listed in Table 1.3.

TABLE 1. 1 MAJOR INDUSTRY CLASSIFICATION CATEGORIES

NAICS (2001)			SIC (1995-2000)		
S.N.	Code	Sectors	S.N.	Code	Divisions
1	11	Agriculture, Forestry, Fishing and Hunting	1	00-09	Agriculture, Forestry, and Fishing
2	21	Mining	2	10-14	Mining
3	23	Construction	3	15-17	Construction
4	31-33	Manufacturing	4	20-39	Manufacturing
5	48-49	Transportation and Warehousing	5	40-49	Transportation, Communications, and Utilities
6	22	Utilities			
7	51	Information			
8	42	Wholesale Trade	6	50-51	Wholesale Trade
9	44-45	Retail Trade	7	52-59	Retail Trade
10	52	Finance and Insurance	8	60-67	Finance, insurance, and Real Estate
11	53	Real Estate and Rental and Leasing			
12	54	Professional, Scientific, and Technical Services	9	70-89	Service industries (includes business, engineering, hotels, motels, repair services, entertainment, recreation, health, education, social, and other services related industries)
13	55	Management of Companies and Enterprises			
14	56	Administrative and Support, Waste Management and Remediation Services			
15	61	Education Services			
16	62	Health Care and Social Assistance			
17	71	Arts, Entertainment, and Recreation			
18	72	Accommodation and Food Services			
19	81	Other Services (except Public Administration)			
20	92	Public Administration			

Source:

Executive Office of The President: Office of the Management and Budget
 City and County of San Francisco Planning Department

TABLE 1. 2 CLASSIFICATION BY LAND USE ACTIVITIES AND INDUSTRY GROUPS

LAND USE ACTIVITY	NAIC SYSTEM		SIC SYSTEM					
	Industry Group (New, post 2000)	NAIC Code	Industry Group (pre 2000)	Industry Subsector	SIC Code			
Office Examples: Headquarter offices, professional services, branch banks	Agriculture	111-115 211-213	Agriculture	Agriculture Mining	00-08 10-14			
	Finance	522-523	Finance	Finance	60-62			
	Insurance	524-525	Insurance	Insurance	63-64			
	Real Estate	531, 533	Real Estate	Real Estate	65			
	Office Services	516 518 519 541 551 561		Office Services	Transportation services	47		
					Holding and investment offices	67		
					Engineering & Management	87		
					Business Services	73		
					Miscellaneous	89		
				Legal Services	Legal Services	81		
Public Administration	921-928	Public Administration	Public Administration	91,93,95-97				
Retail Examples: Stores, restaurants, bars, commercial parking lots	General Merchandise	452	General Merchandise	General Merchandise Stores	53			
	Food Stores	445	Food Stores	Food Stores	54			
	Apparel Stores	448	Apparel Stores	Apparel and Accessory Stores	56			
	Eating & Drinking Places	722	Restaurants	Eating and Drinking Places	58			
	Other Retail Stores	441, 447 442 443,446,451 453-454 532		Other Retail Stores	Building materials & garden supplies	52		
					Auto dealers & service stations	55		
					Furniture & home furnishings stores	57		
					Miscellaneous retail	59		
	Personal & Repair	812	Services and Repair	Personal services Repair, services, & parking	72 75, 76			
Industrial Examples: Warehouses, factories, workshops showrooms, port television, telegraph, cable, satellite	Construction	236-238	Construction		15-17			
	Transportation and Warehousing	488 485, 487 484, 492-493 491 481, 483 486	Transportation and Warehousing	Railroads, line-haul operating Local & interurban transit Freight transportation & warehousing U.S. Postal Service Water and air transportation Pipeline transportation	40 41 42 43 44-45 46			
	Utilities	221 562	Public Utilities	Electric, gas, & sanitary services	49			
	Information	515 517		Communications	Radiotelephone broadcasting	48		
					Radiotelephone communication			
	Wholesale	423-425	Wholesale	Wholesale	50-51			
	Food Manufacturing	311-312	Food Manufacturing	Food Manufacturing	20			
	Apparel Manufacturing	313-315	Apparel Manufacturing	Apparel & Textile Manufacturing	22, 23			
	Printing and Publishing	323, 511	Printing and Publishing	Printing and Publishing	27			
	Other Manufacturing repair svcs transp equip, bldg supplies film & sound recording	321-322, 337 324-325 316, 326-327 331-333 334-335 336, 811 339, 444 512		Other Manufacturing	Fishing	09		
					Lumber, furniture & fixtures, paper	24-26		
					Chemicals & petroleum production	28-29		
					Rubber, leather, stone/clay/glass/concrete	30-32		
					Metal, industrial machinery & equip.	33-35		
					Electrics & electronic manufacturing	36		
					Transportation equipment	37		
					Instruments, miscellaneous	38-39		
Hotel	Accommodation	721	Hotel	Hotel, motel, campgrounds	70			
Cultural/ Institutional Examples: Theaters, museums, nightclubs, hotels, libraries, schools, churches	Art and Recreation	711	Film & Recreation	Motion picture production & recording Art, amusement and recreation	78 79			
	Performing arts, amusement parks	713						
	Education Services	611	Educational Services	Educational Services	82			
	Health Care	621-623	Health Services	Health Services	80			
	Social Assistance	624	Social Services	Social Services	83			
	Other CIE Services	712 813 814		Other CIE Services	Museums, botanical & zoological gardens	84		
					Membership organizations	86		
					Private households	88		
			Public Administration	Public Administration	92, 94			
Other	Unclassified Establishments	999	Non-Classifiable Establishments	Generally those, which are deemed confidential	99			

Source: Executive Office of The President: Office of the Management and Budget
City and County of San Francisco Planning Department

TABLE 1. 3 CHANGES IN LAND USE ACTIVITIES AND INDUSTRY GROUPS IN 2001

2001		SIC & NAICS Categories	NAICS Code	SIC Code	1988-2000	
Land Use Activity	Industry Group				Land Use Activity	Industry Group
Office	Office Services	Veterinary Services For Livestock	54194	741	Office	Agriculture
Office	Office Services	Veterinary Services for Animal Specialties	54194	742	Office	Agriculture
Office	Office Services	Horticulture Consulting	54169	781	Office	Agriculture
Office	Office Services	Landscape Architectural Services	54132	781	Office	Agriculture
Office	Office Services	Lawn and Garden Services	56173	782	Office	Agriculture
Office	Office Services	Ornamental Shrub and Tree Services	56173	783	Office	Agriculture
Office	Office Services	Carpet and Upholstery Cleaning	56174	7217	Retail	Personal & Repair
Office	Office Services	Tax Return Preparation Services	541213	7291	Retail	Personal & Repair
Office	Office Services	Babysitting Bureaus	56131	7299	Retail	Personal & Repair
Office	Office Services	Internet Publishing and Broadcasting	516110	2711	Industrial	Printing & Publishing
Office	Office Services	Advertising Specialties Goods Distributors	54189	5199	Industrial	Wholesale
Office	Office Services	Libraries and Archives	519120	8231	Cultural/Institutional	Educational Services
Office	Office Services	Film Archives	519120	7829	Cultural/Institutional	Art & Recreation
Office	Office Services	Travel Motor Clubs	561599	8699	Cultural/Institutional	Other CIE Services
Office	Public Administration	Parole Offices and Probation Offices	92215	8322	Cultural/Institutional	Social Assistance
Office	Public Administration	American Indian and Alaska Native Tribal Governments	92115	8641	Cultural/Institutional	Other CIE Services
Retail	Personal & Repair	Pet Care Services	81291	752	Office	Agriculture
Retail	Other Retail Stores	Air, Rail, & Water Transportation Equipment Rental	532411	4499	Industrial	Transportation
Retail	Other Retail Stores	Motor Vehicle Supplies, Used and New Parts, Tires and Tubes	44131	5013	Industrial	Wholesale
Retail	Other Retail Stores	Furniture	44211	5021	Industrial	Wholesale
Retail	Other Retail Stores	Floor Covering Stores	44221	5023	Industrial	Wholesale
Retail	Other Retail Stores	Brick, Stone and Related Construction Materials, NEC	44419	5032	Industrial	Wholesale
Retail	Other Retail Stores	Office Equipment	45321	5044	Industrial	Wholesale
Retail	Other Retail Stores	Computers & Computer Peripheral Equip. & Software	44312	5045	Industrial	Wholesale
Retail	Other Retail Stores	Medical, Dental, and Hospital Equipment and Supplies	446199	5047	Industrial	Wholesale
Retail	Other Retail Stores	Professional Equipment and Supplies, NEC	45321	5049	Industrial	Wholesale
Retail	Other Retail Stores	Electrical Apparatus, Equip. Wiring Supplies, Construction Materials	44419	5063	Industrial	Wholesale
Retail	Other Retail Stores	Hardware, Plumbing & Heating Equipment and Supplies (Hydronics)	44413	5072	Industrial	Wholesale
Retail	Other Retail Stores	Farm and Garden Machinery and Equipment	44421	5083	Industrial	Wholesale
Retail	Other Retail Stores	Beauty and Barber Shop Equipment and Supplies	44612	5087	Industrial	Wholesale
Retail	Other Retail Stores	Stationery and Office Supplies	45321	5112	Industrial	Wholesale
Retail	Other Retail Stores	Heating Oil, LP Gas	45431	5171	Industrial	Wholesale
Retail	Other Retail Stores	Lawn, Garden, Flowers, Nursery Stock, & Florists' Supplies	44422	5191	Industrial	Wholesale
Retail	Other Retail Stores	Wardrobe Rental (Motion Pictures)	53222	7819	Cultural/Institutional	Art & Recreation
Retail	Other Retail Stores	Video Tape and Disc Rental	53223	7841	Cultural/Institutional	Art & Recreation
Retail	Other Retail Stores	Recreational Goods Rental	532292	7999	Cultural/Institutional	Art & Recreation
Industrial	Food Manufacturing	Custom Grain Grinding	311119	723	Office	Agriculture
Industrial	Food Manufacturing	Custom Slaughtering	311611	751	Office	Agriculture
Industrial	Food manufacturing	Meat Processed from Carcasses	311612	5147	Industrial	Wholesale
Industrial	Food manufacturing	Bottling Mineral or Spring Water	312112	5149	Industrial	Wholesale
Industrial	Apparel Manufacturing	Custom Tailors and Seamstresses	315	5699	Retail	Apparel Stores
Industrial	Apparel manufacturing	Converters, Broadwoven Piece Good Fabric	31331	5131	Industrial	Wholesale
Industrial	Printing & Publishing	Printing and Embossing on Fabric Articles	323113	2396	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Mops, Floor and Dust Manufacturing	339994	2392	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Textile Automotive Trimmings, Seat Belts, Seat & Tire Covers	33636	2396	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Motion Picture and Video Tape Production Industries	51211	7812	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Commercial Distribution Film Libraries	51212	7829	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Motion Picture Theaters	51213	7832	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Teleproduction and Post-Production Services	512191	7819	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Booking Agencies	512199	7829	Cultural/Institutional	Art & Recreation
Cultural/Institutional	Health Care	Homes for the Elderly, Other Residential Care	623312	8361	Cultural/Institutional	Social Assistance
Cultural/Institutional	Health Care	Mental Health and Substance Abuse Facilities	62322	8361	Cultural/Institutional	Social Assistance
Cultural/Institutional	Educational Services	Beauty and Cosmetology Schools	611511	7231	Retail	Personal & Repair
Cultural/Institutional	Educational Services	Barber Colleges	611511	7241	Retail	Personal & Repair
Cultural/Institutional	Other CIE Services	Education, Religious, and Charitable Trusts	81399	6531	Office	Office Services
Cultural/Institutional	Other CIE Services	Condominium Associations	813211	6732	Office	Real Estate
Cultural/Institutional	Other CIE Services	Caverns and Miscellaneous Commercial Parks	71219	7999	Cultural/Institutional	Art & Recreation
Cultural/Institutional	Other CIE Services	Voluntary Health Organizations	813212	8399	Cultural/Institutional	Social Assistance
Cultural/Institutional	Other CIE Services	Grantmaking, Giving, & Human Rights organizations	813219	8399	Cultural/Institutional	Social Assistance
Cultural/Institutional	Other CIE Services	Social Advocacy, Environment, Conservation, Wildlife Organizations	81331	8399	Cultural/Institutional	Social Assistance

Source:

Executive Office of The President: Office of the Management and Budget
 City and County of San Francisco Planning Department

2 .0

REGIONAL OVERVIEW

San Francisco has diverse linkages to the region, as well as to the state, national, and global economy. This chapter supplies basic demographic and economic information about the San Francisco Bay Area's nine counties. This information gives an understanding of San Francisco's economic base within a regional and historical context. Depending upon available data, the period of time covered ranges from 1970 to 2004.

The nine counties in San Francisco Bay Area are: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 shows the location of these counties, which have been grouped into four sub-regions: North Bay, East Bay, South Bay, and San Francisco. These sub-regions were initially formed in 1985 on the basis of observed travel patterns of commuters into San Francisco and availability of employment information. Although travel patterns have evolved since the initial observations, these sub-regions have been retained in order to maintain the consistency of the data structure in this chapter. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

MAP 2.1 REGIONAL OVERVIEW



The regional subdivision allows comparisons between San Francisco, North Bay, East Bay, and South Bay areas that represent the labor force base for San Francisco and the region. When reviewing the tables in this chapter, it is important to note that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than 1 percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

This chapter presents three sets of tables and graphs. The first set reports population, labor force, and employment by sub-region from 1970 to 2004. The second set reports unemployment in San Francisco, Bay Area, California,

and the United States from 1995 to 2004. The third set describes regional employment for each sub-region by industry groups from 1995 to 2004. Each economic indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

- **Population** is defined as the total number of people who live in a specific area, such as a particular county or city. Population data for 1970, 1980, 1990, and 2000 are from the U.S. Census Bureau. The population data from 1995 to 2004 come from the California State Department of Finance (DOF). These data are based on the 2000 census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking of status of military bases.
- **Civilian Labor Force** consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are obtained from the California Employment Development Department (EDD).
- **Unemployment** is defined as civilians 16 years and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to jobs from which they had been laid off. Civilian unemployment data are based on place of residence. The unemployment data are from EDD, the United States Department of Commerce, and U.S. Census Bureau.
- **Employment**, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.

Employment data reported by industry group are based on EDD data. These data are organized by using the North American Industry Classification System (NAICS), as discussed in Chapter 1.

TABLE 2. 1.1 BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUB REGION 1970 - 2004

Population by Subregion, 1970-2004

Number of Persons (1000s)	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	640	857	1069	1,142	1,151	1,165	1,190	1,206	1,226	1,249	1,255	1,271	1,276
East Bay	1,632	1,762	2080	2,208	2,229	2,255	2,309	2,350	2,384	2,451	2,468	2,502	2,506
South Bay	1,621	1,882	2147	2,280	2,315	2,354	2,405	2,438	2,467	2,444	2,437	2,444	2,460
San Francisco	716	679	724	752	760	778	790	791	801	794	794	792	795
TOTAL	4,609	5,180	6,020	6,280	6,343	6,426	6,499	6,540	6,854	6,919	6,933	6,969	7,036

Percentage Distribution	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	13.9	16.5	17.8	18.2	18.1	18.1	18.3	18.4	17.9	18.0	18.1	18.2	18.1
East Bay	35.4	34.0	34.6	35.2	35.1	35.1	35.5	35.9	34.8	35.4	35.6	35.9	35.6
South Bay	35.2	36.3	35.7	36.3	36.5	36.6	37.0	37.3	36.0	35.3	35.1	35.1	35.0
San Francisco	15.5	13.1	12.0	12.0	12.0	12.1	12.1	12.1	11.7	11.5	11.4	11.4	11.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1970-1980	1980-1990	1990-2000	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Bay	33.9	24.7	14.7	0.8	1.2	2.1	1.4	1.6	1.9	0.5	1.3	0.4
East Bay	8.0	18.0	14.6	1.0	1.2	2.4	1.8	1.5	2.8	0.7	1.4	0.2
South Bay	16.1	14.1	14.9	1.5	1.7	2.2	1.4	1.2	-0.9	-0.3	0.3	0.7
San Francisco	-5.2	6.6	10.7	1.1	2.4	1.5	0.1	1.4	-1.0	0.0	-0.2	0.4
TOTAL	12.4	16.2	13.9	1.0	1.3	1.1	0.6	4.8	0.9	0.2	0.5	1.0

Labor Force by Subregion, 1970 - 2004

Number of Persons (1000s)	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	241	406	562	585	589	608	627	640	661	669	674	671	669
East Bay	669	877	1111	1,138	1,144	1,176	1,191	1,212	1,246	1,265	1,276	1,268	1,261
South Bay	686	1,017	1223	1,237	1,275	1,326	1,359	1,362	1,415	1,421	1,323	1,266	1,194
San Francisco	340	365	405	399	402	413	417	422	435	437	416	403	427
TOTAL	1,936	2,665	3,301	3,359	3,410	3,523	3,593	3,636	3,757	3,791	3,689	3,607	3,551

Percentage Distribution	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	12.4	15.2	17.0	17.4	17.3	17.3	17.4	17.6	17.6	17.6	18.3	18.6	18.8
East Bay	34.6	32.9	33.7	33.9	33.6	33.4	33.1	33.3	33.1	33.4	34.6	35.2	35.5
South Bay	35.4	38.2	37.0	36.8	37.4	37.6	37.8	37.5	37.7	37.5	35.9	35.1	33.6
San Francisco	17.6	13.7	12.3	11.9	11.8	11.7	11.6	11.6	11.6	11.5	11.3	11.2	12.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1970-1980	1980-1990	1990-2000	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Bay	68.5	38.4	17.7	0.7	3.2	3.0	2.2	3.3	1.1	0.8	-0.5	-0.3
East Bay	31.1	26.7	12.1	0.6	2.8	1.3	1.8	2.8	1.5	0.9	-0.6	-0.5
South Bay	48.3	20.3	15.7	3.1	4.0	2.5	0.2	3.9	0.4	-6.9	-4.3	-5.7
San Francisco	7.4	11.0	7.5	0.8	2.7	0.9	1.3	3.1	0.4	-4.7	-3.1	5.9
TOTAL	37.7	23.9	13.8	1.5	3.3	2.0	1.2	3.3	0.9	-2.7	-2.2	-1.6

CONTINUED TABLE 2.1.1 BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUB REGION 1970 - 2004

Employment by Subregion, 1970 - 2004

Number of Persons (1000s)													
	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	101	275	382	545	558	578	597	614	638	645	638	629	634
East Bay	388	690	882	1,065	1,080	1,111	1,134	1,162	1,226	1,230	1,207	1,190	1,189
South Bay	444	937	1118	1,417	1,442	1,485	1,516	1,549	1,614	1,608	1,565	1,538	1,534
San Francisco	375	549	559	371	379	392	399	405	458	446	420	404	401
TOTAL	1,308	2,451	2,941	3,399	3,459	3,566	3,647	3,730	3,936	3,928	3,829	3,760	3,758

Percentage Distribution													
	1970	1980	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	7.7	11.2	13.0	16.0	16.1	16.2	16.4	16.5	16.2	16.4	16.7	16.7	16.9
East Bay	29.7	28.2	30.0	31.3	31.2	31.2	31.1	31.1	31.2	31.3	31.5	31.6	31.6
South Bay	33.9	38.2	38.0	41.7	41.7	41.6	41.6	41.5	41.0	40.9	40.9	40.9	40.8
San Francisco	28.7	22.4	19.0	10.9	11.0	11.0	11.0	10.9	11.6	11.4	11.0	10.7	10.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change													
	1970-80	1980-90	1990-00	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	1999-04
North Bay	172.3	38.9	67.0	2.3	3.5	3.4	2.9	3.8	1.2	-1.1	-1.5	0.9	3.2
East Bay	77.8	27.8	39.0	1.4	2.9	2.1	2.4	5.6	0.3	-1.8	-1.4	-0.1	2.3
South Bay	111.0	19.3	44.3	1.8	3.0	2.1	2.2	4.2	-0.4	-2.7	-1.7	-0.2	-1.0
San Francisco	46.4	1.8	-18.1	2.1	3.2	2.0	1.4	13.0	-2.5	-6.0	-3.6	-0.8	-1.0
TOTAL	87.4	20.0	33.8	1.8	3.1	2.3	2.3	5.5	-0.2	-2.5	-1.8	-0.1	0.7

Note:

North Bay: Marin, Napa, Sonoma, and Solano counties

East Bay: Contra Costa and Alameda counties

South Bay: Santa Clara and San Mateo counties

San Francisco: County of San Francisco

Source:

Population - CA Department of Finance, E-1 City / County Population Estimates.

Labor Force/Employment (annual average) - CA Employment Development Department, not seasonally adjusted.

**TABLE 2. 2.1 BAY AREA, CALIFORNIA, AND UNITED STATES
UNEMPLOYMENT, 1995 - 2004**

Bay Area Unemployment By Sub Region, 1995-2004

Number of Persons (1000s)	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	36	31	27	24	20	20	22	32	34	34
East Bay	65	57	51	47	40	36	51	79	80	73
South Bay	58	45	39	41	37	27	57	99	92	73
San Francisco	24	19	17	15	13	12	23	31	28	25
TOTAL	184	152	134	126	110	94	151	240	233	205

Annual Percentage Distribution	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	19.3	20.6	20.5	18.9	18.3	21.0	14.3	13.2	14.4	16.7
East Bay	35.6	37.3	37.8	36.8	36.2	37.9	33.4	32.8	34.2	35.5
South Bay	31.8	29.6	29.0	32.1	33.8	28.2	37.4	41.2	39.6	35.5
San Francisco	13.2	12.5	12.7	12.1	11.7	13.0	14.9	12.8	11.8	12.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	1995-04
North Bay	-12.1	-12.2	-12.8	-15.9	-2.0	10.2	45.6	6.0	1.8	-3.9
East Bay	-13.5	-10.8	-7.9	-14.6	-10.3	42.1	55.1	1.5	-8.7	11.3
South Bay	-22.9	-13.8	4.6	-8.9	-28.4	113.6	74.6	-6.6	-21.2	24.5
San Francisco	-21.5	-10.5	-10.0	-16.3	-4.7	84.4	36.4	-10.4	-8.4	4.1
TOTAL	-17.3	-11.9	-5.5	-13.2	-14.2	61.1	58.3	-2.8	-12.1	11.6

Average Annual Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North Bay	6.1	5.3	4.5	3.8	3.1	3.0	3.2	4.6	4.9	5.0
East Bay	5.7	4.9	4.3	3.9	3.3	3.3	4.0	6.0	6.2	5.8
South Bay	4.7	3.5	2.9	3.0	2.7	2.7	4.0	6.8	6.7	5.8
San Francisco	6.1	4.7	4.1	3.7	3.0	3.0	5.2	7.4	6.8	5.9
Average	5.7	4.6	4.0	3.6	3.0	3.0	4.1	6.2	6.1	5.6

California and the United States Unemployment, 1995-2004

Number of Persons (1000s)	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
California	1,209	1,124	1,006	969	864	845	927	1,161	1,177	1,092
United States	7,404	7,276	6,739	6,204	5,880	5,655	6,742	8,378	8,774	8,149

Average Annual Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
California	7.8	7.2	6.3	5.9	5.2	4.9	5.3	6.7	6.7	6.2
United States	5.6	5.4	5.0	4.5	4.2	4.0	4.8	5.8	6	5.5

Unemployment For San Francisco, Bay Area, California, And The United States, 1995-2004

Average Annual Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
San Francisco	6.1	4.7	4.1	3.7	3.0	3.0	5.2	7.4	6.8	5.9
Bay Area	5.7	4.6	4.0	3.6	3.0	3.0	4.1	6.2	6.1	5.6
California	7.8	7.2	6.3	5.9	5.2	4.9	5.3	6.7	6.7	6.2
United States	5.6	5.4	5.0	4.5	4.2	4.0	4.8	5.8	6.0	5.5

Source:

State, County Unemployment (annual average) - California Employment Development Department, Report 400C.

US Unemployment-- US Bureau of Labor Statistics

TABLE 2.3. 1 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1995 - 2004

Number of Jobs (Thousands), 1995-2004

INDUSTRY GROUP	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Farm	21	23	23	24	24	25	26	25	23	23
Natural Resources, Mining, & Construction	119	131	145	158	175	189	196	185	206	183
Manufacturing	423	448	466	473	459	480	461	402	365	359
Trade, Transportation & Utilities	543	560	581	590	601	614	609	581	563	555
Information	92	95	102	110	122	152	147	127	117	112
Financial Activities	189	190	190	194	197	199	213	211	211	209
Professional & Business Services	471	512	556	592	626	676	625	547	521	519
Educational & Health Services	299	303	314	328	335	334	343	349	355	357
Leisure and Hospitality	260	270	276	282	290	298	305	301	301	303
Other Services	101	104	106	109	109	111	114	115	112	110
Government	441	436	437	438	450	464	467	480	472	463
TOTAL	2,418	2,530	2,654	2,752	2,829	2,966	2,925	2,728	2,662	2,620

Percentage Distribution by Industry Group, 1995-2004

INDUSTRY GROUP	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Farm	0.9	0.9	0.9	0.9	0.8	0.8	0.9	0.9	0.9	0.9
Natural Resources, Mining, & Construction	4.9	5.2	5.5	5.8	6.2	6.4	6.7	6.8	7.7	7.0
Manufacturing	17.5	17.7	17.6	17.2	16.2	16.2	15.8	14.7	13.7	13.7
Trade, Transportation & Utilities	22.4	22.1	21.9	21.4	21.2	20.7	20.8	21.3	21.1	21.2
Information	3.8	3.7	3.9	4.0	4.3	5.1	5.0	4.7	4.4	4.3
Financial Activities	7.8	7.5	7.2	7.0	7.0	6.7	7.3	7.7	7.9	8.0
Professional & Business Services	19.5	20.2	21.0	21.5	22.1	22.8	21.4	20.1	19.6	19.8
Educational & Health Services	12.4	12.0	11.8	11.9	11.8	11.3	11.7	12.8	13.3	13.6
Leisure and Hospitality	10.8	10.7	10.4	10.3	10.2	10.0	10.4	11.0	11.3	11.6
Other Services	4.2	4.1	4.0	4.0	3.8	3.7	3.9	4.2	4.2	4.2
Government	18.2	17.2	16.5	15.9	15.9	15.6	16.0	17.6	17.7	17.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change, 1995-2004

INDUSTRY GROUP	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Farm	5	4	3	-1	5	2	-4	-6	-3	6
Natural Resources, Mining, & Construction	10	11	9	10	8	4	-6	12	-11	53
Manufacturing	6	4	1	-3	5	-4	-13	-9	-2	-15
Trade, Transportation & Utilities	3	4	2	2	2	-1	-5	-3	-1	2
Information	3	8	8	11	24	-3	-13	-8	-4	22
Financial Activities	0	0	2	2	1	7	-1	0	-1	10
Professional & Business Services	9	9	7	6	8	-8	-12	-5	0	10
Educational & Health Services	1	4	4	2	0	3	2	2	1	19
Leisure and Hospitality	4	2	2	3	3	2	-1	0	1	17
Other Services	3	3	3	0	2	3	0	-2	-2	9
Government	-1	0	0	3	3	1	3	-2	-2	5
TOTAL	5	5	4	3	5	-1	-7	-2	-2	8

Source:

California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March 2004 Benchmark.

TABLE 2.3. 2 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1995 - 2004

Number of Jobs (Thousands)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Farm										
North Bay	11	12	13	14	14	15	15	14	13	14
East Bay	3	2	2	2	2	2	3	3	3	3
South Bay	7	8	8	8	8	8	8	7	7	6
San Francisco	0	0	0	0	0	0	0	0	0	0
Regional Total	21	23	23	24	24	25	26	25	23	23
Natural Resources, Mining & Construction										
North Bay	21	23	26	28	32	35	37	38	46	40
East Bay	45	48	51	55	62	68	71	68	68	70
South Bay	40	46	52	58	63	67	68	62	75	56
San Francisco	13	13	16	17	18	19	20	18	17	17
Regional Total	119	131	145	158	175	189	196	185	206	183
Manufacturing										
North Bay	43	46	49	52	54	55	55	51	48	47
East Bay	100	106	111	115	112	117	113	104	98	99
South Bay	254	271	280	281	271	288	275	232	206	200
San Francisco	26	26	26	25	23	22	18	15	13	12
Regional Total	423	448	466	473	459	480	461	402	365	359
Trade, Transportation and Utilities										
North Bay	75	78	82	82	84	85	87	88	89	89
East Bay	184	187	193	196	203	208	210	205	197	193
South Bay	208	218	227	230	234	240	234	215	205	203
San Francisco	76	77	80	82	80	82	78	74	71	70
Regional Total	543	560	581	590	601	614	609	581	563	555
Information										
North Bay	9	10	10	11	11	11	11	11	10	10
East Bay	29	30	33	34	35	39	38	35	33	31
South Bay	35	36	39	43	50	67	68	58	54	52
San Francisco	19	19	20	22	26	35	30	24	21	20
Regional Total	92	95	102	110	122	152	147	127	117	112
Financial Activities										
North Bay	25	25	25	25	26	26	27	28	29	28
East Bay	51	50	49	49	50	51	59	63	68	67
South Bay	55	56	57	60	60	59	59	57	56	56
San Francisco	59	60	59	61	62	63	68	64	59	58
Regional Total	189	190	190	194	197	199	213	211	211	209

CONTINUED TABLE 2.3.2 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1995 - 2004

Number of Jobs (Thousands)

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Professional and Business Services										
North Bay	39	42	46	50	54	57	56	54	53	55
East Bay	124	129	142	152	160	170	159	150	145	147
South Bay	197	219	244	261	278	304	281	233	220	216
San Francisco	112	122	124	131	134	144	130	112	103	101
Regional Total	471	512	556	592	626	676	625	547	521	519
Educational and Health Services										
North Bay	49	50	52	54	56	58	60	62	62	62
East Bay	98	97	100	106	109	111	113	115	117	118
South Bay	104	105	109	112	113	113	119	121	123	124
San Francisco	48	50	54	56	57	53	52	52	53	54
Regional Total	299	303	314	328	335	334	343	349	355	357
Leisure and Hospitality										
North Bay	44	45	45	47	48	50	52	53	54	54
East Bay	69	72	70	71	72	74	78	80	80	81
South Bay	89	92	95	97	98	102	103	98	98	98
San Francisco	59	61	65	68	71	72	72	70	70	71
Regional Total	260	270	276	282	290	298	305	301	301	303
Other Services										
North Bay	14	15	16	16	16	16	17	17	17	17
East Bay	29	30	30	31	31	32	36	38	38	37
South Bay	34	35	35	36	37	37	37	38	36	35
San Francisco	24	23	25	26	25	25	25	23	22	21
Regional Total	101	104	106	109	109	111	114	115	112	110
Government										
North Bay	72	70	70	72	75	76	80	80	79	79
East Bay	170	168	168	169	173	177	179	184	182	179
South Bay	120	119	119	120	124	127	128	132	128	124
San Francisco	80	79	80	77	79	84	81	84	84	82
Regional Total	441	436	437	438	450	464	467	480	472	463

Source:

California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.

TABLE 2.3. 3 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1995 - 2004

Percentage Distribution by Subregion

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Farm										
North Bay	53	54	56	56	57	58	58	58	57	60
East Bay	12	10	9	9	8	9	12	12	13	12
South Bay	33	35	34	34	34	31	29	29	29	27
San Francisco	2	2	1	1	1	1	1	1	1	2
Regional Total	100	100	100	100	100	100	100	100	100	100
Natural Resources, Mining & Construction										
North Bay	18	18	18	18	18	19	19	20	22	22
East Bay	38	37	35	35	36	36	36	37	33	39
South Bay	34	35	36	37	36	35	35	33	36	31
San Francisco	10	10	11	11	10	10	10	10	8	9
Regional Total	100	100	100	100	100	100	100	100	100	100
Manufacturing										
North Bay	10	10	10	11	12	11	12	13	13	13
East Bay	24	24	24	24	24	24	25	26	27	28
South Bay	60	60	60	59	59	60	60	58	56	56
San Francisco	6	6	6	5	5	4	4	4	4	3
Regional Total	100	100	100	100	100	100	100	100	100	100
Trade, Transportation and Utilities										
North Bay	14	14	14	14	14	14	14	15	16	16
East Bay	34	33	33	33	34	34	34	35	35	35
South Bay	38	39	39	39	39	39	38	37	36	37
San Francisco	14	14	14	14	13	13	13	13	13	13
Regional Total	100	100	100	100	100	100	100	100	100	100
Information										
North Bay	10	10	10	10	9	7	8	8	9	9
East Bay	32	31	32	31	29	26	26	28	28	28
South Bay	38	39	38	39	41	44	46	45	46	46
San Francisco	20	20	20	20	21	23	20	19	18	17
Regional Total	100	100	100	100	100	100	100	100	100	100
Financial Activities										
North Bay	13	13	13	13	13	13	13	13	13	13
East Bay	27	26	26	25	25	25	28	30	32	32
South Bay	29	29	30	31	30	30	28	27	26	27
San Francisco	31	32	31	31	31	32	32	30	28	28
Regional Total	100	100	100	100	100	100	100	100	100	100

**CONTINUED TABLE 2.3.3 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP
AND SUB REGION, 1995 - 2004**

Percentage Distribution by Subregion

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Professional and Business Services										
North Bay	8	8	8	8	9	8	9	10	10	11
East Bay	26	25	26	26	26	25	25	27	28	28
South Bay	42	43	44	44	44	45	45	42	42	42
San Francisco	24	24	22	22	21	21	21	20	20	19
Regional Total	100	100	100	100	100	100	100	100	100	100
Educational and Health Services										
North Bay	17	17	16	16	17	17	18	18	17	17
East Bay	33	32	32	32	33	33	33	33	33	33
South Bay	35	35	35	34	34	34	35	35	35	35
San Francisco	16	17	17	17	17	16	15	15	15	15
Regional Total	100	100	100	100	100	100	100	100	100	100
Leisure and Hospitality										
North Bay	44	44	43	43	44	45	45	46	48	49
East Bay	68	69	66	65	67	67	68	70	72	73
South Bay	88	89	90	89	90	92	90	86	87	89
San Francisco	58	59	61	63	65	65	63	61	62	64
Regional Total	259	260	260	260	266	269	267	262	269	276
Other Services										
North Bay	14	15	15	15	15	15	15	15	15	16
East Bay	29	29	28	28	28	29	31	33	33	34
South Bay	34	34	33	33	34	34	32	33	32	32
San Francisco	23	22	24	24	23	23	22	20	19	19
Regional Total	100	100	100	100	100	100	100	100	100	100
Government										
North Bay	16	16	16	16	17	16	17	17	17	17
East Bay	39	39	38	39	38	38	38	38	39	39
South Bay	27	27	27	27	27	27	27	27	27	27
San Francisco	18	18	18	18	18	18	17	18	18	18
Regional Total	100	100	100	100	100	100	100	100	100	100

Source:

California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.

TABLE 2.3. 4 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUBREGION, 1995 - 2004

Percentage Change

	1995- 1996	1996- 1997	1997- 1998	1998- 1999	1999- 2000	2000- 2001	2001- 2002	2002- 2003	2003- 2004	1995- 1999	2000-2004
Farm											
North Bay	6	7	5	0	7	3	-5	-7	2	19	-8
East Bay	-12	-5	0	-10	21	30	0	0	-13	-24	13
South Bay	10	3	1	1	-4	-5	-4	-6	-10	15	-23
San Francisco	0	-50	50	-33	50	-33	50	0	33	-50	33
Regional Total	5	4	3	-1	5	2	-4	-6	-3	12	-10
Natural Resources, Mining & Construction											
North Bay	9	12	7	14	11	6	1	23	-14	48	12
East Bay	7	6	8	12	9	5	-5	0	3	39	4
South Bay	15	12	12	8	6	2	-9	21	-25	55	-16
San Francisco	4	19	10	8	3	4	0	0	0	46	-11
Regional Total	10	11	9	10	8	4	-6	12	-11	47	-3
Manufacturing											
North Bay	7	7	7	3	2	0	-7	-6	-1	26	-14
East Bay	6	5	3	-2	4	-3	-8	-5	1	12	-15
South Bay	7	4	0	-4	6	-4	-16	-11	-3	7	-30
San Francisco	-1	1	-4	-8	-6	-18	-15	-13	-7	-12	-44
Regional Total	6	4	1	-3	5	-4	-13	-9	-2	9	-25
Trade, Transportation and Utilities											
North Bay	4	4	1	2	1	3	1	2	0	12	5
East Bay	2	3	1	4	2	1	-3	-4	-2	10	-7
South Bay	5	4	2	1	3	-3	-8	-4	-1	13	-15
San Francisco	1	4	2	-2	2	-5	-5	-4	-2	6	-15
Regional Total	3	4	2	2	2	-1	-5	-3	-1	11	-10
Information											
North Bay	1	7	12	-4	2	0	-6	-5	-2	17	-13
East Bay	2	10	5	2	11	-3	-7	-7	-5	20	-21
South Bay	4	8	8	18	33	2	-15	-7	-3	43	-22
San Francisco	2	6	7	20	34	-14	-20	-14	-5	40	-44
Regional Total	3	8	8	11	24	-3	-13	-8	-4	33	-26
Financial Activities											
North Bay	-3	1	0	4	2	2	3	3	-2	2	6
East Bay	-1	-1	-1	2	1	16	7	8	-1	-1	33
South Bay	1	3	5	1	-2	1	-3	-2	0	9	-5
San Francisco	2	-1	3	1	2	8	-7	-7	-2	5	-8
Regional Total	0	0	2	2	1	7	-1	0	-1	4	5

CONTINUED TABLE 2.3.4 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUBREGION, 1995 - 2004

Percentage Change

	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003 - 04	1995-99	2000-2004
Professional and Business Services											
North Bay	8	8	9	9	6	-3	-3	-1	4	38	-3
East Bay	4	10	7	6	6	-7	-6	-3	1	30	-14
South Bay	11	12	7	7	9	-8	-17	-6	-1	41	-29
San Francisco	9	2	5	3	7	-10	-14	-7	-3	20	-30
Regional Total	9	9	7	6	8	-8	-12	-5	0	33	-23
Educational and Health Services											
North Bay	2	3	4	3	4	4	2	0	0	12	7
East Bay	0	3	6	3	1	2	2	2	1	12	7
South Bay	1	3	3	1	0	5	2	1	1	9	9
San Francisco	4	7	4	2	-8	-1	0	3	1	18	2
Regional Total	1	4	4	2	0	3	2	2	1	12	7
Leisure and Hospitality											
North Bay	3	0	3	4	3	4	2	2	1	10	8
East Bay	4	-2	1	2	2	6	3	1	0	5	9
South Bay	3	4	2	1	4	1	-5	0	1	10	-4
San Francisco	3	7	5	4	2	0	-3	0	1	20	-2
Regional Total	4	2	2	3	3	2	-1	0	1	11	2
Other Services											
North Bay	6	3	3	0	2	1	1	1	2	13	5
East Bay	3	1	1	2	3	12	6	-1	-1	7	16
South Bay	4	-1	3	1	2	-1	2	-4	-3	8	-7
San Francisco	-1	9	3	-3	0	-1	-10	-4	-3	7	-16
Regional Total	3	3	3	0	2	3	0	-2	-2	8	-1
Government											
North Bay	-3	1	2	4	2	4	0	-1	0	4	3
East Bay	-1	0	1	2	2	1	3	-1	-2	2	1
South Bay	-1	0	1	3	3	0	3	-3	-3	3	-2
San Francisco	0	1	-4	2	6	-4	4	-1	-3	-1	-3
Regional Total	-1	0	0	3	3	1	3	-2	-2	2	0

Source:

California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.

This Chapter provides information about the employment trends in San Francisco from 1995 to 2004 and portrays San Francisco's economic downturn during 2001 and recovery in 2002-2004. Employment numbers and annual rate of change in employment are major indicators of San Francisco's economic activity. From a high of 608,340 jobs in San Francisco in 2000, employment decreased by about 85,000 jobs through 2004, with the 10,000 job loss between 2003 and 2004 indicating a slowing of job loss over the four year period.

The employment data presented in this chapter are based on the payroll jobs in San Francisco provided by the California Employment Development Department (EDD). The data are reported as annual average based on the quarterly average employment data. It is important to note that these employment data differ from the benchmark data provided by EDD on its web site (<http://www.calmis.cahwnet.gov>). The latter data omit private household employment data (SIC 88) and are adjusted throughout the year.

Employment data are presented by the major economy sectors under each type of land use activity. In 2001, economic sectors started being organized according to North American Industry Classification system (NAICS). From 1995-2000, economy sectors were organized according to Standard Industrial Classification system (SIC). Both industry classification systems are discussed in Chapter 1 – Data Formats. Table 1.2 in Chapter 1 shows the closest match between SIC economy sectors and NAICS economy sectors. It is not possible to get a 100% match between their industry groups as under the NAICS certain industries have been moved from one economy sector to another. Due to restructuring of economic sectors employment numbers may appear significantly higher or lower in certain economic sectors when compared to previous years employment numbers. The economic sectors with no differences in their industry groups are noted after the employment data tables in this chapter.

Employment is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco employment pool regardless of his or her place of residence. A person holding more than one job is counted separately for each job. However, the EDD wage and salary employment data do not include unpaid family workers, self-employed persons, volunteers, or persons involved in trade disputes.

Employment data is reported both for the entire city and city's ten 'Commerce and Industry Districts' under five Land Use activities - Office, Retail, Industrial, Hotel, and Cultural/Institutional. For an explanation of 'Land Use Activity' and 'Commerce and Industry District', refer to Chapter 1 - Data Formats.

Employment data reported by land use activity will not be consistent with publications prior to 2001. Public administration jobs have been included in different land use categories in other publications. This publication includes public administration jobs in the 'Office' land use category *for all years*; necessary adjustments were made to data from previous years. Public

administration jobs were also classified as ‘Office’ land use in the 2001 publication. From 1996-2000, public administration jobs were parsed out in ‘Office’, ‘Industrial’, and ‘Cultural/Institutional’ land use activities. Prior to 1996, public administration jobs were categorized as ‘Government’ land use.

Table 3.1.1 shows employment data by ‘Land Use Activity’ from 1995 to 2004. Table 3.2.1-3.2.4 show employment data by ‘Commerce and Industry Group’ within each ‘Land Use Activity’ in San Francisco from 1995 to 2004. Table 3.3 presents San Francisco employment in its geographic context. It shows employment data by ‘Land Use Activity’ in ten ‘Commerce and Industry Districts’ in San Francisco in 2002, 2003, and 2004. It also shows employment under a ‘Various Districts’ category. According to San Francisco County tax records, these are jobs purported to be in San Francisco. However, their physical location in San Francisco is unknown because the address information is a post office box.

TABLE 3. 1.1 JOBS BY LAND USE ACTIVITY, 1995-2004**Annual Average Number of Jobs**

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
1995	197,077	84,124	116,418	18,580	111,915	529,719
1996	206,463	85,651	117,333	18,176	114,883	542,971
1997	210,780	89,043	118,866	18,918	119,567	558,074
1998	220,912	94,220	120,961	19,498	120,526	576,156
1999	229,285	97,159	117,588	19,522	127,611	591,196
2000	243,290	103,508	116,540	18,862	126,066	608,340
2001	236,959	101,505	107,837	17,962	122,222	586,552
2002	213,813	96,561	97,860	16,477	122,254	547,130
2003	201,492	95,599	93,726	17,438	124,882	533,201
2004	193,180	95,006	89,037	18,090	127,962	523,340

Annual Percentage Distribution

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
1995	37.2	15.9	22.0	3.5	21.1	100.0
1996	38.0	15.8	21.6	3.3	21.2	100.0
1997	37.8	16.0	21.3	3.4	21.4	100.0
1998	38.3	16.4	21.0	3.4	20.9	100.0
1999	38.8	16.4	19.9	3.3	21.6	100.0
2000	40.0	17.0	19.2	3.1	20.7	100.0
2001	40.4	17.3	18.4	3.1	20.8	100.0
2002	39.1	17.6	17.9	3.0	22.3	100.0
2003	37.8	17.9	17.6	3.3	23.4	100.0
2004	36.9	18.2	17.0	3.5	24.5	100.0

Percentage Change

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
1995-96	4.8	1.8	0.8	-2.2	2.7	2.5
1996-97	2.1	4.0	1.3	4.1	4.1	2.8
1997-98	4.8	5.8	1.8	3.1	0.8	3.2
1998-99	3.8	3.1	-2.8	0.1	5.9	2.6
1999-00	6.1	6.5	-0.9	-3.4	-1.2	2.9
2000-01	**	**	**	**	**	**
2001-02	-9.8	-4.9	-9.3	-8.3	0.0	-6.7
2001-02	-5.8	-1.0	-4.2	5.8	2.1	-2.5
2003-04	-4.1	-0.6	-5.0	3.7	2.5	-1.8
2001-04	-18.5	-6.4	-17.4	0.7	4.7	-10.8

Note:

Since 2001, Industry groups are based on a new classification system, NAICS.

Source:

City and County of San Francisco Planning Department

California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages

CHART 3.1. 1 EMPLOYMENT BY LAND USE ACTIVITY, 2004

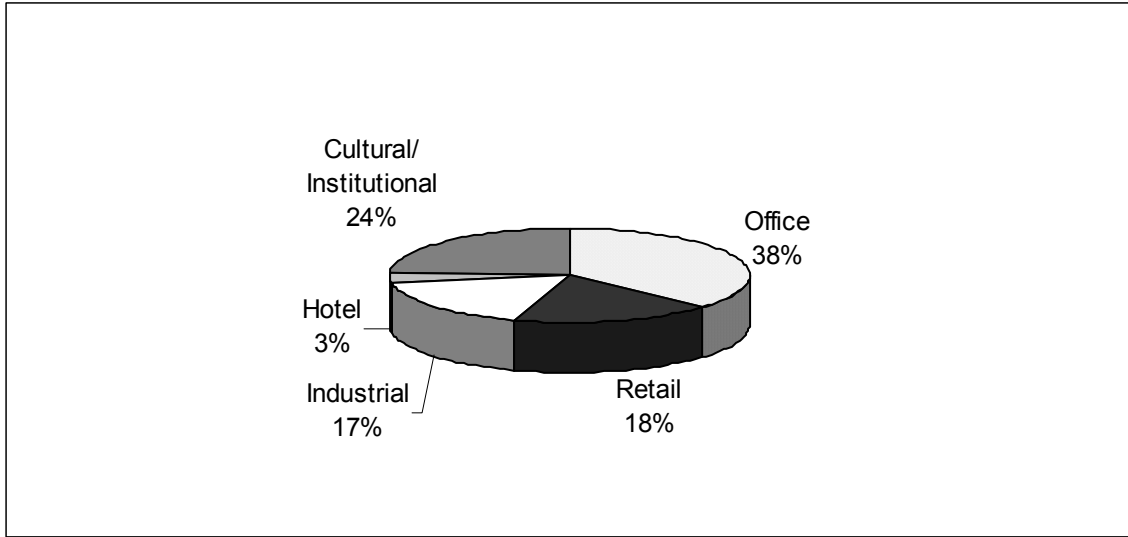


CHART 3.1. 2 EMPLOYMENT BY LAND USE ACTIVITY, 1995 - 2004

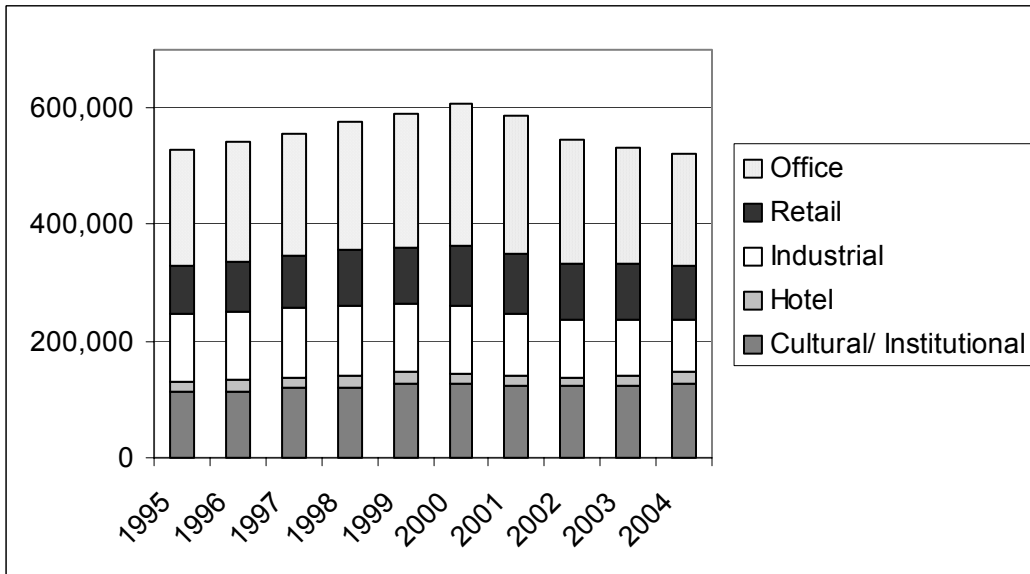


TABLE 3.2. 1 OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1995-2004**Annual Average Number of Jobs**

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Agriculture	1,786	1,993	1,615	1,460	1,732	1,674	172	173	404	385
Finance	39,224	41,032	44,780	49,454	49,886	49,366	44,064	39,381	35,314	33,748
Insurance	16,658	15,929	16,356	16,083	14,855	15,448	12,417	12,070	12,897	12,527
Real Estate	9,953	10,069	10,296	10,953	10,741	10,576	9,763	9,866	10,177	9,910
Office Services	97,938	107,476	107,730	112,783	121,456	133,830	138,862	119,468	109,970	104,611
Public Administration	31,518	29,964	30,003	30,179	30,615	32,395	31,681	32,834	32,718	31,635
TOTAL	197,077	206,463	210,780	220,912	229,285	243,290	236,959	213,791	201,480	192,816

Annual Percentage Distribution

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Agriculture	0.9	1.0	0.8	0.7	0.8	0.7	0.1	0.1	0.2	0.2
Finance	19.9	19.9	21.2	22.4	21.8	20.3	18.6	18.4	17.5	17.5
Insurance	8.5	7.7	7.8	7.3	6.5	6.3	5.2	5.6	6.4	6.5
Real Estate	5.1	4.9	4.9	5.0	4.7	4.3	4.1	4.6	5.1	5.1
Office Services	49.7	52.1	51.1	51.1	53.0	55.0	58.6	55.9	54.6	54.3
Public Administration	16.0	14.5	14.2	13.7	13.4	13.3	13.4	15.4	16.2	16.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	1995-96	1996-97	1997-98	1998-99	1999-00	2001-02	2001-02	2003-04	1995-04
Agriculture	11.6	-19.0	-9.6	18.7	-3.4	0.9	133.3	-4.9	-78.5
Finance	4.6	9.1	10.4	0.9	-1.0	-10.6	-10.3	-4.4	-14.0
Insurance	-4.4	2.7	-1.7	-7.6	4.0	-2.8	6.8	-2.9	-24.8
Real Estate	1.2	2.3	6.4	-1.9	-1.5	1.0	3.2	-2.6	-0.4
Office Services	9.7	0.2	4.7	7.7	10.2	-14.0	-8.0	-4.9	6.8
Public Administration	-4.9	0.1	0.6	1.4	5.8	3.6	-0.4	-3.3	0.4
TOTAL	4.8	2.1	4.8	3.8	6.1	-9.8	-5.8	-4.3	-2.2

Note:

1. Since 2001, Industry groups are based on a new classification system, NAICS. The Industry groups from 1995-2000 are based on SIC system. Due to different classification methodology, jobs since 2001 are not directly comparable with jobs from 1995-2000.
2. Industry Groups with significant changes are Agriculture, Office Services, and Real Estate (Refer 1.3, Ch. 1 for revisions).
Some industries, which were under 'Agriculture' from 1995-2000, are parsed out to various other Industry groups in 2001.
- Some industries, which were under various Industry groups from 1995-2000, are included in 'Office Services' in 2001.
- Some industries, which were under Real Estate from 1995-2000, are included in 'Other CIE Services' in 2001.
3. Data for Mining Office was suppressed for confidentiality.
4. Annual average includes last quarter of previous year, and first three quarters of current year.

Source:

San Francisco Planning Department
California Employment Development Department, Quarterly Census.

TABLE 3.2. 2 RETAIL EMPLOYMENT BY INDUSTRY GROUP, 1995-2004

Annual Average Number of Jobs

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
General Merchandise	4,863	5,302	5,162	4,219	4,372	4,800	4,736	4,631	5,543	4,662
Food Stores	8,005	8,280	8,487	8,555	9,041	8,448	8,311	8,210	8,051	8,144
Apparel Stores	8,819	8,311	8,721	9,077	10,135	12,259	9,348	9,209	8,871	9,285
Eating & drinking places	34,427	35,131	37,024	39,770	40,481	42,820	42,415	41,214	41,358	41,378
Other Retail Stores	18,285	16,091	16,744	19,814	19,893	22,174	27,165	24,644	26,388	26,165
Personal & Repair Services	9,725	12,536	12,905	12,785	13,237	13,006	9,531	5,466	5,387	5,372
TOTAL	84,124	85,651	89,043	94,220	97,159	103,508	101,505	93,375	95,599	95,006

Annual Percentage Distribution

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
General Merchandise	5.8	6.2	5.8	4.5	4.5	4.6	4.7	5.0	5.8	4.9
Food Stores	9.5	9.7	9.5	9.1	9.3	8.2	8.2	8.8	8.4	8.6
Apparel Stores	10.5	9.7	9.8	9.6	10.4	11.8	9.2	9.9	9.3	9.8
Eating & drinking places	40.9	41.0	41.6	42.2	41.7	41.4	41.8	44.1	43.3	43.6
Other Retail Stores	21.7	18.8	18.8	21.0	20.5	21.4	26.8	26.4	27.6	27.5
Personal & Repair Services	11.6	14.6	14.5	13.6	13.6	12.6	9.4	5.9	5.6	5.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	1995-96	1996-97	1997-98	1998-99	1999-00	2001-02	2001- 02	2003-04	1995-04
General Merchandise	9.0	-2.6	-18.3	3.6	9.8	-2.2	19.7	-15.9	-4.1
Food Stores	3.4	2.5	0.8	5.7	-6.6	-1.2	-1.9	1.2	1.7
Apparel Stores	-5.8	4.9	4.1	11.7	21.0	-1.5	-3.7	4.7	5.3
Eating & drinking places	2.0	5.4	7.4	1.8	5.8	-2.8	0.3	0.0	20.2
Other Retail Stores	-12.0	4.1	18.3	0.4	11.5	-9.3	7.1	-0.8	43.1
Personal & Repair Services	28.9	2.9	-0.9	3.5	-1.7	-42.7	-1.4	-0.3	-44.8
TOTAL	1.8	4.0	5.8	3.1	6.5	-8.0	2.4	-0.6	12.9

Note:

1. Since 2001, Industry groups are based on a new classification system, NAICS. The Industry groups from 1995-2000 are based on SIC system.
2. Due to different classification methodology, jobs since 2001 are not directly comparable with jobs from 1995-2000.
3. Annual average includes last quarter of previous year, and first three quarters of current year.

Source:

San Francisco Planning Department
California Employment Development Department, Quarterly Census.

TABLE 3.2. 3 INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUP, 1995-2004

Annual Average Number of Jobs											
Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	
Construction	12,239	13,142	14,814	16,213	17,557	18,812	19,803	18,449	18,085	17,527	
Transportation	26,857	25,897	25,660	25,053	24,081	25,313	25,118	22,170	21,653	21,099	
Utilities	10,326	10,450	11,801	12,192	11,816	11,401	10,548	10,624	10,311	10,517	
Information	9,310	9,430	9,934	10,782	11,861	12,101	10,897	10,603	9,415	8,226	
Wholesale	23,740	22,956	22,042	22,006	20,855	20,263	13,872	12,792	12,754	12,306	
Food Manufacturing	3,432	3,653	3,756	3,077	2,982	2,898	3,025	2,615	2,607	2,533	
Apparel Manufacturing	14,631	15,023	14,754	14,056	12,197	10,574	6,220	5,396	4,779	4,256	
Printing & Publishing	8,006	8,341	8,452	8,829	8,420	8,724	9,424	8,413	7,960	7,804	
Other Manufacturing	7,877	8,442	7,653	8,753	7,819	6,452	8,931	6,411	6,171	4,747	
TOTAL	116,418	117,333	118,866	120,961	117,588	116,540	107,837	97,473	93,735	89,014	

Annual Percentage Distribution											
Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	
Construction	10.5	11.2	12.5	13.4	14.9	16.1	18.4	18.9	19.3	19.7	
Transportation	23.1	22.1	21.6	20.7	20.5	21.7	23.3	22.7	23.1	23.7	
Utilities	8.9	8.9	9.9	10.1	10.0	9.8	9.8	10.9	11.0	11.8	
Information	8.0	8.0	8.4	8.9	10.1	10.4	10.1	10.9	10.0	9.2	
Wholesale	20.4	19.6	18.5	18.19	17.74	17.39	12.9	13.1	13.6	13.8	
Food Manufacturing	2.9	3.1	3.2	2.5	2.5	2.5	2.8	2.7	2.8	2.8	
Apparel Manufacturing	12.6	12.8	12.4	11.6	10.4	9.1	5.8	5.5	5.1	4.8	
Printing & Publishing	6.9	7.1	7.1	7.3	7.2	7.5	8.7	8.6	8.5	8.8	
Other Manufacturing	6.8	7.2	6.4	7.24	6.65	5.54	8.28	6.6	6.6	5.3	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

Percentage Change											
Industry Group	1995-96	1996-97	1997-98	1998-99	1999-00	2001-02	2001-02	2003-04	1995-04		
Construction	7.4	12.7	9.4	8.3	7.1	-6.8	-2.0	-3.1	43.2		
Transportation	-3.6	-0.9	-2.4	-3.9	5.1	-11.7	-2.3	-2.6	-21.4		
Utilities	1.2	12.9	3.3	-3.1	-3.5	0.7	-2.9	2.0	1.8		
Information	1.3	5.3	8.5	10.0	2.0	-2.7	-11.2	-12.6	-11.6		
Wholesale	-3.3	-4.0	-0.2	-5.2	-2.8	-7.8	-0.3	-3.5	-48.2		
Food Manufacturing	6.4	2.8	-18.1	-3.1	-2.8	-13.6	-0.3	-2.9	-26.2		
Apparel Manufacturing	2.7	-1.8	-4.7	-13.2	-13.3	-13.2	-11.4	-10.9	-70.9		
Printing & Publishing	4.2	1.3	4.5	-4.6	3.6	-10.7	-5.4	-2.0	-2.5		
Other Manufacturing	7.2	-9.3	14.4	-10.7	-17.5	-28.2	-3.7	-23.1	-39.7		
TOTAL	0.8	1.3	1.8	-2.8	-0.9	-9.6	-3.8	-5.0	-23.5		

Note:

1. Since 2001, Industry groups are based on a new classification system, NAICS. The Industry groups from 1995-2000 are based on SIC system.
2. Due to different classification methodology, jobs since 2001 are not directly comparable with jobs from 1995-2000.
2. Annual average includes last quarter of previous year, and first three quarters of current year.
3. Transportation and Other Manufacturing do not include all employment because some data was suppressed for confidentiality.
4. Other Manufacturing includes: Other Manufacturing, Film and Sound Recording, and Repair Services.

Source:

San Francisco Planning Department
 California Employment Development Department, Quarterly Census.

TABLE 3.2. 4 CULTURAL/INSTITUTIONAL (CIE) EMPLOYMENT BY INDUSTRY GROUP, 1995-2004

Annual Average Number of Jobs

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Art & Recreation	13,060	12,984	13,808	13,439	14,703	15,391	10,983	10,531	10,179	10,253
Health Care	35,914	34,887	35,558	35,874	36,193	33,011	33,766	34,190	34,336	35,720
Educational Services	34,617	37,149	38,922	38,279	40,988	41,779	41,697	42,587	44,145	45,529
Social Assistance	13,549	13,899	14,409	14,925	15,659	15,915	10,658	10,788	10,854	10,964
Other CIE Services	14,775	15,965	16,870	18,009	20,068	19,970	25,118	24,158	25,369	25,495
TOTAL	111,915	114,883	119,567	120,526	127,611	126,066	122,222	122,254	124,882	127,962

Annual Percentage Distribution

Industry Group	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Art & Recreation	11.7	11.3	11.5	11.2	11.5	12.2	9.0	8.6	8.2	8.0
Health Care	32.1	30.4	29.7	29.8	28.4	26.2	27.6	28.0	27.5	27.9
Educational Services	30.9	32.3	32.6	31.8	32.1	33.1	34.1	34.8	35.3	35.6
Social Assistance	12.1	12.1	12.1	12.4	12.3	12.6	8.7	8.8	8.7	8.6
Other CIE Services	13.2	13.9	14.1	14.9	15.7	15.8	20.6	19.8	20.3	19.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	1995-96	1996-97	1997-98	1998-99	1999-00	2001-02	2001- 02	2003-04	1995-04
Art & Recreation	-0.6	6.4	-2.7	9.4	4.7	-4.1	-3.3	0.7	-21.5
Health Care	-2.9	1.9	0.9	0.9	-8.8	1.3	0.4	4.0	-0.5
Educational Services	7.3	4.8	-1.7	7.1	1.9	2.1	3.7	3.1	31.5
Social Assistance	2.6	3.7	3.6	4.9	1.6	1.2	0.6	1.0	-19.1
Other CIE Services	8.1	5.7	6.8	11.4	-0.5	-3.8	5.0	0.5	72.6
TOTAL	2.7	4.1	0.8	5.9	-1.2	0.0	2.1	2.5	14.3

Note:

1. Since 2001, Industry groups are based on a new classification system, NAICS. The Industry groups from 1995-2000 are based on SIC system.
2. Due to different classification methodology, jobs since 2001 are not directly comparable with jobs from 1995-2000.
3. Other CIE Services includes: Other CIE Services, Membership associations and organizations, and Private Households.
4. Annual average includes last quarter of previous year, and first three quarters of current year.

Source:

San Francisco Planning Department
California Employment Development Department, Quarterly Census.

TABLE 3.3. 1 EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 2002, 2003, & 2004

Employment by Sector by District 2002

	Office	Retail	Industrial	Hotel	CIE	Total
Bayview	1,813	2,294	10,462	6	2,112	16,687
Civic Center	7,211	7,643	1,256	4,993	14,702	35,805
Financial District	100,858	15,790	24,241	4,979	11,074	156,943
Mission	1,880	3,806	4,006	14	3,085	12,790
North Beach	3,284	7,720	1,986	1,266	2,488	16,744
North Central	4,262	8,637	1,233	605	31,654	46,392
Northwest	2,099	4,802	1,567	15	9,770	18,253
SoMa	30,618	17,248	33,499	3,050	28,365	112,780
Southwest	6,033	12,081	5,784	164	14,974	39,035
Van Ness	3,510	5,056	1,364	1,158	4,936	16,025
Unclassified	25,071	8,297	12,271	339	14,548	60,524
Total	186,640	93,374	97,670	16,588	137,708	531,980

Employment by Sector by District 2003

	Office	Retail	Industrial	Hotel	CIE	Total
Bayview	2,561	2,749	15,853		1,056	22,219
Civic Center	15,116	8,011	1,623	5,076	15,032	44,858
Financial District	109,933	16,836	23,155	5,095	12,484	167,502
Mission	2,280	4,113	3,941	27	3,112	13,473
North Beach	3,537	7,433	2,000	1,352	2,377	16,698
North Central	4,817	9,077	1,077	546	35,102	50,618
Northwest	2,704	5,028	1,633	48	8,371	17,783
SoMa	42,608	19,078	32,161	3,626	16,263	113,736
Southwest	7,897	13,925	4,730	134	15,706	42,392
Van Ness	3,699	5,717	1,624	1,110	5,514	17,664
Unclassified	6,342	3,631	5,928	422	9,876	26,199
Total	201,492	95,599	93,725	17,434	124,891	533,141

Employment by Sector by District 2004

	Office	Retail	Industrial	Hotel	CIE	Total
Bayview	2,471	2,697	15,420		973	21,561
Civic Center	14,233	8,275	1,553	5,431	15,147	44,639
Financial District	104,937	17,088	23,064	5,746	11,724	162,559
Mission	2,230	3,992	3,770	21	4,055	14,068
North Beach	3,656	7,696	1,663	1,304	2,360	16,679
North Central	4,733	9,008	1,117	537	37,472	52,867
Northwest	2,555	5,058	1,559	152	8,344	17,667
SoMa	41,635	19,016	31,262	3,517	16,047	111,477
Southwest	7,789	14,144	4,424	105	15,518	41,979
Van Ness	3,711	5,459	1,635	907	5,641	17,353
Unclassified	4,809	2,573	3,625	2,636	6,465	20,109
Total	192,758	95,006	89,092	20,356	123,745	520,957

Note:

See Map 1.1 for San Francisco C & I district boundaries

Source:

California Employment Development Department, San Francisco County Employment and Payroll by Districts and Land Use Categories, Quarterly Census.

Chapter 4.0 provides information on the number and distribution of business establishments located in San Francisco. The business establishments are presented by Land Use Activities under Commerce and Industry (C&I) Districts. For a detailed explanation of the Land Use Activity classification and C&I Districts, refer to Chapter 1-Data Formats.

Establishments data is gathered from the California Employment Development Department. In previous years the data was collected from different sources, therefore the data is not comparable to those in previous inventories. Also, since 2001, establishments are organized according to North American Industry Classification system (NAICS). Data from 1995-2000 are organized according to the Standard Industrial Classification (SIC) system. See Chapter 1 for an explanation of the difference between the two systems.

This chapter reports establishment data by the locations of business, production, or operations. A single company or owner may conduct operations or services at multiple locations; each location is included. The data does not include San Francisco businesses that are exempt from paying local business tax. All banks and insurance companies, government agencies, and various non-profit organizations are exempt from local business tax. Businesses that fail to file taxes are not included.

Section 4.1 shows the number and distribution of San Francisco business establishments cross-tabulated by Land Use Activity and C&I District. The Land Use Activity classification 'Residential' is not included in Table 4.1.1. The tables 4.2 show establishments in more detail. Each table includes the following Land Use Activities: Office, Retail, Industrial, Hotel, and Cultural/Institutional. Within each table, San Francisco establishments are presented by economy sectors under each Land Use Activity. Table 4.3 presents the number of establishments in each C&I District, according to the number of employees in those establishments. The numbers of employees are grouped according to a certain size class. The results reflect a major presence of small businesses in San Francisco.

TABLE 4.1. 1 ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 2002, 2003, & 2004

Number of Establishments, Quarterly Average, 2002

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	125	218	637	2	85	1,069
Civic Center	638	472	141	62	369	1,686
Financial District	4,559	8	760	45	1,026	6,406
Mission	825	896	241	47	1,086	3,096
North Beach	328	490	328	5	305	1,457
North Central	395	519	134	28	187	1,274
Northwest	469	563	270	6	769	2,081
SOMA	1,548	1,028	1,302	44	393	4,322
South West	1,322	1,297	866	23	1,725	5,250
Van Ness	590	515	144	43	447	1,743
Unclassified	1,074	578	517	20	11,092	13,288
Total	11,873	6,584	5,341	324	17,484	41,672

Percentage Distribution by Commerce and Industry District, 2002

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	1.1	3.3	11.9	0.6	0.5	2.6
Civic Center	5.4	7.2	2.6	19.0	2.1	4.0
Financial District	38.4	0.1	14.2	13.8	5.9	15.4
Mission	6.9	13.6	4.5	14.4	6.2	7.4
North Beach	2.8	7.4	6.1	1.6	1.7	3.5
North Central	3.3	7.9	2.5	8.6	1.1	3.1
Northwest	4.0	8.5	5.1	1.9	4.4	5.0
SOMA	13.0	15.6	24.4	13.5	2.2	10.4
South West	11.1	19.7	16.2	7.1	9.9	12.6
Van Ness	5.0	7.8	2.7	13.4	2.6	4.2
Unclassified	9.0	8.8	9.7	6.1	63.4	31.9
Total	100	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity, 2002

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	11.7	20.4	59.6	0.2	8.0	100.0
Civic Center	37.8	28.0	8.4	3.7	21.9	100.0
Financial District	71.2	0.1	11.9	0.7	16.0	100.0
Mission	26.6	28.9	7.8	1.5	35.1	100.0
North Beach	22.5	33.6	22.5	0.4	20.9	100.0
North Central	31.0	40.7	10.5	2.2	14.7	100.0
Northwest	22.5	27.0	13.0	0.3	37.0	100.0
SOMA	35.8	23.8	30.1	1.0	9.1	100.0
South West	25.2	24.7	16.5	0.4	32.9	100.0
Van Ness	33.8	29.5	8.3	2.5	25.6	100.0
Unclassified	8.1	4.3	3.9	0.1	83.5	100.0
Total	28.5	15.8	12.8	0.8	42.0	100.0

**CONTINUED TABLE 4.1. 1 ESTABLISHMENTS BY COMMERCE AND INDUSTRY
DISTRICT AND LAND USE ACTIVITY, 2002, 2003, & 2004**

Number of Establishments, Quarterly Average, 2003

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	145	228	664	2	98	1,137
Civic Center	682	466	144	68	379	1,738
Financial District	4,487	1,297	747	43	1,051	7,624
Mission	332	512	311	6	323	1,483
North Beach	395	530	142	30	191	1,288
North Central	820	927	240	44	1,103	3,133
Northwest	487	584	272	11	771	2,124
SoMa	1,448	1,058	1,254	47	418	4,224
Southwest	1,318	1,391	892	26	1,763	5,391
Van Ness	588	518	139	47	452	1,745
Unclassified	613	251	318	16	12,124	13,321
Total	11,314	7,761	5,122	339	18,671	43,207

Percentage Distribution by Commerce and Industry District, 2003

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	1.3	2.9	13.0	0.6	0.5	2.6
Civic Center	6.0	6.0	2.8	20.0	2.0	4.0
Financial District	39.7	16.7	14.6	12.7	5.6	17.6
Mission	2.9	6.6	6.1	1.6	1.7	3.4
North Beach	3.5	6.8	2.8	8.9	1.0	3.0
North Central	7.2	11.9	4.7	13.0	5.9	7.3
Northwest	4.3	7.5	5.3	3.2	4.1	4.9
SoMa	12.8	13.6	24.5	13.9	2.2	9.8
Southwest	11.7	17.9	17.4	7.7	9.4	12.5
Van Ness	5.2	6.7	2.7	13.9	2.4	4.0
Unclassified	5.4	3.2	6.2	4.6	64.9	30.8
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity, 2003

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	39.2	26.8	8.3	3.9	21.8	100.0
Civic Center	58.9	17.0	9.8	0.6	13.8	100.0
Financial District	22.4	34.5	21.0	0.4	21.7	100.0
Mission	30.6	41.2	11.0	2.3	14.8	100.0
North Beach	26.2	29.6	7.6	1.4	35.2	100.0
North Central	22.9	27.5	12.8	0.5	36.3	100.0
Northwest	34.3	25.0	29.7	1.1	9.9	100.0
SoMa	24.5	25.8	16.6	0.5	32.7	100.0
Southwest	33.7	29.7	8.0	2.7	25.9	100.0
Van Ness	13.9	49.5	31.0	2.2	3.4	100.0
Unclassified	4.5	1.5	2.2	0.1	91.7	100.0
Total	26.2	18.0	11.9	0.8	43.2	100.0

**CONTINUED TABLE 4.1. 1 ESTABLISHMENTS BY COMMERCE AND INDUSTRY
DISTRICT AND LAND USE ACTIVITY, 2002, 2003, & 2004**

Number of Establishments, Quarterly Average, 2004

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	153	237	680	2	98	1,170
Civic Center	657	460	139	70	377	1,705
Financial District	4,381	1,270	732	45	1,022	7,454
Mission	330	505	290	5	323	1,453
North Beach	393	529	143	29	188	1,284
North Central	796	916	239	44	1,089	3,086
Northwest	494	577	267	9	762	2,110
SoMa	1,438	1,075	1,215	46	440	4,218
Southwest	1,298	1,397	897	24	1,720	5,339
Van Ness	577	511	134	46	436	1,707
Unclassified	467	175	249	10	12,737	13,641
Total	10,983	7,651	4,984	329	19,189	43,165

Percentage Distribution by Commerce and Industry District, 2004

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	1.4	3.1	13.6	0.6	0.5	2.7
Civic Center	6.0	6.0	2.8	21.4	2.0	3.9
Financial District	39.9	16.6	14.7	13.8	5.3	17.3
Mission	3.0	6.6	5.8	1.4	1.7	3.4
North Beach	3.6	6.9	2.9	8.8	1.0	3.0
North Central	7.2	12.0	4.8	13.3	5.7	7.1
Northwest	4.5	7.5	5.4	2.7	4.0	4.9
SoMa	13.1	14.0	24.4	14.0	2.3	9.8
Southwest	11.8	18.3	18.0	7.2	9.0	12.4
Van Ness	5.3	6.7	2.7	14.0	2.3	4.0
Unclassified	4.2	2.3	5.0	2.9	66.4	31.6
Total	100	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity, 2004

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Total
Bayview	13.1	20.2	58.1	0.2	8.4	100.0
Civic Center	38.6	27.0	8.2	4.1	22.1	100.0
Financial District	58.8	17.0	9.8	0.6	13.7	100.0
Mission	22.7	34.7	20.0	0.3	22.2	100.0
North Beach	30.6	41.2	11.1	2.2	14.6	100.0
North Central	25.8	29.7	7.8	1.4	35.3	100.0
Northwest	23.4	27.3	12.7	0.4	36.1	100.0
SoMa	34.1	25.5	28.8	1.1	10.4	100.0
Southwest	24.3	26.2	16.8	0.4	32.2	100.0
Van Ness	33.8	30.0	7.8	2.7	25.5	100.0
Unclassified	3.4	1.3	1.8	0.1	93.4	100.0
Total	25.4	17.7	11.5	0.8	44.5	100.0

Note: Tables 4.2 provide detailed information of various components of Office, Retail, Industrial and Cultural/Institutional

Source: California Employment Development Department, Quarterly Census of Employment and Wages.

TABLE 4.2. 1 OFFICE ESTABLISHMENTS BY INDUSTRY SUB-GROUP, 2002, 2003, AND 2004

Office Establishments	2002	2003	2004
Agriculture	29	42	41
Finance	1,494	1,485	1455
Insurance	586	579	558
Real estate	1,447	1,426	1404
Office services	7,913	7,384	7132
Public admin	396	393	394

Note:

1. Office Services:

- Management of companies and enterprises
- Professional, scientific, and technical Services
- Administrative and support
- Internet publishing & broadcasting
- Internet, web search, & data processing services
- Other information services
- Professional, scientific, and technical services

Source:

Employment Development Department, ES202 detail file, Quartlery Average.

TABLE 4.2.2 RETAIL ESTABLISHMENTS BY INDUSTRY SUB-GROUP, 2002, 2003, AND 2004

Retail Establishments	2002	2003	2004
General merchandise	53	55	54
Food stores	615	607	626
Apparel stores	712	680	662
Eating and drinking	2,827	2,900	2,866
Other retail	2,797	2,693	2,627
Personal and repair svcs	800	827	816

Note:

1. Other Retail Stores include:

- Furniture and home furnishings stores
- Miscellaneous retail
- Rental

Source:

Employment Development Department, ES202 detail file, Quartlery Average.

TABLE 4.2.3 INDUSTRIAL ESTABLISHMENTS BY INDUSTRY SUB-GROUP, 2002, 2003, AND 2004

Industrial Establishments	2002	2003	2004
Construction	1,722	1,697	1,678
Transportation	562	320	517
Utilities	22	23	26
Information	235	213	202
Wholesale Trade	1,341	1,322	1,296
Food Mfg	179	168	160
Apparel Mfg	272	242	226
Printing and Publishing	463	424	406
Other Mfg	546	714	468

Note:

1. Information Establishments include:

- Broadcasting except internet
- Telecommunications

2. Other Mfg includes:

- Lumber, furniture & fixtures, paper products
- Chemicals and petroleum production
- Rubber, leather, stone/clay/glass/concrete
- Metal, industrial machinery & equipment
- Electric and electronic manufacturing
- Transportation equipment
- Instruments, miscellaneous
- Motion picture production & sound recording

3. This Industrial Land Use category should reflect the definition and content of the Production/Distribution/Repair category used by the Pla

Source:

Employment Development Department, ES202 detail file, Quarterly Average.

TABLE 4.2. 4 CULTURAL, INSTITUTIONAL, AND EDUCATIONAL ESTABLISHMENTS BY INDUSTRY SUB-GROUP, 2002, 2003, AND 2004

Cultural/Institutional/Educational Establishments	2002	2003	2004
Art and Recreation	425	412	405
Health Care	2,059	2,070	2,066
Educational Services	962	972	910
Social Assistance	546	592	595
Other CIE Services	13,491	14,625	15,209

Note:

1. Other services include:

- Museums, historical sites, zoos, and parks
- Membership associations and organizations
- Private households

2. Refer to Chapter 1 --data formats for more detail

Source:

Employment Development Department, ES202 detail file, Quartly Average.

TABLE 4.3.1 ESTABLISHMENTS BY SIZE CLASS AND DISTRICT 2002, 2003, & 2004

2002		Number of Employees								
Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	151	385	214	166	94	40	17	2	0	1,068
Civic Center	893	500	235	203	90	33	16	7	5	1,981
Financial District	2,673	2,208	1,081	809	447	242	113	41	14	7,627
Mission	577	477	187	131	59	20	6	0	0	1,456
North Beach	228	539	206	150	95	29	15	4	0	1,264
North Central	1,345	994	372	236	104	33	10	3	4	3,100
Northwest	465	1,054	283	172	74	21	8	3	1	2,082
SoMa	1,423	1,216	643	530	296	122	51	21	14	4,317
Southwest	2,327	1,731	618	348	154	46	15	4	1	5,245
Van Ness	743	555	216	134	61	25	9	0	0	1,743
Unclassified	3,927	8,371	343	266	210	92	47	19	7	13,283
Total	14,753	18,031	4,397	3,144	1,684	701	307	103	46	43,167

Percentage Distribution by C&I District

2002		Number of Employees								
Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	1.0	2.1	4.9	5.3	5.6	5.7	5.6	1.5	0.0	2.5
Civic Center	6.1	2.8	5.3	6.4	5.3	4.7	5.1	6.8	10.1	4.6
Financial District	18.1	12.2	24.6	25.7	26.5	34.5	36.8	39.8	30.3	17.7
Mission	3.9	2.6	4.2	4.2	3.5	2.9	1.8	0.0	0.0	3.4
North Beach	1.5	3.0	4.7	4.8	5.6	4.1	4.8	3.6	0.0	2.9
North Central	9.1	5.5	8.5	7.5	6.2	4.7	3.4	2.4	7.6	7.2
Northwest	3.2	5.8	6.4	5.5	4.4	2.9	2.7	3.2	2.9	4.8
SoMa	9.6	6.7	14.6	16.9	17.6	17.3	16.7	20.4	31.0	10.0
Southwest	15.8	9.6	14.1	11.1	9.1	6.6	4.9	3.6	2.9	12.1
Van Ness	5.0	3.1	4.9	4.3	3.6	3.5	2.8	0.0	0.0	4.0
Unclassified	26.6	46.4	7.8	8.4	12.5	13.1	15.3	18.8	15.2	30.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity

2002		Number of Employees								
Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	14.2	36.0	20.0	15.5	8.8	3.7	1.6	0.1	0.0	100.0
Civic Center	45.1	25.3	11.8	10.2	4.5	1.7	0.8	0.4	0.2	100.0
Financial District	35.0	29.0	14.2	10.6	5.9	3.2	1.5	0.5	0.2	100.0
Mission	39.6	32.8	12.8	9.0	4.1	1.4	0.4	0.0	0.0	100.0
North Beach	18.0	42.6	16.3	11.9	7.5	2.3	1.2	0.3	0.0	100.0
North Central	43.4	32.1	12.0	7.6	3.4	1.1	0.3	0.1	0.1	100.0
Northwest	22.3	50.6	13.6	8.3	3.6	1.0	0.4	0.2	0.1	100.0
SoMa	33.0	28.2	14.9	12.3	6.9	2.8	1.2	0.5	0.3	100.0
Southwest	44.4	33.0	11.8	6.6	2.9	0.9	0.3	0.1	0.0	100.0
Van Ness	42.6	31.9	12.4	7.7	3.5	1.4	0.5	0.0	0.0	100.0
Unclassified	29.6	63.0	2.6	2.0	1.6	0.7	0.4	0.1	0.1	100.0
Total	34.2	41.8	10.2	7.3	3.9	1.6	0.7	0.2	0.1	100.0

**CONTINUED TABLE 4.3.1 ESTABLISHMENTS BY SIZE CLASS AND DISTRICT
2002, 2003, & 2004**

2003 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	479	244	201	136	53	19	4		2	1,138
Civic Center	902	296	221	201	57	35	15	7	5	1,739
Financial District	3,964	1,308	954	756	312	224	67	37	5	7,627
Mission	875	282	158	121	32	16	1			1,485
North Beach	722	205	180	120	36	20	5	1		1,288
North Central	2,058	460	331	205	51	21	4	1	6	3,136
Northwest	1,434	329	220	100	26	11	4	1	2	2,127
SoMa	2,100	780	557	481	160	94	28	15	14	4,228
Southwest	3,570	897	500	304	86	28	8	2	1	5,395
Van Ness	1,117	271	186	113	35	21	5	2		1,749
Unclassified	12,770	202	162	123	46	17	6	4	0	13,328
Total	29,991	5,273	3,667	2,659	893	506	146	69	35	43,240

Percentage Distribution by C&I District

2003 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	1.6	4.6	5.5	5.1	6.0	3.8	2.7	0.0	5.7	2.6
Civic Center	3.0	5.6	6.0	7.6	6.4	6.9	9.9	10.1	14.3	4.0
Financial District	13.2	24.8	26.0	28.4	34.9	44.3	46.1	52.6	15.0	17.6
Mission	2.9	5.3	4.3	4.6	3.6	3.2	0.7	0.0	0.0	3.4
North Beach	2.4	3.9	4.9	4.5	4.0	3.9	3.3	1.4	0.0	3.0
North Central	6.9	8.7	9.0	7.7	5.7	4.2	2.9	1.9	17.9	7.3
Northwest	4.8	6.2	6.0	3.7	2.9	2.2	2.9	1.4	5.0	4.9
SoMa	7.0	14.8	15.2	18.1	17.9	18.6	19.3	21.6	39.3	9.8
Southwest	11.9	17.0	13.6	11.4	9.6	5.5	5.1	2.9	2.9	12.5
Van Ness	3.7	5.1	5.1	4.3	3.9	4.1	3.3	2.2	0.0	4.0
Unclassified	42.6	3.8	4.4	4.6	5.1	3.3	3.8	5.8	0.0	30.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity

2003 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	42.1	21.4	17.7	11.9	4.7	1.7	0.4	0.0	0.2	100.0
Civic Center	51.9	17.0	12.7	11.6	3.3	2.0	0.8	0.4	0.3	100.0
Financial District	52.0	17.1	12.5	9.9	4.1	2.9	0.9	0.5	0.1	100.0
Mission	58.9	19.0	10.6	8.2	2.2	1.1	0.1	0.0	0.0	100.0
North Beach	56.1	15.9	14.0	9.3	2.8	1.5	0.4	0.1	0.0	100.0
North Central	65.6	14.7	10.5	6.5	1.6	0.7	0.1	0.0	0.2	100.0
Northwest	67.4	15.5	10.3	4.7	1.2	0.5	0.2	0.0	0.1	100.0
SoMa	49.7	18.4	13.2	11.4	3.8	2.2	0.7	0.4	0.3	100.0
Southwest	66.2	16.6	9.3	5.6	1.6	0.5	0.1	0.0	0.0	100.0
Van Ness	63.9	15.5	10.6	6.5	2.0	1.2	0.3	0.1	0.0	100.0
Unclassified	95.8	1.5	1.2	0.9	0.3	0.1	0.0	0.0	0.0	100.0
Total	69.4	12.2	8.5	6.2	2.1	1.2	0.3	0.2	0.1	100.0

**CONTINUED TABLE 4.3.1 ESTABLISHMENTS BY SIZE CLASS AND DISTRICT
2002, 2003, & 2004**

2004 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	494	264	197	141	50	19	4	0	2	1,170
Civic Center	874	290	226	194	53	41	16	6	5	1,704
Financial District	3874	1264	929	763	305	216	66	34	5	7,454
Mission	859	285	145	117	31	15	1	1	1	1,454
North Beach	712	216	170	119	41	19	5	1	0	1,282
North Central	2011	461	325	204	53	21	4	2	7	3,087
Northwest	1427	330	211	100	25	12	4	0	2	2,110
SoMa	2071	787	573	475	168	90	29	12	14	4,218
Southwest	3539	893	483	296	89	29	7	2	1	5,339
Van Ness	1098	254	181	116	33	21	1	2	1	1,705
Unclassified	13206	157	122	96	35	14	6	8	0	13,675
Total	30,163	5,201	3,561	2,618	879	496	143	66	37	43,197

Percentage Distribution by C&I District

2004 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	1.6	5.1	5.5	5.4	5.6	3.8	3.0	0.0	4.7	2.7
Civic Center	2.9	5.6	6.4	7.4	6.0	8.2	11.4	8.3	13.5	3.9
Financial District	12.8	24.3	26.1	29.1	34.7	43.5	46.2	51.0	12.2	17.3
Mission	2.8	5.5	4.1	4.4	3.5	3.1	0.7	1.5	2.7	3.4
North Beach	2.4	4.2	4.8	4.5	4.6	3.9	3.2	1.5	0.0	3.0
North Central	6.7	8.9	9.1	7.8	6.0	4.2	2.8	3.0	17.6	7.1
Northwest	4.7	6.4	5.9	3.8	2.8	2.3	3.0	0.0	5.4	4.9
SoMa	6.9	15.1	16.1	18.1	19.1	18.2	20.0	17.4	38.5	9.8
Southwest	11.7	17.2	13.5	11.3	10.1	5.9	5.1	3.0	2.7	12.4
Van Ness	3.6	4.9	5.1	4.4	3.8	4.2	0.7	2.5	2.7	3.9
Unclassified	43.8	3.0	3.4	3.6	4.0	2.7	4.0	11.7	0.0	31.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Activity

2004 **Number of Employees**

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total
Bayview	42.2	22.6	16.8	12.1	4.2	1.6	0.4	0.0	0.1	100.0
Civic Center	51.3	17.0	13.3	11.4	3.1	2.4	1.0	0.3	0.3	100.0
Financial District	52.0	17.0	12.5	10.2	4.1	2.9	0.9	0.5	0.1	100.0
Mission	59.1	19.6	10.0	8.0	2.1	1.0	0.1	0.1	0.1	100.0
North Beach	55.5	16.9	13.3	9.3	3.2	1.5	0.4	0.1	0.0	100.0
North Central	65.1	14.9	10.5	6.6	1.7	0.7	0.1	0.1	0.2	100.0
Northwest	67.6	15.7	10.0	4.7	1.2	0.5	0.2	0.0	0.1	100.0
SoMa	49.1	18.7	13.6	11.3	4.0	2.1	0.7	0.3	0.3	100.0
Southwest	66.3	16.7	9.0	5.5	1.7	0.5	0.1	0.0	0.0	100.0
Van Ness	64.4	14.9	10.6	6.8	1.9	1.2	0.1	0.1	0.1	100.0
Unclassified	96.6	1.1	0.9	0.7	0.3	0.1	0.0	0.1	0.0	100.0
Total	69.8	12.0	8.2	6.1	2.0	1.1	0.3	0.2	0.1	100.0

Source:

Employment Development Department, Quarterly Census of Employment and Wages, Quarterly Average.

This chapter presents information about trends in monetary transactions that occur in San Francisco. While the ‘Employment’ and ‘Establishments’ chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city’s economic prosperity in monetary terms. The chapter is divided into three sections, each relating to a key source of revenue in the city’s economy such as retail sales and permits, annual wages, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1995 to 2004, using data supplied by the California Employment Development Department. Section 5.2 presents the State Board of Equalization’s data on San Francisco’s taxable retail sales and sales tax permits in years 2002, 2003, and 2004. Section 5.3 reports city government revenues and expenditures in fiscal years 2001-02, 2002-03, and 2003-04. This data is obtained from the City Controller’s office. The tables in each section report each indicator’s quantity in specific units and annual percentage distribution.

Previous inventories from 1987-2000 also reported businesses’ gross receipts by ‘Commerce & Industry (C & I) District. From 2001 this data is no longer reported; as of May 25, 2001 the San Francisco Board of Supervisors repealed the gross receipts business tax.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments have been made to control for inflated monetary values, thus enabling better measurement of an indicator’s economic performance over time. The adjustments have been made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics, where 1982-84 is the reference year.

5.1 Wages by Land Use Activity, 1995 to 2004

This section describes total annual earnings received by persons for work in San Francisco from 1995 to 2004. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The California Employment Development Department (EDD) prepares the measure of total annual wages. It includes each employee’s total wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

This section complements Chapter 3.0, Employment. The employment and wages data in this inventory are derived from the same source, and are organized by ‘Land Use Activity’. For an explanation of the Land Use Activity and C&I Districts, refer to Chapter 1- Data Formats.

Previous to 2001 Land Use activities are organized according to North American Industry Classification system (NAICS). From 1995-2000, these were organized according to Standard

Classification System (SIC). Both industry classification systems are discussed in chapter 1 – Data Formats. Table 1.2 in Chapter 1 shows the closest match between SIC and NAICS land use activities. It is not possible to get a 100% match as under the NAICS certain industries have been moved from one Land Use Activity to another.

Due to restructuring of Land use activities, wages may appear significantly higher or lower in certain Land Use activities when compared to previous years wages data. ‘Office’ is the most no Land use activity that indicates increase in wages from the last year as it includes many new industries from other land use activities. However, the increase in wages is due The Land Use activities with no differences in their industry group structure are noted after the employment data tables in chapter 3.

5.2 Taxable Sales and Permits, 1998 to 2004

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 1998 to 2004. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone) public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

5.3 City Revenues and Expenditures, Fiscal Years

Subsection 5.3 presents San Francisco city government revenues and expenditures from fiscal years 2001-02, 2002-03, and 2003-04. The fiscal year ends on June 30th. The data in this subsection is from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. This data concerns the general fund, special revenue funds, and debt service funds. Table 5.3.1 describes general governmental revenues by source. Table 5.3.3 describes general governmental expenditures by major function.

This report does not include data previous to fiscal year 1997/98 because the Office of the Controller underwent a major conversion of its financial accounting management information system which resulted in a reorganization of its accounting and budgeting fund structure.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

Table 5.3.1 general governmental revenues are presented by major source while Table 5.3.2 presents them by government function for fiscal years 2001/02, 2002-03, and 2003-04 in thousands of dollars and annual percentage distribution. Major revenue sources are property taxes, business taxes, other local taxes, intergovernmental, licenses, fines and penalties, interest and investment income, rents and concessions, and charges for services. The major functions of general governmental expenditures include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; and debt service.

TABLE 5.1.1 TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1995 -2004

Current Millions of Dollars

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
1995	10,076	1,628	4,873	418	3,481	20,524
1996	11,331	1,738	5,278	434	3,692	22,483
1997	12,439	1,919	5,711	472	4,267	24,810
1998	14,468	2,169	6,012	514	4,145	27,309
1999	17,567	2,581	6,436	536	6,248	33,369
2000	20,739	3,115	6,420	558	4,310	35,164
2001	21,199	2,799	6,226	540	5,095	35,863
2002	18,034	2,658	5,646	500	5,177	32,015
2003	17,219	2,650	5,537	538	5,403	31,348
2004	17,619	2,665	5,550	585	5,559	31,980

Note:

1. Since 2001 data were gathered using NAICS categorization. Refer to Chapter 1 - Data Formats for a detailed explanation.
2. This data reflects fourth quarter 2003, first quarter 2004 through third quarter 2004.
3. Office in 1995 includes 1,546 million of government which was accounted for separately previous to 1996.

Source:

Employment Development Department, Quarterly Census of Employment and Wages, Quarterly Average.

TABLE 5.1.2 TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1995 -2004

Constant Millions of Dollars
Adjusted for Inflation (CPI-U, 1982-84=100)

Annual Amount of Wages

Year	Office	Retail	Industrial	Hotel	Institutional	TOTAL
1995	6,647	1,074	3,214	276	2,296	13,538
1996	7,306	1,120	3,403	280	2,380	14,496
1997	7,755	1,196	3,560	295	2,660	15,468
1998	8,742	1,311	3,633	311	2,505	16,501
1999	10,184	1,496	3,731	311	3,622	19,344
2000	11,509	1,728	3,563	310	2,392	19,514
2001	11,163	1,474	3,279	284	2,683	18,885
2002	9,344	1,377	2,925	259	2,682	16,588
2003	8,767	1,349	2,819	274	2,751	15,961
2004	8,863	1,340	2,792	294	2,796	16,087

Annual Percentage Distribution

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
1995	49.1	7.9	23.7	2.0	17.0	100
1996	50.4	7.7	23.5	1.9	16.4	100
1997	50.1	7.7	23.0	1.9	17.2	100
1998	53.0	7.9	22.0	1.9	15.2	100
1999	52.6	7.7	19.3	1.6	18.7	100
2000	59.0	8.9	18.3	1.6	12.3	100
2001	59.1	7.8	17.4	1.5	14.2	100
2002	56.3	8.3	17.6	1.6	16.2	100
2003	54.9	8.5	17.7	1.7	17.2	100
2004	55.1	8.3	17.4	1.8	17.4	100.0

Source:

Employment Development Department, Quarterly Census of Employment and Wages, Quarterly Average.

CPI - Bureau of Labor Statistics,

TABLE 5.2.1 FIRST QUARTER, TAXABLE RETAIL SALES AND ALL OUTLET SALES 1998 – 2004

Current Millions of Dollars

	all retail stores	all outlets
1998	1,538	2,533
1999	1,645	2,699
2000	1,964	3,205
2001	1,942	3,164
2002	1,742	2,668
2003	7,767	2,601
2004	1,913	2,785

Source: California State Board of Equalization, First Quarter 2004

TABLE 5.2.2 FIRST QUARTER, TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2002, 2003, AND 2004

Current Millions of Dollars

	First Quarter 2002		First Quarter 2003		First Quarter 2004	
	Sales Tax Permits	Taxable Sales Transactions (\$)	Sales Tax Permits	Taxable Sales Transactions (\$)	Sales Tax Permits	Taxable Sales Transactions (\$)
Apparel Stores	1,025	162,489	1,115	157,633	1,188	181,968
General Merchandise	263	225,265	251	217,658	251	248,642
Food Stores	1,119	95,783	1,117	95,490	1,104	98,771
Eating & Drinking	3,670	423,871	3,709	422,856	3,805	465,562
Home Furnishings	867	107,247	1,008	104,317	1,121	121,653
Building Materials and Farm Implements	200	73,500	213	72,805	234	78,039
Automotive Group	319	186,723	338	189,037	355	208,465
<i>Service Stations</i>	112	89,337	116	89,939	108	96,268
<i>Automotive Dealers and Supplies</i>	207	97,386	222	99,098	247	112,197
Other Retail Stores	5,944	467,005	6,632	450,151	7,266	510,341
Total Retail Stores	13,726	1,741,883	14,721	1,709,947	15,324	1,913,441
Total Outlets	29,571	2,667,810	30,053	2,601,164	30,045	2,785,354

Note:

1. Other Retail Stores includes Packaged Liquor Stores; Second Hand Merchandise; Farm and Garden Supply Stores; Fuel and Ice Dealers; Mobile homes, trailers, and campers; Boat, motorcycle, and plane dealers; and Specialty store group. In other derivations of BOE data all other retail stores includes farm implements.

Source:

California State Board of Equalization, First Quarter 2004.

TABLE 5.2.3 ANNUAL, TAXABLE RETAIL SALES, SALES TAX PERMITS, BY TYPE OF OUTLET, 2002, 2003, AND 2004

Current Millions of Dollars

	2002		2003		2004	
	Sales Tax Permits	Taxable Sales Transactions	Sales Tax Permits	Taxable Sales Transactions	Sales Tax Permits	Taxable Sales Transactions
Apparel Stores	1,056	737,396	1,147	760,715	1,197	859,659
General Merchandise Group	257	1,051,122	244	1,065,160	251	1,175,072
Food Stores	1,115	403,163	1,101	405,673	1,085	420,703
Eating & Drinking	3,665	1,844,385	3,754	1,879,879	3,788	2,087,030
Home Furnishings	927	459,529	1,058	484,455	1,148	545,166
Building Materials and Farm Implements	206	311,786	221	320,316	229	347,295
<i>Farm Implements</i>	7	1,675	7	813	6	917
Automotive Group	325	803,109	346	804,964	360	855,135
<i>Service Stations</i>	111	383,763	106	367,295	116	395,578
<i>Automotive Dealers and Supplies</i>	214	419,346	240	437,669	244	459,443
Other Retail Stores	6,217	2,031,468	6,893	2,045,526	7,411	2,303,682
Packaged Liquor Stores	109	79,757	123	78,709	131	83,123
Retail Stores Total	13,768	7,641,958	15,240	7,766,688	15,469	8,589,681
Total Outlets	29,121	11,589,440	27,259	11,496,746	29,718	12,356,933

Note:

1. Other Retail Stores includes Packaged Liquor Stores; Second Hand Merchandise; Farm and Garden Supply Stores; Fuel and Ice Dealers; Mobile homes, trailers, and campers; Boat, motorcycle, and plane dealers; and Specialty store group. In other derivations of BOE data all other retail stores includes farm implements.
2. general Merchandise group includes general merchandise stores and Drug Stores; However taxable sales for drug stores is flagged for confidentiality in 2003
3. Permits are tabulated twice a year: as of January 1 and July 1. The number of sales tax permits is printed in the second- and fourth-quarter reports
4. Permits are tabulated twice a year: as of January 1 and July 1. The number of sales tax permits is printed in the second- and fourth-quarter reports
4. 2004 Annual Data based on annual average

Source:

California State Board of Equalization, Taxable Sales in the 272 Largest Cities.

TABLE 5.3.1 GENERAL REVENUE BY SOURCE, FISCAL YEAR 2002, 2003, AND 2004

Current Millions of Dollars

Revenue Source	2002		2003		2004	
	Amount (million dollars)	Percent Distribution	Amount (million dollars)	Percent Distribution	Amount (million dollars)	Percent Distribution
Property Taxes	688	25.49	686	24.96	721	25.36
Business Taxes	275	10.19	277	10.06	265	9.31
Other Local Taxes	445	16.48	451	16.39	509	17.91
Licenses, Fines, Penalties	38	1.40	31	1.11	49	1.72
Income	47	1.75	21	0.75	10	0.36
Rents and Concessions	62	2.31	54	1.97	58	2.03
Intergovernmental	896	33.22	994	36.16	963	33.83
Charges for Services	225	8.34	211	7.67	217	7.63
Other	22	0.81	25	0.91	53	1.85
Total	2,697	100.00	2,749	100.00	2,845	100.00

Source:

San Francisco Controller, Comprehensive Annual Financial Report.

CHART 5.3.1 GENERAL REVENUE BY SOURCE, FISCAL YEAR 2004

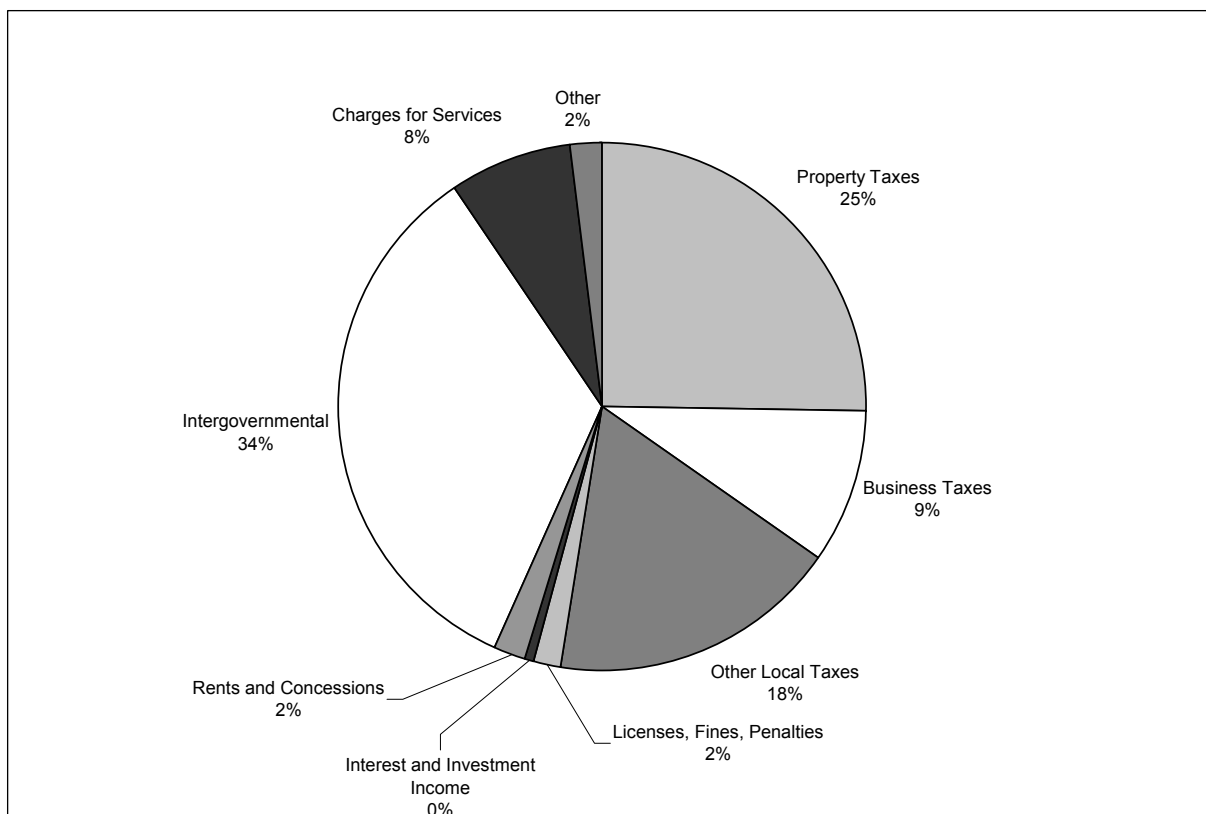


TABLE 5.3.2 SAN FRANCISCO GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEARS 2002, 2003, AND 2004

Current Millions of Dollars

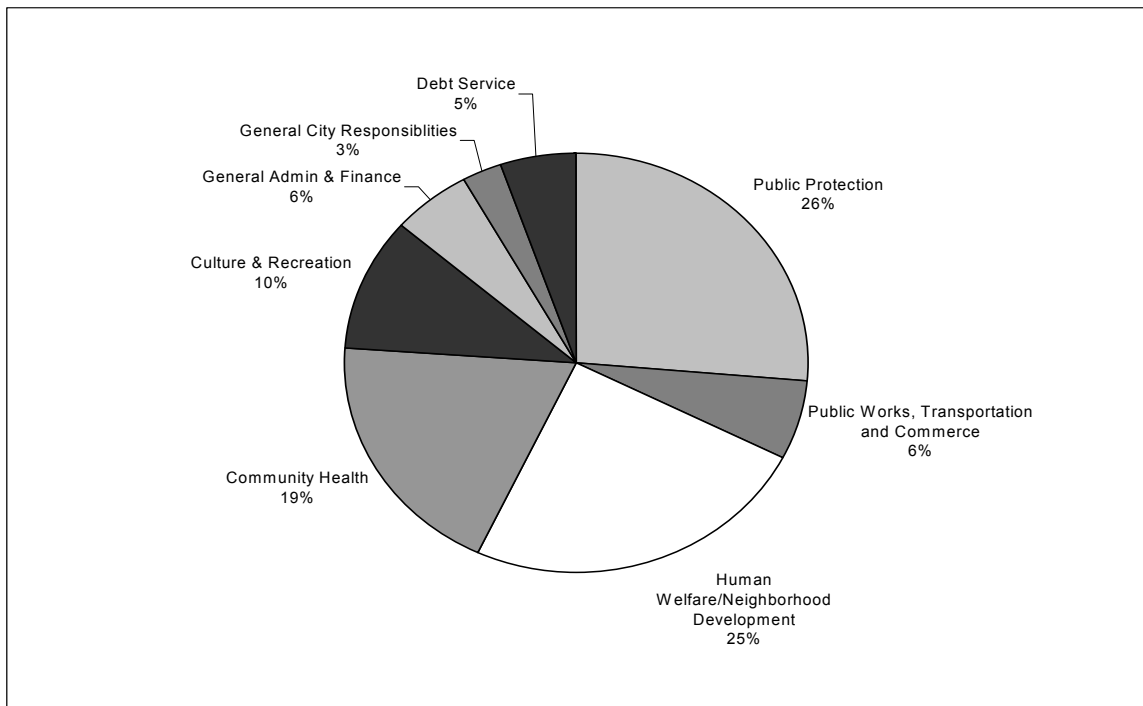
Revenue Source	2002		2003		2004	
	Amount (million dollars)	Percent Distribution	Amount (million dollars)	Percent Distribution	Amount (million dollars)	Percent Distribution
Public Protection	690	25.73	735	27.40	707	26.36
Public Works, Transportation and	296	11.05	267	9.96	166	6.17
Human Welfare/Neighborhood	613	22.86	671	25.01	663	24.72
Community Health	485	18.08	525	19.57	513	19.13
Culture & Recreation	238	8.86	252	9.38	273	10.16
General Admin & Finance	165	6.14	164	6.11	154	5.73
General City Responsibilities	55	2.04	53	1.99	75	2.78
Debt Service	140	5.23	165	6.16	142	5.28
Total	2,682	100.00	2,831	100.00	2,691	100.00

Source:

City and County of San Francisco, Comprehensive Annual Financial Report.

CHART 5.3.2 SAN FRANCISCO GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, 2004

Current Millions of Dollars



6 .0

Building and Land Use

The tables and graphs in this chapter present information about building permit applications for 1995 through 2004, as well as land use data for 2002, 2003, and 2004. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

The tables and graphs in this chapter are presented in five sections.

- **Sections 6.1 and 6.2.** Data are reported by the year that a project was filed with the Department of Building Inspection. In past Commerce & Industry Inventories, these tables were presented by Certificate of Final Completion, a later stage in the permit process. Certificates of Final Completion have proven difficult to track accurately. All applications filed may not ultimately lead to completed projects, but trends in the number of building permit applications filed is an important economic indicator. In section 6.1, data are reported by Land Use Activity, in section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Activities and C&I Districts, refer to the Data Formats section in the Introduction. tables in these sections are subdivided into three groups: all building permits, building permits for new construction activity, and building permits for alterations and demolitions. In turn, each group contains tables that report information on permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1983 is designated as the base year.
- **Section 6.3.** Permit and construction cost data are cross-tabulated by Land Use Activity and C&I District, for 2002, 2003, and 2004. This section includes all permit applications filed in those years.
- **Section 6.4** describes permit applications by application status by Land Use Activity and then by C&I District for 2002, 2003, and 2004. These status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications which were canceled, including applications which have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other," which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or for which no information is available.

The construction cost data reported in these tables are the estimated construction cost for each project, as reported by DBI. Total and average construction cost measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the size and complexity of construction activity in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1983 is designated as the base year (1983=100).

- **Section 6.5** reports total office space in San Francisco from 1995 to 2004. It includes absolute numbers as well as percentage changes over time. These data do not come from DBI, but rather from Cushman-Wakefield realtors.

- **Section 6.6** reports land use activity as well as the distribution of business establishments in San Francisco.

Land Use

Section 6.6 reports land use activity in San Francisco. Land use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dunn & Bradstreet databases. Dunn & Bradstreet is a firm that conducts national surveys of existing businesses, gathering information which includes number of employees, square footage of businesses, and an industry classification system which best classifies those businesses. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% of any one land use results in a mixed-use classification. If either the Planning Department or the Building Department has a record of a residence on a lot, it is determined to be of a Residential land use. If a lot contains a residence and a business establishment, that lot is classified as Mixed Residential.

Land Use is also determined by the location of a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with a NAICS (North American Industry Classification System) code of 236 (Construction) is in the Financial District, it will be classified as 'Office' use. If an establishment with the same NAICS code is located in South of Market or the North East Mission Industrial Zone, it will be classified as Industrial. Construction is generally considered part of the Industrial land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services in more of an office setting and should therefore be assigned 'Office' land use classification.

The NAICS code for land uses under Office, Retail, Industrial, Hotel (Visitor), and Cultural/Institutional Land Use Activity are noted in Table 1.2, Chapter 1. 'Residential' Land Use Activity data are gathered from Housing Inventory and Building Inspection Database. 'Vacant' sites data is gathered from Assessors Parcel Database. A Land Use Map 6.6.1 represents a mixed-use character of San Francisco. Table 6.6.1 provides details on the amount of square footage for each land use, as a predominant use on each parcel of land, in 18 distinct neighborhood groups in San Francisco. The columns of Table 6.6.1 correspond to the legend of the previous color land use map. The Land Use Map 6.6.1 and Table 6.6.1 are based on the information available in year 2004.

**TABLE 6.1.1.A. ALL BUILDING PERMITS BY LAND USE ACTIVITY--by
Year Filed, 1995-2004**

Number of Permits								
Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	2,446	1,912	230	497	114	15,332	554	21,085
1996	3,117	1,984	284	516	115	17,677	628	24,321
1997	3,526	1,975	271	547	151	18,113	726	25,309
1998	3,825	2,119	224	532	173	18,128	828	25,829
1999	4,130	2,136	284	553	172	18,416	883	26,574
2000	5,344	1,790	345	419	248	18,072	1,213	27,431
2001	4,195	1,787	315	452	191	17,388	933	25,261
2002	3,181	1,745	239	512	184	19,426	625	25,912
2003	3,581	1,754	211	431	196	19,711	766	26,650
2004	3,814	1,885	176	366	182	19,929	724	27,076
TOTAL	37,159	19,087	2,579	4,825	1,726	182,192	7,880	255,448

Annual Percentage Distribution by Land Use Activity								
Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	11.6	9.1	1.1	2.4	0.5	72.7	2.6	100.0
1996	12.8	8.2	1.2	2.1	0.5	72.7	2.6	100.0
1997	13.9	7.8	1.1	2.2	0.6	71.6	2.9	100.0
1998	14.8	8.2	0.9	2.1	0.7	70.2	3.2	100.0
1999	15.5	8.0	1.1	2.1	0.6	69.3	3.3	100.0
2000	19.5	6.5	1.3	1.5	0.9	65.9	4.4	100.0
2001	16.6	7.1	1.2	1.8	0.8	68.8	3.7	100.0
2002	12.3	6.7	0.9	2.0	0.7	75.0	2.4	100.0
2003	13.4	6.6	0.8	1.6	0.7	74.0	2.9	100.0
2004	14.1	7.0	0.7	1.4	0.7	73.6	2.7	100.0
TOTAL	14.5	7.5	1.0	1.9	0.7	71.3	3.1	100.0

Percentage Change by Land Use Activity								
Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	27.4	3.8	23.5	3.8	0.9	15.3	13.4	15.3
1996-1997	13.1	-0.5	-4.6	6.0	31.3	2.5	15.6	4.1
1997-1998	8.5	7.3	-17.3	-2.7	14.6	0.1	14.0	2.1
1998-1999	8.0	0.8	26.8	3.9	-0.6	1.6	6.6	2.9
1999-2000	29.4	-16.2	21.5	-24.2	44.2	-1.9	37.4	3.2
2000-2001	-21.5	-0.2	-8.7	7.9	-23.0	-3.8	-23.1	-7.9
2001-2002	-24.2	-2.4	-24.1	13.3	-3.7	11.7	-33.0	2.6
2002-2003	12.6	0.5	-11.7	-15.8	6.5	1.5	22.6	2.8
2003-2004	6.5	7.5	-16.6	-15.1	-7.1	1.1	-5.5	1.6
1995-2004	55.9	-1.4	-23.5	-26.4	59.6	30.0	30.7	28.4

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.1.B TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY –by Year Filed, 1995-2004

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	122,303	68,282	14,651	58,914	12,036	218,623	2,057	496,866
1996	237,317	80,879	15,680	34,441	41,321	235,485	8,436	653,559
1997	180,396	89,133	21,390	52,181	15,712	408,639	9,389	776,841
1998	943,559	103,408	15,245	73,131	77,874	574,789	5,711	1,793,717
1999	330,270	323,704	25,733	47,423	25,769	501,503	6,578	1,260,981
2000	796,495	236,699	74,319	130,103	124,006	514,235	14,637	1,890,493
2001	233,256	76,119	29,060	135,717	21,231	484,645	12,429	992,458
2002	179,076	66,933	18,942	63,152	22,027	566,078	3,129	919,337
2003	156,504	84,815	9,708	67,612	4,399	454,850	3,398	781,287
2004	186,117	53,813	12,514	118,594	2,761	534,961	8,174	916,933
TOTAL	3,365,293	1,183,784	237,243	781,269	347,136	4,493,809	73,939	10,482,472

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	24.6	13.7	2.9	11.9	2.4	44.0	0.4	100.0
1996	36.3	12.4	2.4	5.3	6.3	36.0	1.3	100.0
1997	23.2	11.5	2.8	6.7	2.0	52.6	1.2	100.0
1998	52.6	5.8	0.8	4.1	4.3	32.0	0.3	100.0
1999	26.2	25.7	2.0	3.8	2.0	39.8	0.5	100.0
2000	42.1	12.5	3.9	6.9	6.6	27.2	0.8	100.0
2001	23.5	7.7	2.9	13.7	2.1	48.8	1.3	100.0
2002	19.5	7.3	2.1	6.9	2.4	61.6	0.3	100.0
2003	20.0	10.9	1.2	8.7	0.6	58.2	0.4	100.0
2004	20.3	5.9	1.4	12.9	0.3	58.3	0.9	100.0
TOTAL	32.1	11.3	2.3	7.5	3.3	42.9	0.7	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	94.0	18.4	7.0	-41.5	243.3	7.7	310.1	31.5
1996-1997	-24.0	10.2	36.4	51.5	-62.0	73.5	11.3	18.9
1997-1998	423.0	16.0	-28.7	40.1	395.6	40.7	-39.2	130.9
1998-1999	-65.0	213.0	68.8	-35.2	-66.9	-12.8	15.2	-29.7
1999-2000	141.2	-26.9	188.8	174.3	381.2	2.5	122.5	49.9
2000-2001	-70.7	-67.8	-60.9	4.3	-82.9	-5.8	-15.1	-47.5
2001-2002	-23.2	-12.1	-34.8	-53.5	3.8	16.8	-74.8	-7.4
2002-2003	-12.6	26.7	-48.7	7.1	-80.0	-19.6	8.6	-15.0
2003-2004	18.9	-36.6	28.9	75.4	-37.2	17.6	140.6	17.4
1995-2004	52.2	-21.2	-14.6	101.3	-77.1	144.7	297.4	84.5

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.1.C AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY—by Year Filed, 1995-2004

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	Cultural		Residential	Other	All Uses
				Institutional	Hotel			
1995	50	36	64	119	106	14	4	24
1996	76	41	55	67	359	13	13	27
1997	51	45	79	95	104	23	13	31
1998	247	49	68	137	450	32	7	69
1999	80	152	91	86	150	27	7	47
2000	149	132	215	311	500	28	12	69
2001	56	43	92	300	111	28	13	39
2002	56	38	79	123	120	29	5	35
2003	44	48	46	157	22	23	4	29
2004	49	29	71	324	15	27	11	34
10-Yr. Avg.	91	62	92	162	201	25	9	41

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.2.A BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY—by Year Filed, 1995-2004

Number of Permits

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	4	18	19	7	0	222	3	273
1996	5	46	12	7	1	232	2	305
1997	2	28	5	21	0	300	0	356
1998	8	23	17	12	2	384	1	447
1999	9	28	15	9	1	422	1	485
2000	36	25	13	8	2	342	4	430
2001	6	27	10	17	1	250	2	313
2002	8	23	8	6	2	216	2	265
2003	4	16	5	11	0	252	0	288
2004	2	16	7	9	0	189	2	225
TOTAL	84	250	111	107	9	2,809	17	3,387

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	1.5	6.6	7.0	2.6	0.0	81.3	1.1	100.0
1996	1.6	15.1	3.9	2.3	0.3	76.1	0.7	100.0
1997	0.6	7.9	1.4	5.9	0.0	84.3	0.0	100.0
1998	1.8	5.1	3.8	2.7	0.4	85.9	0.2	100.0
1999	1.9	5.8	3.1	1.9	0.2	87.0	0.2	100.0
2000	8.4	5.8	3.0	1.9	0.5	79.5	0.9	100.0
2001	1.9	8.6	3.2	5.4	0.3	79.9	0.6	100.0
2002	3.0	8.7	3.0	2.3	0.8	81.5	0.8	100.0
2003	1.4	5.6	1.7	3.8	0.0	87.5	0.0	100.0
2004	0.9	7.1	3.1	4.0	0.0	84.0	0.9	100.0
TOTAL	2.5	7.4	3.3	3.2	0.3	82.9	0.5	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	25.0	155.6	-36.8	0.0	-	4.5	-33.3	11.7
1996-1997	-60.0	-39.1	-58.3	200.0	-100.0	29.3	-100.0	16.7
1997-1998	300.0	-17.9	240.0	-42.9	-	28.0	-	25.6
1998-1999	12.5	21.7	-11.8	-25.0	-50.0	9.9	0.0	8.5
1999-2000	300.0	-10.7	-13.3	-11.1	100.0	-19.0	300.0	-11.3
2000-2001	-83.3	8.0	-23.1	112.5	-50.0	-26.9	-50.0	-27.2
2001-2002	33.3	-14.8	-20.0	-64.7	100.0	-13.6	0.0	-15.3
2002-2003	-50.0	-30.4	-37.5	83.3	-100.0	16.7	-100.0	8.7
2003-2004	-50.0	0.0	40.0	-18.2	-	-25.0	-	-21.9
1995-2004	-50.0	-11.1	-63.2	28.6	-	-14.9	-33.3	-17.6

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.1.2.B TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION
BY LAND USE ACTIVITY—by Year Filed, 1995-2004**

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	1,817	10,725	4,278	23,367	0	74,146	424	114,757
1996	56,021	8,159	3,681	4,828	25,595	100,148	11	198,444
1997	1,800	21,906	4,065	20,981	0	268,559	0	317,309
1998	61,158	28,546	6,430	22,134	43,665	401,616	487	564,037
1999	69,095	34,691	8,623	10,148	12,164	282,447	0	417,168
2000	454,788	161,636	25,607	89,541	30,029	266,722	4,382	1,032,705
2001	13,458	24,204	13,110	105,377	2,879	259,099	0	418,127
2002	27,093	20,471	9,725	30,200	11,870	277,527	0	376,885
2003	1,218	34,792	1,685	20,783	0	193,667	0	252,145
2004	17,636	7,778	2,402	15,207	0	294,164	108	337,295
TOTAL	704,083	352,907	79,605	342,567	126,203	2,418,095	5,412	4,028,872

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	1.6	9.3	3.7	20.4	0.0	64.6	0.4	100.0
1996	28.2	4.1	1.9	2.4	12.9	50.5	0.0	100.0
1997	0.6	6.9	1.3	6.6	0.0	84.6	0.0	100.0
1998	10.8	5.1	1.1	3.9	7.7	71.2	0.1	100.0
1999	16.6	8.3	2.1	2.4	2.9	67.7	0.0	100.0
2000	44.0	15.7	2.5	8.7	2.9	25.8	0.4	100.0
2001	3.2	5.8	3.1	25.2	0.7	62.0	0.0	100.0
2002	7.2	5.4	2.6	8.0	3.1	73.6	0.0	100.0
2003	0.5	13.8	0.7	8.2	0.0	76.8	0.0	100.0
2004	5.2	2.3	0.7	4.5	0.0	87.2	0.0	100.0
TOTAL	17.5	8.8	2.0	8.5	3.1	60.0	0.1	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	2983.4	-23.9	-13.9	-79.3	-	35.1	-97.4	72.9
1996-1997	-96.8	168.5	10.4	334.5	-100.0	168.2	-100.0	59.9
1997-1998	3298.1	30.3	58.2	5.5	-	49.5	-	77.8
1998-1999	13.0	21.5	34.1	-54.2	-72.1	-29.7	-100.0	-26.0
1999-2000	558.2	365.9	197.0	782.4	146.9	-5.6	-	147.6
2000-2001	-97.0	-85.0	-48.8	17.7	-90.4	-2.9	-100.0	-59.5
2001-2002	101.3	-15.4	-25.8	-71.3	312.3	7.1	-	-9.9
2002-2003	-95.5	70.0	-82.7	-31.2	-100.0	-30.2	-	-33.1
2003-2004	1348.0	-77.6	42.6	-26.8	-	51.9	-	33.8
1995-2004	870.7	-27.5	-43.8	-34.9	-	296.7	-74.5	193.9

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.1.2.C AVERAGE CONSTRUCTION COST FOR NEW
CONSTRUCTION BY LAND USE ACTIVITY—by Year Filed, 1994-2003**

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1994	9,360	554	211	4,401	-	286	0	605
1995	454	596	225	3,338	-	334	141	420
1996	11,204	177	307	690	25,595	432	0	651
1997	900	782	813	999	-	895	-	891
1998	8,191	1,241	378	1,845	21,833	1,046	487	1,256
1999	7,677	1,239	575	1,128	12,164	669	0	860
2000	12,633	6,372	1,970	11,193	15,015	782	1,095	2,407
2001	2,243	896	1,311	6,199	2,879	954	0	1,270
2002	3,387	890	1,216	5,033	5,935	1,255	0	1,398
2003	1,404	2,914	337	1,617	-	653	-	826
TOTAL	8,440	1,454	696	3,418	14,023	754	331	1,115

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.1.3.A PERMITS FOR ALTERATION AND DEMOLITIONS BY
LAND USE ACTIVITY—by Year Filed, 1995-2004**

Number of Permits

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	2,442	1,894	211	490	114	15,110	150	20,411
1996	3,112	1,938	272	509	114	17,445	196	23,586
1997	3,524	1,947	266	526	151	17,813	267	24,494
1998	3,817	2,096	207	520	171	17,744	283	24,838
1999	4,121	2,108	269	544	171	17,993	269	25,475
2000	5,308	1,765	332	411	246	17,730	645	26,437
2001	4,189	1,760	305	435	190	17,138	444	24,461
2002	3,173	1,722	231	506	182	19,210	284	25,308
2003	3,577	1,738	206	420	196	19,459	267	25,863
2004	3,812	1,869	169	357	182	19,740	273	26,402
TOTAL	37,075	18,837	2,468	4,718	1,717	179,382	3,078	247,275

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	12.0	9.3	1.0	2.4	0.6	74.0	0.7	100.0
1996	13.2	8.2	1.2	2.2	0.5	74.0	0.8	100.0
1997	14.4	7.9	1.1	2.1	0.6	72.7	1.1	100.0
1998	15.4	8.4	0.8	2.1	0.7	71.4	1.1	100.0
1999	16.2	8.3	1.1	2.1	0.7	70.6	1.1	100.0
2000	20.1	6.7	1.3	1.6	0.9	67.1	2.4	100.0
2001	17.1	7.2	1.2	1.8	0.8	70.1	1.8	100.0
2002	12.5	6.8	0.9	2.0	0.7	75.9	1.1	100.0
2003	13.8	6.7	0.8	1.6	0.8	75.2	1.0	100.0
2004	14.4	7.1	0.6	1.4	0.7	74.8	1.0	100.0
TOTAL	15.0	7.6	1.0	1.9	0.7	72.5	1.2	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	27.4	2.3	28.9	3.9	0.0	15.5	30.7	15.6
1996-1997	13.2	0.5	-2.2	3.3	32.5	2.1	36.2	3.8
1997-1998	8.3	7.7	-22.2	-1.1	13.2	-0.4	6.0	1.4
1998-1999	8.0	0.6	30.0	4.6	0.0	1.4	-4.9	2.6
1999-2000	28.8	-16.3	23.4	-24.4	43.9	-1.5	139.8	3.8
2000-2001	-21.1	-0.3	-8.1	5.8	-22.8	-3.3	-31.2	-7.5
2001-2002	-24.3	-2.2	-24.3	16.3	-4.2	12.1	-36.0	3.5
2002-2003	12.7	0.9	-10.8	-17.0	7.7	1.3	-6.0	2.2
2003-2004	6.6	7.5	-18.0	-15.0	-7.1	1.4	2.2	2.1
1995-2004	56.1	-1.3	-19.9	-27.1	59.6	30.6	82.0	29.4

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.1.3.B TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY 1995-2004

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	163,596	78,150	14,085	48,265	16,342	196,171	506	517,116
1996	250,420	100,445	16,574	40,904	21,721	186,938	7,716	624,719
1997	251,557	94,692	24,403	43,946	22,131	197,307	2,880	636,917
1998	1,269,077	107,666	12,677	73,344	49,199	249,058	971	1,761,992
1999	386,477	427,671	25,320	55,159	20,132	324,150	1,123	1,240,032
2000	530,264	116,483	75,592	62,944	145,833	384,093	5,943	1,321,153
2001	348,201	82,243	25,269	48,064	29,073	357,308	2,710	892,869
2002	250,119	76,462	15,169	54,230	16,716	474,871	1,029	888,597
2003	267,750	86,252	13,834	80,743	7,586	450,340	1,343	907,846
2004	311,731	85,178	18,708	191,290	5,108	445,532	926	1,058,473
TOTAL	4,029,192	1,255,242	241,631	698,891	333,841	3,265,769	25,147	9,849,713

Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	31.6	15.1	2.7	9.3	3.2	37.9	0.1	100.0
1996	40.1	16.1	2.7	6.5	3.5	29.9	1.2	100.0
1997	39.5	14.9	3.8	6.9	3.5	31.0	0.5	100.0
1998	72.0	6.1	0.7	4.2	2.8	14.1	0.1	100.0
1999	31.2	34.5	2.0	4.4	1.6	26.1	0.1	100.0
2000	40.1	8.8	5.7	4.8	11.0	29.1	0.4	100.0
2001	39.0	9.2	2.8	5.4	3.3	40.0	0.3	100.0
2002	28.1	8.6	1.7	6.1	1.9	53.4	0.1	100.0
2003	29.5	9.5	1.5	8.9	0.8	49.6	0.1	100.0
2004	29.5	8.0	1.8	18.1	0.5	42.1	0.1	100.0
TOTAL	40.9	12.7	2.5	7.1	3.4	33.2	0.3	100.0

Percentage Change by Land Use Activity

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995-1996	53.1	28.5	17.7	-15.3	32.9	-4.7	1424.8	20.8
1996-1997	0.5	-5.7	47.2	7.4	1.9	5.5	-62.7	2.0
1997-1998	404.5	13.7	-48.1	66.9	122.3	26.2	-66.3	176.6
1998-1999	-69.5	297.2	99.7	-24.8	-59.1	30.2	15.7	-29.6
1999-2000	37.2	-72.8	198.5	14.1	624.4	18.5	429.3	6.5
2000-2001	-34.3	-29.4	-66.6	-23.6	-80.1	-7.0	-54.4	-32.4
2001-2002	-28.2	-7.0	-40.0	12.8	-42.5	32.9	-62.0	-0.5
2002-2003	7.0	12.8	-8.8	48.9	-54.6	-5.2	30.5	2.2
2003-2004	16.4	-1.2	35.2	136.9	-32.7	-1.1	-31.0	16.6
1995-2004	90.5	9.0	32.8	296.3	-68.7	127.1	83.0	104.7

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.1.3.C AVERAGE CONSTRUCTION COST FOR ALTERATIONS
AND DEMOLITIONS BY LAND USE ACTIVITY—by Year Filed, 1995-
2004**

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Indust	Cultural/ Institutional	Hotel	Residential	Other	Total
1995	49	30	49	73	106	10	2	19
1996	58	38	44	58	138	8	29	19
1997	51	35	65	59	104	8	8	18
1998	231	36	43	98	200	10	2	49
1999	63	137	64	69	80	12	3	33
2000	64	43	147	99	382	14	6	32
2001	52	29	52	70	97	13	4	23
2002	48	27	40	65	56	15	2	21
2003	43	29	39	111	22	13	3	20
2004	44	25	60	290	15	12	2	22
10-Yr. Avg.	72	44	64	93	129	12	5	26

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.2.1.A ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY
DISTRICT—by Year Filed, 1995-2004**

Number of Permits

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	456	571	616	600	667	779	1,028	832	764	651
Civic Center	561	597	680	611	768	947	852	738	858	850
Financial	2,114	2,526	2,929	2,984	3,241	4,145	3,293	2,585	2,954	3,358
Mission	1,382	1,588	1,548	1,777	1,795	2,000	1,867	2,126	2,130	2,044
North Beach	648	715	685	754	752	791	714	888	816	790
North Central	2,810	3,221	3,227	3,299	3,310	3,352	2,914	3,572	3,773	3,563
North West	2,122	2,293	2,367	2,299	2,291	2,435	2,118	2,291	2,469	2,586
Soma	1,455	1,865	1,959	2,253	2,493	2,520	2,119	2,070	2,044	2,040
South West	8,159	9,259	9,542	9,430	9,215	9,033	8,863	9,577	9,546	9,898
Van Ness	738	942	1,021	1,013	1,093	1,161	1,086	1,033	1,145	1,142
Other	640	744	735	809	949	268	407	200	151	154
Total	21,085	24,321	25,309	25,829	26,574	27,431	25,261	25,912	26,650	27,076

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	2.2	2.3	2.4	2.3	2.5	2.8	4.1	3.2	2.9	2.4
Civic Center	2.7	2.5	2.7	2.4	2.9	3.5	3.4	2.8	3.2	3.1
Financial	10.0	10.4	11.6	11.6	12.2	15.1	13.0	10.0	11.1	12.4
Mission	6.6	6.5	6.1	6.9	6.8	7.3	7.4	8.2	8.0	7.5
North Beach	3.1	2.9	2.7	2.9	2.8	2.9	2.8	3.4	3.1	2.9
North Central	13.3	13.2	12.8	12.8	12.5	12.2	11.5	13.8	14.2	13.2
North West	10.1	9.4	9.4	8.9	8.6	8.9	8.4	8.8	9.3	9.6
Soma	6.9	7.7	7.7	8.7	9.4	9.2	8.4	8.0	7.7	7.5
South West	38.7	38.1	37.7	36.5	34.7	32.9	35.1	37.0	35.8	36.6
Van Ness	3.5	3.9	4.0	3.9	4.1	4.2	4.3	4.0	4.3	4.2
Other	3.0	3.1	2.9	3.1	3.6	1.0	1.6	0.8	0.6	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	25.2	7.9	-2.6	11.2	16.8	32.0	-19.1	-8.2	-14.8	42.8
Civic Center	6.4	13.9	-10.1	25.7	23.3	-10.0	-13.4	16.3	-0.9	51.5
Financial	19.5	16.0	1.9	8.6	27.9	-20.6	-21.5	14.3	13.7	58.8
Mission	14.9	-2.5	14.8	1.0	11.4	-6.7	13.9	0.2	-4.0	47.9
North Beach	10.3	-4.2	10.1	-0.3	5.2	-9.7	24.4	-8.1	-3.2	21.9
North Central	14.6	0.2	2.2	0.3	1.3	-13.1	22.6	5.6	-5.6	26.8
North West	8.1	3.2	-2.9	-0.3	6.3	-13.0	8.2	7.8	4.7	21.9
Soma	28.2	5.0	15.0	10.7	1.1	-15.9	-2.3	-1.3	-0.2	40.2
South West	13.5	3.1	-1.2	-2.3	-2.0	-1.9	8.1	-0.3	3.7	21.3
Van Ness	27.6	8.4	-0.8	7.9	6.2	-6.5	-4.9	10.8	-0.3	54.7
Other	16.3	-1.2	10.1	17.3	-71.8	51.9	-50.9	-24.5	2.0	-75.9
Total	15.3	4.1	2.1	2.9	3.2	-7.9	2.6	2.8	1.6	28.4

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.2.1.B ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY
DISTRICT—by Year Filed, 1995-2004**

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	17,513	9,960	17,069	38,046	66,649	215,535	61,772	35,842	41,159	47,703
Civic Center	28,698	40,552	61,069	112,650	55,638	120,320	144,263	125,465	87,757	80,806
Financial	160,353	272,132	294,303	486,958	456,822	833,153	315,460	400,970	267,689	521,093
Mission	32,919	26,894	38,042	107,625	63,301	135,429	67,635	74,365	67,516	59,039
North Beach	20,390	27,039	31,447	77,503	43,279	43,419	27,968	114,387	41,840	42,701
North Central	48,299	134,451	96,492	74,314	160,671	122,963	105,327	111,810	128,659	138,771
North West	36,996	48,816	69,824	47,916	80,083	89,927	96,038	69,142	65,416	72,788
Soma	159,721	115,445	262,095	1,363,666	590,409	923,343	319,925	252,804	253,267	278,316
South West	115,965	134,647	152,913	188,083	255,029	340,685	259,202	269,797	286,342	367,291
Van Ness	24,413	75,442	44,529	61,766	48,539	74,848	81,039	54,063	70,269	63,678
Other	29,376	17,365	26,418	21,212	45,532	34,059	93,611	4,317	37,205	24,364
Total	674,643	902,744	1,094,201	2,579,738	1,865,953	2,933,682	1,572,240	1,512,962	1,347,119	1,696,549

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	2.6	1.1	1.6	1.5	3.6	7.3	3.9	2.4	3.1	2.8
Civic Center	4.3	4.5	5.6	4.4	3.0	4.1	9.2	8.3	6.5	4.8
Financial	23.8	30.1	26.9	18.9	24.5	28.4	20.1	26.5	19.9	30.7
Mission	4.9	3.0	3.5	4.2	3.4	4.6	4.3	4.9	5.0	3.5
North Beach	3.0	3.0	2.9	3.0	2.3	1.5	1.8	7.6	3.1	2.5
North Central	7.2	14.9	8.8	2.9	8.6	4.2	6.7	7.4	9.6	8.2
North West	5.5	5.4	6.4	1.9	4.3	3.1	6.1	4.6	4.9	4.3
Soma	23.7	12.8	24.0	52.9	31.6	31.5	20.3	16.7	18.8	16.4
South West	17.2	14.9	14.0	7.3	13.7	11.6	16.5	17.8	21.3	21.6
Van Ness	3.6	8.4	4.1	2.4	2.6	2.6	5.2	3.6	5.2	3.8
Other	4.4	1.9	2.4	0.8	2.4	1.2	6.0	0.3	2.8	1.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	-43.1	71.4	122.9	75.2	223.4	-71.3	-42.0	14.8	15.9	172.4
Civic Center	41.3	50.6	84.5	-50.6	116.3	19.9	-13.0	-30.1	-7.9	181.6
Financial	69.7	8.1	65.5	-6.2	82.4	-62.1	27.1	-33.2	94.7	225.0
Mission	-18.3	41.5	182.9	-41.2	113.9	-50.1	10.0	-9.2	-12.6	79.3
North Beach	32.6	16.3	146.5	-44.2	0.3	-35.6	309.0	-63.4	2.1	109.4
North Central	178.4	-28.2	-23.0	116.2	-23.5	-14.3	6.2	15.1	7.9	187.3
North West	31.9	43.0	-31.4	67.1	12.3	6.8	-28.0	-5.4	11.3	96.7
Soma	-27.7	127.0	420.3	-56.7	56.4	-65.4	-21.0	0.2	9.9	74.3
South West	16.1	13.6	23.0	35.6	33.6	-23.9	4.1	6.1	28.3	216.7
Van Ness	209.0	-41.0	38.7	-21.4	54.2	8.3	-33.3	30.0	-9.4	160.8
Other	-40.9	52.1	-19.7	114.7	-25.2	174.9	-95.4	761.9	-34.5	-17.1
Total	33.8	21.2	135.8	-27.7	57.2	-46.4	-3.8	-11.0	25.9	151.5

Source: City and County of San Francisco Planning Department
City and County of San Francisco Department of Building Inspection

TABLE 6.2.1.C AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT, by Year Filed, 1995 – 2004

Constant Thousands of Dollars (1983=100)

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	28	13	20	44	68	178	38	26	31	40
Civic Center	38	49	64	128	49	82	107	103	59	51
Financial	56	78	71	113	95	130	60	94	53	84
Mission	18	12	17	42	24	44	23	21	18	16
North Beach	23	27	33	71	39	35	25	78	30	29
North Central	13	30	21	16	33	24	23	19	20	21
North West	13	15	21	14	24	24	29	18	15	15
Soma	81	45	95	421	160	236	95	74	72	74
South West	10	11	11	14	19	24	18	17	17	20
Van Ness	24	58	31	42	30	42	47	32	36	30
Other	34	17	26	18	32	82	145	13	143	86
Citywide	24	27	31	69	47	69	39	35	29	34

Source: City and County of San Francisco Planning Department
City and County of San Francisco Department of Building Inspection

**TABLE 6.2.2.A BUILDING PERMITS FOR NEW CONSTRUCTION BY
COMMERCE AND INDUSTRY DISTRICT—by Year Filed, 1995-2004**

Number of Permits

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	51	8	12	28	43	39	38	30	8	23
Civic Center	3	3	6	5	3	8	4	7	4	4
Financial	4	3	7	11	4	19	5	1	2	6
Mission	24	20	39	69	38	50	21	26	33	23
North Beach	6	5	7	14	4	6	3	23	7	5
North Central	18	36	28	23	61	23	20	13	17	16
North West	23	20	34	29	54	33	31	17	16	8
Soma	40	44	61	100	71	79	36	25	39	30
South West	98	126	144	155	195	155	147	115	109	101
Van Ness	6	5	13	9	9	12	6	4	8	6
Other	0	35	5	4	3	6	2	4	45	3
Total	273	305	356	447	485	430	313	265	288	225

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	18.7	2.6	3.4	6.3	8.9	9.1	12.1	11.3	2.8	10.2
Civic Center	1.1	1.0	1.7	1.1	0.6	1.9	1.3	2.6	1.4	1.8
Financial	1.5	1.0	2.0	2.5	0.8	4.4	1.6	0.4	0.7	2.7
Mission	8.8	6.6	11.0	15.4	7.8	11.6	6.7	9.8	11.5	10.2
North Beach	2.2	1.6	2.0	3.1	0.8	1.4	1.0	8.7	2.4	2.2
North Central	6.6	11.8	7.9	5.1	12.6	5.3	6.4	4.9	5.9	7.1
North West	8.4	6.6	9.6	6.5	11.1	7.7	9.9	6.4	5.6	3.6
Soma	14.7	14.4	17.1	22.4	14.6	18.4	11.5	9.4	13.5	13.3
South West	35.9	41.3	40.4	34.7	40.2	36.0	47.0	43.4	37.8	44.9
Van Ness	2.2	1.6	3.7	2.0	1.9	2.8	1.9	1.5	2.8	2.7
Other	0.0	11.5	1.4	0.9	0.6	1.4	0.6	1.5	15.6	1.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	-84.3	50.0	133.3	53.6	-9.3	-2.6	-21.1	-73.3	187.5	-54.9
Civic Center	0.0	100.0	-16.7	-40.0	166.7	-50.0	75.0	-42.9	0.0	33.3
Financial	-25.0	133.3	57.1	-63.6	375.0	-73.7	-80.0	100.0	200.0	50.0
Mission	-16.7	95.0	76.9	-44.9	31.6	-58.0	23.8	26.9	-30.3	-4.2
North Beach	-16.7	40.0	100.0	-71.4	50.0	-50.0	666.7	-69.6	-28.6	-16.7
North Central	100.0	-22.2	-17.9	165.2	-62.3	-13.0	-35.0	30.8	-5.9	-11.1
North West	-13.0	70.0	-14.7	86.2	-38.9	-6.1	-45.2	-5.9	-50.0	-65.2
Soma	10.0	38.6	63.9	-29.0	11.3	-54.4	-30.6	56.0	-23.1	-25.0
South West	28.6	14.3	7.6	25.8	-20.5	-5.2	-21.8	-5.2	-7.3	3.1
Van Ness	-16.7	160.0	-30.8	0.0	33.3	-50.0	-33.3	100.0	-25.0	0.0
Other	#DIV/0!	-85.7	-20.0	-25.0	100.0	-66.7	100.0	1025.0	-93.3	100.0
Total	11.7	16.7	25.6	8.5	-11.3	-27.2	-15.3	8.7	-21.9	-17.6

Source: City and County of San Francisco Planning Department
City and County of San Francisco Department of Building Inspection

**TABLE 6.2.2.B TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION
BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT—
by Year Filed, 1995-2004**

Constant Thousands of Dollars (1983=100)

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	7,299	2,232	6,452	20,118	32,846	111,389	25,716	7,660	8,373	12,275
Civic Center	552	4,633	22,438	13,187	4,734	14,173	41,941	50,685	12,141	5,877
Financial	6,479	42,464	52,593	138,372	79,800	274,921	35,501	82,031	20,763	139,157
Mission	8,273	6,200	11,582	57,842	19,003	34,840	11,632	18,740	16,565	12,404
North Beach	2,987	2,861	2,426	31,344	12,894	5,567	1,054	50,840	4,065	3,267
North Central	4,749	65,244	30,909	8,614	57,420	15,852	8,862	12,182	21,393	28,076
North West	7,411	12,032	23,989	8,452	23,634	17,906	28,585	5,297	6,784	3,270
Soma	49,965	22,026	115,495	211,302	110,969	399,808	122,620	85,562	66,307	81,989
South West	24,063	25,202	37,773	51,098	54,255	125,825	68,674	55,092	58,270	29,497
Van Ness	2,979	13,731	12,233	22,863	5,694	15,917	21,781	8,325	21,383	13,106
Other	0	1,818	1,420	847	15,919	16,507	51,762	471	16,100	8,377
Total	114,757	198,444	317,309	564,037	417,168	1,032,705	418,127	376,885	252,145	337,295

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	6.4	1.1	2.0	3.6	7.9	10.8	6.2	2.0	3.3	3.6
Civic Center	0.5	2.3	7.1	2.3	1.1	1.4	10.0	13.4	4.8	1.7
Financial	5.6	21.4	16.6	24.5	19.1	26.6	8.5	21.8	8.2	41.3
Mission	7.2	3.1	3.7	10.3	4.6	3.4	2.8	5.0	6.6	3.7
North Beach	2.6	1.4	0.8	5.6	3.1	0.5	0.3	13.5	1.6	1.0
North Central	4.1	32.9	9.7	1.5	13.8	1.5	2.1	3.2	8.5	8.3
North West	6.5	6.1	7.6	1.5	5.7	1.7	6.8	1.4	2.7	1.0
Soma	43.5	11.1	36.4	37.5	26.6	38.7	29.3	22.7	26.3	24.3
South West	21.0	12.7	11.9	9.1	13.0	12.2	16.4	14.6	23.1	8.7
Van Ness	2.6	6.9	3.9	4.1	1.4	1.5	5.2	2.2	8.5	3.9
Other	0.0	0.9	0.4	0.2	3.8	1.6	12.4	0.1	6.4	2.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	-69.4	189.0	211.8	63.3	239.1	-76.9	-70.2	9.3	46.6	68.2
Civic Center	740.0	384.3	-41.2	-64.1	199.4	195.9	20.8	-76.0	-51.6	965.3
Financial	555.4	23.9	163.1	-42.3	244.5	-87.1	131.1	-74.7	570.2	2047.7
Mission	-25.1	86.8	399.4	-67.1	83.3	-66.6	61.1	-11.6	-25.1	49.9
North Beach	-4.2	-15.2	1192.0	-58.9	-56.8	-81.1	4725.7	-92.0	-19.6	9.4
North Central	1273.7	-52.6	-72.1	566.6	-72.4	-44.1	37.5	75.6	31.2	491.2
North West	62.4	99.4	-64.8	179.6	-24.2	59.6	-81.5	28.1	-51.8	-55.9
Soma	-55.9	424.4	83.0	-47.5	260.3	-69.3	-30.2	-22.5	23.7	64.1
South West	4.7	49.9	35.3	6.2	131.9	-45.4	-19.8	5.8	-49.4	22.6
Van Ness	360.9	-10.9	86.9	-75.1	179.5	36.8	-61.8	156.9	-38.7	339.9
Other	#DIV/0!	-21.9	-40.4	1779.7	3.7	213.6	-99.1	3318.8	-48.0	100.0
Total	72.9	59.9	77.8	-26.0	147.6	-59.5	-9.9	-33.1	33.8	193.9

Source: City and County of San Francisco Planning Department
City and County of San Francisco Department of Building Inspection

**TABLE 6.2.2.C AVERAGE CONSTRUCTION COST OF NEW
CONSTRUCTION PERMITS BY COMMERCE AND INDUSTRY
DISTRICT—by Year Filed, 1995-2004**

Constant Thousands of Dollars (1983=100)

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bayview	143	279	538	718	764	2,856	677	255	1,047	534
Civic Center	184	1,544	3,740	2,637	1,578	1,772	10,485	7,241	3,035	1,469
Financial	1,620	14,155	7,513	12,579	19,950	14,470	7,100	82,031	10,381	23,193
Mission	345	310	297	838	500	697	554	721	502	539
North Beach	498	572	347	2,239	3,223	928	351	2,210	581	653
North Central	264	1,812	1,104	375	941	689	443	937	1,258	1,755
Northwest	322	602	706	291	438	543	922	312	424	409
Soma	1,249	501	1,893	2,113	1,563	5,061	3,406	3,422	1,700	2,733
Southwest	246	200	262	330	278	812	467	479	535	292
Van Ness	497	2,746	941	2,540	633	1,326	3,630	2,081	2,673	2,184
Other	0	52	284	212	5,306	2,751	25,881	118	358	2,792
Citywide	420	651	891	1,262	860	2,402	1,336	1,422	876	1,499

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.2.3.A PERMIT APPLICATIONS FOR ALTERATIONS AND
DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT—by
Year Filed, 1995-2004**

Number of Permits

C&I Districts	2000	2001	2002	2003	2004
Bay View	401	550	590	554	606
Civic Center	534	566	642	575	722
Financial	2,049	2,463	2,824	2,868	3,134
Mission	1,337	1,551	1,494	1,695	1,732
North Beach	625	697	652	722	722
North Central	2,757	3,138	3,153	3,223	3,201
North West	2,067	2,243	2,307	2,252	2,214
Soma	1,348	1,756	1,845	2,058	2,270
South West	7,994	9,056	9,328	9,173	8,925
Van Ness	721	914	992	966	1,048
Other	578	652	667	752	901
Total	20,411	23,586	24,494	24,838	25,475

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	2.0	2.3	2.4	2.2	2.4	2.7	3.9	3.1	2.9	2.3
Civic Center	2.6	2.4	2.6	2.3	2.8	3.5	3.3	2.8	3.1	3.1
Financial	10.0	10.4	11.5	11.5	12.3	15.2	13.0	9.9	11.1	12.4
Mission	6.6	6.6	6.1	6.8	6.8	7.3	7.4	8.2	8.0	7.6
North Beach	3.1	3.0	2.7	2.9	2.8	2.8	2.8	3.3	3.0	2.9
North Central	13.5	13.3	12.9	13.0	12.6	12.4	11.7	13.9	14.3	13.3
North West	10.1	9.5	9.4	9.1	8.7	8.9	8.4	8.9	9.3	9.7
Soma	6.6	7.4	7.5	8.3	8.9	8.8	8.1	7.8	7.4	7.3
South West	39.2	38.4	38.1	36.9	35.0	33.3	35.3	37.2	36.2	36.8
Van Ness	3.5	3.9	4.0	3.9	4.1	4.2	4.3	4.0	4.3	4.2
Other	2.8	2.8	2.7	3.0	3.5	0.9	1.6	0.8	0.4	0.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	37.2	7.3	-6.1	9.4	18.8	33.6	-18.0	-5.3	-17.4	53.9
Civic Center	6.0	13.4	-10.4	25.6	26.7	-10.7	-14.2	16.1	0.6	53.4
Financial	20.2	14.7	1.6	9.3	28.0	-20.5	-21.4	14.7	13.4	59.2
Mission	16.0	-3.7	13.5	2.2	11.0	-5.3	14.6	-1.1	-2.9	49.9
North Beach	11.5	-6.5	10.7	0.0	2.9	-7.4	22.2	-7.8	-2.1	21.4
North Central	13.8	0.5	2.2	-0.7	2.5	-13.1	23.7	4.7	-5.2	27.1
North West	8.5	2.9	-2.4	-1.7	6.7	-12.5	9.4	6.5	6.4	23.9
Soma	30.3	5.1	11.5	10.3	2.8	-14.8	-1.0	-2.1	0.0	42.9
South West	13.3	3.0	-1.7	-2.7	-1.5	-1.7	9.1	-0.8	3.9	21.5
Van Ness	26.8	8.5	-2.6	8.5	5.5	-4.7	-4.3	10.0	-1.2	52.1
Other	12.8	2.3	12.7	19.8	-72.3	53.6	-49.0	-50.5	45.4	-75.6
Total	15.6	3.8	1.4	2.6	3.8	-7.5	3.5	2.2	2.1	29.4

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.2.3.B TOTAL CONSTRUCTION COST OF ALTERATION AND
DEMOLITION PERMITS BY COMMERCE AND INDUSTRY
DISTRICT—by Year Filed, 1995-2004**

Constant Thousands of Dollars (1983 = 100)

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	5,527	4,945	5,534	6,308	12,025	27,301	12,613	13,968	15,331	7,884
Civic Center	20,529	24,586	20,750	65,039	32,767	63,235	48,996	25,457	38,624	37,582
Financial	111,309	154,306	156,061	197,898	228,648	261,396	163,190	161,151	134,165	141,985
Mission	15,932	13,186	15,273	16,939	23,571	52,387	30,863	26,417	22,289	19,473
North Beach	11,955	16,705	19,844	22,507	16,310	22,120	16,531	18,589	20,125	19,749
North Central	30,736	31,841	37,409	42,551	50,864	62,973	57,501	55,690	52,981	46,803
North West	19,755	23,186	21,744	24,818	30,159	39,556	31,678	36,676	30,833	36,004
Soma	67,415	61,284	70,301	736,140	285,190	191,598	76,230	66,787	79,998	68,177
South West	61,183	70,769	69,684	79,211	117,489	93,473	94,590	108,566	107,529	168,426
Van Ness	14,992	40,836	18,560	19,939	27,043	31,917	29,325	24,495	19,302	21,232
Other	21,515	10,634	17,026	13,781	13,928	5,407	2,097	2,152	5,345	4,758
Total	380,849	452,277	452,187	1,225,130	837,994	851,364	563,613	539,947	526,522	572,073

Annual Percentage Distribution by C&I District

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	1.5	1.1	1.2	0.5	1.4	3.2	2.2	2.6	2.9	1.4
Civic Center	5.4	5.4	4.6	5.3	3.9	7.4	8.7	4.7	7.3	6.6
Financial	29.2	34.1	34.5	16.2	27.3	30.7	29.0	29.8	25.5	24.8
Mission	4.2	2.9	3.4	1.4	2.8	6.2	5.5	4.9	4.2	3.4
North Beach	3.1	3.7	4.4	1.8	1.9	2.6	2.9	3.4	3.8	3.5
North Central	8.1	7.0	8.3	3.5	6.1	7.4	10.2	10.3	10.1	8.2
North West	5.2	5.1	4.8	2.0	3.6	4.6	5.6	6.8	5.9	6.3
Soma	17.7	13.6	15.5	60.1	34.0	22.5	13.5	12.4	15.2	11.9
South West	16.1	15.6	15.4	6.5	14.0	11.0	16.8	20.1	20.4	29.4
Van Ness	3.9	9.0	4.1	1.6	3.2	3.7	5.2	4.5	3.7	3.7
Other	5.6	2.4	3.8	1.1	1.7	0.6	0.4	0.4	1.0	0.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	1995-2004
Bay View	-10.5	11.9	14.0	90.6	127.0	-53.8	10.7	9.8	-48.6	42.6
Civic Center	19.8	-15.6	213.4	-49.6	93.0	-22.5	-48.0	51.7	-2.7	83.1
Financial	38.6	1.1	26.8	15.5	14.3	-37.6	-1.2	-16.7	5.8	27.6
Mission	-17.2	15.8	10.9	39.2	122.3	-41.1	-14.4	-15.6	-12.6	22.2
North Beach	39.7	18.8	13.4	-27.5	35.6	-25.3	12.4	8.3	-1.9	65.2
North Central	3.6	17.5	13.7	19.5	23.8	-8.7	-3.1	-4.9	-11.7	52.3
North West	17.4	-6.2	14.1	21.5	31.2	-19.9	15.8	-15.9	16.8	82.3
Soma	-9.1	14.7	947.1	-61.3	-32.8	-60.2	-12.4	19.8	-14.8	1.1
South West	15.7	-1.5	13.7	48.3	-20.4	1.2	14.8	-1.0	56.6	175.3
Van Ness	172.4	-54.6	7.4	35.6	18.0	-8.1	-16.5	-21.2	10.0	41.6
Other	-50.6	60.1	-19.1	1.1	-61.2	-61.2	2.6	148.4	-11.0	-77.9
Total	18.8	0.0	170.9	-31.6	1.6	-33.8	-4.2	-2.5	8.7	50.2

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.2.3.C AVERAGE CONSTRUCTION COST OF ALTERATION AND
DEMOLITION PERMITS BY COMMERCE AND INDUSTRY
DISTRICT—by Year Filed, 1995-2004**

Constant Thousands of Dollars (1983=100)

C&I Districts	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bay View	14	9	9	11	20	38	13	18	21	13
Civic Center	38	43	32	113	45	69	60	36	47	46
Financial	54	63	55	69	73	65	51	64	47	44
Mission	12	9	10	10	14	27	17	13	11	10
North Beach	19	24	30	31	23	30	24	22	26	26
North Central	11	10	12	13	16	19	20	16	14	13
North West	10	10	9	11	14	17	15	16	13	14
Soma	50	35	38	358	126	82	38	34	42	35
South West	8	8	7	9	13	11	11	12	11	17
Van Ness	21	45	19	21	26	29	28	24	17	19
Other	37	16	26	18	15	22	5	11	55	34
Citywide	19	19	18	49	33	32	23	21	20	22

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.3.1.A PERMIT APPLICATIONS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY

2002

Number of Permits

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	51	33	69	16	1	619	43	832
Civic Center	178	121	2	56	48	296	37	738
Financial	1,893	324	13	28	41	202	84	2,585
Mission	87	118	24	44	21	1,793	39	2,126
North Beach	81	119	1	16	12	622	37	888
North Central	73	155	3	106	12	3,172	51	3,572
North West	31	99	8	29	0	2,086	38	2,291
Soma	530	357	87	47	22	923	104	2,070
South West	141	308	29	133	2	8,831	133	9,577
Van Ness	75	106	2	30	25	769	26	1,033
Other	41	5	1	7	0	113	33	200
Total	3,181	1,745	239	512	184	19,426	625	25,912

Annual Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	1.6	1.9	28.9	3.1	0.5	3.2	6.9	3.2
Civic Center	5.6	6.9	0.8	10.9	26.1	1.5	5.9	2.8
Financial	59.5	18.6	5.4	5.5	22.3	1.0	13.4	10.0
Mission	2.7	6.8	10.0	8.6	11.4	9.2	6.2	8.2
North Beach	2.5	6.8	0.4	3.1	6.5	3.2	5.9	3.4
North Central	2.3	8.9	1.3	20.7	6.5	16.3	8.2	13.8
North West	1.0	5.7	3.3	5.7	0.0	10.7	6.1	8.8
Soma	16.7	20.5	36.4	9.2	12.0	4.8	16.6	8.0
South West	4.4	17.7	12.1	26.0	1.1	45.5	21.3	37.0
Van Ness	2.4	6.1	0.8	5.9	13.6	4.0	4.2	4.0
Other	1.3	0.3	0.4	1.4	0.0	0.6	5.3	0.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	6.1	4.0	8.3	1.9	0.1	74.4	5.2	100.0
Civic Center	24.1	16.4	0.3	7.6	6.5	40.1	5.0	100.0
Financial	73.2	12.5	0.5	1.1	1.6	7.8	3.2	100.0
Mission	4.1	5.6	1.1	2.1	1.0	84.3	1.8	100.0
North Beach	9.1	13.4	0.1	1.8	1.4	70.0	4.2	100.0
North Central	2.0	4.3	0.1	3.0	0.3	88.8	1.4	100.0
North West	1.4	4.3	0.3	1.3	0.0	91.1	1.7	100.0
Soma	25.6	17.2	4.2	2.3	1.1	44.6	5.0	100.0
South West	1.5	3.2	0.3	1.4	0.0	92.2	1.4	100.0
Van Ness	7.3	10.3	0.2	2.9	2.4	74.4	2.5	100.0
Other	20.5	2.5	0.5	3.5	0.0	56.5	16.5	100.0
Total	12.3	6.7	0.9	2.0	0.7	75.0	2.4	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.A PERMIT APPLICATIONS BY COMMERCE
AND INDUSTRY DISTRICT AND LAND USE ACTIVITY**

2003

Number of Permits

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	44	34	59	15	2	595	15	764
Civic Center	243	157	0	58	53	298	49	858
Financial	2,284	298	13	34	40	204	81	2,954
Mission	93	143	21	27	17	1,775	54	2,130
North Beach	73	102	1	11	11	578	40	816
North Central	104	180	3	70	13	3,315	88	3,773
North West	37	85	8	27	0	2,241	71	2,469
Soma	508	307	76	44	26	966	117	2,044
South West	114	332	26	118	2	8,778	176	9,546
Van Ness	71	112	4	24	32	862	40	1,145
Other	10	4	0	3	0	99	35	151
Total	3,581	1,754	211	431	196	19,711	766	26,650

Annual Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	1.2	1.9	28.0	3.5	1.0	3.0	2.0	2.9
Civic Center	6.8	9.0	0.0	13.5	27.0	1.5	6.4	3.2
Financial	63.8	17.0	6.2	7.9	20.4	1.0	10.6	11.1
Mission	2.6	8.2	10.0	6.3	8.7	9.0	7.0	8.0
North Beach	2.0	5.8	0.5	2.6	5.6	2.9	5.2	3.1
North Central	2.9	10.3	1.4	16.2	6.6	16.8	11.5	14.2
North West	1.0	4.8	3.8	6.3	0.0	11.4	9.3	9.3
Soma	14.2	17.5	36.0	10.2	13.3	4.9	15.3	7.7
South West	3.2	18.9	12.3	27.4	1.0	44.5	23.0	35.8
Van Ness	2.0	6.4	1.9	5.6	16.3	4.4	5.2	4.3
Other	0.3	0.2	0.0	0.7	0.0	0.5	4.6	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	5.8	4.5	7.7	2.0	0.3	77.9	2.0	100.0
Civic Center	28.3	18.3	0.0	6.8	6.2	34.7	5.7	100.0
Financial	77.3	10.1	0.4	1.2	1.4	6.9	2.7	100.0
Mission	4.4	6.7	1.0	1.3	0.8	83.3	2.5	100.0
North Beach	8.9	12.5	0.1	1.3	1.3	70.8	4.9	100.0
North Central	2.8	4.8	0.1	1.9	0.3	87.9	2.3	100.0
North West	1.5	3.4	0.3	1.1	0.0	90.8	2.9	100.0
Soma	24.9	15.0	3.7	2.2	1.3	47.3	5.7	100.0
South West	1.2	3.5	0.3	1.2	0.0	92.0	1.8	100.0
Van Ness	6.2	9.8	0.3	2.1	2.8	75.3	3.5	100.0
Other	6.6	2.6	0.0	2.0	0.0	65.6	23.2	100.0
Total	13.4	6.6	0.8	1.6	0.7	74.0	2.9	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.A PERMIT APPLICATIONS BY COMMERCE
AND INDUSTRY DISTRICT AND LAND USE ACTIVITY**

2004

Number of Permits

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	36	40	46	8	0	498	23	651
Civic Center	222	157	3	43	55	337	33	850
Financial	2,551	335	9	43	35	278	107	3,358
Mission	88	132	23	29	11	1,718	43	2,044
North Beach	67	107	2	10	9	563	32	790
North Central	92	213	5	54	14	3,110	75	3,563
North West	41	103	8	26	1	2,375	32	2,586
Soma	498	326	58	43	24	972	119	2,040
South West	125	363	20	87	8	9,131	164	9,898
Van Ness	86	98	1	16	25	864	52	1,142
Other	8	11	1	7	0	83	44	154
Total	3,814	1,885	176	366	182	19,929	724	27,076

Annual Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	0.9	2.1	26.1	2.2	0.0	2.5	3.2	2.4
Civic Center	5.8	8.3	1.7	11.7	30.2	1.7	4.6	3.1
Financial	66.9	17.8	5.1	11.7	19.2	1.4	14.8	12.4
Mission	2.3	7.0	13.1	7.9	6.0	8.6	5.9	7.5
North Beach	1.8	5.7	1.1	2.7	4.9	2.8	4.4	2.9
North Central	2.4	11.3	2.8	14.8	7.7	15.6	10.4	13.2
North West	1.1	5.5	4.5	7.1	0.5	11.9	4.4	9.6
Soma	13.1	17.3	33.0	11.7	13.2	4.9	16.4	7.5
South West	3.3	19.3	11.4	23.8	4.4	45.8	22.7	36.6
Van Ness	2.3	5.2	0.6	4.4	13.7	4.3	7.2	4.2
Other	0.2	0.6	0.6	1.9	0.0	0.4	6.1	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	5.5	6.1	7.1	1.2	0.0	76.5	3.5	100.0
Civic Center	26.1	18.5	0.4	5.1	6.5	39.6	3.9	100.0
Financial	76.0	10.0	0.3	1.3	1.0	8.3	3.2	100.0
Mission	4.3	6.5	1.1	1.4	0.5	84.1	2.1	100.0
North Beach	8.5	13.5	0.3	1.3	1.1	71.3	4.1	100.0
North Central	2.6	6.0	0.1	1.5	0.4	87.3	2.1	100.0
North West	1.6	4.0	0.3	1.0	0.0	91.8	1.2	100.0
Soma	24.4	16.0	2.8	2.1	1.2	47.6	5.8	100.0
South West	1.3	3.7	0.2	0.9	0.1	92.3	1.7	100.0
Van Ness	7.5	8.6	0.1	1.4	2.2	75.7	4.6	100.0
Other	5.2	7.1	0.6	4.5	0.0	53.9	28.6	100.0
Total	14.1	7.0	0.7	1.4	0.7	73.6	2.7	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.3.1.B TOTAL CONSTRUCTION COSTS OF ALL PERMITS FILED
BY COMMERCE & INDUSTRY DISTRICT AND LAND USE
ACTIVITY-2002**

(in constant 1985 thousands of dollars)

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	2,657	680	8,252	535	18	9,477	160	21,779
Civic Center	7,569	2,153	0	17,213	9,018	40,188	96	76,237
Financial	106,801	14,423	284	2,476	2,884	116,181	596	243,646
Mission	10,492	5,771	264	2,711	1,942	23,941	66	45,187
North Beach	19,250	8,225	3	3,643	102	38,149	135	69,506
North Central	6,337	2,389	62	8,810	391	49,694	257	67,940
North West	744	1,996	117	1,758	0	37,343	55	42,014
Soma	17,518	19,734	2,833	1,398	6,275	104,524	1,330	153,614
South West	4,310	9,749	3,120	23,896	16	122,446	402	163,940
Van Ness	1,836	1,774	3,990	640	1,380	23,198	32	32,851
Other	1,562	38	17	72	0	935	0	2,623
Total	179,076	66,933	18,942	63,152	22,027	566,078	3,129	919,337

Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	1.5	1.0	43.6	0.8	0.1	1.7	5.1	2.4
Civic Center	4.2	3.2	0.0	27.3	40.9	7.1	3.1	8.3
Financial	59.6	21.5	1.5	3.9	13.1	20.5	19.1	26.5
Mission	5.9	8.6	1.4	4.3	8.8	4.2	2.1	4.9
North Beach	10.7	12.3	0.0	5.8	0.5	6.7	4.3	7.6
North Central	3.5	3.6	0.3	14.0	1.8	8.8	8.2	7.4
North West	0.4	3.0	0.6	2.8	0.0	6.6	1.8	4.6
Soma	9.8	29.5	15.0	2.2	28.5	18.5	42.5	16.7
South West	2.4	14.6	16.5	37.8	0.1	21.6	12.9	17.8
Van Ness	1.0	2.7	21.1	1.0	6.3	4.1	1.0	3.6
Other	0.9	0.1	0.1	0.1	0.0	0.2	0.0	0.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	12.2	3.1	37.9	2.5	0.1	43.5	0.7	100.0
Civic Center	9.9	2.8	0.0	22.6	11.8	52.7	0.1	100.0
Financial	43.8	5.9	0.1	1.0	1.2	47.7	0.2	100.0
Mission	23.2	12.8	0.6	6.0	4.3	53.0	0.1	100.0
North Beach	27.7	11.8	0.0	5.2	0.1	54.9	0.2	100.0
North Central	9.3	3.5	0.1	13.0	0.6	73.1	0.4	100.0
North West	1.8	4.8	0.3	4.2	0.0	88.9	0.1	100.0
Soma	11.4	12.8	1.8	0.9	4.1	68.0	0.9	100.0
South West	2.6	5.9	1.9	14.6	0.0	74.7	0.2	100.0
Van Ness	5.6	5.4	12.1	1.9	4.2	70.6	0.1	100.0
Other	59.5	1.4	0.6	2.7	0.0	35.6	0.0	100.0
Total	19.5	7.3	2.1	6.9	2.4	61.6	0.3	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.B TOTAL CONSTRUCTION COSTS OF ALL
PERMITS FILED BY COMMERCE & INDUSTRY DISTRICT AND
LAND USE ACTIVITY-2003**

(in constant 2001 thousands of dollars)

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	597	2,380	1,765	3,932	1	15,028	167	23,871
Civic Center	8,148	5,106	0	17,211	1,044	19,252	135	50,896
Financial	95,808	15,231	242	679	1,069	41,900	323	155,251
Mission	2,706	1,737	611	6,728	395	26,640	340	39,157
North Beach	10,437	1,149	52	275	249	12,027	76	24,266
North Central	4,306	3,895	652	4,561	101	60,643	460	74,618
North West	556	1,132	46	2,145	0	33,674	387	37,939
Soma	20,683	10,229	4,335	14,662	599	95,727	651	146,887
South West	7,064	29,630	1,948	14,219	27	112,533	648	166,069
Van Ness	2,105	2,422	56	3,186	914	31,991	78	40,754
Other	4,094	11,904	0	15	0	5,433	132	21,578
Total	156,504	84,815	9,708	67,612	4,399	454,850	3,398	781,287

Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	0.4	2.8	18.2	5.8	0.0	3.3	4.9	3.1
Civic Center	5.2	6.0	0.0	25.5	23.7	4.2	4.0	6.5
Financial	61.2	18.0	2.5	1.0	24.3	9.2	9.5	19.9
Mission	1.7	2.0	6.3	10.0	9.0	5.9	10.0	5.0
North Beach	6.7	1.4	0.5	0.4	5.7	2.6	2.2	3.1
North Central	2.8	4.6	6.7	6.7	2.3	13.3	13.5	9.6
North West	0.4	1.3	0.5	3.2	0.0	7.4	11.4	4.9
Soma	13.2	12.1	44.7	21.7	13.6	21.0	19.2	18.8
South West	4.5	34.9	20.1	21.0	0.6	24.7	19.1	21.3
Van Ness	1.3	2.9	0.6	4.7	20.8	7.0	2.3	5.2
Other	2.6	14.0	0.0	0.0	0.0	1.2	3.9	2.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	2.5	10.0	7.4	16.5	0.0	63.0	0.7	100.0
Civic Center	16.0	10.0	0.0	33.8	2.1	37.8	0.3	100.0
Financial	61.7	9.8	0.2	0.4	0.7	27.0	0.2	100.0
Mission	6.9	4.4	1.6	17.2	1.0	68.0	0.9	100.0
North Beach	43.0	4.7	0.2	1.1	1.0	49.6	0.3	100.0
North Central	5.8	5.2	0.9	6.1	0.1	81.3	0.6	100.0
North West	1.5	3.0	0.1	5.7	0.0	88.8	1.0	100.0
Soma	14.1	7.0	3.0	10.0	0.4	65.2	0.4	100.0
South West	4.3	17.8	1.2	8.6	0.0	67.8	0.4	100.0
Van Ness	5.2	5.9	0.1	7.8	2.2	78.5	0.2	100.0
Other	19.0	55.2	0.0	0.1	0.0	25.2	0.6	100.0
Total	20.0	10.9	1.2	8.7	0.6	58.2	0.4	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.B TOTAL CONSTRUCTION COSTS OF ALL
PERMITS FILED BY COMMERCE & INDUSTRY DISTRICT AND
LAND USE ACTIVITY-2004**

(in constant 2001 thousands of dollars)

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	2,098	4,866	5,606	958	0	23,548	10,628	47,703
Civic Center	23,506	7,578	120	22,475	1,039	25,472	615	80,806
Financial	207,885	24,453	203	7,940	1,579	278,060	974	521,093
Mission	4,330	8,364	3,292	1,197	131	41,648	78	59,039
North Beach	5,641	5,749	30	348	575	30,222	135	42,701
North Central	3,913	5,529	56	4,580	172	124,234	287	138,771
North West	3,312	2,893	137	980	0	65,332	135	72,788
Soma	85,726	18,123	13,226	31,338	534	128,504	865	278,316
South West	4,054	16,516	472	141,354	163	203,531	1,201	367,291
Van Ness	3,352	5,406	0	2,808	915	51,053	144	63,678
Other	544	92	12	5,450	0	18,204	62	24,364
Total	344,362	99,568	23,153	219,427	5,108	989,808	15,124	1,696,549

Percentage Distribution by C&I District

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	0.6	4.9	24.2	0.4	0.0	2.4	70.3	2.8
Civic Center	6.8	7.6	0.5	10.2	20.3	2.6	4.1	4.8
Financial	60.4	24.6	0.9	3.6	30.9	28.1	6.4	30.7
Mission	1.3	8.4	14.2	0.5	2.6	4.2	0.5	3.5
North Beach	1.6	5.8	0.1	0.2	11.3	3.1	0.9	2.5
North Central	1.1	5.6	0.2	2.1	3.4	12.6	1.9	8.2
North West	1.0	2.9	0.6	0.4	0.0	6.6	0.9	4.3
Soma	24.9	18.2	57.1	14.3	10.4	13.0	5.7	16.4
South West	1.2	16.6	2.0	64.4	3.2	20.6	7.9	21.6
Van Ness	1.0	5.4	0.0	1.3	17.9	5.2	1.0	3.8
Other	0.2	0.1	0.1	2.5	0.0	1.8	0.4	1.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	4.4	10.2	11.8	2.0	0.0	49.4	22.3	100.0
Civic Center	29.1	9.4	0.1	27.8	1.3	31.5	0.8	100.0
Financial	39.9	4.7	0.0	1.5	0.3	53.4	0.2	100.0
Mission	7.3	14.2	5.6	2.0	0.2	70.5	0.1	100.0
North Beach	13.2	13.5	0.1	0.8	1.3	70.8	0.3	100.0
North Central	2.8	4.0	0.0	3.3	0.1	89.5	0.2	100.0
North West	4.5	4.0	0.2	1.3	0.0	89.8	0.2	100.0
Soma	30.8	6.5	4.8	11.3	0.2	46.2	0.3	100.0
South West	1.1	4.5	0.1	38.5	0.0	55.4	0.3	100.0
Van Ness	5.3	8.5	0.0	4.4	1.4	80.2	0.2	100.0
Other	2.2	0.4	0.0	22.4	0.0	74.7	0.3	100.0
Total	20.3	5.9	1.4	12.9	0.3	58.3	0.9	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**TABLE 6.3.1.C AVERAGE CONSTRUCTION COST OF ALL PERMITS
FILED BY COMMERCE & INDUSTRY DISTRICT AND LAND USE
ACTIVITY**

2002

(in thousands)

C & I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	86	34	197	55	30	25	6	43
Civic Center	70	29	0	506	309	223	4	170
Financial	93	73	36	146	116	947	12	155
Mission	198	80	18	101	152	22	3	35
North Beach	391	114	5	375	14	101	6	129
North Central	143	25	34	137	54	26	8	31
Northwest	40	33	24	100	-	29	2	30
Soma	54	91	54	49	469	186	21	122
Southwest	50	52	177	296	14	23	5	28
Van Ness	40	28	3,284	35	91	50	2	52
Other	63	12	28	17	-	14	0	22
Total	93	63	130	203	197	48	8	58

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.C AVERAGE CONSTRUCTION COST OF ALL
PERMITS FILED BY COMMERCE & INDUSTRY DISTRICT AND
LAND USE ACTIVITY**

2003

(in thousands)

C & I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	23	121	52	452	1	44	19	54
Civic Center	58	56	-	512	34	111	5	102
Financial	72	88	32	34	46	354	7	91
Mission	50	21	50	430	40	26	11	32
North Beach	247	19	90	43	39	36	3	51
North Central	71	37	375	112	13	32	9	34
Northwest	26	23	10	137	-	26	9	26
Soma	70	57	98	575	40	171	10	124
Southwest	107	154	129	208	23	22	6	30
Van Ness	51	37	24	229	49	64	3	61
Other	706	5,131	-	9	-	95	7	246
Total	75	83	79	270	39	40	8	51

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.3.1.C AVERAGE CONSTRUCTION COST OF ALL
PERMITS FILED BY COMMERCE & INDUSTRY DISTRICT AND
LAND USE ACTIVITY**

2004

(in thousands)

C & I Districts	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bayview	58	122	122	120	-	47	462	73
Civic Center	106	48	40	523	19	76	19	95
Financial	81	73	23	185	45	1,000	9	155
Mission	49	63	143	41	12	24	2	29
North Beach	84	54	15	35	64	54	4	54
North Central	43	26	11	85	12	40	4	39
Northwest	81	28	17	38	0	28	4	28
Soma	172	56	228	729	22	132	7	136
Southwest	32	45	24	1,625	20	22	7	37
Van Ness	39	55	0	176	37	59	3	56
Other	68	8	12	779	-	219	1	158
Total	90	53	132	600	28	50	21	63

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.A ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 2002.

Number of Permits

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	96	2	1,191	1,619	273	3,181
Retail	26	3	631	912	173	1,745
Industrial	4	1	67	140	27	239
Cultural/Institutional	11	1	148	299	53	512
Hotel	3	2	32	113	34	184
Residential	175	21	7,840	9,977	1,413	19,426
Other	11	23	114	249	228	625
Total	326	53	10,023	13,309	2,201	25,912

Annual Percentage Distribution by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	29.4	3.8	11.9	12.2	12.4	12.3
Retail	8.0	5.7	6.3	6.9	7.9	6.7
Industrial	1.2	1.9	0.7	1.1	1.2	0.9
Cultural/Institutional	3.4	1.9	1.5	2.2	2.4	2.0
Hotel	0.9	3.8	0.3	0.8	1.5	0.7
Residential	53.7	39.6	78.2	75.0	64.2	75.0
Other	3.4	43.4	1.1	1.9	10.4	2.4
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	3.0	0.1	37.4	50.9	8.6	100.0
Retail	1.5	0.2	36.2	52.3	9.9	100.0
Industrial	1.7	0.4	28.0	58.6	11.3	100.0
Cultural/Institutional	2.1	0.2	28.9	58.4	10.4	100.0
Hotel	1.6	1.1	17.4	61.4	18.5	100.0
Residential	0.9	0.1	40.4	51.4	7.3	100.0
Other	1.8	3.7	18.2	39.8	36.5	100.0
Total	1.3	0.2	38.7	51.4	8.5	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.1.A ALL BUILDING PERMITS BY LAND USE
ACTIVITY BY PERMIT STATUS, 2003**

Number of Permits

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	81	3	1,513	1,773	211	3,581
Retail	42	1	656	857	198	1,754
Industrial	6	1	75	107	22	211
Cultural/Institutional	13	3	133	226	56	431
Hotel	3	1	58	118	16	196
Residential	156	10	8,081	10,032	1,432	19,711
Other	62	2	161	335	206	766
Total	363	21	10,677	13,448	2,141	26,650

Annual Percentage Distribution by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	22.3	14.3	14.2	13.2	9.9	13.4
Retail	11.6	4.8	6.1	6.4	9.2	6.6
Industrial	1.7	4.8	0.7	0.8	1.0	0.8
Cultural/Institutional	3.6	14.3	1.2	1.7	2.6	1.6
Hotel	0.8	4.8	0.5	0.9	0.7	0.7
Residential	43.0	47.6	75.7	74.6	66.9	74.0
Other	17.1	9.5	1.5	2.5	9.6	2.9
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	2.3	0.1	42.3	49.5	5.9	100.0
Retail	2.4	0.1	37.4	48.9	11.3	100.0
Industrial	2.8	0.5	35.5	50.7	10.4	100.0
Cultural/Institutional	3.0	0.7	30.9	52.4	13.0	100.0
Hotel	1.5	0.5	29.6	60.2	8.2	100.0
Residential	0.8	0.1	41.0	50.9	7.3	100.0
Other	8.1	0.3	21.0	43.7	26.9	100.0
Total	1.4	0.1	40.1	50.5	8.0	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.1.A ALL BUILDING PERMITS BY LAND USE
ACTIVITY BY PERMIT STATUS, 2004.**

Number of Permits

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	71	2	1,569	1,932	240	3,814
Retail	24	7	751	946	157	1,885
Industrial	7	0	43	93	33	176
Cultural/Institutional	12	1	105	199	49	366
Hotel	0	1	38	128	15	182
Residential	121	24	8,158	10,199	1,427	19,929
Other	23	2	144	314	241	724
Total	258	37	10,808	13,811	2,162	27,076

Annual Percentage Distribution by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	27.5	5.4	14.5	14.0	11.1	14.1
Retail	9.3	18.9	6.9	6.8	7.3	7.0
Industrial	2.7	0.0	0.4	0.7	1.5	0.7
Cultural/Institutional	4.7	2.7	1.0	1.4	2.3	1.4
Hotel	0.0	2.7	0.4	0.9	0.7	0.7
Residential	46.9	64.9	75.5	73.8	66.0	73.6
Other	8.9	5.4	1.3	2.3	11.1	2.7
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	1.9	0.1	41.1	50.7	6.3	100.0
Retail	1.3	0.4	39.8	50.2	8.3	100.0
Industrial	4.0	0.0	24.4	52.8	18.8	100.0
Cultural/Institutional	3.3	0.3	28.7	54.4	13.4	100.0
Hotel	0.0	0.5	20.9	70.3	8.2	100.0
Residential	0.6	0.1	40.9	51.2	7.2	100.0
Other	3.2	0.3	19.9	43.4	33.3	100.0
Total	1.0	0.1	39.9	51.0	8.0	100.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.B TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY AND PERMIT STATUS, 2002

Constant Thousands of Dollars

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	8,261	10	57,538	122,290	106,608	294,706
Retail	1,131	115	20,928	46,232	41,746	110,151
Industrial	6,756	3	2,688	6,080	15,647	31,174
Cultural/Institutional	612	101	13,222	20,324	69,671	103,930
Hotel	136	45	1,371	16,919	17,781	36,251
Residential	13,078	4,467	70,395	237,255	606,405	931,600
Other	64	322	674	3,218	872	5,150
Total	30,038	5,062	166,815	452,317	858,730	1,512,962

Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	27.5	0.2	34.5	27.0	12.4	19.5
Retail	3.8	2.3	12.5	10.2	4.9	7.3
Industrial	22.5	0.1	1.6	1.3	1.8	2.1
Cultural/Institutional	2.0	2.0	7.9	4.5	8.1	6.9
Hotel	0.5	0.9	0.8	3.7	2.1	2.4
Residential	43.5	88.2	42.2	52.5	70.6	61.6
Other	0.2	6.4	0.4	0.7	0.1	0.3
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	2.8	0.0	19.5	41.5	36.2	100.0
Retail	1.0	0.1	19.0	42.0	37.9	100.0
Industrial	21.7	0.0	8.6	19.5	50.2	100.0
Cultural/Institutional	0.6	0.1	12.7	19.6	67.0	100.0
Hotel	0.4	0.1	3.8	46.7	49.0	100.0
Residential	1.4	0.5	7.6	25.5	65.1	100.0
Other	1.3	6.2	13.1	62.5	16.9	100.0
Total	2.0	0.3	11.0	29.9	56.8	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.1.B TOTAL CONSTRUCTION COST OF ALL
BUILDING PERMITS BY LAND USE ACTIVITY AND PERMIT
STATUS, 2003**

Constant Thousands of Dollars

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	9,170	270	78,140	123,872	58,397	269,850
Retail	2,936	0	20,849	72,198	50,258	146,241
Industrial	2,947	9	1,801	6,864	5,117	16,739
Cultural/Institutional	972	63	5,386	24,892	85,265	116,578
Hotel	148	0	1,300	4,624	1,513	7,586
Residential	7,331	342	71,563	240,492	464,539	784,267
Other	328	1	1,130	3,633	767	5,859
Total	23,833	684	180,170	476,575	665,857	1,347,119

Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	38.5	39.4	43.4	26.0	8.8	20.0
Retail	12.3	0.0	11.6	15.1	7.5	10.9
Industrial	12.4	1.3	1.0	1.4	0.8	1.2
Cultural/Institutional	4.1	9.1	3.0	5.2	12.8	8.7
Hotel	0.6	0.0	0.7	1.0	0.2	0.6
Residential	30.8	50.0	39.7	50.5	69.8	58.2
Other	1.4	0.1	0.6	0.8	0.1	0.4
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	3.4	0.1	29.0	45.9	21.6	100.0
Retail	2.0	0.0	14.3	49.4	34.4	100.0
Industrial	17.6	0.1	10.8	41.0	30.6	100.0
Cultural/Institutional	0.8	0.1	4.6	21.4	73.1	100.0
Hotel	2.0	0.0	17.1	61.0	19.9	100.0
Residential	0.9	0.0	9.1	30.7	59.2	100.0
Other	5.6	0.0	19.3	62.0	13.1	100.0
Total	1.8	0.1	13.4	35.4	49.4	100.0

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.1.B TOTAL CONSTRUCTION COST OF ALL
BUILDING PERMITS BY LAND USE ACTIVITY AND PERMIT
STATUS, 2004**

Constant Thousands of Dollars

C&I Use	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	12,029	57	92,071	148,070	92,136	344,362
Retail	1,623	213	22,887	49,283	25,563	99,568
Industrial	653	0	1,319	4,094	17,087	23,153
Cultural/Institutional	1,369	0	13,885	35,304	168,870	219,427
Hotel	0	25	723	3,139	1,221	5,108
Residential	7,741	1,636	80,935	210,948	688,548	989,808
Other	204	4	811	2,621	11,485	15,124
Total	23,618	1,934	212,631	453,457	1,004,909	1,696,549

Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	50.9	2.9	43.3	32.7	9.2	20.3
Retail	6.9	11.0	10.8	10.9	2.5	5.9
Industrial	2.8	0.0	0.6	0.9	1.7	1.4
Cultural/Institutional	5.8	0.0	6.5	7.8	16.8	12.9
Hotel	0.0	1.3	0.3	0.7	0.1	0.3
Residential	32.8	84.6	38.1	46.5	68.5	58.3
Other	0.9	0.2	0.4	0.6	1.1	0.9
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Land Use Activity

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	3.5	0.0	26.7	43.0	26.8	100.0
Retail	1.6	0.2	23.0	49.5	25.7	100.0
Industrial	2.8	0.0	5.7	17.7	73.8	100.0
Cultural/Institutional	0.6	0.0	6.3	16.1	77.0	100.0
Hotel	0.0	0.5	14.2	61.5	23.9	100.0
Residential	0.8	0.2	8.2	21.3	69.6	100.0
Other	1.3	0.0	5.4	17.3	75.9	100.0
Total	1.4	0.1	12.5	26.7	59.2	100.0

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.1.C AVERAGE CONSTRUCTION COSTS OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 2002

Thousands of Dollars

C&I Use	Approved	Canceled	Completed	Issued	Other	TOTAL
Office	86	5	48	76	391	93
Retail	44	38	33	51	241	63
Industrial	1,689	3	40	43	580	130
Cultural/Institutional	56	101	89	68	1,315	203
Hotel	45	23	43	150	523	197
Residential	75	213	9	24	429	48
Other	6	14	6	13	4	8
Citywide	92	96	17	34	390	58

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

CONTINUED TABLE 6.4.1.C AVERAGE CONSTRUCTION COSTS OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS, 2003

Thousands of Dollars

C&I Use	Approved	Canceled	Completed	Issued	Other	TOTAL
Office	113	90	52	70	277	75
Retail	70	0	32	84	254	83
Industrial	491	9	24	64	233	79
Cultural/Institutional	75	21	40	110	1,523	270
Hotel	49	0	22	39	95	39
Residential	47	34	9	24	324	40
Other	5	1	7	11	4	8
Citywide	66	33	17	35	311	51

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.1.C AVERAGE CONSTRUCTION COSTS OF ALL
BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT
STATUS, 2004**

Thousands of Dollars

C&I Use	Approved	Canceled	Completed	Issued	Other	TOTAL
Office	169	28	59	77	384	90
Retail	68	30	30	52	163	53
Industrial	93	-	31	44	518	132
Cultural/Institutional	114	0	132	177	3,446	600
Hotel	-	25	19	25	81	28
Residential	64	68	10	21	483	50
Other	9	2	6	8	48	21
Citywide	92	52	20	33	465	63

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.2.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2002

Number of Permits

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	10	3	307	419	93	832
Civic Center	15	3	216	414	90	738
Financial	77	1	995	1,329	183	2,585
Mission	14	5	809	1,116	182	2,126
North Beach	9	2	311	487	79	888
North Central	30	11	1,373	1,948	210	3,572
North West	25	4	908	1,182	172	2,291
Soma	35	8	766	1,048	213	2,070
South West	95	11	3,996	4,754	721	9,577
Van Ness	15	5	339	583	91	1,033
Other	1	0	3	29	167	200
Total	326	53	10,023	13,309	2,201	25,912

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	3.1	5.7	3.1	3.1	4.2	3.2
Civic Center	4.6	5.7	2.2	3.1	4.1	2.8
Financial	23.6	1.9	9.9	10.0	8.3	10.0
Mission	4.3	9.4	8.1	8.4	8.3	8.2
North Beach	2.8	3.8	3.1	3.7	3.6	3.4
North Central	9.2	20.8	13.7	14.6	9.5	13.8
North West	7.7	7.5	9.1	8.9	7.8	8.8
Soma	10.7	15.1	7.6	7.9	9.7	8.0
South West	29.1	20.8	39.9	35.7	32.8	37.0
Van Ness	4.6	9.4	3.4	4.4	4.1	4.0
Other	0.3	0.0	0.0	0.2	7.6	0.8
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	1.2	0.4	36.9	50.4	11.2	100.0
Civic Center	2.0	0.4	29.3	56.1	12.2	100.0
Financial	3.0	0.0	38.5	51.4	7.1	100.0
Mission	0.7	0.2	38.1	52.5	8.6	100.0
North Beach	1.0	0.2	35.0	54.8	8.9	100.0
North Central	0.8	0.3	38.4	54.5	5.9	100.0
North West	1.1	0.2	39.6	51.6	7.5	100.0
Soma	1.7	0.4	37.0	50.6	10.3	100.0
South West	1.0	0.1	41.7	49.6	7.5	100.0
Van Ness	1.5	0.5	32.8	56.4	8.8	100.0
Other	0.5	0.0	1.5	14.5	83.5	100.0
Total	1.3	0.2	38.7	51.4	8.5	100.0

Note: *Other* represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

CONTINUED TABLE 6.4.2.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2003

Number of Permits

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	13	1	321	369	60	764
Civic Center	13	1	309	455	80	858
Financial	76	2	1,196	1,494	186	2,954
Mission	32	0	819	1,131	148	2,130
North Beach	6	0	298	424	88	816
North Central	51	4	1,553	1,908	257	3,773
North West	43	2	1,040	1,194	190	2,469
Soma	28	4	822	979	211	2,044
South West	91	7	3,924	4,855	669	9,546
Van Ness	10	0	387	633	115	1,145
Other	0	0	8	6	137	151
Total	363	21	10,677	13,448	2,141	26,650

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	3.6	4.8	3.0	2.7	2.8	2.9
Civic Center	3.6	4.8	2.9	3.4	3.7	3.2
Financial	20.9	9.5	11.2	11.1	8.7	11.1
Mission	8.8	0.0	7.7	8.4	6.9	8.0
North Beach	1.7	0.0	2.8	3.2	4.1	3.1
North Central	14.0	19.0	14.5	14.2	12.0	14.2
North West	11.8	9.5	9.7	8.9	8.9	9.3
Soma	7.7	19.0	7.7	7.3	9.9	7.7
South West	25.1	33.3	36.8	36.1	31.2	35.8
Van Ness	2.8	0.0	3.6	4.7	5.4	4.3
Other	0.0	0.0	0.1	0.0	6.4	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	1.7	0.1	42.0	48.3	7.9	100.0
Civic Center	1.5	0.1	36.0	53.0	9.3	100.0
Financial	2.6	0.1	40.5	50.6	6.3	100.0
Mission	1.5	0.0	38.5	53.1	6.9	100.0
North Beach	0.7	0.0	36.5	52.0	10.8	100.0
North Central	1.4	0.1	41.2	50.6	6.8	100.0
North West	1.7	0.1	42.1	48.4	7.7	100.0
Soma	1.4	0.2	40.2	47.9	10.3	100.0
South West	1.0	0.1	41.1	50.9	7.0	100.0
Van Ness	0.9	0.0	33.8	55.3	10.0	100.0
Other	0.0	0.0	5.3	4.0	90.7	100.0
Total	1.4	0.1	40.1	50.5	8.0	100.0

Note: *Other* represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

CONTINUED TABLE 6.4.2.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2004

Number of Permits

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	12	0	209	332	98	651
Civic Center	13	3	296	482	56	850
Financial	56	4	1,407	1,677	214	3,358
Mission	14	3	775	1,089	163	2,044
North Beach	4	1	273	438	74	790
North Central	26	10	1,508	1,774	245	3,563
North West	20	3	1,055	1,311	197	2,586
Soma	30	2	764	1,049	195	2,040
South West	71	8	4,089	5,047	683	9,898
Van Ness	11	3	431	608	89	1,142
Other	1	0	1	4	148	154
Total	258	37	10,808	13,811	2,162	27,076

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	4.7	0.0	1.9	2.4	4.5	2.4
Civic Center	5.0	8.1	2.7	3.5	2.6	3.1
Financial	21.7	10.8	13.0	12.1	9.9	12.4
Mission	5.4	8.1	7.2	7.9	7.5	7.5
North Beach	1.6	2.7	2.5	3.2	3.4	2.9
North Central	10.1	27.0	14.0	12.8	11.3	13.2
North West	7.8	8.1	9.8	9.5	9.1	9.6
Soma	11.6	5.4	7.1	7.6	9.0	7.5
South West	27.5	21.6	37.8	36.5	31.6	36.6
Van Ness	4.3	8.1	4.0	4.4	4.1	4.2
Other	0.4	0.0	0.0	0.0	6.8	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	Total
Bay View	1.8	0.0	32.1	51.0	15.1	100.0
Civic Center	1.5	0.4	34.8	56.7	6.6	100.0
Financial	1.7	0.1	41.9	49.9	6.4	100.0
Mission	0.7	0.1	37.9	53.3	8.0	100.0
North Beach	0.5	0.1	34.6	55.4	9.4	100.0
North Central	0.7	0.3	42.3	49.8	6.9	100.0
North West	0.8	0.1	40.8	50.7	7.6	100.0
Soma	1.5	0.1	37.5	51.4	9.6	100.0
South West	0.7	0.1	41.3	51.0	6.9	100.0
Van Ness	1.0	0.3	37.7	53.2	7.8	100.0
Other	0.6	0.0	0.6	2.6	96.1	100.0
Total	1.0	0.1	39.9	51.0	8.0	100.0

Note: *Other* represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.2.B TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICTS BY PERMIT STATUS, 2002

Thousands of Dollars

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	87	138	4,934	11,262	19,421	35,842
Civic Center	1,000	21	7,648	28,592	88,203	125,465
Financial	5,442	1	48,657	83,620	263,250	400,970
Mission	559	172	7,391	22,282	43,962	74,365
North Beach	243	6	4,210	92,121	17,808	114,387
North Central	1,167	644	17,563	41,828	50,608	111,810
North West	1,267	38	11,414	30,560	25,862	69,142
Soma	5,097	3,680	20,280	40,993	182,754	252,804
South West	5,904	338	38,569	78,906	146,081	269,797
Van Ness	9,271	25	6,132	21,800	16,834	54,063
Other	1	0	17	353	3,946	4,317
Total	30,038	5,062	166,815	452,317	858,730	1,512,962

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	0.3	2.7	3.0	2.5	2.3	2.4
Civic Center	3.3	0.4	4.6	6.3	10.3	8.3
Financial	18.1	0.0	29.2	18.5	30.7	26.5
Mission	1.9	3.4	4.4	4.9	5.1	4.9
North Beach	0.8	0.1	2.5	20.4	2.1	7.6
North Central	3.9	12.7	10.5	9.2	5.9	7.4
North West	4.2	0.8	6.8	6.8	3.0	4.6
Soma	17.0	72.7	12.2	9.1	21.3	16.7
South West	19.7	6.7	23.1	17.4	17.0	17.8
Van Ness	30.9	0.5	3.7	4.8	2.0	3.6
Other	0.0	0.0	0.0	0.1	0.5	0.3
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Permit Status

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	0.2	0.4	13.8	31.4	54.2	100.0
Civic Center	0.8	0.0	6.1	22.8	70.3	100.0
Financial	1.4	0.0	12.1	20.9	65.7	100.0
Mission	0.8	0.2	9.9	30.0	59.1	100.0
North Beach	0.2	0.0	3.7	80.5	15.6	100.0
North Central	1.0	0.6	15.7	37.4	45.3	100.0
North West	1.8	0.1	16.5	44.2	37.4	100.0
Soma	2.0	1.5	8.0	16.2	72.3	100.0
South West	2.2	0.1	14.3	29.2	54.1	100.0
Van Ness	17.1	0.0	11.3	40.3	31.1	100.0
Other	0.0	0.0	0.4	8.2	91.4	100.0
Total	2.0	0.3	11.0	29.9	56.8	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.2.B TOTAL CONSTRUCTION COST OF ALL
BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICTS BY
PERMIT STATUS, 2003**

Thousands of Dollars

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	734	20	6,020	8,589	25,797	41,159
Civic Center	1,485	0	6,406	20,575	59,290	87,757
Financial	5,751	1	63,973	94,013	103,951	267,689
Mission	671	0	7,489	21,744	37,613	67,516
North Beach	185	0	4,011	26,846	10,799	41,840
North Central	1,965	64	16,040	40,844	69,746	128,659
North West	923	2	11,051	24,579	28,862	65,416
Soma	5,342	395	21,128	98,968	127,435	253,267
South West	6,375	204	38,198	122,028	119,536	286,342
Van Ness	403	0	5,811	18,373	45,682	70,269
Other	0	0	43	17	37,145	37,205
Total	23,833	684	180,170	476,575	665,857	1,347,119

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	3.1	2.9	3.3	1.8	3.9	3.1
Civic Center	6.2	0.0	3.6	4.3	8.9	6.5
Financial	24.1	0.1	35.5	19.7	15.6	19.9
Mission	2.8	0.0	4.2	4.6	5.6	5.0
North Beach	0.8	0.0	2.2	5.6	1.6	3.1
North Central	8.2	9.3	8.9	8.6	10.5	9.6
North West	3.9	0.2	6.1	5.2	4.3	4.9
Soma	22.4	57.6	11.7	20.8	19.1	18.8
South West	26.7	29.8	21.2	25.6	18.0	21.3
Van Ness	1.7	0.0	3.2	3.9	6.9	5.2
Other	0.0	0.0	0.0	0.0	5.6	2.8
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Permit Status

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	1.8	0.0	14.6	20.9	62.7	100.0
Civic Center	1.7	0.0	7.3	23.4	67.6	100.0
Financial	2.1	0.0	23.9	35.1	38.8	100.0
Mission	1.0	0.0	11.1	32.2	55.7	100.0
North Beach	0.4	0.0	9.6	64.2	25.8	100.0
North Central	1.5	0.0	12.5	31.7	54.2	100.0
North West	1.4	0.0	16.9	37.6	44.1	100.0
Soma	2.1	0.2	8.3	39.1	50.3	100.0
South West	2.2	0.1	13.3	42.6	41.7	100.0
Van Ness	0.6	0.0	8.3	26.1	65.0	100.0
Other	0.0	0.0	0.1	0.0	99.8	100.0
Total	1.8	0.1	13.4	35.4	49.4	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.2.B TOTAL CONSTRUCTION COST OF ALL
BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICTS BY
PERMIT STATUS, 2004**

Thousands of Dollars

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	1,410	0	2,312	6,698	37,283	47,703
Civic Center	2,506	59	11,092	44,497	22,652	80,806
Financial	7,790	226	81,496	124,740	306,841	521,093
Mission	316	125	9,279	15,552	33,768	59,039
North Beach	157	18	4,462	19,855	18,209	42,701
North Central	1,651	310	16,317	41,844	78,650	138,771
North West	1,923	100	11,893	32,604	26,267	72,788
Soma	3,531	9	25,262	49,956	199,559	278,316
South West	3,947	338	41,901	94,805	226,299	367,291
Van Ness	313	750	8,468	22,809	31,339	63,678
Other	75	0	150	97	24,042	24,364
Total	23,618	1,934	212,631	453,457	1,004,909	1,696,549

Annual Percentage Distribution by C&I District

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	6.0	0.0	1.1	1.5	3.7	2.8
Civic Center	10.6	3.1	5.2	9.8	2.3	4.8
Financial	33.0	11.7	38.3	27.5	30.5	30.7
Mission	1.3	6.5	4.4	3.4	3.4	3.5
North Beach	0.7	0.9	2.1	4.4	1.8	2.5
North Central	7.0	16.0	7.7	9.2	7.8	8.2
North West	8.1	5.2	5.6	7.2	2.6	4.3
Soma	14.9	0.5	11.9	11.0	19.9	16.4
South West	16.7	17.5	19.7	20.9	22.5	21.6
Van Ness	1.3	38.8	4.0	5.0	3.1	3.8
Other	0.3	0.0	0.1	0.0	2.4	1.4
Total	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by Permit Status

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	3.0	0.0	4.8	14.0	78.2	100.0
Civic Center	3.1	0.1	13.7	55.1	28.0	100.0
Financial	1.5	0.0	15.6	23.9	58.9	100.0
Mission	0.5	0.2	15.7	26.3	57.2	100.0
North Beach	0.4	0.0	10.4	46.5	42.6	100.0
North Central	1.2	0.2	11.8	30.2	56.7	100.0
North West	2.6	0.1	16.3	44.8	36.1	100.0
Soma	1.3	0.0	9.1	17.9	71.7	100.0
South West	1.1	0.1	11.4	25.8	61.6	100.0
Van Ness	0.5	1.2	13.3	35.8	49.2	100.0
Other	0.3	0.0	0.6	0.4	98.7	100.0
Total	1.4	0.1	12.5	26.7	59.2	100.0

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.4.2.C ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT, 2002

Thousands of Dollars

2002						
C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	9	46	16	27	209	43
Civic Center	67	7	35	69	980	170
Financial	71	1	49	63	1,439	155
Mission	40	34	9	20	242	35
North Beach	27	3	14	189	225	129
North Central	39	59	13	21	241	31
North West	51	10	13	26	150	30
Soma	146	460	26	39	858	122
South West	62	31	10	17	203	28
Van Ness	618	5	18	37	185	52
Other	1	-	6	12	24	22
Citywide	92	96	17	34	390	58

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.2.C ALL BUILDING PERMITS BY COMMERCE
AND INDUSTRY DISTRICT, 2003**

Thousands of Dollars

2003							
C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total	
Bay View	56	20	19	23	430	54	
Civic Center	114	0	21	45	741	102	
Financial	76	1	53	63	559	91	
Mission	21	-	9	19	254	32	
North Beach	31	-	13	63	123	51	
North Central	39	16	10	21	271	34	
North West	21	1	11	21	152	26	
Soma	191	99	26	101	604	124	
South West	70	29	10	25	179	30	
Van Ness	40	-	15	29	397	61	
Other -		-	5	3	271	246	
Citywide	66	33	17	35	311	51	

Source: San Francisco Planning Department
Department of Building Inspection

**CONTINUED TABLE 6.4.2.C ALL BUILDING PERMITS BY COMMERCE
AND INDUSTRY DISTRICT**

Thousands of Dollars

C&I Districts	Approved	Cancelled	Completed	Issued	Other	Total
Bay View	118	-	11	20	380	73
Civic Center	193	20	37	92	404	95
Financial	139	56	58	74	1,434	155
Mission	23	42	12	14	207	29
North Beach	39	18	16	45	246	54
North Central	63	31	11	24	321	39
North West	96	33	11	25	133	28
Soma	118	5	33	48	1,023	136
South West	56	42	10	19	331	37
Van Ness	28	250	20	38	352	56
Other	75	-	150	24	162	158
Citywide	92	52	20	33	465	63

Source: San Francisco Planning Department
Department of Building Inspection

TABLE 6.5.1 TOTAL EXISTING OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS (1), 1995-2004

Thousands of Square Feet

Location	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Central Business District (2)	41,358	41,968	41,911	42,032	42,727	44,326	43,904	45,663	48,192	48,198
Non-Central Business District (3)	16,907	17,258	19,244	19,392	21,171	21,941	22,137	24,968	22,622	22,686
Total	58,265	59,226	61,155	61,424	63,899	66,267	66,041	70,631	70,814	70,884

Percentage Change

Location	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	1999-04
Central Business District (2)	1.5	-0.1	0.3	1.7	3.7	-1.0	4.0	5.5	0.0	12.8
Non-Central Business District (3)	2.1	11.5	0.8	9.2	3.6	0.9	12.8	-9.4	0.3	7.2
Total	1.7	3.3	0.4	4.0	3.7	-0.3	6.9	0.3	0.1	10.9

(1) Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts, which are defined in footnotes (2) and (3). Not included are government, medical, and owner occupied buildings.

(2) The Central Business District includes the Financial District areas both north and south of Market Street.

(3) The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Source: City and County of San Francisco Planning Department
Cushman & Wakefield of California Research Services

TABLE 6.6.1 LAND USE SQUARE FOOTAGE BY NEIGHBORHOOD, 2004

Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Public/ Op. Sp.	Industrial	Residential	Retail	Vacant	Visitor	Other	Total
Balboa	4,201	34	51	30	1,134	176	308	299	11	0	1,339	7,583
BayView	2,166	1,577	2,918	349	7,403	22,355	20,697	2,481	8,912	151	2,015	71,025
Downtown	504	3,349	1,803	363	218	220	152	1,097	327	405	0	8,439
Central Waterfront	32	8	88	81	110	15,514	316	177	467	2	973	17,767
Eastern SOMA	97	1,009	887	571	423	1,528	670	927	541	60	757	7,470
Geary Better Neighborhood	2,143	281	570	390	780	364	12,944	1,507	353	13	0	19,343
Hunters Point Shipyard	165	0	34,511	0	0	94	0	181	0	0	0	34,951
Market-Octavia	1,475	860	385	379	502	510	5,250	1,020	633	56	191	11,260
Mid-Market	242	476	370	242	28	168	33	227	395	60	0	2,241
Mission	1,799	442	897	1,218	656	3,908	12,180	2,149	533	4	98	23,885
Mission Bay	0	873	0	0	0	2,012	4,200	169	2,545	0	629	10,428
Port	101	434	9,975	0	12,056	5,688	96	582	991	0	0	29,923
Presidio	0	0	0	0	65,584	0	0	0	0	0	0	65,584
Rincon Hill	75	439	17	0	0	42	79	131	82	0	168	1,034
Showplace Square & Port	1,975	394	1,470	224	910	3,550	7,363	564	843	0	1,985	19,277
Transbay	70	576	91	0	0	68	10	159	260	0	408	1,642
VanNess Corridor	228	249	455	124	0	292	757	358	66	141	0	2,670
Vis Valley	325	37	192	30	362	1,376	8,481	130	668	136	102	11,839
Western SOMA	285	462	1,254	172	10	2,734	875	874	511	68	1,021	8,267
Yerba Buena	222	328	843	0	0	14	94	102	11	95	0	1,709
Rest of the City	40,271	4,800	5,574	6,537	170,418	2,346	347,082	10,375	8,415	1,203	8,421	605,442
Total	56,375	16,627	62,353	10,710	260,594	62,958	421,588	23,328	26,746	2,394	18,106	961,779

Percentage Distribution by Neighborhood

Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Public/ Op. Sp.	Industrial	Residential	Retail	Vacant	Visitor	Other	Total
Balboa	7	0	0	0	0	0	0	1	0	0	7	1
BayView	4	9	5	3	3	36	5	11	33	6	11	7
Downtown	1	20	3	3	0	0	0	5	1	17	0	1
Central Waterfront	0	0	0	1	0	25	0	1	2	0	5	2
Eastern SOMA	0	6	1	5	0	2	0	4	2	2	4	1
Geary Better Neighborhood	4	2	1	4	0	1	3	6	1	1	0	2
Hunters Point Shipyard	0	0	55	0	0	0	0	0	1	0	0	4
Market-Octavia	3	5	1	4	0	1	1	4	2	2	1	1
Mid-Market	0	3	1	2	0	0	0	1	1	3	0	0
Mission	3	3	1	11	0	6	3	9	2	0	1	2
Mission Bay	0	5	0	0	0	3	1	1	10	0	3	1
Port	0	3	16	0	5	9	0	2	4	0	0	3
Presidio	0	0	0	0	25	0	0	0	0	0	0	7
Rincon Hill	0	3	0	0	0	0	0	1	0	0	1	0
Showplace Square & Port	4	2	2	2	0	6	2	2	3	0	11	2
Transbay	0	3	0	0	0	0	0	1	1	0	2	0
VanNess Corridor	0	1	1	1	0	0	0	2	0	6	0	0
Vis Valley	1	0	0	0	0	2	2	1	2	6	1	1
Western SOMA	1	3	2	2	0	4	0	4	2	3	6	1
Yerba Buena	0	2	1	0	0	0	0	0	0	4	0	0
Rest of the City	71	29	9	61	65	4	82	44	31	50	47	63
Total	100	100	100	100	100	100	100	100	100	100	100	100

TABLE 6.6.1 LAND USE SQUARE FOOTAGE BY NEIGHBORHOOD, 2004

Percentage Distribution by Land Use

Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Public/ Op. Sp.	Industrial	Residential	Retail	Vacant	Visitor	Other	Total
Balboa	55	0	1	0	15	2	4	4	0	0	18	100
BayView	3	2	4	0	10	31	29	3	13	0	3	100
Downtown	6	40	21	4	3	3	2	13	4	5	0	100
Central Waterfront	0	0	0	0	1	87	2	1	3	0	5	100
Eastern SOMA	1	14	12	8	6	20	9	12	7	1	10	100
Geary Better Neighborhood	11	1	3	2	4	2	67	8	2	0	0	100
Hunters Point Shipyard	0	0	99	0	0	0	0	0	1	0	0	100
Market-Octavia	13	8	3	3	4	5	47	9	6	0	2	100
Mid-Market	11	21	16	11	1	7	1	10	18	3	0	100
Mission	8	2	4	5	3	16	51	9	2	0	0	100
Mission Bay	0	8	0	0	0	19	40	2	24	0	6	100
Paper Lot	0	1	33	0	40	19	0	2	3	0	0	100
Port	0	0	0	0	100	0	0	0	0	0	0	100
Rest of the City	7	42	2	0	0	4	8	13	8	0	16	100
Rincon Hill	10	2	8	1	5	18	38	3	4	0	10	100
Showplace Square & Potr	4	35	6	0	0	4	1	10	16	0	25	100
Transbay	9	9	17	5	0	11	28	13	2	5	0	100
VanNess Corridor	3	0	2	0	3	12	72	1	6	1	1	100
VisVal	3	6	15	2	0	33	11	11	6	1	12	100
Western SOMA	13	19	49	0	0	1	6	6	1	6	0	100
Yerba Buena	7	1	1	1	28	0	57	2	1	0	1	100
Total	6	2	6	1	27	7	44	2	3	0	2	100

Note:

1. The San Francisco Planning Department created new neighborhood classifications to reflect current planning efforts. Data for previous years is not comparable.

Source: San Francisco Planning Department
Dunn & Bradstreet Business Database, 2002

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