



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Development Authorization

HEARING DATE: DECEMBER 3, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6377

Date: November 25, 2015
Case No.: **2013.1545BV**
Project Address: **645 Harrison Street**
Zoning: SSO (Service/Secondary Office) District
 40-X Height and Bulk District
Block/Lot: 3763/105
Project Sponsor: Ilene Dick
 Farella, Braun &
 Martel LLP 235
 Montgomery Street
 San Francisco, CA 94104
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is to retain 5,722 gsf of pre-existing legal office on the 1st floor and 8,798 gsf on the 4th floor (14,520 gsf legal office has been determined to exist per Zoning Administrator Letter dated April 13, 2015). The project will retain 27,318 gsf of industrial/PDR (Production Distribution and Repair) on the 1st floor and 5,670 gsf on the 2nd floor. The remaining 98,964 gsf of industrial/PDR will be converted to office. The project also includes the installation of 74 Class 1 and 7 Class 2 bicycle parking spaces, 4 showers, and 24 lockers. No exterior alterations are proposed. All work will be done as tenant improvements. The project will not be providing the required usable open space pursuant to Planning Code Section 135 and will be seeking an exception from this requirement per Sections 307(g).

SITE DESCRIPTION AND PRESENT USE

645 Harrison Street is located on a slightly L-shaped corner lot with 225' of frontage on the south side of Harrison Street at Vassar Place. The project site is fully occupied by an approximately 147,976-gross square foot (gsf), four-story (54 foot height) industrial building. The building was built in 1947 for A. Carlisle & Co., a printing, lithograph and stationary company. It was sold in 1957. The building has been identified as a Category A Historic Resource in the South of Market Historic Resource Survey. Entrances include recessed, fully-glazed, paired metal doors with sidelights and a glazed transom and fenestration consists of industrial-style steel-sash windows.

The current and proposed uses of the building are as follows:

Floor	Present Use gsf	Proposed gsf	Total gsf
1 st	PDR- 36,845 Office- 0	PDR- 27,318 (retain) Office- 5,722 (pre-existing legal) Office- 3,091 (conversion)	36,994
2 nd	PDR- 5,670 Office- 31,038	PDR- 5,670 (retain) Office- 31,038 (conversion)	36,994
3 rd	PDR- 0 Office- 36,934	PDR- 0 Office- 36,934 (conversion)	36,994
4 th	PDR- 36,292 Office- 0	PDR- 0 Office- 8,798 (pre-existing legal) Office- 27,901 (conversion)	36,994
Total	PDR- 78,807 Office- 67,972	PDR- 32,988 (retained) Office- 14,520 (pre-existing legal) Office- 98,964 (conversion)	147,976

At present, 67,972 gsf is currently being used as office (14,520 gsf has been deemed pre-existing legal office per LOD issued on April 13, 2015; 53,452 unauthorized) by two companies on the 2nd and 3rd floors (d.b.a. Twilio and Hatch Inc.). 78,807 gsf on the 1st and 4th floors and a small portion (5,170 gsf) on the 2nd floor is vacant, and 1,504 gsf have been identified as common mechanical and electrical support for the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is approximately 37,121 gsf in size and is located at the intersection of Harrison Street and Vassar Place, on a block bounded by 2nd Street to the east and 3rd Street to the west, in the city's South of Market neighborhood. The project site is located in the SOMA Service/Secondary Office (SSO) Zoning District. The SSO was designed to accommodate small-scale light industrial, home and business services, arts activities, live/work units, and small-scale, professional office space and large-floor-plate "back office" space for sales and clerical work forces. The project is located along a largely commercial corridor within the East SOMA Area Plan and is approximately one block north of South Park on the north side of Interstate 80. The immediate neighbor to the east is a 4-story over basement office building and to the west are a series of 2-story industrial, retail or office use buildings. Properties located across the street consist of two-to-six-story tall industrial or office uses. Other properties in the area are residential or commercial in nature. Other zoning districts in the vicinity of the project site include: MUO (Mixed Use Office); SPD (South Park District); and C-3 (Downtown Commercial) and SLI (Service/Light Industrial).

ENVIRONMENTAL REVIEW

On November 25, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that

would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California. Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 13, 2015	November 13, 2015	20 days
Posted Notice	20 days	November 13, 2015	November 13, 2015	20 days
Mailed Notice	20 days	November 13, 2015	November 13, 2015	20 days

PUBLIC COMMENT

- The Department has received one email regarding concern about pedestrian safety and the mid-block crosswalks at Harrison and Hawthorne as well as questions regarding a Transportation Demand Management Plan and ground floor uses.

Response: The proposed project does not trigger any requirement for streetscape improvement measures beyond the required street trees. The project does trigger the TDIF and EN Impact fees which will be assessed with the building permit application. The project site is not listed as a pedestrian high injury corridor in the Vision Zero network.

ISSUES AND OTHER CONSIDERATIONS

- A Zoning Administrator Letter of Determination was issued on April 13, 2015 which recognized 14,520 gsf of existing office space.
- 27,318 gsf of the ground floor and 5,670 gsf of the second floor will remain industrial PDR space for a total of 32,988 gsf.
- The Office Allocation application was filed in response to a Planning Department complaint and enforcement action for illegal office use.
- Currently, there is more than 1.6 million square feet of Large Cap office space available under the Section 321 office allocation program.
- The Project is located in the Central SOMA Plan Area where a moratorium on PDR conversion exists. However, it is exempt from the restrictions because environmental application was filed on October 11, 2013 prior to the effective date of the moratorium September 1, 2014.
- The Project is located in the Central SOMA Plan Area which will rezone the site to MUO which permits office use.

- The project is seeking an exception for usable open space pursuant to Planning Code Section 307(g).
- The project sponsor is working with TODCO and is exploring the feasibility of providing PDR studio space at a reduced rate to artists who have been displaced from SOMA and the Mission.
- The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Impact Development Fee (98,964 sq ft – PDR to Office Conversion– No Prior Use Credit)	411 (@ \$13.87)	\$1,372,630.68
Transit Impact Development Fee (32,988 sq ft – PDR–No Prior Use Credit)	411 (@ \$7.46)	\$246,090.48
Jobs-Housing Linkage (98,964 sq ft – PDR to Office Conversion)	413.6B (@ \$7.37)	\$729,364.68
Eastern Neighborhoods Impact Fee (98,964 sq ft – Tier 1, PDR to Non-Residential)	423.3B (@ \$3.64)	\$360,228.96
Childcare Impact Fee (98,964 sq ft-Office Use greater than 50,000 sq ft)	414 (@ \$1.21)	\$119,746.44
Alternative Open Space Requirement in SOMA (90 sq ft per use= 1100 sq ft)	425 (@ \$.97)	\$1,067.00
	TOTAL	\$2,721,358.24

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must authorize the allocation of office space for the proposed 98,964 gross square foot office project per Planning Code Sections 321, 322 and 818.48

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- Office uses are permitted as of right in the SSO and the proposed MUO Zoning District.
- The Project would be subject to development impact fees, including the Transit Impact
- The Project represents an allocation of less than 6 percent of the large cap office currently available for allocation.
- The project is located in the Central SOMA Plan Area which will allow for more commercial office space.
- The project maintains existing PDR uses within the building.

- The project preserves a historic resource.
- The project is located in Eastern SOMA which encourages a mix of uses.
- At current rates, the project will produce approximately \$2,721,358 in fees that will benefit the community and City.
- The Project is consistent with the objectives and policies of the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: Existing Conditions |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: Proposed Project |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Aerial Photo | Other documents |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Letter to the Commission |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Photos |
| <input checked="" type="checkbox"/> Letter of Determination 4/13/15 | <input checked="" type="checkbox"/> Ordinance No. 210-14 |
| <input checked="" type="checkbox"/> Historic Resource Survey | <input checked="" type="checkbox"/> Ordinance No. 258-14 |
| <input checked="" type="checkbox"/> Public Comments | <input checked="" type="checkbox"/> Carlisle & Co 100 Anniversary Book |
| | <input checked="" type="checkbox"/> Open House Announcement |
| | <input checked="" type="checkbox"/> General Plan Compliance |

Exhibits above marked with an "X" are included in this packet

_____KJD_____

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Transit Impact Development Fee (Sec. 411)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fee- Sec.423)

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Planning Commission Draft Motion

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 235 Montgomery Street
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Staff Contact: Kimberly Durandet (415-575-6816
kimberly.durandet@sfgov.org)

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2015 – 2016 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321, 322 AND 818.48 THAT WOULD AUTHORIZE UP TO 98,964 GROSS SQUARE FEET OF OFFICE USE AT 645 HARRISON STREET, LOT 105 IN ASSESSOR’S BLOCK 3763, WITHIN THE SSO (SOMA SERVICE/SECONDARY OFFICE) ZONING DISTRICT, CENTRAL SOMA PLAN AREA, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 24, 2013 Ilene Dick (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Office Development Allocation under Planning Code Section(s) to Sections 321, 322 and 818.48 that would authorize up to 98,964 gross square feet (gsf) of office use at 645 Harrison Street, Lot 105 in Assessor’s Block 3763, within the SSO (SOMA Service/Secondary Office) Zoning District, Central Soma Plan Area, and a 40-X Height and Bulk District in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter “EIR”). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On November 25, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California. Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On December 3, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2013.1545BV and adopted Motion No.XXXXX, approving an Office Allocation Authorization for the subject property. Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Office Allocation requested in Application No. 2013.1545BV, subject to the conditions contained in “EXHIBIT A” of this Motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** 645 Harrison Street is located on a slightly L-shaped corner lot with 225' of frontage on the south side of Harrison Street at Vassar Place. The project site is fully occupied by an approximately 147,976-gross square foot (gsf), four-story (54 foot height) industrial building. The building was built in 1947 for A. Carlisle & Co., a printing, lithograph and stationary company. It was sold in 1957. The building has been identified as a Category A Historic Resource in the South of Market Historic Resource Survey. Entrances include recessed, fully-glazed, paired metal doors with sidelights and a glazed transom and fenestration consists of industrial-style steel-sash windows.

The current use of the building is as follows:

Floor	Present Use gsf	Proposed gsf	Total gsf
1 st	PDR- 36,845 Office- 0	PDR- 27,318 (retain) Office- 5,722 (pre-existing legal) Office- 3,091 (conversion)	36,994
2 nd	PDR- 5,670 Office- 31,038	PDR- 5,670 (retain) Office- 31,038 (conversion)	36,994
3 rd	PDR- 0 Office- 36,934	PDR- 0 Office- 36,934 (conversion)	36,994
4 th	PDR- 36,292 Office- 0	PDR- 0 Office- 8,798 (pre-existing legal) Office- 27,901 (conversion)	36,994
Total	PDR- 78,807 Office- 67,972	PDR- 32,988 (retained) Office- 14,520 (pre-existing legal) Office- 98,964 (conversion)	147,976

At present, 67,972 gsf is currently being used as office (14,520 gsf has been deemed pre-existing legal office per LOD issued on April 13, 2015; 53,452 unauthorized) by two companies on the 2nd and 3rd floors (d.b.a. Twilio and Hatch Inc.). 78,807 gsf on the 1st and 4th floors and a small portion (5,170 gsf) on the 2nd floor is vacant, and 1,504 gsf have been identified as common mechanical and electrical support for the building.

3. **Surrounding Properties and Neighborhood.** The project site is approximately 37,121 gsf in size and is located at the intersection of Harrison Street and Vassar Place, on a block bounded by 2nd Street to the east and 3rd Street to the west, in the city's South of Market neighborhood. The project site is located in the SOMA Service/Secondary Office (SSO) Zoning District. The SSO was designed to accommodate small-scale light industrial, home and business services, arts activities, live/work units, and small-scale, professional office space and large-floor-plate "back office" space for sales and clerical work forces. The project is located along a largely commercial corridor within the East SOMA Area Plan and is approximately one block north of South Park on the north side of Interstate 80. The immediate neighbor to the east is a 4-story over basement office building and to the west are a series of 2-story industrial, retail or office use buildings. Properties located across the street consist of two-to-six-story tall industrial or office uses. Other properties in the area are residential or commercial in nature. Other zoning districts in the vicinity of the project site include: MUO (Mixed Use Office); SPD (South Park District); and C-3 (Downtown Commercial) and SLI (Service/Light Industrial).
4. **Project Description.** The proposal is to retain 5,722 gsf of pre-existing legal office on the 1st floor and 8,798 gsf on the 4th floor (14,520 gsf legal office has been determined to exist per Zoning Administrator Letter dated April 13, 2015). The project will retain 27,318 gsf of industrial/PDR (Production Distribution and Repair) on the 1st floor and 5,670 gsf on the 2nd floor. The remaining 98,964 gsf of industrial/PDR will be converted to office. The project also includes the installation of 74 Class 1 and 7 Class 2 bicycle parking spaces, 4 showers, and 24 lockers. No exterior alterations are proposed. All work will be done as tenant improvements. The project will not be providing the required usable open space pursuant to Planning Code Section 135 and will be seeking an exception from this requirement per Sections 307(g).
5. **Public Comment.** The Department has received one email regarding concern about pedestrian safety and the mid-block crosswalks at Harrison and Hawthorne as well as questions regarding a Transportation Demand Management Plan and ground floor uses.

Response: The proposed project does not trigger any requirement for streetscape improvement measures beyond the required street trees. The project does trigger the TDIF and EN Impact fees which will be assessed with the building permit application. The project site is not listed as a pedestrian high injury corridor in the Vision Zero network.

6. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:

A. **Office Use in the SSO Zoning District.** Planning Code Section 818.48 allows office space in the SSO Zoning District.

The proposal includes converting the entire third and fourth floors and most of the second, totaling 98,964 gross square feet, to a legal office use.

B. **Open Space.** Planning Code Section 135.3 requires conversions to new office space in Eastern Neighborhoods Mixed Use Districts to provide and maintain usable open space for that new office space at a ratio of one square foot per 90 square feet of new office space, and/or pay an in-lieu fee. The project proposes 0 square feet of new office space and requires at least 1,100 square feet of open space to be provided.

The proposal does not provide the required open space and will be seeking an exception from this requirement pursuant to Planning Code Section 307(g).

C. **Parking.** Section 151.1 does not require any off-street parking.

The existing building contains no off-street parking. The proposed project will not provide any new off-street parking spaces.

D. **Loading.** Section 152.1 requires certain amounts of off-street freight loading spaces based on the type and size of uses in a project.

The existing building contains 4 loading dock spaces as required for the PDR use greater than 100,000 square feet. The proposed project requires two loading space. The existing building is in compliance with this requirement.

E. **Bicycle Parking and Showers.** Section 155.2 requires that the project provide at least 20 Class 1 and 4 Class 2 bicycle parking spaces to accommodate the new office use. Section 155.4 requires that a building that exceeds 50,000 square feet provide 4 showers and 24 lockers.

The project proposes 74 Class 1 and 7 Class 2 bicycle parking spaces, as well as 4 showers and 24 lockers.

F. **Transportation Management Agreement.** Section 163 requires that the project sponsor provides on-site transportation brokerage services for the actual lifetime of the project.

Prior to the issuance of a temporary permit of occupancy, the project sponsor will execute an agreement with the Planning Department for the provision of on-site transportation brokerage

services and preparation of a transportation management program to be approved by the Director of Planning and implemented by the provider of transportation brokerage services.

- G. **Development Fees.** The Project is subject to the Transit Impact Development Fee per Planning Code Section 411, the Jobs-Housing Linkage Fee per Planning Code Section 413, Child Care Requirement per Planning Code Section 414 and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

The Project Sponsor shall pay the appropriate Transit Impact Development, Jobs-Housing Linkage Child Care Requirement, and Eastern Neighborhoods Community Impact fees, pursuant to Planning Code Sections 411, 413, and 423, at the appropriate stage of the building permit application process.

7. **Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

- I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICE ON THE OTHER.

Currently, there is 1,671,263 gross square feet of available "Large Cap" office space in San Francisco for allocation to office buildings of more than 49,999 gsf. The project will create approximately 98,964 gross square feet of office space without displacing housing, impeding MUNI transit service or overburdening streets and neighborhood parking. The proposed project would generate an estimated 12 new p.m. peak hour vehicle trips that could travel through surrounding intersections. This estimate number of vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' Plan projects. The proposal provides 4 off-street loading spaces, and 74 class 7 bicycle spaces to serve its users.

The project site is located within a quarter mile of several local transit lines including Muni lines 8X-Bayshore Express, 10-Townsend, 12-Folsom/Pacific, 91-Owl, and 108-Treasure Island. In addition, the project site is within ½ mile of regional transit providers and lines: BART, Caltrain, AC Transit, SamTrans, and Golden Gate Transit. The proposed project would be expected to generate 208 daily transit trips, including 24 during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 24 p.m. peak hour transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result. The project is also subject to the Transportation Impact Development Fee, Eastern Neighborhoods Impact Fee, the Jobs

Housing Linkage Program, and provisions for Child Care, all of which contribute to maintaining equilibrium between economic growth and housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The proposed project is consistent with the General Plan, as outlined in Section 8 below.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

The proposed office space is within an existing building. The proposed project does not include exterior changes to the Category A historic resource, thus the existing building including its historic features will remain intact.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project is located within the SSO (Service/Secondary Office) Zoning District which principally permits office use per Sec. 818.48. Numerous office buildings exist within the vicinity of site and the greater South of Market area. This project retains PDR use on the ground floor and a portion of the second floor. Furthermore, as part of the Central Corridor Plan Area, the site is identified to be rezoned to Mixed-Use Office (MUO) which also principally permits office use.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The project site is located within a quarter mile of several local transit lines. Further, is located within two blocks of the proposed Central Subway.*
- c) Open Space Accessibility. *The proposed project is required to provide approximately 1,100 square feet of open space. The proposed project is seeking an exception pursuant to Sec. 307(g) from the requirement and proposing to pay the in-lieu fee. The site is located within one block of two existing Privately Owned Public Open Spaces along 2nd Street.*
- d) Urban Design. *The proposed office space is in an existing building. The building was constructed in 1947 and has been minimally altered since that time. The proposed project does not propose any exterior alterations and will preserve a historic building.*
- e) Seismic Safety. *The Project includes limited tenant improvements within the interior of the existing buildings. All tenant improvement work will meet current seismic safety standards, as they apply.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF THE EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

a) Anticipated Employment Opportunities. *The Project includes a total of 113,484 gsf of office space while retaining 32,988 gsf of PDR use which will allow for a variety in type and number of possible tenants in the building.*

b) Needs of Existing Businesses. *The Project will provide office and PDR space in the East SOMA area. The building has two existing technology based business tenants (d.b.a Twilio and Hatchery). The last known PDR tenant was a clothing manufacturer (d.b.a Nova Knits, Inc.) whose lease expired in 2010. The existing building provides office and PDR space with high ceilings and large floor plates, which are characteristics desired by technology businesses and artist. This building type offers flexibility for new businesses to grow.*

c) Availability of Space Suitable for Anticipated Uses. *The Project will provide large open floor plates, which are suitable for a variety of office uses and sizes in an area where the demand for new office space has increased rapidly. The project will provide high-quality office space within close proximity to public transit, while maintaining the ground floor and portion of 2nd floor PDR use.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The building is anticipated to have multiple tenants. However, there are currently two office tenants on the second and third floors that currently occupy these large floor plates. The building PDR space may be used by a variety of potential tenants. The project sponsor is currently considering the use of space for artist studios.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS (TDR) BY THE PROJECT SPONSOR.

The Project does not include any Transfer of Development Rights.

8. **General Plan Compliance.** The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**EAST SOMA AREA PLAN
Objectives and Policies**

**OBJECTIVE 1.4:
SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN EAST SOMA.**

Policy 1.4.1: Permit limited office space throughout East SoMa to support a flexible space for all types of office users.

The Project is located in the East South of Market Neighborhood and in a SSO Zoning District that encourages office uses. The mix of office and industrial activities within the proposal is an appropriate balance of uses given the location of the site.

OBJECTIVE 6.1

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

Policy 6.1.1: Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.

The building owner is currently considering utilizing the PDR space as studio spaces for artists at reduced rates.

OBJECTIVE 8.2

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN.

Policy 8.2.1: Protect individually significant historic and cultural resources and historic districts in the East SoMa area plan from demolition or adverse alteration.

The existing building is identified as a historic resource and will be preserved for reuse as office and PDR.

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.11

Maintain an adequate supply of space appropriate to the needs of incubator industries.

The Project will provide office and PDR space in the East SOMA area. The building has two existing technology based business tenants (d.b.a Twilio and Hatchery). The last known PDR tenant was a clothing manufacturer (d.b.a Nova Knits, Inc.) whose lease expired in 2010. The existing building provides office and PDR space with high ceilings and large floor plates, which are characteristics desired by technology businesses and artist. This building type offers flexibility for new businesses to grow.

9. **Planning Code Section 101.1 Priority Policy Findings.** Section 101(b)(1-8) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would not significantly affect any neighborhood serving retail uses, as numerous retail uses would still be present in the area. Further, the additional workforce would contribute to the patronage of local retailers.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal will not impact the existing housing or neighborhood character. The surrounding neighborhood has a mixed character composed of residential, commercial, office, and light industrial uses.

- C. That the City's supply of affordable housing be preserved and enhanced.

The proposal will not impact any of the existing housing and will contribute to the City's Jobs Housing Linkage program.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is not expected to significantly alter the existing commuter traffic patterns. The existing building is well-served by public transportation options. The location of the site will enable employees and visitors to the building to walk or use public transit.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will provide office and PDR space in the East SOMA area. The building has two existing technology based business tenants (d.b.a Twilio and Hatchery). The last known PDR tenant was a clothing manufacturer (d.b.a Nova Knits, Inc.) whose lease expired in 2010. The existing building provides office and PDR space with high ceilings and large floor plates, which are characteristics desired by technology businesses, PDR uses and artist. This building type offers flexibility for new businesses to grow.

- F. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The building has been identified as a Category 'A' Historic Resource in the South of Market Area Study. Entrances include recessed, fully-glazed, paired metal doors with sidelights and a glazed transom and fenestration consists of industrial-style steel-sash windows. The building was constructed in 1947 and has been minimally altered since that time. The project does not propose any exterior alterations, thereby preserving a historic resource.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project proposes no new construction and therefore will have no impact on existing parks and open spaces.

10. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Allocation Application No. 2013.1545B** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 17, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office Allocation Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. 19440. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired). For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304 or call (415) 575-6880.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on Date_XXXXX.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for an office allocation to establish 98,964 gsf of office use located at 645 Harrison Street, Block 3763 and Lot 105 pursuant to **Planning Code Section(s) 321, 322 and 818.48** within the **SSO (Service/Secondary Office)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 17, 2015** and stamped "EXHIBIT B" included in the docket for Case No. **2013.1545B** and subject to conditions of approval reviewed and approved by the Commission on **December 3, 2015** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 3, 2015** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Allocation authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Office Allocation authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

- 1. Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.

For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org.
- 2. Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than 18 months have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Additional Project Authorization.** The Project Sponsor must obtain a Project authorization under Section 307(g) for an exception to providing the required usable open space pursuant to Planning Code Section 135. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

6. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Jobs Housing Linkage.** Pursuant to Planning Code Section 413, the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Childcare Requirements for Office and Hotel Development Projects.** Pursuant to Section 414, the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
10. **Transportation Brokerage Services - C-3, EN, and SOMA.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **SOMA Open Space In-Lieu Payment.** Pursuant to Planning Code Section 425, in the South of Market Mixed Use Districts, should a variance or exception from usable open space requirements

be granted by the Zoning Administrator, the Project Sponsor shall pay a fee in accordance with Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

12. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423, the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

15. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

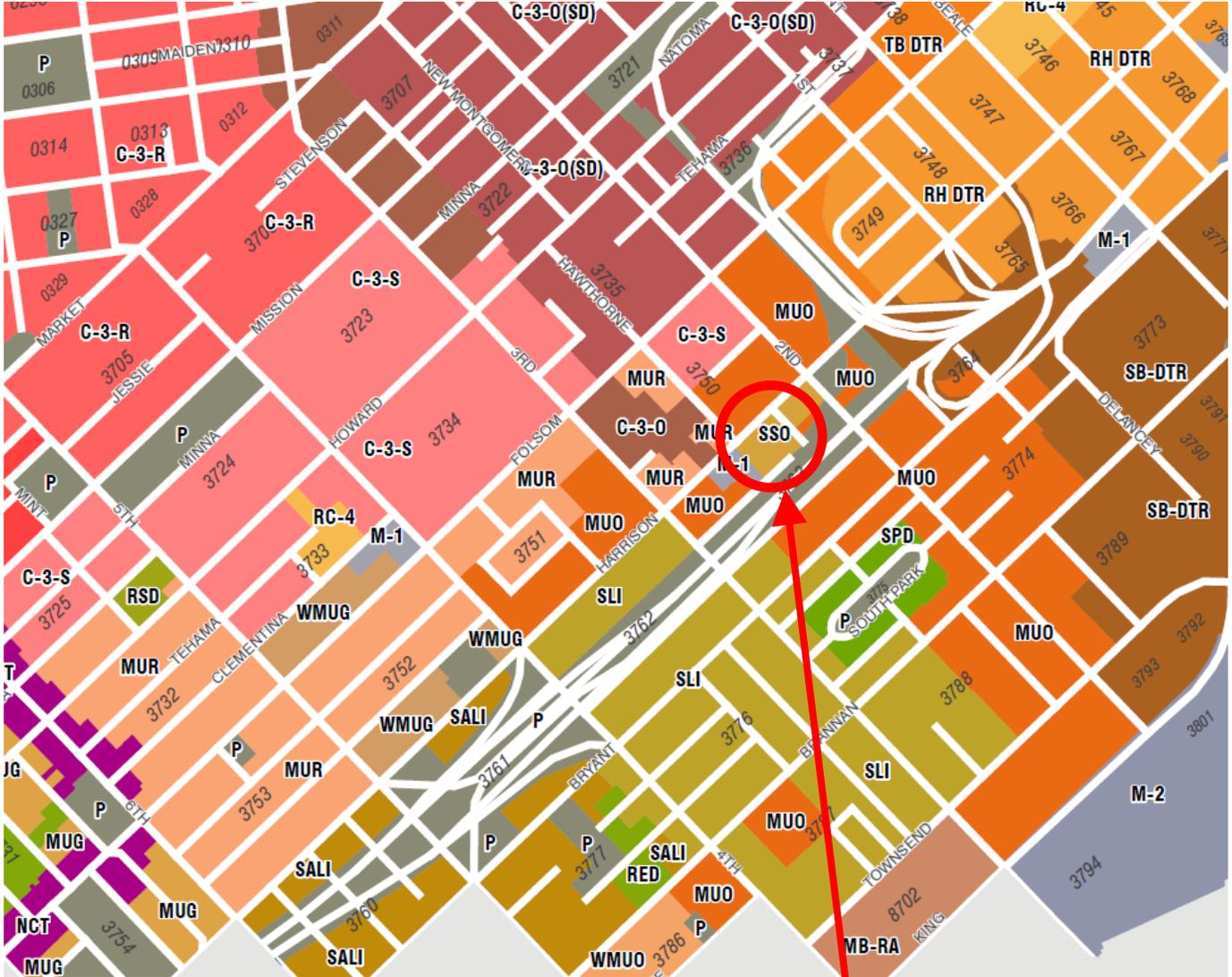
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information

change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Zoning Map

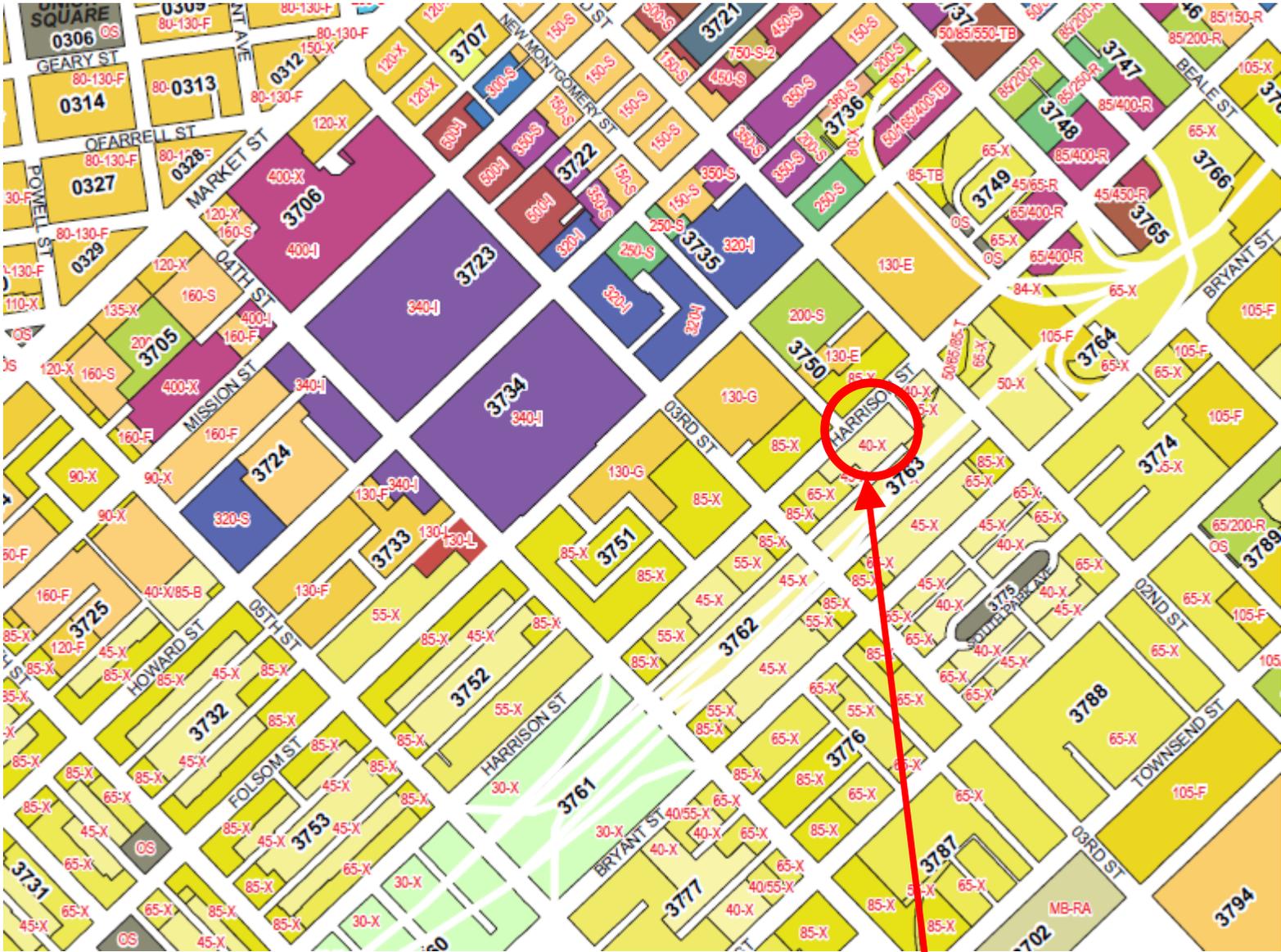


SUBJECT PROPERTY



Office Allocation Application
Case Number 2013.1545BV
645 Harrison Street

Height Map

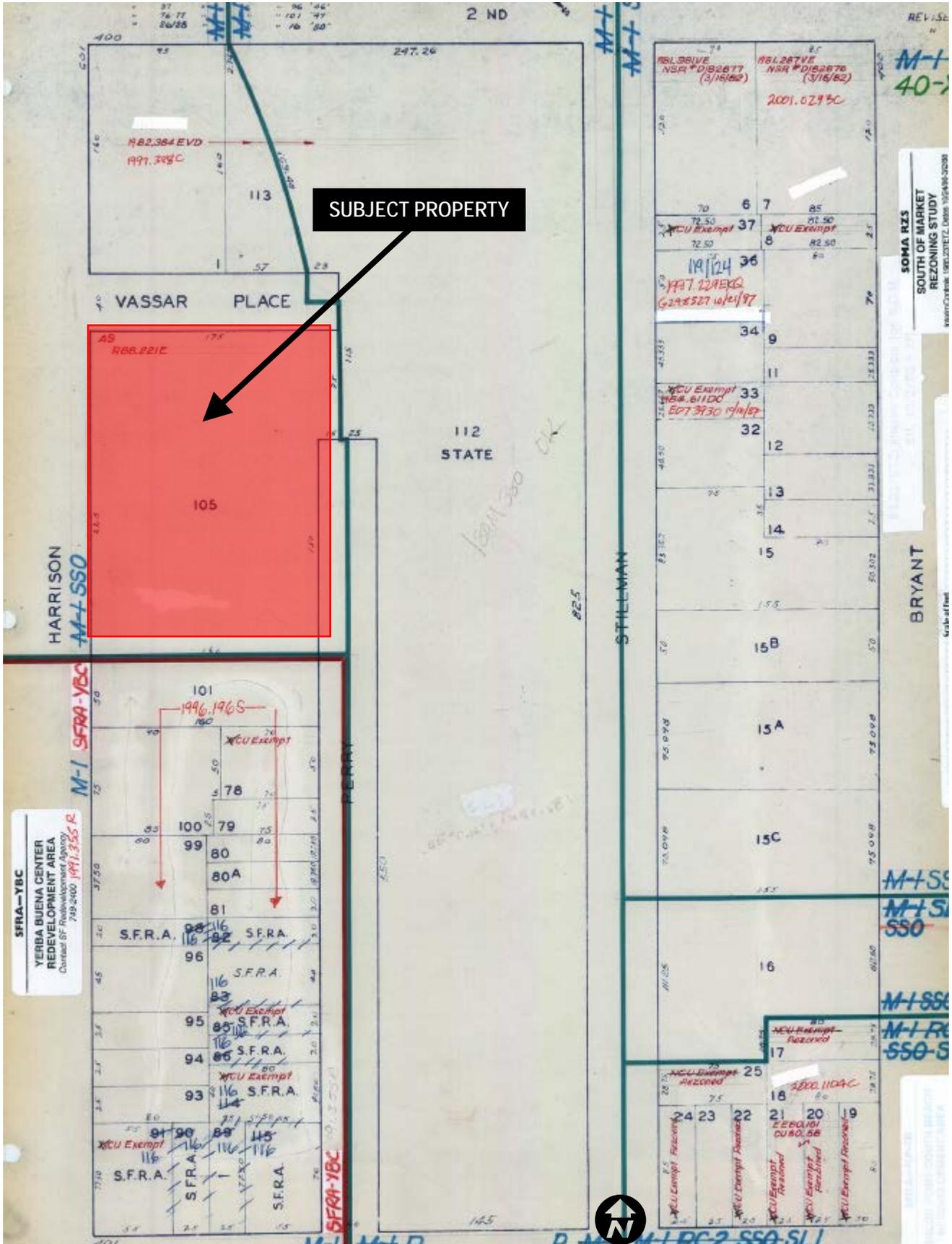


SUBJECT PROPERTY

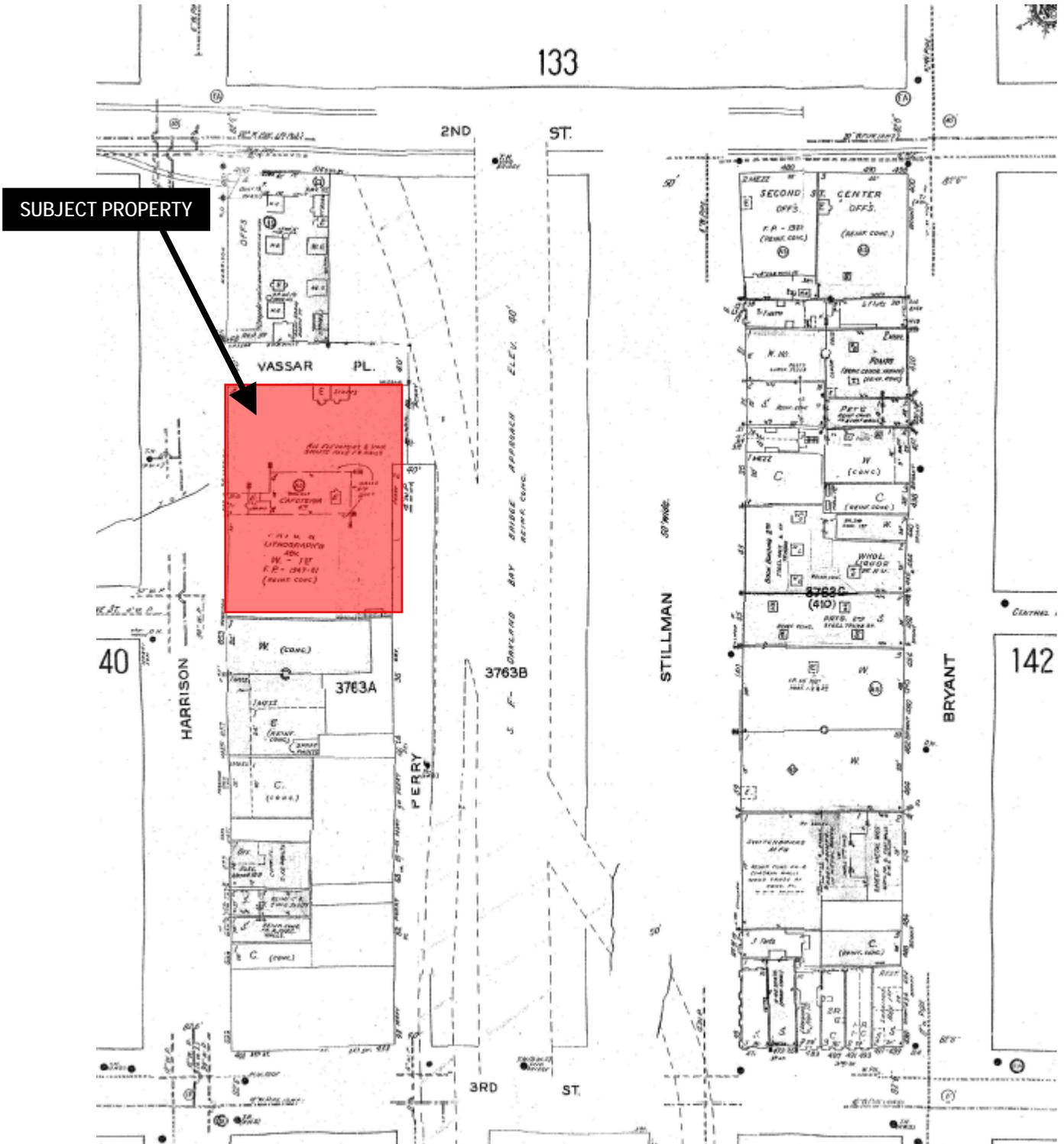


Office Allocation Application
Case Number 2013.1545BV
645 Harrison Street

Parcel Map



Sanborn Map*

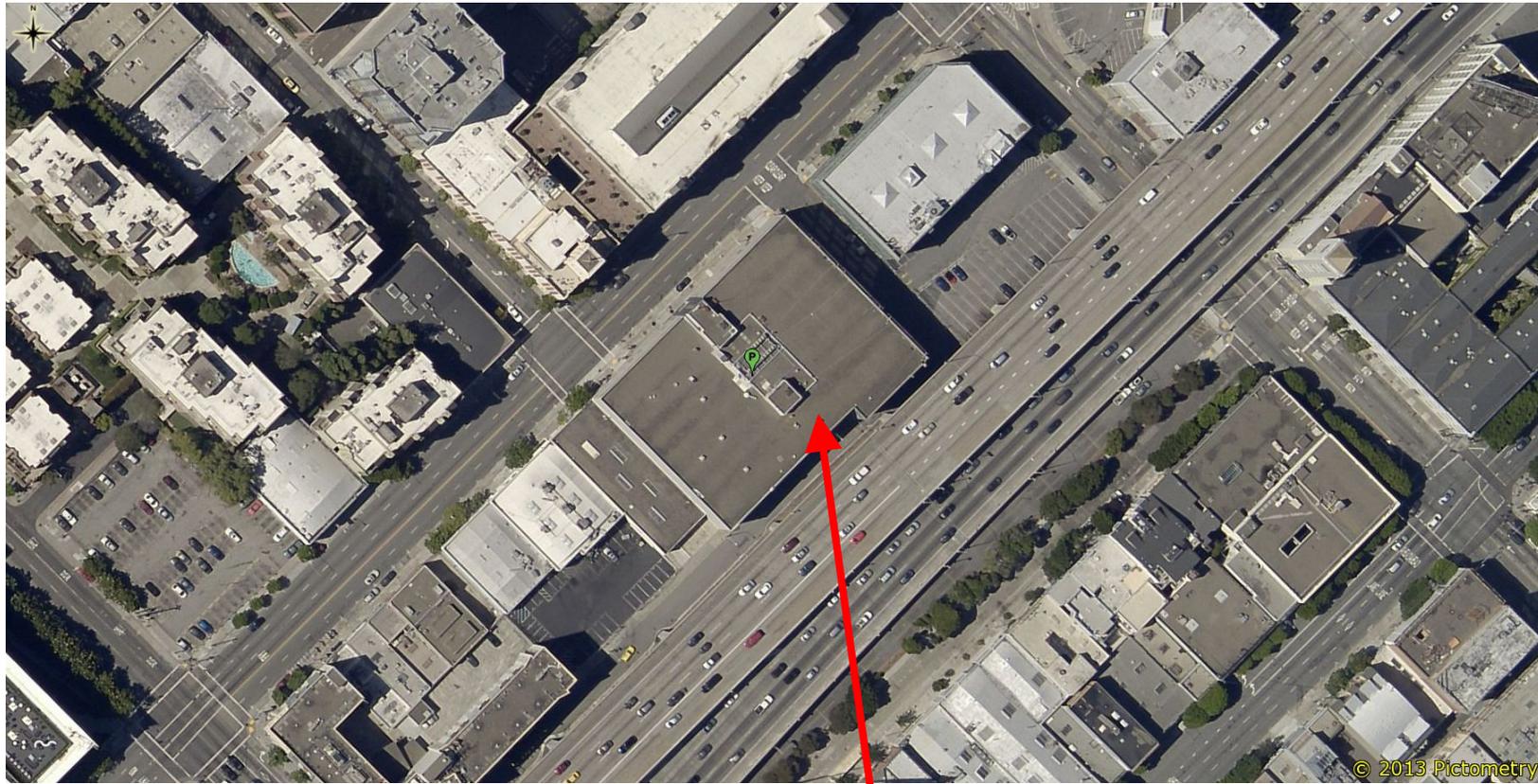


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Office Allocation Application
Case Number 2013.1545BV
645 Harrison Street



Aerial Photo

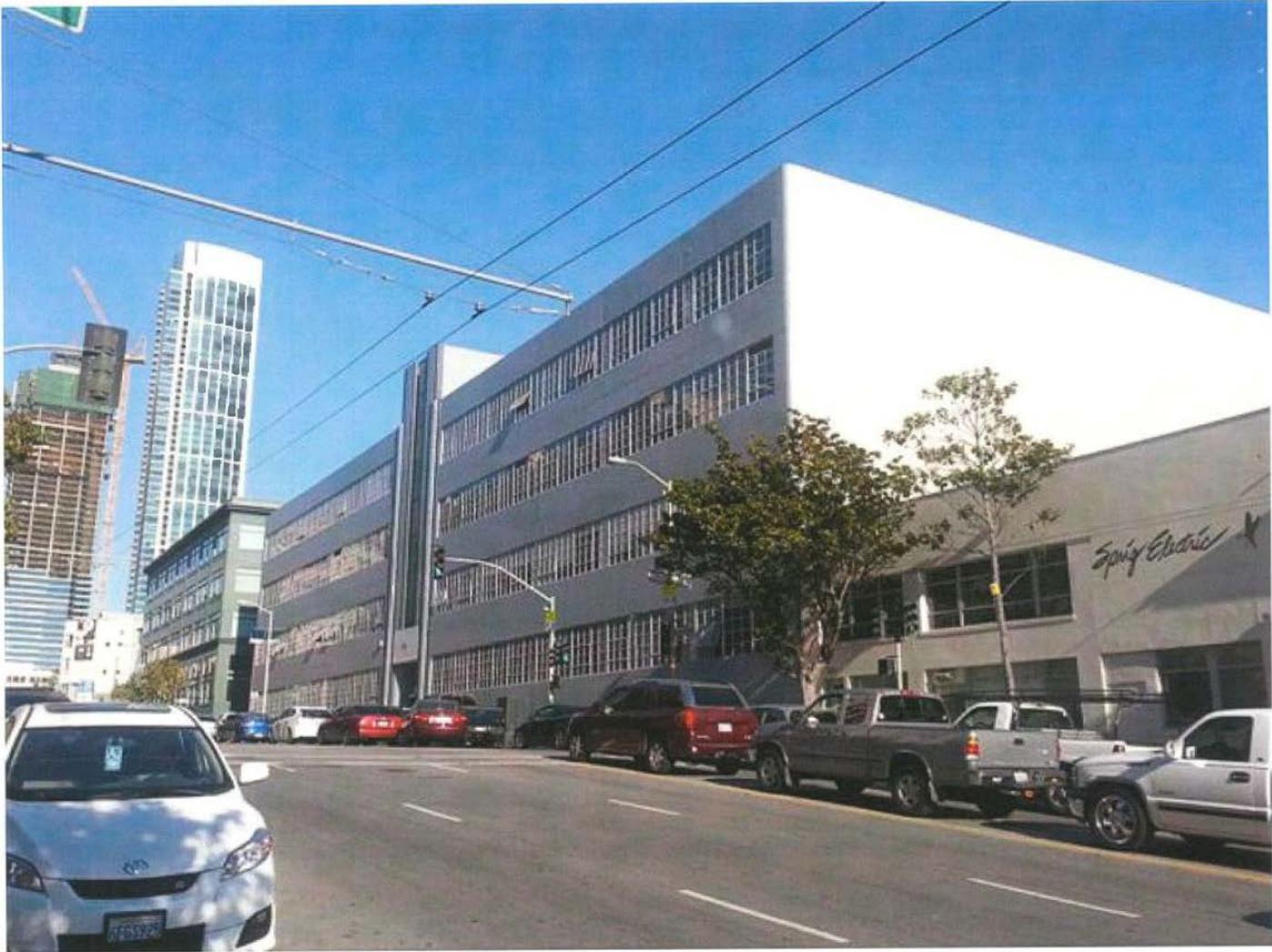


SUBJECT PROPERTY



Office Allocation Application
Case Number 2013.1545BV
645 Harrison Street

Context Photo



13 1545 B

Site Photo



Office Allocation Application
Case Number 2013.1545BV
645 Harrison Street



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

April 13, 2015

Ilene Dick
Farella, Braun and Martel, LLP
235 Montgomery Street
San Francisco, CA 94104

Site Address: 645 Harrison Street
Assessor's Block/Lot: 3763 / 105
Zoning District: SSO (Soma Service Secondary Office)
Staff Contact: Erika S. Jackson, (415) 558-6363 or erika.jackson@sfgov.org

Dear Ms. Dick:

This letter is in response to your request for a Letter of Determination regarding the property at 645 Harrison Street. The subject property is located within a SSO Zoning District and a 40-X Height and Bulk District. The request seeks a determination as to whether approximately 37,347 square feet of the existing 147,976 square foot building can be considered pre-existing office space¹. This request is in response to an initial determination made during the review of Case No. 2013.1545EB (Office Allocation), which found that the building did not contain any pre-existing office space because it appeared that existing legal office space was accessory to the light industrial use of the building. In support of your request, you have submitted historic records from the original tenant (A. Carlisle & Company) and building permit records.

BACKGROUND

According to the history you have provided, the existing four-story building was constructed on a parcel zoned Light Industrial in 1948 for A. Carlisle & Company. At the time of construction, the building contained a lithography and printing plant, as well as offices. Prior to 1952, there was also an A. Carlisle & Company of Nevada, located at 131 North Virginia Street in Reno, which was a subsidiary of the San Francisco based corporate headquarters at 645 Harrison Street.

The parcel was zoned Light Industrial until 1960, when it was rezoned to M-1 (Light Industrial). In 1990, the parcel was rezoned from M-1 to the current SSO designation. Office uses and printing plants are principally permitted uses under the Light Industrial, M-1 and SSO Zoning Districts.

¹ **Planning Code Section 320(k):** "Preexisting office space" shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

REVIEW OF HISTORIC RECORDS

The following is a review of relevant historic records submitted with your request. These records include a promotional brochure issued in 1952 by A. Carlisle & Company ("Carlisle Book") to celebrate their 100th anniversary. The Carlisle Book also provides a floor-by-floor review of their newly constructed headquarters at 645 Harrison Street. Additional materials include the building permit history for the subject building.

First Floor: The Carlisle Book notes that the ground floor provided 12,000 square feet of "general office" space for fifteen department heads. Given the description in the Carlisle Book, it is reasonable to conclude that this portion of the ground floor functioned as a primary office use (corporate headquarters), rather than as an office use that was solely accessory to the industrial use. Additionally, building permit records substantiate the subsequent addition of 2,520 square feet of office space through the following three building permits (all of which were approved by the Planning Department): Permit 179788 for 200 square feet (August 5, 1957); Permit 237758 for 1,720 square feet (May 28, 1962); and, Permit 300727 for 600 square feet (November 4, 1966).

Second Floor: The Carlisle Book notes the second floor is dedicated to "letterpress printing and bindery" - both of which are light industrial uses. Your request argues that a building permit in 1979 (Permit 7904626) and a series of permits in the 2000s (Permits 200003063567, 200005230779, 200009059646, 200110251698 and 200209257388) establish 16,100 square feet of office space on the second floor. However, these permits list both the existing and proposed uses as "offices" or "offices/business services" and do not document a change of use for the second floor.

Third Floor: The Carlisle Book notes "lithographing, finishing, and paper storage" on the third floor. Your request does not argue that any pre-existing office space is on the third floor.

Fourth Floor: The Carlisle Book notes "penthouse cafeteria" with "sun-deck" on the fourth floor. Your request argues that a building permit in 1961 (Permit 228096) authorizes up to 6,727 of office on the fourth floor because it references a "lobby"; however, this permit lists both the existing and proposed uses as "printing & lithograph." While the scope of work references a lobby, it makes no reference to any existing or proposed office uses (and use of the term lobby does not indicate or require that an office use be present on the fourth floor). The scope of work does reference work on a "shop area" portion of the fourth floor with the addition of a "new engraving room, chrome room and storage room" - which is consistent with a light industrial use - not an office use.

The following chart summarizes the square footage of pre-existing office space for the subject building outlined in four documents: 1) your original email request (December 13, 2013); 2) Planning Department determination in the Initial Project Assessment letter (February 6, 2014); 3) your Letter of Determination request (April 14, 2014); and, 4) Planning Department Letter of Determination (April 13, 2015).

Ilene Dick
Farella, Braun and Martel, LLP
235 Montgomery Street
San Francisco, CA 94104

April 13, 2015
Letter of Determination
645 Harrison Street

	Building Area	12/13 Request	2/14 Response	4/14 LoD Request	4/15 LoD Response
First Floor	36,994	14,520	0	14,520	14,520
Second Floor	36,994	21,456	0	16,100	0
Third Floor	36,994	12,375	0	0	0
Fourth Floor	36,994	6,727	0	6,727	0
Total	147,976	55,078	0	37,347	14,520

DETERMINATION

In reviewing the historic records and building permit records for the subject property, I have determined that 14,520 square feet (of the 147,976 square feet in the building) is considered pre-existing office space pursuant to Planning Code Section 320(k). The square footage amounts in your Letter of Determination request for the second and fourth floors cannot be verified as pre-existing office space based upon historic records and building permit records.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Erika S. Jackson, Planner
Property Owner
Neighborhood Groups

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: (Assigned by recorder) 645 HARRISON ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 645 HARRISON ST City: San Francisco ZIP 94107

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 3763 105

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

645 Harrison Street is located on an L-shaped corner lot with 225' of frontage on the south side of Harrison Street at Vassar Street. Built in 1947, 645 Harrison Street is a 4-story, reinforced concrete industrial building designed in the International style. The rectangular-plan building, clad in smooth concrete on the first story and textured stucco on the upper stories, is capped by a flat built-up roof. The foundation is concrete. The primary façade faces north and includes 11 structural bays. Entrances include recessed, fully-glazed, paired metal doors with sidelights and a glazed transom. Typical fenestration consists of industrial-style steel-sash windows. The central structural bay features the entrance, surrounded by molded columns and surmounted by vertical molded stucco and glass block windows. A metal flagpole tops the bay.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Description of Photo:

View of north façade on Harrison Street. 12/12/2007

*P6. Date Constructed/Age:

Historic Prehistoric Both

1947 Building permit, Sanborn map

*P7. Owner and Address

HV-645 HARRISON INC
% CRESLEIGH MNGMT INC
433 CALIFORNIA ST STE 700
SAN FRANCISCO CA

*P8. Recorded By:

Page & Turnbull, Inc. (ER,GH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 6/10/2009

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods SOMA Survey

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list):

*Recorded By: Page & Turnbull, Inc. (ER,GH)

*Date Recorded: June 2009

Continuation Update



View of primary entrance.
Source: Page and Turnbull



Photo 03 645 - 645 HARRISON ST
Source: Page and Turnbull

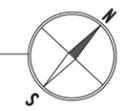


PERRY STREET

STILLMAN STREET

CONTEXT MAP AND PLOT MAP

SCALE: 1"=50'-0"



AREA CALCULATION SUMMARY

LAST LEGAL USE

EXISTING FIRST LEVEL AREA		
VACANT	36,845	GROSS SQ. FT.
FIRST LEVEL GROSS AREA	36,845	GROSS SQ. FT.
MECH. / ELECT.	149	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

LIGHT MANUFACTURING

EXISTING SECOND LEVEL AREA		
VACANT	5,670	GROSS SQ. FT.
OFFICE	31,038	GROSS SQ. FT.
SECOND LEVEL GROSS AREA	36,708	GROSS SQ. FT.
MECH. / ELECT.	286	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

LIGHT MANUFACTURING
LIGHT MANUFACTURING

EXISTING THIRD LEVEL AREA		
OFFICE	36,934	GROSS SQ. FT.
THIRD LEVEL GROSS AREA	36,934	GROSS SQ. FT.
MECH. / ELECT.	60	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

LIGHT MANUFACTURING

EXISTING FOURTH LEVEL AREA		
VACANT	36,292	GROSS SQ. FT.
FOURTH LEVEL GROSS AREA	36,292	GROSS SQ. FT.
MECH. / ELECT.	702	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

LIGHT MANUFACTURING

PROPOSED FIRST LEVEL AREA		
PDR	27,318	GROSS SQ. FT.
PRE-EXISTING LEGAL OFFICE	5,722	GROSS SQ. FT.
OFFICE	3,091	GROSS SQ. FT.
FIRST LEVEL GROSS AREA	36,131	GROSS SQ. FT.
MECH. / ELECT. / BIKE	863	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

PROPOSED SECOND LEVEL AREA		
PDR	5,670	GROSS SQ. FT.
OFFICE	31,038	GROSS SQ. FT.
SECOND LEVEL GROSS AREA	36,708	GROSS SQ. FT.
MECH. / ELECT.	286	N.I.C. SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

PROPOSED THIRD LEVEL AREA		
OFFICE	36,934	GROSS SQ. FT.
THIRD LEVEL GROSS AREA	36,934	GROSS SQ. FT.
MECH. / ELECT.	60	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

PROPOSED FOURTH LEVEL AREA		
PRE-EXISTING LEGAL OFFICE	8,798	GROSS SQ. FT.
OFFICE	27,901	GROSS SQ. FT.
FOURTH LEVEL GROSS AREA	36,699	GROSS SQ. FT.
MECH. / ELECT.	245	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	TOTAL SQ. FT.

EXISTING AREA SUMMATIONS		
VACANT	78,807	GROSS SQ. FT.
OFFICE	67,972	GROSS SQ. FT.
TOTAL EXISTING BUILDING GROSS AREA	146,779	GROSS SQ. FT.
MECH. / ELECT.	1,197	N.I.C. SQ. FT.
TOTAL EXISTING BUILDING PLATE AREA	147,976	TOTAL AREA

PROPOSED AREA SUMMATIONS		
PDR	32,988	GROSS SQ. FT.
PRE-EXISTING LEGAL OFFICE	14,520	GROSS SQ. FT.
OFFICE	98,964	GROSS SQ. FT.
TOTAL PROPOSED BUILDING GROSS AREA	146,472	GROSS SQ. FT.
MECH. / ELECT. / BIKE	1,504	N.I.C. SQ. FT.
TOTAL PROPOSED BUILDING PLATE AREA	147,976	TOTAL AREA

BICYCLE PARKING REQUIREMENTS

CLASS 1	74
CLASS 2	7

SHOWER AND LOCKER REQUIREMENTS

SHOWERS	4
LOCKERS	24



645 HARRISON STREET
AREA CALCULATIONS
 645 HARRISON STREET
 San Francisco, California

REVISIONS
 9-17-15 58 BIKE PARK'G
 11/04/15 NOPDR# 10/09/15
 COMMENTS RESPONSE

PROJECT NO.
09510.20

SCALE
NONE

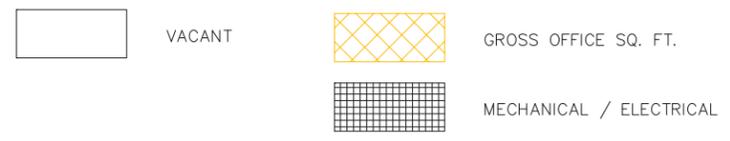
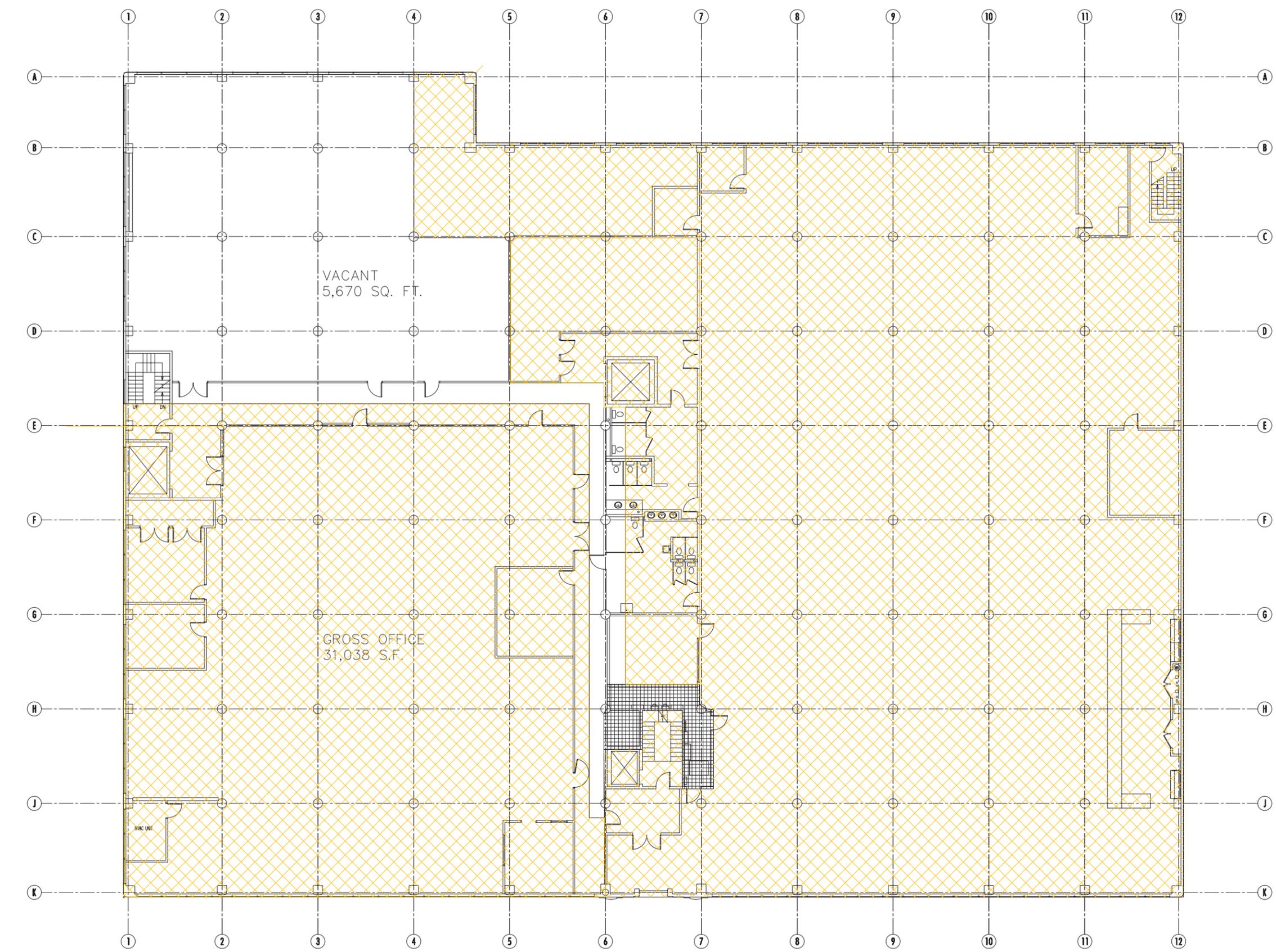
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MM

DATE
SEPT. 17, 2015

SHEET TITLE
VICINITY MAP
PLOT MAP
AREA CALC SUMMARY

SHEET NO.
A0.1

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EXISTING SECOND LEVEL FLOOR PLAN

00 04 08 16 feet



AREA SUMMARY

VACANT	5,670	GROSS SQ. FT.
OFFICE	31,038	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,708	GROSS SQ. FT.
MECH. / ELECT.	286	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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100 285 1400 / POC

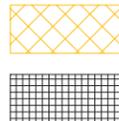
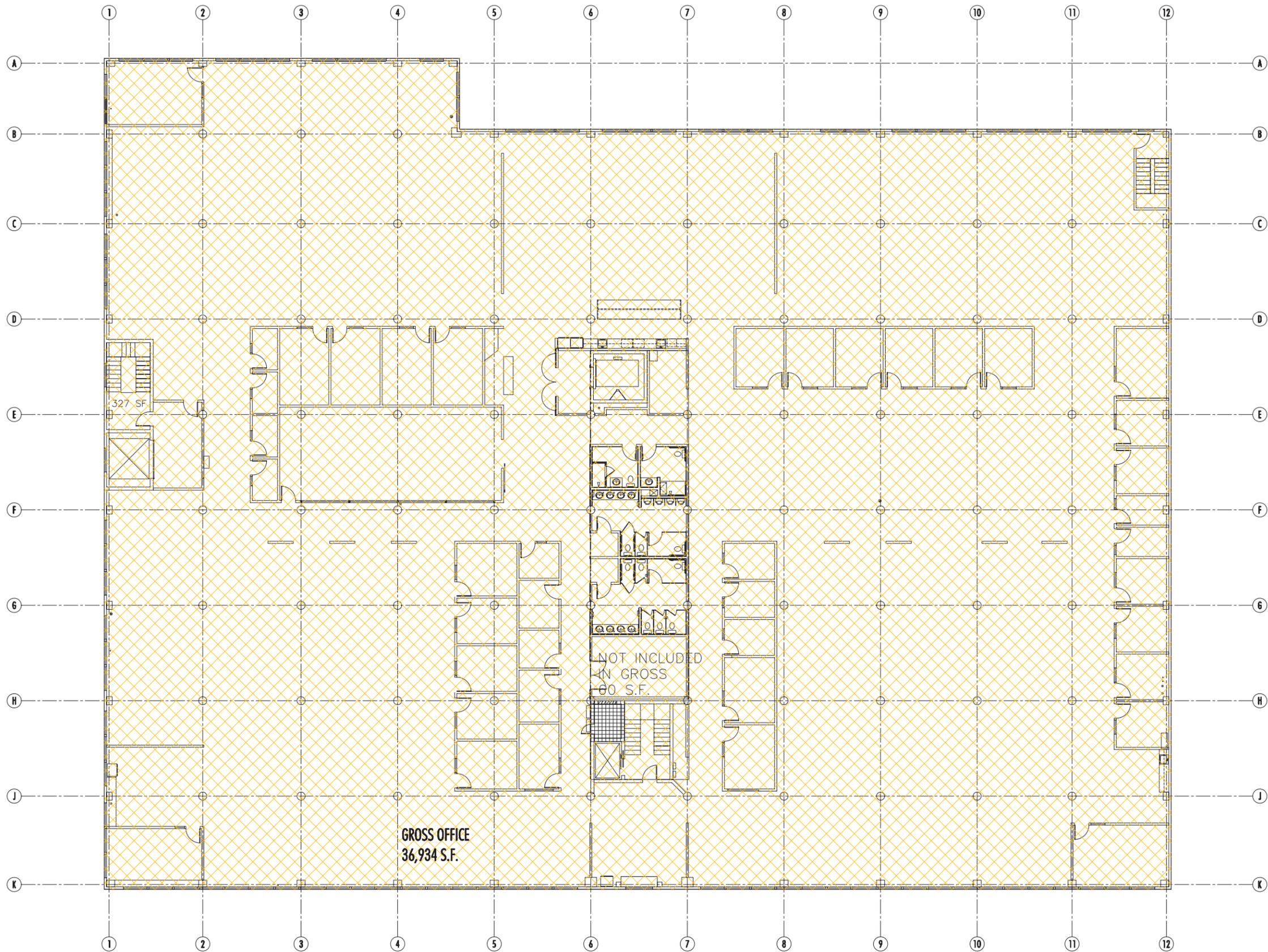
645 HARRISON STREET
AREA CALCULATIONS
645 HARRISON STREET
San Francisco, California

REVISIONS
11/04/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20
SCALE
1/8"=1'-0"
DRAWN
MM
CHECKED
DATE
SEPT. 17, 2015
SHEET TITLE

**EXISTING
SECOND LEVEL
FLOOR PLAN
PROP. M AREA CALCS**

SHEET NO.
A2.2(E)



GROSS OFFICE SQ. FT.

MECHANICAL / ELECTRICAL

EXISTING THIRD LEVEL FLOOR PLAN

00 04 08 16 feet



AREA SUMMARY

OFFICE	36934	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,934	GROSS SQ. FT.
MECH. / ELECT.	60	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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645 HARRISON STREET
AREA CALCULATIONS
645 HARRISON STREET
San Francisco, California

REVISIONS
11/03/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20

SCALE
1/8"=1'-0"

DRAWN CHECKED
MM

DATE
SEPT. 17, 2015

SHEET TITLE
**EXISTING
THIRD LEVEL
FLOOR PLAN
PROP M AREA CALCS**

SHEET NO.
A2.3(E)

645 HARRISON STREET
AREA CALCULATIONS
 645 HARRISON STREET
 San Francisco, California

REVISIONS
 11/03/15 NOPDR#1 10/9/15
 COMMENTS RESPONSE

PROJECT NO.
 09510.20
 SCALE
 1/8"=1'-0"
 DRAWN / CHECKED
 MM
 DATE
 SEPT. 17, 2015

SHEET TITLE
**EXISTING
 FOURTH LEVEL
 FLOOR PLAN
 PROP M AREA CALCS**

SHEET NO.
A2.4(E)



ELEVATOR
 PENTHOUSE
 235 SQ. FT.

327 S.F.

VACANT
 36,527 SQ. FT.

GAS ROOM
 80 SQ. FT.

BOILER ROOM
 707 SQ. FT.



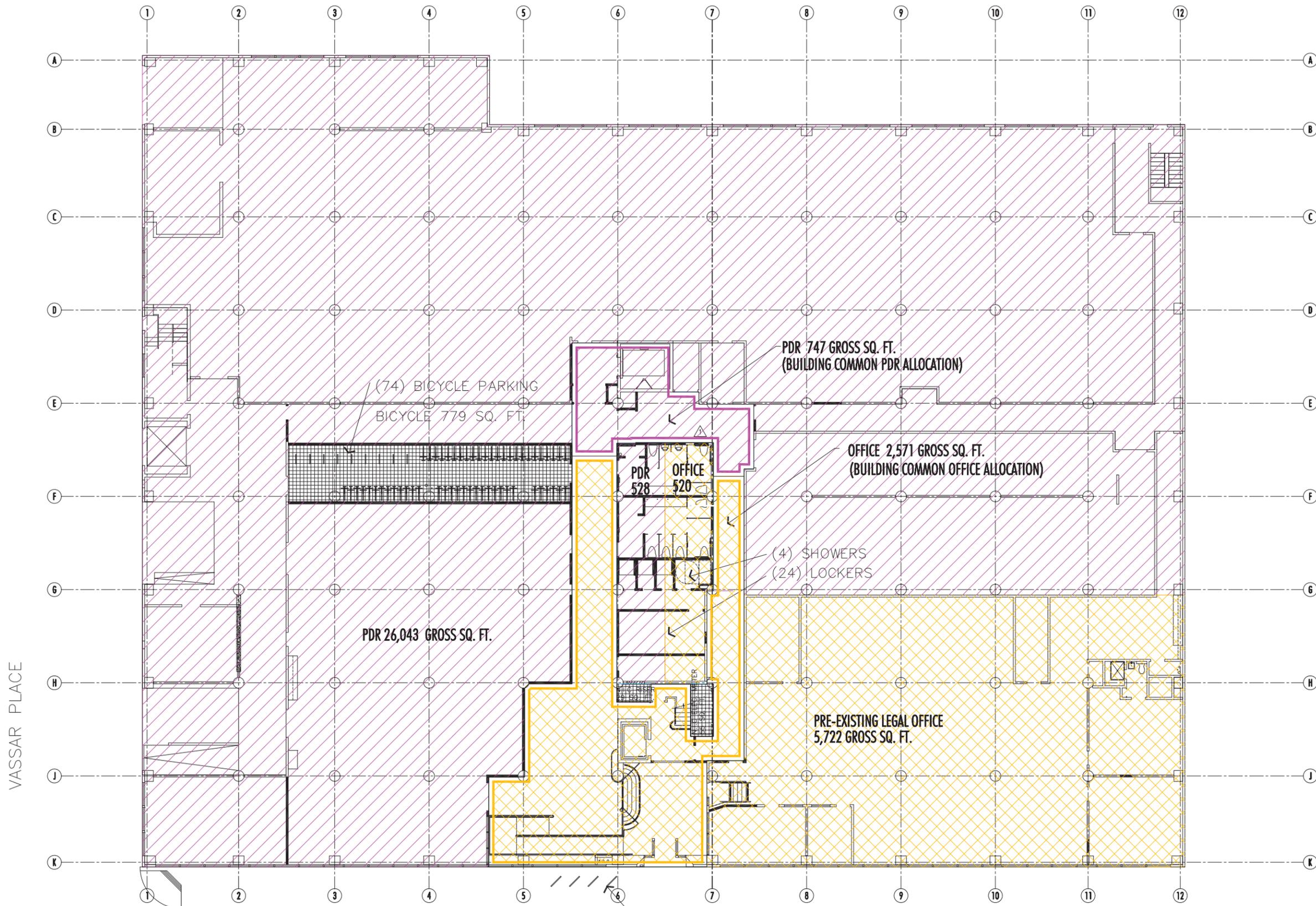
EXISTING FOURTH LEVEL FLOOR PLAN

00 04 08 16 feet

AREA SUMMARY

VACANT	36,292	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,292	GROSS SQ. FT.
MECH. / ELECT.	702	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

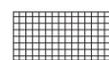
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VASSAR PLACE

 GROSS PDR SQ. FT.

 GROSS OFFICE SQ. FT.

 NOT INCLUDED IN GROSS SQ. FT.

(7) CLASS TWO BICYCLE PARKING SPACES

HARRISON STREET

PROPOSED FIRST LEVEL FLOOR PLAN

00 04 08 16 feet

AREA SUMMARY

PDR	27,318	GROSS SQ. FT.
PRE-EXISTING LEGAL OFFICE	5,722	GROSS SQ. FT.
OFFICE	3,091	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,131	GROSS SQ. FT.
MECH / ELECT. / BIKE	863	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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San Francisco, California

REVISIONS
9-17-15 58 BIKE RACKS
11/03/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20

SCALE
1/8"=1'-0"

DATE
SEPT. 17, 2015

DATE

DATE

DATE

DATE

DATE

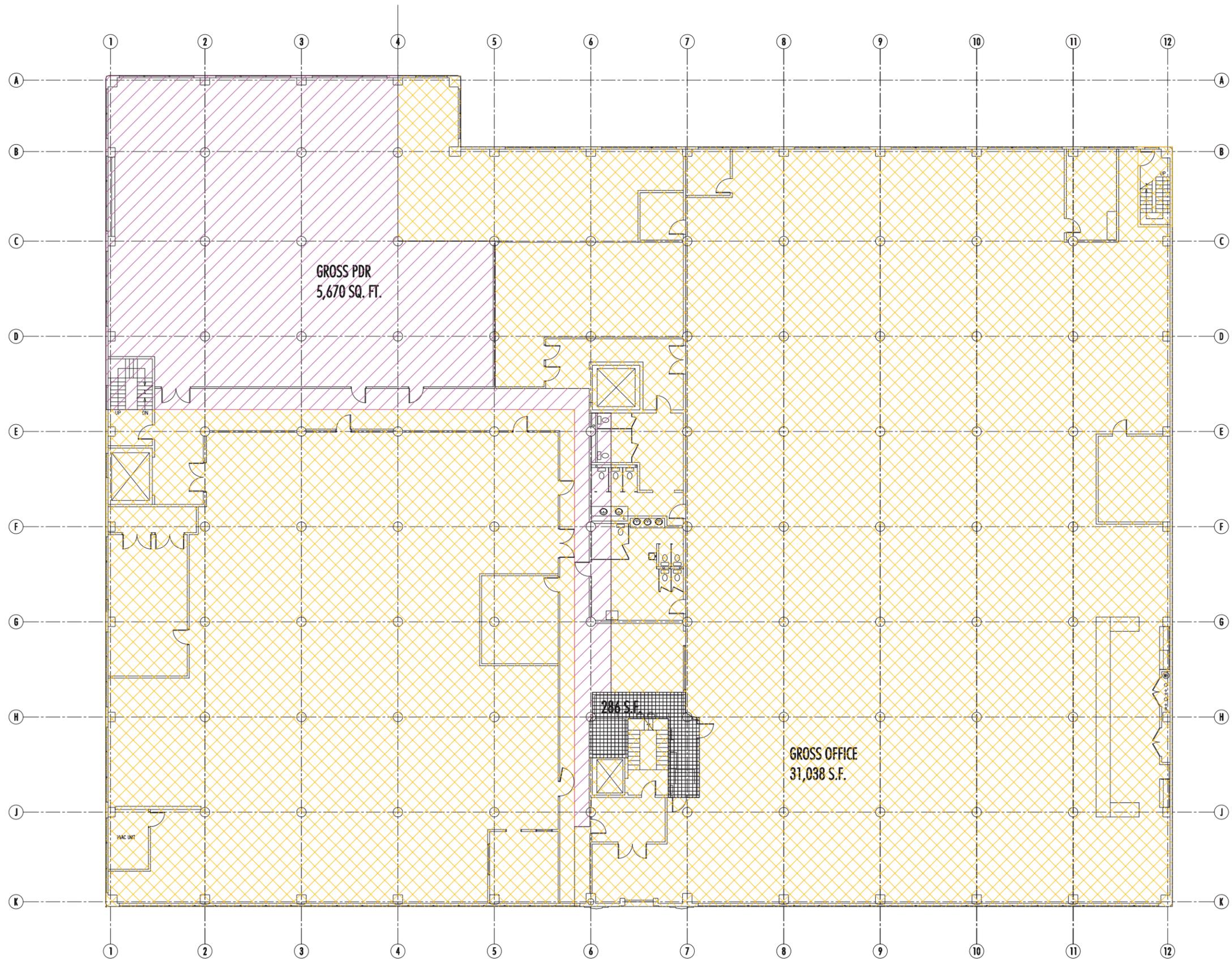
DATE

DATE

SHEET NO.

A2.1(P)

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 GROSS PDR SQ. FT.

 GROSS OFFICE SQ. FT.

 MECHANICAL / ELECTRICAL

PROPOSED SECOND LEVEL FLOOR PLAN

00 04 08 16 feet



AREA SUMMARY

PDR	5,670	GROSS SQ. FT.
OFFICE	31,038	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,708	GROSS SQ. FT.
MECH / ELECT.	286	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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AREA CALCULATIONS
645 HARRISON STREET
San Francisco, California

REVISIONS
11/03/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20

SCALE
1/8"=1'-0"

DRAWN / CHECKED

MM

DATE

SEPT. 17, 2015

SHEET TITLE

PROPOSED
SECOND LEVEL
FLOOR PLAN
PROP. M AREA CALCS

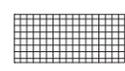
SHEET NO.

A2.2(P)



GROSS OFFICE
36,934 S.F.

NOT INCLUDED
IN GROSS
60 S.F.

 GROSS OFFICE SQ. FT.
 MECHANICAL / ELECTRICAL

PROPOSED THIRD LEVEL FLOOR PLAN

00 04 08 16 feet



AREA SUMMARY

OFFICE	36934	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,934	GROSS SQ. FT.
MECH. / ELECT.	60	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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645 HARRISON STREET
San Francisco, California

REVISIONS
11/03/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20

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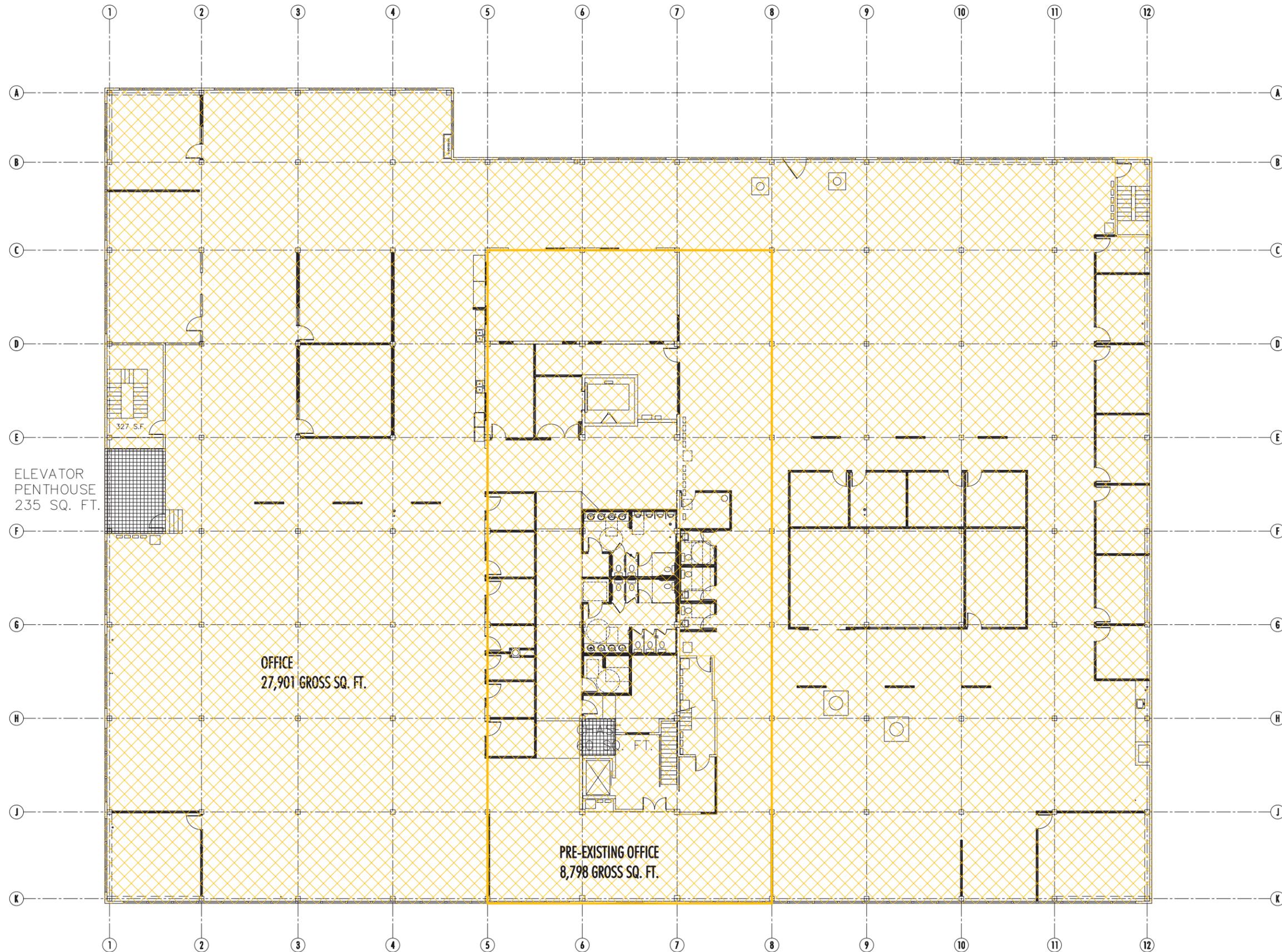
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MM

DATE
SEPT. 17, 2015

SHEET TITLE
**PROPOSED
THIRD LEVEL
FLOOR PLAN
PROP M AREA CALCS**

SHEET NO.
A2.3(P)

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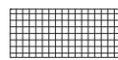
ELEVATOR
PENTHOUSE
235 SQ. FT.

OFFICE
27,901 GROSS SQ. FT.

PRE-EXISTING OFFICE
8,798 GROSS SQ. FT.



GROSS OFFICE SQ. FT.



MECHANICAL / ELECTRICAL

PROPOSED FOURTH LEVEL FLOOR PLAN

00 04 08 16 feet

AREA SUMMARY

PRE-EXISTING LEGAL OFFICE	8,798	GROSS SQ. FT.
OFFICE	27,901	GROSS SQ. FT.
FLOOR LEVEL GROSS AREA	36,699	GROSS SQ. FT.
MECH. / ELECT.	295	SQ. FT.
TOTAL FLOOR PLATE AREA	36,994	SQ. FT.

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San Francisco, California

REVISIONS
11/03/15 NOPDR#1 10/9/15
COMMENTS RESPONSE

PROJECT NO.
09510.20

SCALE
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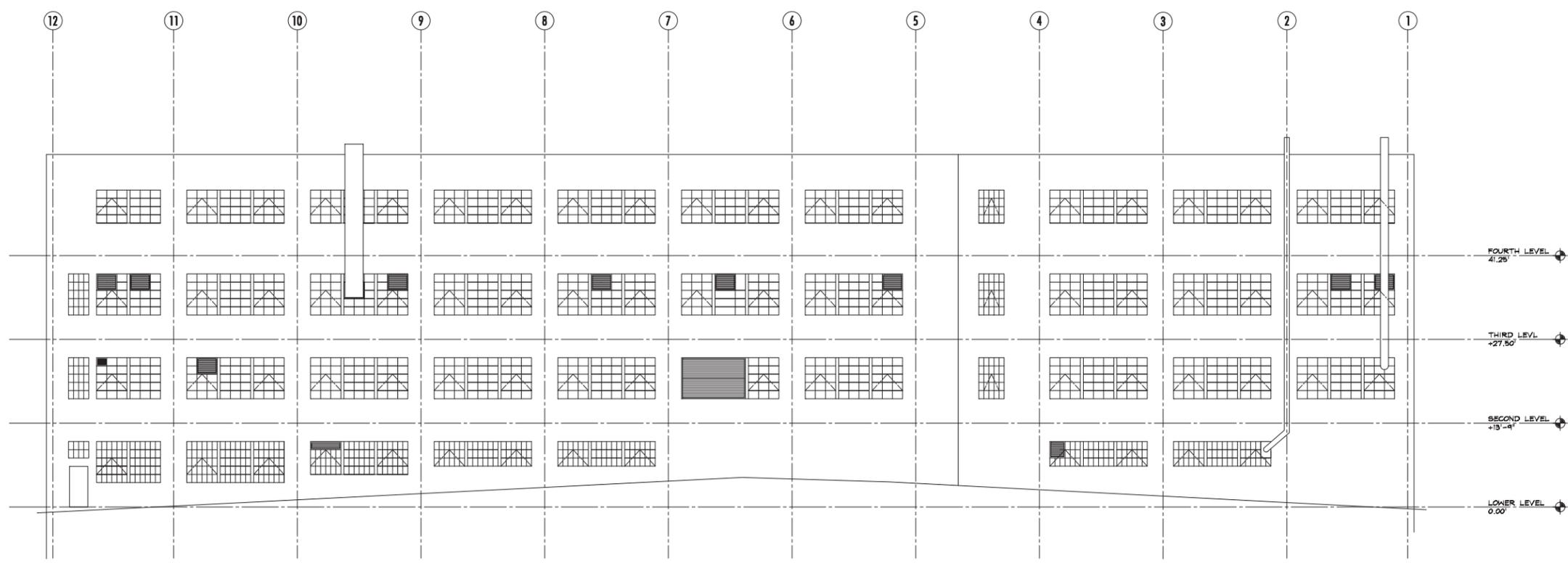
DATE
SEPT. 17, 2015

SHEET TITLE
PROPOSED
FOURTH LEVEL
FLOOR PLAN
PROP M AREA CALCS

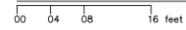
SHEET NO.
A2.4(P)

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645 HARRISON STREET
AREA CALCULATIONS
 645 HARRISON STREET
 San Francisco, California



SOUTH ELEVATION



REVISIONS

PROJECT NO. 09510.20
 SCALE 1/8"=1'-0"
 DRAWN MM CHECKED MM
 DATE SEPT. 16, 2015
 SHEET TITLE

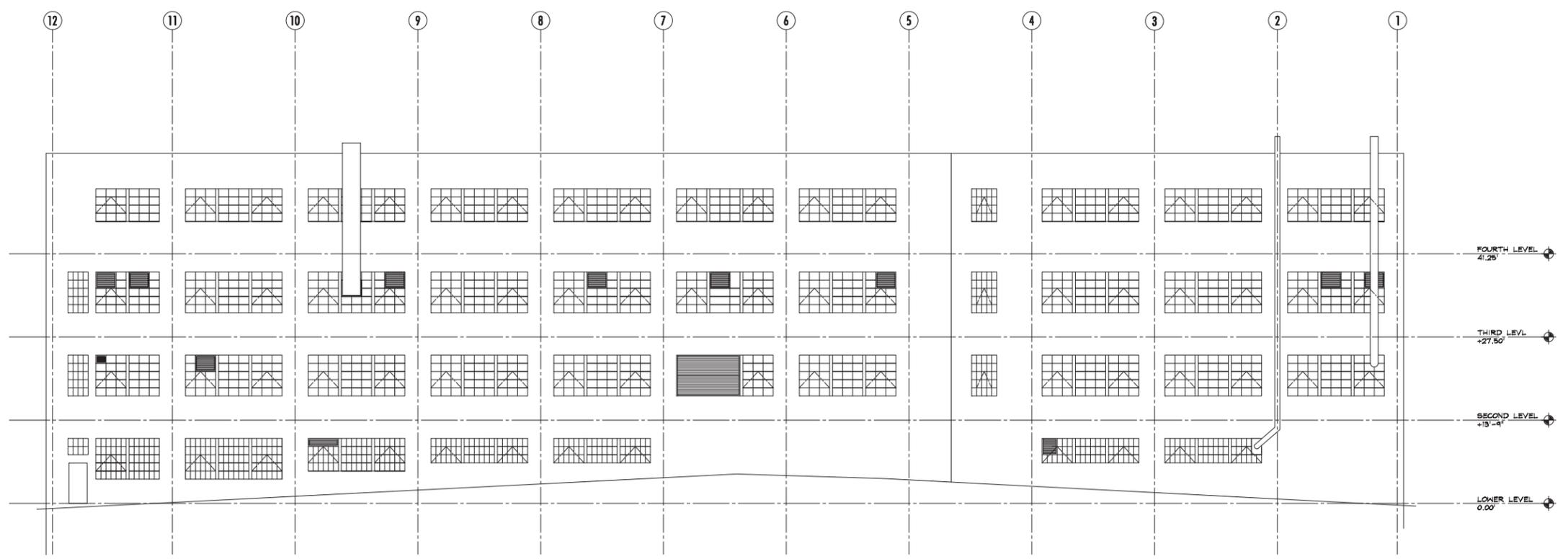
PROPOSED EXTERIOR ELEVATIONS

SHEET NO. **A3.2(P)**

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SOUTH ELEVATION
 00 04 08 16 feet

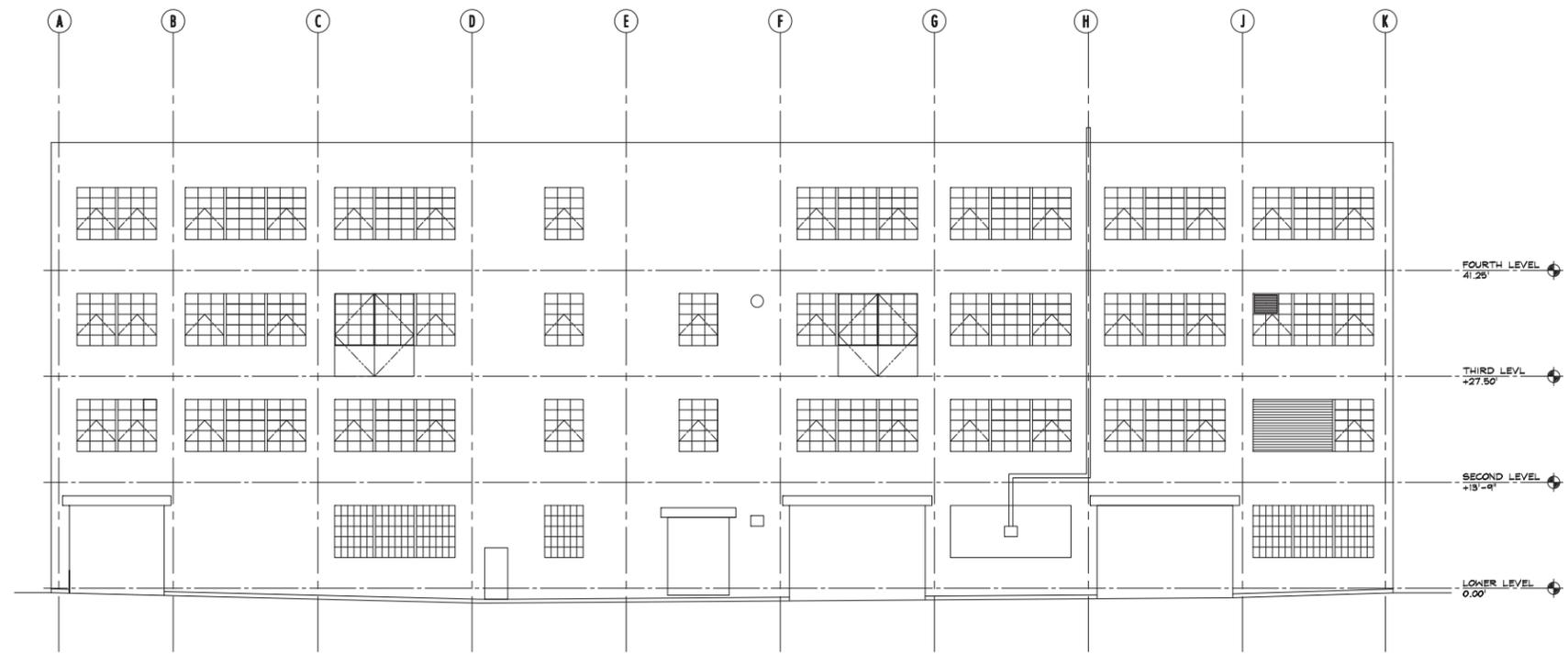
REVISIONS

PROJECT NO. 09510.20
 SCALE 1/8"=1'-0"
 DRAWN CHECKED
 MM
 DATE
 SEPT. 16, 2015
 SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

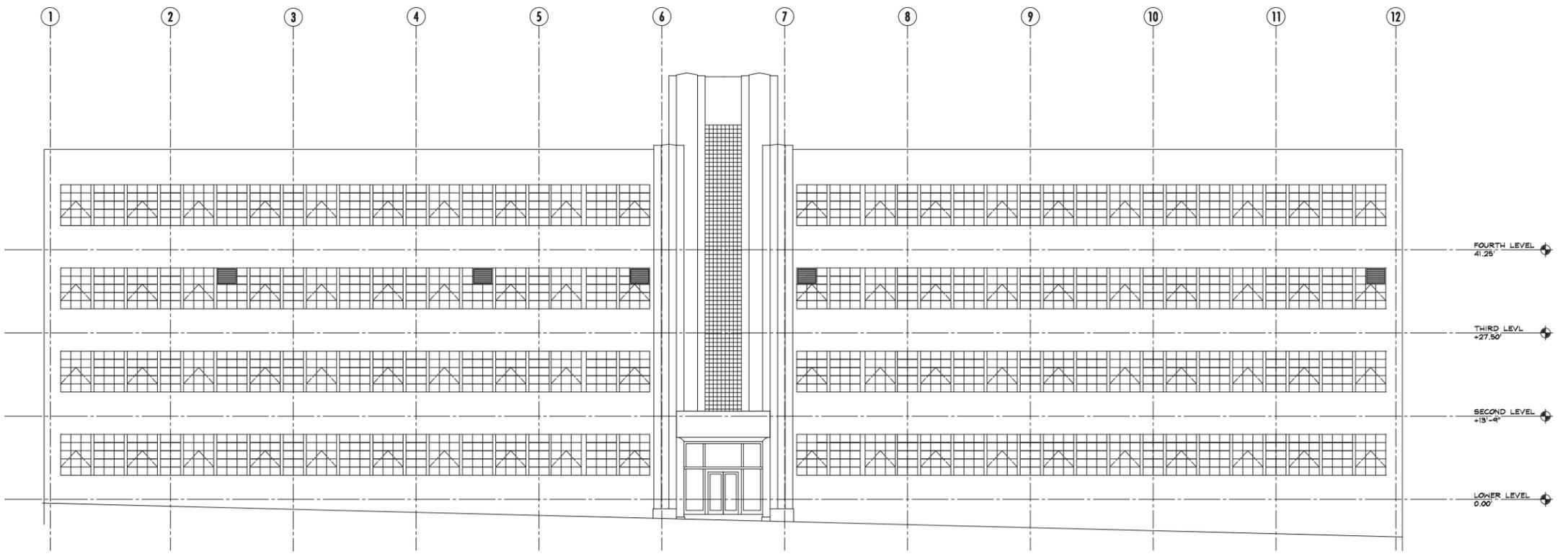
SHEET NO. **A3.2(E)**

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EAST ELEVATION

00 04 08 16 feet



NORTH ELEVATION

00 04 08 16 feet

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 645 HARRISON STREET
 San Francisco, California

REVISIONS

PROJECT NO. 09510.20
 SCALE 1/8"=1'-0"
 DRAWN CHECKED
 MM
 DATE
 SEPT. 16, 2015

SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SHEET NO.
A3.1(E)

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1545E
Project Address: 645 Harrison Street
Zoning: SSO (Soma Service/Secondary/Office) Use District
40-X Height and Bulk District
Block/Lot: 3763/105
Lot Size: 37,121 square feet
Plan Area: Eastern Neighborhoods Area Plan (East SoMa)
Project Sponsor: Ilene Dick, Farella, Braun, + Martel – (415) 954-4958
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The approximately 37,121-square-foot (sf) project site is located at the intersection of Harrison Street and Vassar Place, on a block bounded by 2nd Street to the east, 3rd and Hawthorne Streets to the west, and the Interstate 80 overhead freeway to the south, in the San Francisco's East South of Market (East SoMa) neighborhood. The project site is occupied by a 54-foot-tall, four-story, 146,779 -sf industrial Production, Repair, Distribution (PDR) building with two existing loading docks located off Vassar Place and one receiving dock.

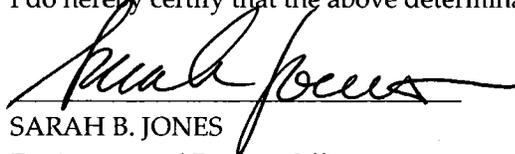
(Continued on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


SARAH B. JONES
Environmental Review Officer

November 25, 2015
Date

cc: Ilene Dick, Project Sponsor
Kimberly Durandet, Current Planning Division
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.
Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The proposed project would legalize 67,972 square feet of existing office use and result in the change of use and tenant improvements of an additional 30,992 square feet of office use. Additionally, 32,988 square feet of vacant PDR uses would be retained and occupied, and tenant improvements would be made to this space. Approximately 14,520-square-feet of the existing building is considered legal office use and would not be considered a change of use under the Planning Code.¹ This 14,520 sf of legal office use is currently vacant within the building and this space would be occupied as office use following project approvals. In total, the proposed project would result in the 645 Harrison Street building containing 113,484 square feet of office use and 32,988 square feet PDR use. Proposed tenant improvements associated with the proposed project would take place within the interior of the building and proposed exterior changes would include the installation of new air cooled refrigerant compressor units on the rooftop for heating and cooling. For purposes of environmental review, the proposed project is analyzing the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building.

PROJECT APPROVAL

The proposed 645 Harrison Street project would require the following approvals:

Actions by the Planning Commission

- Approval of office space allocation per Planning Code Section 321 (Office Development: Annual Limit).

Actions by other City Departments

- Building Permit from the Department of Building Inspections (DBI) for proposed interior improvements.

The proposed project is subject to Planning Code Section 321, Office Allocation authorization from the Planning Commission, which is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are

¹ Letter of Determination, 645 Harrison Street, April 13, 2015.

previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 645 Harrison Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)². Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{3,4}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a “No Project” alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025).

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other

² Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

³ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

⁴ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The 645 Harrison Street site, which is located in the East SoMa of the Eastern Neighborhoods, was designated as a site with building up to 40-X feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 645 Harrison Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 645 Harrison Street project, and identified the mitigation measures applicable to the 645 Harrison Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 645 Harrison Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project is located within San Francisco's East SoMa neighborhood. The 37,121-sf project site is on a corner parcel with frontages on Harrison Street and Vassar Place, and is located within a SSO (Soma Service/Secondary/Office) use district and a 40-X height and bulk district. The project blocks of Harrison Street, 2nd, 3rd, Hawthorne, and Folsom Streets on which the project site is bound, consists of retail, office, residential, surface parking, and low-scale, production, distribution, and repair (PDR) uses. On the project block, Harrison Street consist primarily two to eight-story office and industrial buildings, and surface parking lots. The surrounding area comprise the higher density Rincon Hill residential developments to the east, and low-scale, production, distribution, and repair (PDR) uses mixed with housing and small-scale retail to the west. South of the project site, 2nd Street contains the South Beach neighborhood with primarily office and retail uses, along with AT&T Park. Directly abutting the project site to the southern property line is the Interstate 80 overhead freeway.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment

⁵ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 645 Harrison Street, October 15, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

⁶ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 645 Harrison Street, November 25, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

(growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 645 Harrison Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 645 Harrison Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed loss of 32,922 square feet of existing PDR uses represents a considerable contribution to the cumulative loss of PDR space analyzed in the Eastern Neighborhoods PEIR, but would not result in significant impacts that were not identified or a more severe adverse impact than analyzed in the PEIR.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: project does not involve pile driving.	N/A
F-2: Construction Noise	Not Applicable: project does not involve pile driving and all work would take place within the interior of the building	N/A
F-3: Interior Noise Levels	Not Applicable: project does not involve noise-sensitive uses.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: project does not involve noise-sensitive uses.	N/A
F-5: Siting of Noise-Generating Uses	Applicable : project would install new rooftop mechanical equipment in areas where noise levels exceed 60 dBA (Ldn). The requirements of this mitigation measure have been completed during the environmental review process through the preparation of a noise study.	Requirements satisfied by Project Sponsor with preparation of a Noise Study demonstrating compliance with the Noise Ordinance
F-6: Open Space in Noisy	Not Applicable: project does not	N/A

Mitigation Measure	Applicability	Compliance
Environments	involve noise-sensitive uses.	
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: project would comply with the San Francisco Dust Control Ordinance	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project is located within the Air Quality Pollutant Exposure Zone; however, the project would not require heavy-duty off-road diesel vehicles and equipment during construction.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed office uses are not uses that would emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed office uses are not uses that would emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: The project site is located in an area with previous archaeological studies. However, the project would not entail any subsurface excavation or ground disturbance. No further mitigation is required.	N/A
J-2: Properties with no Previous Studies	Not Applicable: project site is not located within an area with no previous archaeological studies.	N/A
J-3: Mission Dolores Archeological District	Not Applicable: project site is not located within the Mission Dolores Archeological District.	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining	Not Applicable: plan-level mitigation completed by Planning Commission	N/A

Mitigation Measure	Applicability	Compliance
to Vertical Additions in the South End Historic District (East SoMa)		
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project involves tenant improvements to the interior of the building.	Project sponsor shall properly dispose of any equipment containing PCBs or mercury or other hazardous materials identified according to applicable federal, state and local laws.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by SFMTA	N/A
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA	N/A
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & SFTA	N/A
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A

Mitigation Measure	Applicability	Compliance
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on May 13, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Three emails were received in regards to the environmental review notification. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Comments were received in regards to the following environmental topics; 1) commercial truck or vehicle trip volumes for the proposed office uses, including volumes during the PM peak hours; 2) development of a transportation demand management program; 3) questions in regards to if the proposed construction work would encroach onto the State Right of Way, requiring an encroachment permit that is issued by Caltrans. Additionally, several comments were received in regards to the project description including; 1) requirements under the Planning Code to legalize the existing office uses; and 2) the proposed project’s consistency with the Central SoMa Plan and the East SoMa area plan of the Eastern Neighborhoods Area Plan. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁷:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;

⁷ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1545E.

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

**EXHIBIT 1:
MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)**

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
<p><i>Project Mitigation Measure 4 - Siting of Noise-Generating Uses (Mitigation Measure F-5: of the Eastern Neighborhoods PEIR)</i></p> <p>To reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including commercial, industrial or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average, in the proposed project site vicinity, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would comply with the use compatibility requirements in the general plan and Police Code 2909, would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action. Pursuant to Mitigation Measure F-5, a site survey and noise measurements were conducted to demonstrate that the proposed project would comply with the General Plan and the Noise Ordinance.¹</p>	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to issuance of a final building permit and certificate of occupancy</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>
<p><i>Project Mitigation Measure 2 (Mitigation Measure L-1—Hazardous Building Materials of the Eastern Neighborhoods EIR)</i></p> <p>The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed</p>	<p>Project sponsor, contractor(s)</p>	<p>Prior to demolition of structures</p>	<p>Project sponsor, contractor(s), DPH, various federal and state agencies</p>	<p>Considered complete when equipment containing PCBs or DEHP or other</p>

¹ Charles M. Salter Associates Inc, 645 Harrison IPA Environmental Noise Study, November 7, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

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1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>				hazardous materials is properly disposed
IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR				
<p><i>Project Improvement Measure 1 – Transportation Demand Management (TDM) Measures</i></p> <p>While the proposed project would not result in any significant traffic impacts, to reduce traffic generated by the proposed project, the project sponsor should encourage the use of rideshare, transit, bicycle, and walk modes for trips to and from the project site.</p> <p>The San Francisco Planning Department and the San Francisco Municipal Transportation Agency (SFMTA) have partnered with the Mayor's Office of Economic and Workforce Development and the San Francisco County Transportation Authority to study the effects of implementing TDM measures on the choice of transportation mode. The San Francisco Planning Department has identified a list of TDM measures that should be considered for adoption as part of proposed land use development projects. The project sponsor (or transportation broker) should consider the following actions:</p> <ul style="list-style-type: none"> • <i>TDM Coordinator:</i> The project sponsor should identify a TDM coordinator for the project site. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project. The TDM Coordinator could be a brokered service through an existing transportation management association (e.g. the Transportation Management Association of San Francisco, TMA SF), or the TDM Coordinator could be an existing staff member (e.g., property manager); the TDM Coordinator does not have to work full-time at the project site. However, the TDM 	Project sponsor; Property owner/manager.	Ongoing.	Property owner/manager.	Ongoing.

**EXHIBIT 1:
MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)**

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Coordinator should be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM Coordinator should provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.</p> <ul style="list-style-type: none"> • <i>New-Hire Packet:</i> Provide a transportation insert for the new-hire packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This new hire packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request. 				



SAN FRANCISCO PLANNING DEPARTMENT

Community Plan Exemption Checklist

Case No.: 2013.1545E
Project Address: 645 Harrison Street
Zoning: SSO (Soma Service/Secondary/Office) Use District
40-X Height and Bulk District
Block/Lot: 3763/105
Lot Size: 37,121 square feet
Plan Area: Eastern Neighborhoods Area Plan (East SoMa)
Project Sponsor: Ilene Dick, Farella, Braun, + Martel – (415) 954-4958
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The approximately 37,121-square-foot (sf) project site is located at the intersection of Harrison Street and Vassar Place, on a block bounded by 2nd Street to the east, 3rd and Hawthorne Streets to the west, and the Interstate 80 overhead freeway to the south, in the San Francisco's East South of Market (SoMa) neighborhood. The project site is occupied by a 54-foot-tall, four-story, 146,779 -sf industrial Production, Repair, Distribution (PDR) building with two existing loading docks located off Vassar Place and one receiving dock. The 146,779-square-foot existing building is partially occupied with 67,972 square feet of office use on the second and third floors and the remaining 80,806 square feet of PDR use is vacant.¹

The proposed project would legalize 67, 972 square feet of existing office use and result in the change of use and tenant improvements of an additional 30,992 square feet of office use. Additionally, 32,988 square feet of vacant PDR uses would be retained and occupied, and tenant improvements would be made to this space. Approximately 14,520-square-feet of the existing building is considered legal office use and would not be considered a change of use under the Planning Code.² This 14,520 sf of legal office use is currently vacant within the building and this space would be occupied as office use following project approvals. In total, the proposed project would result in the 645 Harrison Street building containing 113,484 square feet of office use and 32,988 square feet of PDR use (see **Table 1** below). For purposes of environmental review, the proposed project is analyzing the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building.

¹ The California Environmental Quality Act (CEQA) requires an analysis of a proposed project's changes to the environment as it existed from the time of environmental review began (which is called the CEQA baseline), even if that existing condition resulted from unpermitted or otherwise unlawful activity. For the purposes of the CEQA baseline for the proposed project, 67,972 square feet is considered existing office use even though this space was occupied without the required permits, therefore, this existing use is not analyzed for its environmental impacts in this environmental document. Therefore, this CEQA document is analyzing the proposed change of use of 30,992 square feet of PDR to office use.

² Letter of Determination, 645 Harrison Street, April 13, 2015.

Table 1 – Proposed Project Uses

	Existing Uses (CEQA Baseline) (square-footage)	Existing Uses to be Retained	Proposed Change of Use (plus or (minus))³	Project Total
Office	82,492 ¹	82,492	30,992	113,484
Light Industrial (PDR)	63,980 ²	32,988	(30,992)	32,988
Total				146,472 ⁴

1. This includes 14,520-square-feet of the building, which is considered legal office use. Additionally, 67, 972 square feet of existing office use was occupied at the site without the proper permits.
2. All of the existing PDR space in the building is vacant.
3. For the purposes of the California Environmental Quality Act (CEQA), the analysis of a proposed project's changes to the environment is from as it existed from the time of environmental review began, even if that existing condition resulted from unpermitted or otherwise unlawful activity. Therefore, this CEQA document is analyzing the change of use of 30,992 square feet of PDR to office use.
4. This is the gross-square feet (gsf) of the project uses and differs from the overall building gsf.

Proposed tenant improvements associated with the proposed project would take place within the interior of the building and proposed exterior changes would include the installation of new air cooled refrigerant compressor units on the rooftop for heating and cooling. Interior improvements to the building would include office and PDR tenant improvements, restroom upgrades, and the installation of 74-Class 1 bicycle parking spaces, four showers, and 24 bicycle lockers to be located on the first floor of the building. Additionally, seven Class 2 bicycle parking spaces would be located along Harrison Street.

The proposed 645 Harrison Street project would require the following approvals:

Actions by the Planning Commission

- Approval of office space allocation per Planning Code Section 321 (Office Development: Annual Limit).

Actions by other City Departments

- Building Permit from the Department of Building Inspections (DBI) for proposed interior improvements.

The proposed project is subject to Planning Code Section 321, Office Allocation authorization from the Planning Commission, which is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.



CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT

Figure 1 - Project Location Map

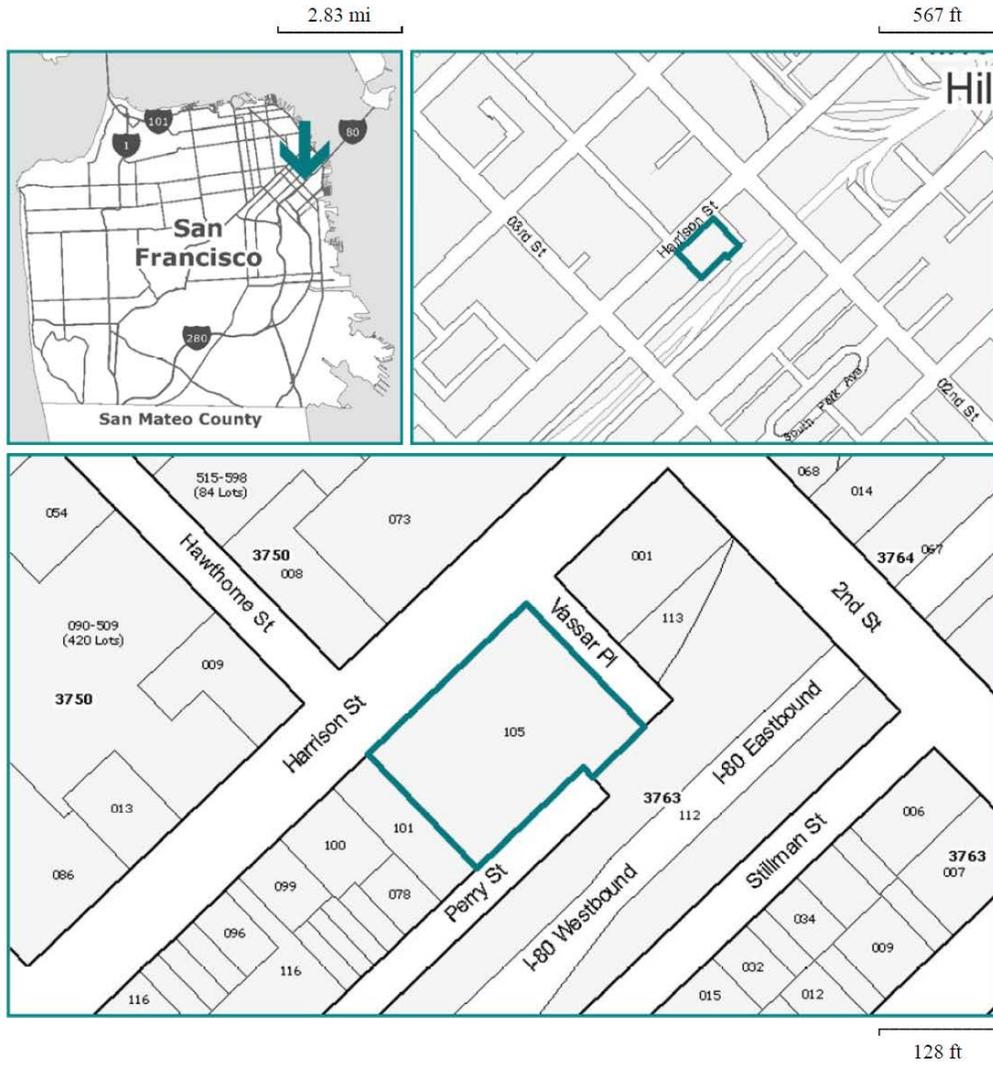


Figure 1 – Project Location



Figure 2 – Existing First-Level Floor Plan

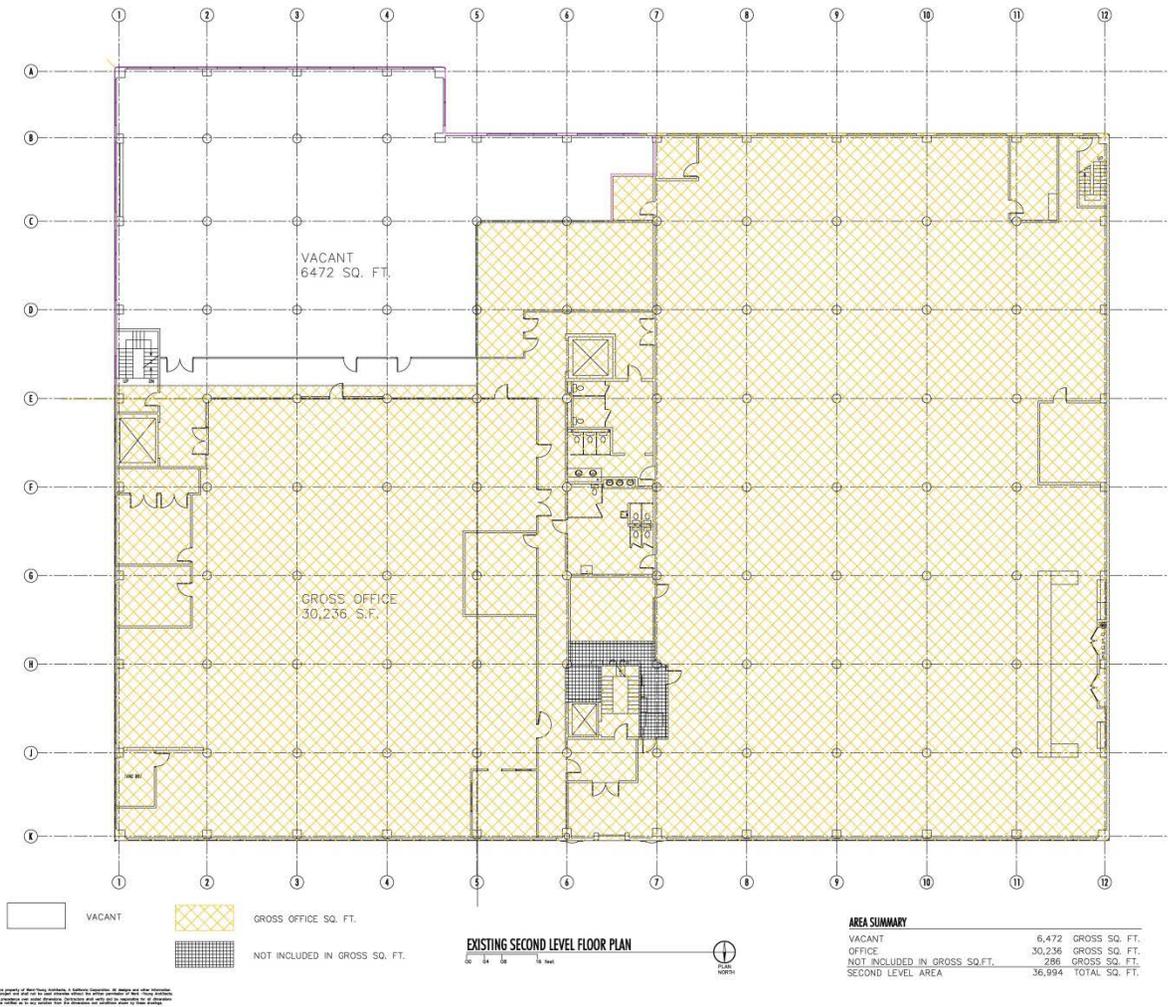


Figure 3 –Existing Second -Level Floor Plan



Figure 4 –Existing Third -Level Floor Plan

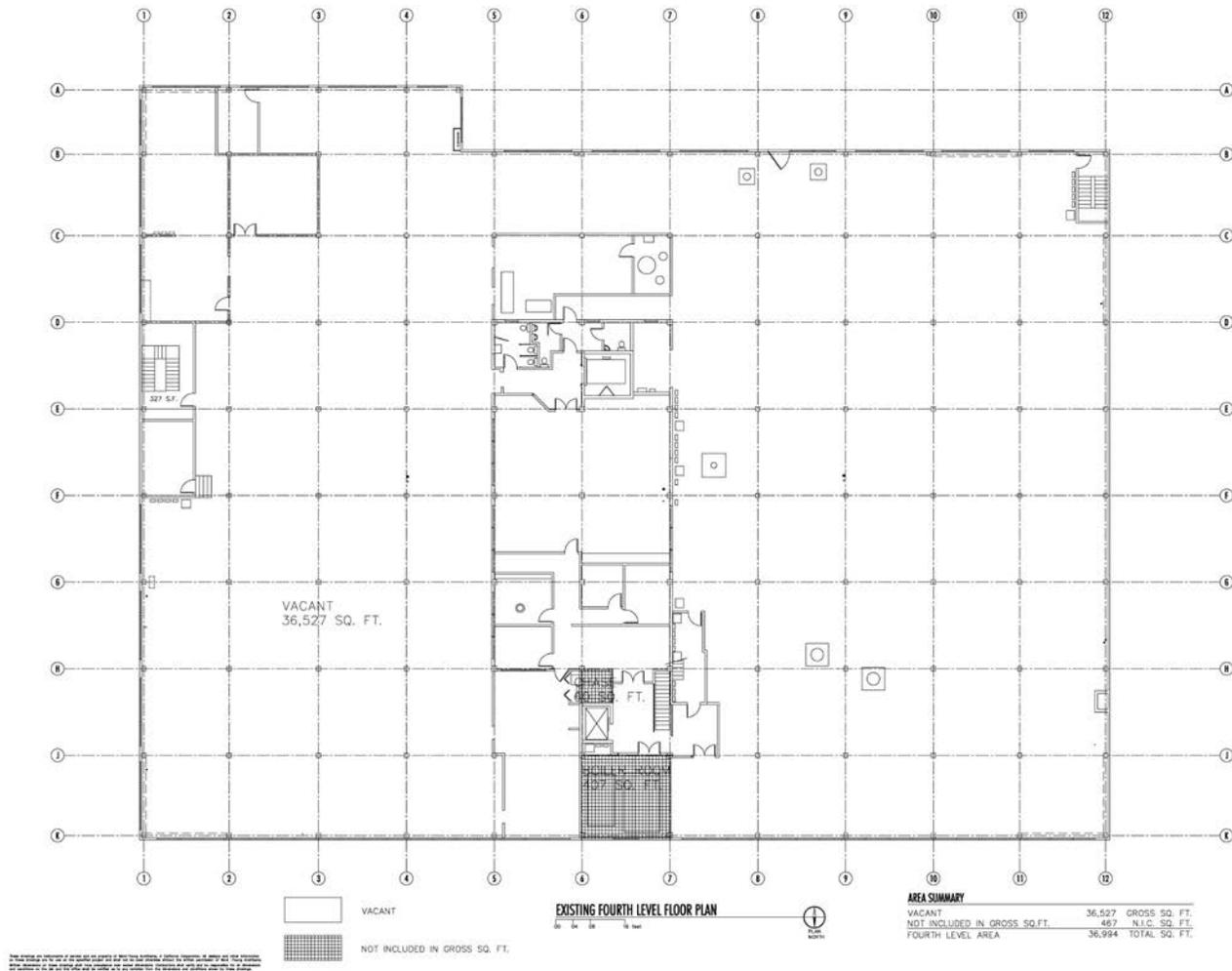


Figure 5 –Existing Fourth-Level Floor Plan

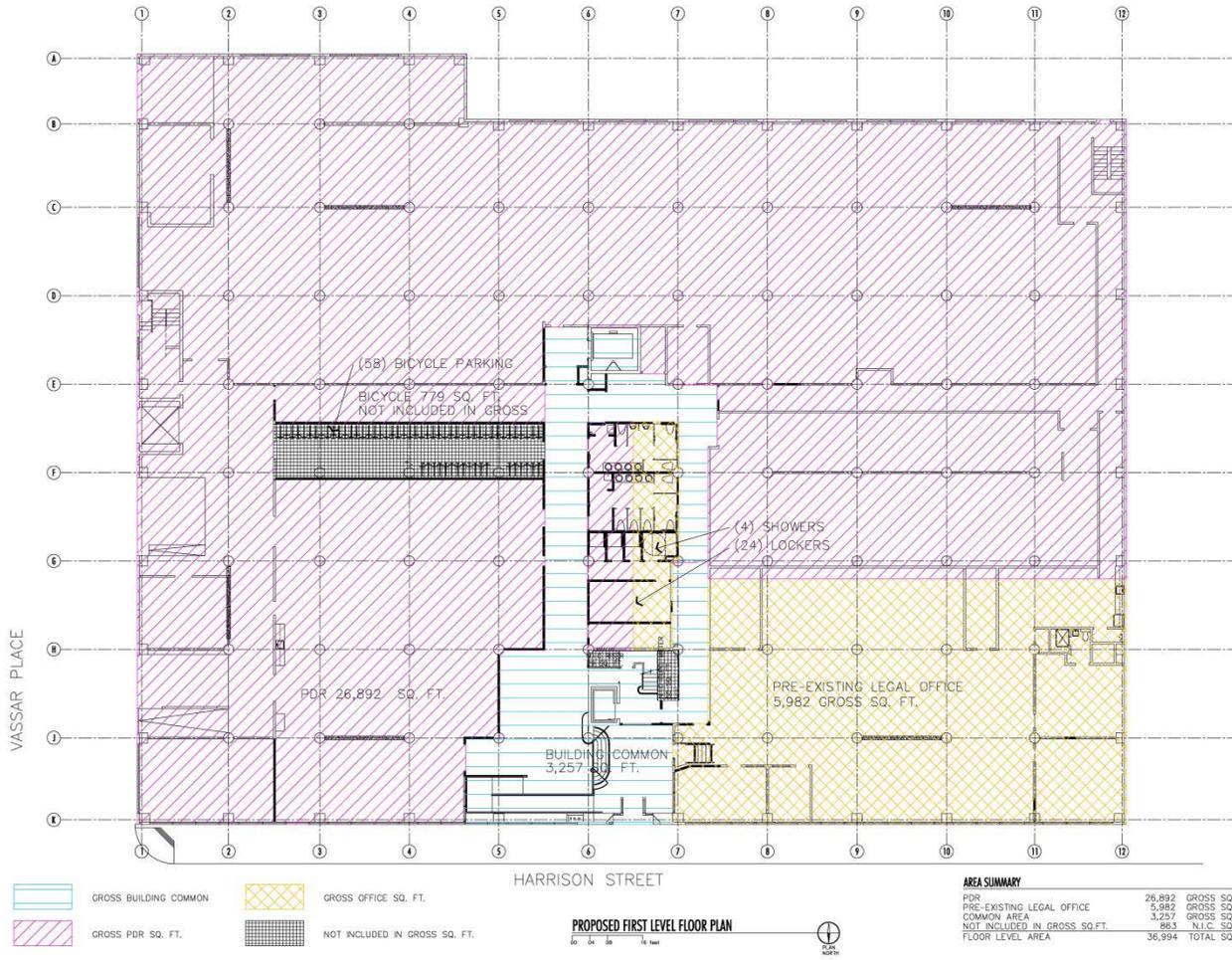


Figure 6 –Proposed First-Level Floor Plan



Figure 7 –Proposed Second-Level Floor Plan



This drawing is intended for informational purposes only and does not constitute a contract. It is subject to change without notice. The information herein is for informational purposes only and does not constitute a contract. It is subject to change without notice.

Figure 8 –Proposed Third-Level Floor Plan



Figure 9 – Proposed Fourth-Level Floor Plan

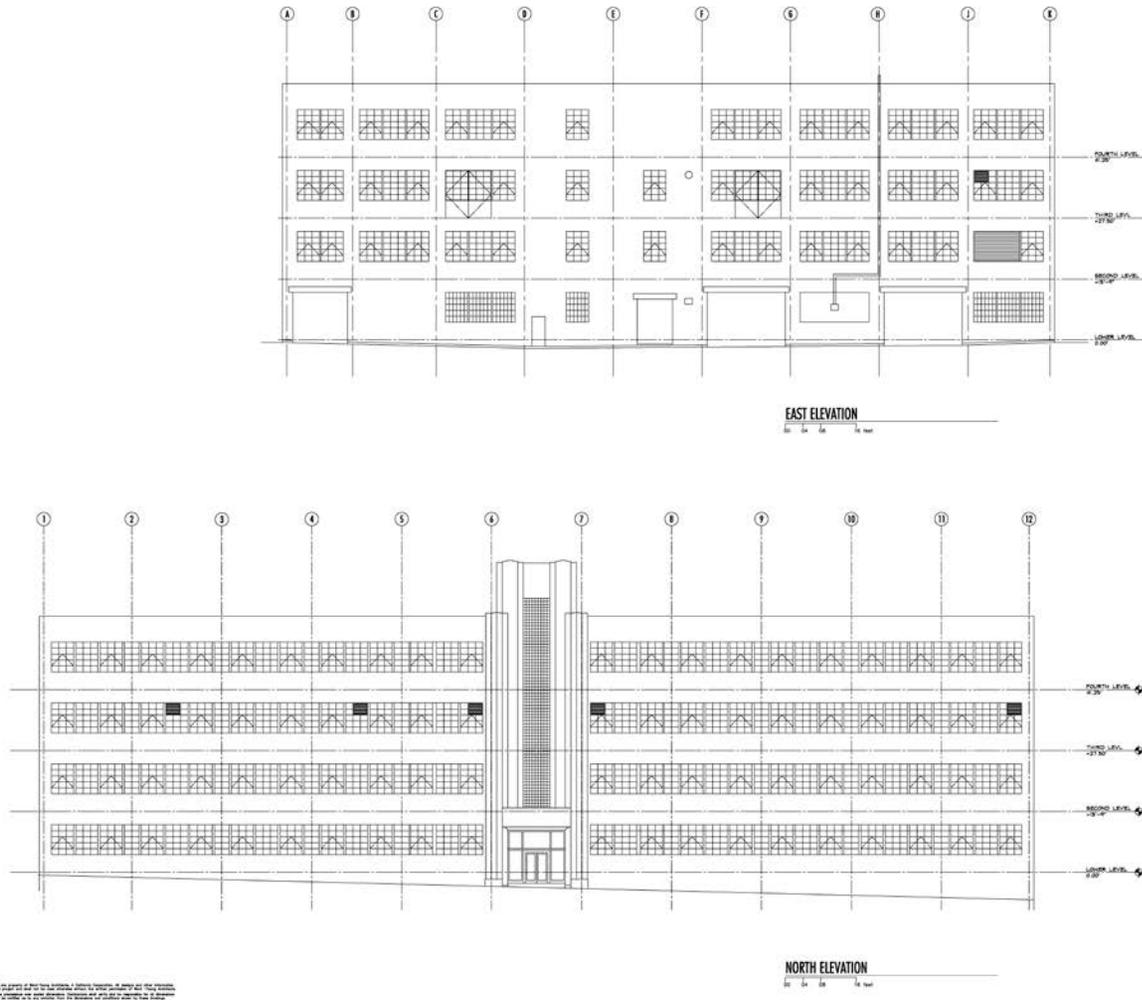


Figure 10 –Existing and Proposed North and East Elevations (No exterior changes proposed)

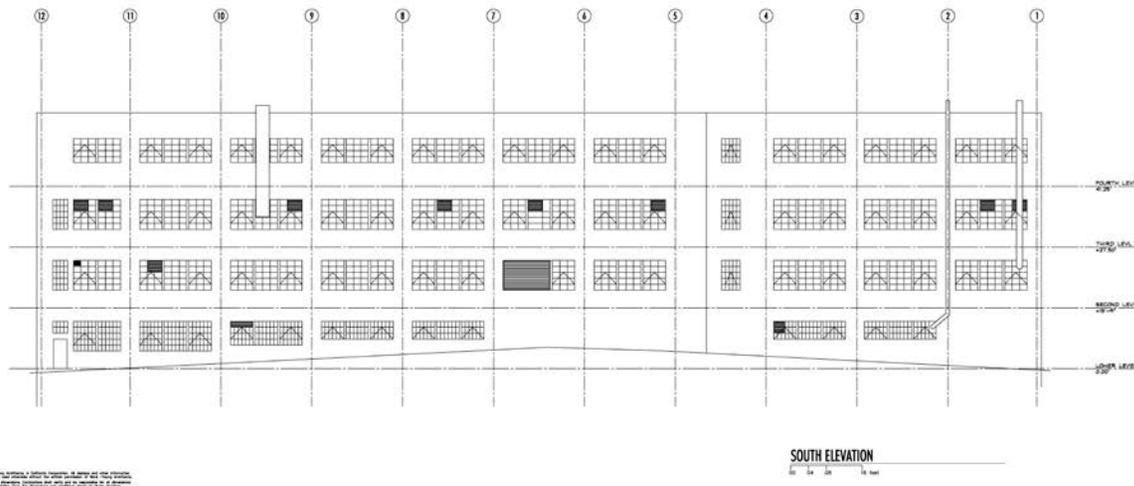


Figure 11 –Existing and Proposed South Elevation (No exterior changes proposed)

EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist evaluates whether the environmental impacts of the proposed project are addressed in the Programmatic Environmental Impact Report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).³ The CPE Checklist indicates whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such impacts are identified, the proposed project is exempt from further environmental review in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures Section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. As discussed below in this checklist, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas. As discussed in each topic area referenced below, these

³ San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

policies, regulations, statutes, and funding measures have or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State statute regulating Aesthetics and Parking Impacts for Transit Priority Infill, effective January 2014 (see associated heading below);
- San Francisco Bicycle Plan update adoption in June 2009, Better Streets Plan adoption in 2010, Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, and the Transportation Sustainability Program process (see Checklist section “Transportation”);
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses Near Places of Entertainment effective June 2015 (see Checklist section “Noise”);
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, effective December 2014 (see Checklist section “Air Quality”);
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see Checklist section “Recreation”);
- Urban Water Management Plan adoption in 2011 and Sewer System Improvement Program process (see Checklist section “Utilities and Service Systems”); and
- Article 22A of the Health Code amendments effective August 2013 (see Checklist section “Hazardous Materials”).

CHANGES IN THE PHYSICAL ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, as evidenced by the volume of development applications submitted to the Planning Department since 2012, the pace of development activity has increased in the Eastern Neighborhoods plan areas. The Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in a substantial amount of growth within the Eastern Neighborhoods Plan area, resulting in an increase of approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) through throughout the lifetime of the Plan (year 2025).⁴ The growth projected in the Eastern Neighborhoods PEIR was based on a soft site analysis (i.e., assumptions regarding the potential for a site to be developed

⁴ Tables 12 through 16 of the Eastern Neighborhoods Draft EIR and Table C&R-2 in the Comments and Responses show projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning, not projected growth totals from a baseline of the year 2000. Estimates of projected growth were based on parcels that were to be rezoned and did not include parcels that were recently developed (i.e., parcels with projects completed between 2000 and March 2006) or have proposed projects in the pipeline (i.e., projects under construction, projects approved or entitled by the Planning Department, or projects under review by the Planning Department or Department of Building Inspection). Development pipeline figures for each Plan Area were presented separately in Tables 5, 7, 9, and 11 in the Draft EIR. Environmental impact assessments for these pipeline projects were considered separately from the Eastern Neighborhoods rezoning effort.

through the year 2025) and not based upon the created capacity of the rezoning options (i.e., the total potential for development that would be created indefinitely).⁵

As of July 31, 2015, projects containing 8,559 dwelling units and 2,231,595 square feet of non-residential space (excluding PDR loss) have completed or are proposed to complete environmental review within the Eastern Neighborhoods Plan area. These estimates include projects that have completed environmental review (4,885 dwelling units and 1,472,688 square feet of non-residential space) and foreseeable projects, including the proposed project (3,674 dwelling units and 758,907 square feet of non-residential space). Foreseeable projects are those projects for which environmental evaluation applications have been submitted to the San Francisco Planning Department. Of the 4,885 dwelling units that have completed environmental review, building permits have been issued for 3,710 dwelling units, or approximately 76 percent of those units (information is not available regarding building permit non-residential square footage). An issued building permit means the buildings containing those dwelling units are currently under construction or open for occupancy.

Within the East SoMa subarea, the Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in an increase of 2,300 to 3,100 net dwelling units and 1,000,000 to 1,600,000 net non-residential space (excluding PDR loss) through the year 2025. As of July 31, 2015, projects containing 2,114 dwelling units and 1,041,289 square feet of non-residential space (excluding PDR loss) have completed or are proposed to complete environmental review within the East SoMa subarea. These estimates include projects that have completed environmental review (1,306 dwelling units and 328,018 square feet of non-residential space) and foreseeable projects, including the proposed project (114,612 sf of office use and 32,988 sf of PDR use).

Growth that has occurred within the Plan area since adoption of the Eastern Neighborhoods PEIR has been planned for and the effects of that growth were anticipated and considered in the Eastern Neighborhoods PEIR. Although the reasonably foreseeable growth in the residential land use category is approaching the projections within the Eastern Neighborhoods PEIR, the non-residential reasonably foreseeable growth is between approximately 34 and 69 percent of the non-residential projections in the Eastern Neighborhoods PEIR. The Eastern Neighborhoods PEIR utilized the growth projections to analyze the physical environmental impacts associated with that growth for the following environmental impact topics: Land Use; Population, Housing, Business Activity, and Employment; Transportation; Noise; Air Quality; Parks, Recreation, and Open Space; Utilities/Public Services; and Water. The analysis took into account the overall growth in the Eastern Neighborhoods and did not necessarily analyze in isolation the impacts of growth in one land use category, although each land use category may have differing severities of effects. Therefore, given the growth from the reasonably foreseeable projects have not exceeded the overall growth that was projected in the Eastern Neighborhoods PEIR, information that was not known at the time of the PEIR has not resulted in new

⁵ San Francisco Planning Department, Community Planning in the Eastern Neighborhoods, Rezoning Options Workbook, Draft, February 2003. This document is available at: <http://www.sf-planning.org/index.aspx?page=1678#background>.

significant environmental impacts or substantially more severe adverse impacts than discussed in the PEIR.

AESTHETICS AND PARKING IMPACTS FOR TRANSIT PRIORITY INFILL DEVELOPMENT

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.⁶ Project elevations are included in the project description, and an assessment of parking demand is included in the Transportation section for informational purposes.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
1. LAND USE AND LAND USE PLANNING—Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR analyzed a range of potential rezoning options and considered the effects of losing between approximately 520,000 to 4,930,000 square feet of PDR space in the Plan Area throughout the lifetime of the Plan (year 2025). This was compared to an estimated loss of approximately 4,620,000 square feet of PDR space in the Plan Area under the No Project scenario. Within the East SoMa subarea, the Eastern Neighborhoods PEIR considered the effects of losing up to approximately 770,000 square feet of PDR space through

⁶ San Francisco Planning Department, Transit-Oriented Infill Project Eligibility Checklist for 645 Harrison Street, October 31, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013. 1545E.

the year 2025. The Eastern Neighborhoods PEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR space. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Areas Plans approval on January 19, 2009.

As of July 31, 2015, projects containing the removal of 1,748,422 net square feet of PDR space have completed or are proposed to complete environmental review within the Eastern Neighborhoods Plan area. These estimates include projects that have completed environmental review (511,197 square feet of PDR space loss) and foreseeable projects, including the proposed project (951,976 square feet of PDR space loss). Foreseeable projects are those projects for which environmental evaluation applications have been submitted to the San Francisco Planning Department. As of July 31, 2015, projects containing the removal of approximately 516,935 net square feet of PDR space have completed or are proposed to complete environmental review within the East SoMa subarea. These estimates include projects that have completed environmental review (329,408 square feet of PDR space loss) and foreseeable projects, including the proposed project (187,527 square feet of PDR space loss).

Development of the proposed project would result in the net loss of approximately 115,480 sf of PDR loss on the project site, including from the conversion of 30,992 square feet of PDR building space to office use, and from the illegal conversion of 67,972 sf office space, and this would contribute considerably to the significant cumulative land use impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. The project site is located in the Soma Service/Secondary/Office (SSO) Use District, in which The SSO district is designed to accommodate small-scale light industrial, home and business services, and arts activities. Additionally, office, general commercial, and retail are principal permitted uses in the SSO district.

Because the proposed project is consistent with the development density established in the Eastern Neighborhoods Rezoning and area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Furthermore, the Citywide Planning and Current Planning Divisions of the Planning Department have determined that the proposed project is permitted in the SoMa Service/Secondary/Office (SSO) District and is consistent with the bulk, density, and land uses as envisioned in the East SoMa Area Plan. The proposed project falls within the "2nd Street Corridor" generalized zoning district, meant to serve as a secondary reservoir for small and larger offices due to its proximity to Downtown and major transit, mixed with residential and PDR uses. The draft Central SoMa Plan also allows for and encourages office uses in this area. The plan also calls for transportation improvements and developments that encourage transit use, walking, and biking. As an office building that includes extensive bicycle parking and no off-street parking spaces, the proposed project is consistent with this designation.⁷⁸

⁷ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 645 Harrison Street, October 15, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

For these reasons, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
2. POPULATION AND HOUSING—				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods Area Plans is to identify appropriate locations for housing in the City’s industrially zoned land to meet the citywide demand for additional housing. The PEIR concluded that an increase in population in the Plan Areas is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. The proposed project’s office and PDR uses are expected to add approximately 232 employees to the project site above the existing employees at the project site who occupy the 67,972 sf of office space. ⁹

⁸ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 645 Harrison Street, November 25, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

⁹ San Francisco Planning Department, Transportation Calculations for 645 Harrison Street, October 5, 2015. The average of 276 gross square foot per employee for office uses is consistent with the Department’s *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002. These calculations are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

As stated in the “Changes in the Physical Environment” section above, these direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Eastern Neighborhoods Rezoning and Area Plans and evaluated in the Eastern Neighborhoods PEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code</i> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The project site building at 645 Harrison Street, built in 1947, was evaluated in the South of Market Area Historic Resource survey and according to Planning Department records, the property was found to be eligible for the national register as an individual property through survey evaluation (Rating 3S).¹⁰ Therefore, the existing building is considered a historic

¹⁰ South of Market Historic Resource Survey: <http://www.sf-planning.org/index.aspx?page=2530>

resource as defined by CEQA. The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. Proposed tenant improvements associated with the proposed project would take place within the interior of the building and proposed exterior changes would include the installation of new air cooled refrigerant compressor units on the rooftop for heating and cooling. A Planning Department Preservation Planner has reviewed the proposal and found that since the project does not involve any exterior alterations, other than the installation of rooftop equipment that would not be visible from the public right of way, it would not impact the property's historic status. Therefore, the project would not have a significant adverse impact on the historic resource located on the project site.¹¹

Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The proposed project would carry out office and PDR tenant improvements to the interior of the building and no changes are proposed to the exterior of the building. Given that the project would not involve any excavation or ground disturbance, Mitigation J-1 would not be applicable.

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

¹¹ San Francisco Planning Department, Email from Tina Tam to Sandy Ngan, "RE: 645 Harrison Street - Historic Review," October 2, 2014. This email is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
4. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, emergency access, or construction. As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on pedestrians, bicyclists, loading, emergency access, or construction beyond those analyzed in the Eastern Neighborhoods PEIR.

However, the Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership, and identified 11 transportation mitigation measures, which are described further below in the Traffic and Transit sub-sections. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts and the cumulative impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topic 4c is not applicable.

Trip Generation

The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. The existing on-site building contains no off-street parking and none is proposed to be provided as part of the proposed project. The proposed tenant improvements to the building would include the installation of 58-Class 1 parking spaces, four showers, and 24 bicycle lockers to be located on the first floor of the building. Additionally, seven Class 2 bicycle parking spaces would be located along Harrison Street.

Trip generation of the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.¹² The proposed project (including the change of use of 30,992 sf office and occupation of 32,988 sf of PDR space) would generate an estimated 1,158 person trips (inbound and outbound) on a weekday daily basis, consisting of 429 person trips by auto, 404 transit trips, 267 walk trips and 58 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 23 vehicle trips (accounting for vehicle occupancy data for this Census Tract).

Traffic

Mitigation Measures E-1 through E-4 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant traffic impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. Since certification of the PEIR, SFMTA has been engaged in public outreach regarding some of the parking-related measures identified in Mitigation Measures E-2 and E-4: Intelligent Traffic Management, although they have not been implemented. Measures that have been implemented include traffic signal installation at Rhode Island/16th streets as identified in Mitigation Measure E-1 and enhanced funding as identified in Mitigation Measure E-3 through San Francisco propositions A and B passed in November 2014. Proposition A authorized the City to borrow \$500 million through issuing general obligation bonds in order to meet some of the transportation infrastructure needs of the City. These funds are allocated for constructing transit-only lanes and separated bikeways, installing new boarding islands and escalators at Muni/BART stops, installing sidewalk curb bulb-outs, raised crosswalks, median islands, and bicycle parking and upgrading Muni maintenance facilities, among various other improvements. Proposition B, which also passed in November 2014, amends the City Charter to increase the amount the City provided to the SFMTA based on the City's population, with such funds to be used to improve Muni service and street safety. Some of this funding may be applied to transportation projects within the Eastern Neighborhoods Plan area.

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of

¹² San Francisco Planning Department, Transportation Calculations for 645 Harrison Street, October 5, 2015. These calculations are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. The intersections near the project site (within approximately 800 feet) include 2nd/Harrison, 2nd/Folsom, 2nd/Bryant, Hawthorne/Harrison, Hawthorne/Folsom, 3rd/Harrison, 3rd/Folsom, and 3rd/Bryant. Table 1 provides existing and cumulative LOS data gathered for these intersections, per the *Transit Center District Plan Transportation Impact Study*.¹³

Table 1

<u>Intersection</u>	<u>Existing LOS (2008)</u>	<u>Cumulative LOS (2030)</u>
2 nd St / Harrison St	E	F
2 nd St / Folsom St	D	F
2 nd St / Bryant St	E	F
Hawthorne St / Harrison St	D	F
Hawthorne St / Folsom St	D	F
3 rd St / Harrison St	D	F
3 rd St / Folsom St	D	F
3 rd St / Bryant St	D	F

Sources: Transit Center District Plan Transportation Impact Study (2011)

The proposed project would generate an estimated 23 new p.m. peak hour vehicle trips that could travel through surrounding intersections. This amount of new p.m. peak hour vehicle trips would not substantially increase traffic volumes at these or other nearby intersections, would not substantially increase average delay that would cause intersections that currently operate at acceptable LOS to deteriorate to unacceptable LOS, or would not substantially increase average delay at intersections that currently operate at unacceptable LOS.

The proposed project would not contribute considerably to LOS delay conditions as its contribution of an estimated 23 new p.m. peak-hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' Plan projects. The proposed project would also not contribute considerably to 2025 cumulative conditions and thus, the proposed project would not have any significant cumulative traffic impacts.

For the above reasons, the proposed project would not result in significant impacts on traffic that were not identified in the Eastern Neighborhoods PEIR.

Transit

Mitigation Measures E-5 through E-11 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern

¹³ The *Transit Center District Plan Transportation Impact Study* (September 22, 2011) is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2007.05581/2008.07891

Neighborhoods that goes towards funding transit and complete streets. In addition, the City is currently conducting outreach regarding Mitigation Measures E-5: Enhanced Transit Funding and Mitigation Measure E-11: Transportation Demand Management as part of the Transportation Sustainability Program.¹⁴ In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements, and Mitigation Measure E-10: Transit Enhancement, the SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014. The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16th Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes with the Eastern Neighborhoods Plan area; for instance the implemented new Route 55 on 16th Street.

Mitigation Measure E-7 also identifies implementing recommendations of the Bicycle Plan and Better Streets Plan. As part of the San Francisco Bicycle Plan, adopted in 2009, a series of minor, near-term, and long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The San Francisco Better Streets Plan, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The Better Streets Plan requirements were codified in Section 138.1 of the Planning Code and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, dependent on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is located within a quarter mile of several local transit lines including Muni lines 8X-Bayshore Express, 10-Townsend, 12-Folsom/Pacific, 91-Owl, and 108-Treasure Island. In addition, the project site is within ½ mile of regional transit providers and lines: BART, Caltrain, AC Transit, SamTrans, and Golden Gate Transit. The proposed project would be expected to generate 404 daily transit trips, including 46 during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 46 p.m. peak hour transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with

¹⁴ <http://tsp.sfplanning.org>

the Preferred Project having significant impacts on seven lines. Of those lines, the project site is located within a quarter-mile of Muni lines 8X-Bayshore Express, 10-Townsend, 12-Folsom/Pacific, 91-Owl, and 108-Treasure Island.

The proposed project would not contribute considerably to these conditions as its minor contribution of 46 p.m. peak hour transit trips would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project would also not contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transit and would not contribute considerably to cumulative transit impacts that were identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
5. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods

PEIR noted that implementation of the Eastern Neighborhoods Area Plans and Rezoning would incrementally increase traffic-generated noise on some streets in the Eastern Neighborhoods plan areas and result in construction noise impacts from pile driving and other construction activities. The Eastern Neighborhoods PEIR therefore identified six noise mitigation measures that would reduce noise impacts to less-than-significant levels.

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. Given that the proposed project construction would be limited to the building's interior, with the exception of rooftop air refrigerant compressor units, and would not include pile driving or particularly noisy construction methods involving heavy diesel equipment, Mitigation Measure F-1 and F-2 would not be applicable.

In addition, all construction activities for the proposed project (approximately five months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance) and would take entirely within the existing building envelope, thereby shielding a large amount of construction noise leaving the building envelope. Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately five months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level and located within the existing building, as the contractor would be required to comply with the Noise Ordinance.

Eastern Neighborhoods PEIR Mitigation Measures F-3 and F-4 require that a detailed analysis of noise reduction requirements be conducted for new development that includes noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn) or near existing noise-

generating uses. The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. Given that the proposed project would not involve open space uses, Mitigation Measures F-3 and F-4 would not be applicable.

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity. The proposed project includes the installation of new air cooled refrigerant compressor units on the rooftop for heating and cooling. Therefore, Mitigation Measure F-5 would apply to the project. Additionally, the Noise Ordinance would apply to the proposed project. Section 2909(b) of the Noise Ordinance provides a limit of 8 dBA above ambient at the property plane to noise from commercial and industrial properties. Noise from the proposed project would occur with the office and PDR uses itself and from the rooftop air cooled refrigerant compressor units. Interior noise from the proposed office and PDR uses are not expected to be audible outside the building. However, noise from the rooftop mechanical equipment would be audible to some of the surrounding (sensitive receptor) residences.

Accordingly, the project sponsor has conducted an environmental noise study demonstrating that the proposed project can feasibly attain acceptable noise levels.¹⁵ The nearest sensitive receptor to the project site is located at 666 Harrison, which is a residential use and approximately 175 feet from the project site. The project site has an existing ambient noise level of 62 dBA and the proposed project mechanical equipment would increase the ambient noise level to 64 dBA. The noise level at the residential site at 666 Harrison would be 47 bBA with the incorporation of the mechanical equipment as part of proposed project. Therefore, noise study determined the new air cooled refrigerant compressor units would comply with the Noise Ordinance and the noise level would not adversely affect nearby noise-sensitive uses.

Mitigation Measure F-6 addresses impacts from existing ambient noise levels on open space required under the Planning Code for new development that includes noise sensitive uses. Given that the proposed project would not involve noise sensitive uses, Mitigation Measure F-6 would not be applicable.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

¹⁵ Charles M. Salter Associates Inc, 645 Harrison IPA Environmental Noise Study, November 7, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
6. AIR QUALITY—Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses¹⁶ as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the Bay Area 2005 Ozone Strategy, the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, PEIR Mitigation Measure G-2 addresses the siting of sensitive land uses near sources of TACs and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.

Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to

¹⁶ The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities, which would likely not occur as a result of the proposed project.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is not applicable to the proposed project.

Criteria Air Pollutants

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that “Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD’s quantitative thresholds for individual projects.”¹⁷ The BAAQMD’s *CEQA Air Quality Guidelines* (Air Quality Guidelines) provide screening criteria¹⁸ for determining whether a project’s criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. For projects that do not meet the screening criteria, a detailed air quality assessment is required to further evaluate whether project-related criteria air pollutant emissions would exceed BAAQMD significance thresholds. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria. Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts that were not identified in the PEIR.

Health Risk

Since certification of the PEIR, San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. The Air Pollutant Exposure Zone as defined in Article 38 are areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM_{2.5} concentration, cumulative excess cancer risk, and

¹⁷ San Francisco Planning Department, Eastern Neighborhood’s Rezoning and Area Plans Final Environmental Impact Report. See page 346. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>. Accessed June 4, 2014.

¹⁸ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, updated May 2011. See pp. 3-2 to 3-3.

incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

Construction

The project site is located within an identified Air Pollutant Exposure Zone (APEZ); therefore, the ambient health risk to sensitive receptors from air pollutants is considered substantial. However, the proposed project would not require heavy-duty off-road diesel vehicles and equipment during the approximately five months of interior tenant improvements. Thus, Eastern Neighborhoods PEIR Mitigation Measure G-1 related to emissions exhaust by requiring engines with higher emissions standards on construction equipment would not apply to the proposed project. Therefore, impacts related to construction health risks would be less than significant.

Siting Sensitive Land Uses

The proposed project consists of the change of use from PDR to office uses, which is a land use that is not considered a sensitive land use for purposes of air quality evaluation. As discussed above, the project site is located within the APEZ; however, Article 38 is not applicable to the proposed project because the project would not introduce sensitive land uses to the project site. Therefore, PEIR Mitigation Measure G-2: Air Quality for Sensitive Land Uses, is not applicable to the proposed project, and the proposed project's impacts related to siting new sensitive land uses would be less than significant.

Siting New Sources

The proposed project would not be expected to generate 100 trucks per day or 40 refrigerated trucks per day. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-3 is not applicable. The proposed project would not include a backup diesel generator, which would emit DPM, a TAC. Therefore, the project is not subject to Eastern Neighborhoods PEIR Mitigation Measure G-4 related to siting of uses that emit TACs by requiring the engine to meet higher emission standards.

Conclusion

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts that were not identified in the PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
7. GREENHOUSE GAS EMISSIONS— Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the East SoMa Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E¹⁹ per service population,²⁰ respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The proposed project was determined to be consistent with San Francisco’s GHG Reduction Strategy²¹, which is comprised of regulations that have proven effective in reducing San Francisco’s overall GHG emissions; GHG emissions have measurably reduced when compared to 1990 emissions levels, demonstrating that the City has met and exceeded Executive Order S-3-05, AB 32, and the Bay Area 2010 Clean Air Plan GHG reduction goals for the year 2020.²² Other existing regulations, such as those implemented through Assembly Bill (AB) 32, will continue to reduce a proposed project’s contribution to climate change. Therefore, the proposed project’s GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and thus the proposed project’s contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on greenhouse gas emissions beyond those analyzed in the Eastern Neighborhoods PEIR.

¹⁹ CO₂E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

²⁰ Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

²¹ Greenhouse Gas Analysis: Compliance Checklist for 645 Harrison Street. August 20, 2015. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

²² Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
8. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wind

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. No changes are proposed to the exterior of the building, with the exception of rooftop air refrigerant compressor units; however the building height would remain at 54 feet.

For the above reasons, the proposed project is not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposed proposals could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. No changes are proposed to the exterior of the building, with the exception of rooftop air refrigerant compressor units; however, the building height would remain at 54 feet. Therefore, no change from the existing shadow conditions would result due to the proposed project.

For the above reasons, the proposed project would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
9. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR.

As part of the Eastern Neighborhoods adoption, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond providing the Recreation and Parks Department an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element (ROSE) of the General Plan was adopted in April 2014. The amended ROSE provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended ROSE identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where proposed new open spaces and open space connections should be built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. Two of these open spaces, Daggett Park and at 17th and Folsom, are both set to open in 2016. In addition, the amended ROSE identifies the role of both the Better Streets Plan (refer to “Transportation” section for description) and the Green Connections Network in open space and recreation. Green Connections are special streets and paths that connect people to

parcs, open spaces, and the waterfront, while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

As the proposed project would not degrade recreational facilities and is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
10. UTILITIES AND SERVICE SYSTEMS— Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since certification of the PEIR, the San Francisco Public Utilities Commission (SFPUC) adopted the 2010 Urban Water Management Plan (UWMP) in June 2011. The UWMP update includes City-wide demand projections to the year 2035, compares available water supplies to meet demand and presents water demand management measures to reduce long-term water demand. Additionally, the UWMP update includes a discussion of the conservation requirement set forth in Senate Bill 7 passed in November 2009 mandating a statewide 20% reduction in per capita water use by 2020. The UWMP includes a quantification of the SFPUC's water use reduction targets and plan for meeting these objectives. The UWMP projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the SFPUC is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
11. PUBLIC SERVICES—Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on public services beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
12. BIOLOGICAL RESOURCES—Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan Area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site is located within the East SoMa Plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project would not result in significant impacts to biological resources not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
13. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

The proposed project would result in the change of use of 30,992 square feet of PDR to office uses, occupation of 32,988 sf of existing PDR space, and proposed tenant improvements throughout the entirety of the building. In total, the proposed conversion would result in the building containing a total of 114,612 sf of office use and 32,988 sf of PDR use. No changes are proposed to the exterior of the building, with the exception of installation of rooftop air refrigerant compressor units, and no excavation and/or subsurface work would occur as a result of the proposed project. The project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the scope of work during its review of the building permit for the project. DBI may require site specific soils reports(s) through the building permit application process, as needed. DBI’s review of the building permit application pursuant to DBI’s implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils, seismic, or other geological hazards.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
14. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The proposed project would carry out office tenant improvements to the interior of the building. No changes are proposed to the exterior of the building and the existing impervious surface coverage on the project site would not change. As a result, the proposed project would not increase stormwater runoff.

Therefore, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
15. HAZARDS AND HAZARDOUS MATERIALS—Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project’s rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

Hazardous Building Materials

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PIER include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based

paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce effects to a less-than-significant level. Because the proposed project includes renovation of an existing building, Mitigation Measure L-1 would apply to the proposed project. See full text of Mitigation Measure L-1 in the Mitigation Measures Section below.

The project site is located within the Maher area; however, the proposed project would not involve excavation or ground disturbance. The proposed project would carry out office tenant improvements to the interior of the building. Therefore, the project is not subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH).

Therefore, the proposed project would not result in any significant impacts related to hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
16. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
17. AGRICULTURE AND FOREST RESOURCES:—Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

MITIGATION MEASURES

Project Mitigation Measure 1 - Siting of Noise-Generating Uses (Mitigation Measure F-5: of the Eastern Neighborhoods PEIR)

To reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including commercial, industrial or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average, in the proposed project site vicinity, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify

potential noise-sensitive uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would comply with the use compatibility requirements in the general plan and Police Code 2909, would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action. Pursuant to Mitigation Measure F-5, a site survey and noise measurements were conducted to demonstrate that the proposed project would comply with the General Plan and the Noise Ordinance.²³

Project Mitigation Measure 2 (Mitigation Measure L-1—Hazardous Building Materials of the Eastern Neighborhoods EIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

IMPROVEMENT MEASURE

Project Improvement Measure 1 – Transportation Demand Management (TDM) Measures

While the proposed project would not result in any significant traffic impacts, to reduce traffic generated by the proposed project, the project sponsor should encourage the use of rideshare, transit, bicycle, and walk modes for trips to and from the project site.

The San Francisco Planning Department and the San Francisco Municipal Transportation Agency (SFMTA) have partnered with the Mayor's Office of Economic and Workforce Development and the San Francisco County Transportation Authority to study the effects of implementing TDM measures on the choice of transportation mode. The San Francisco Planning Department has identified a list of TDM measures that should be considered for adoption as part of proposed land use development projects. The project sponsor (or transportation broker) should consider the following actions:

- *TDM Coordinator*: The project sponsor should identify a TDM coordinator for the project site. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project. The TDM Coordinator could be a brokered service through an existing transportation management association (e.g. the Transportation Management

²³ Charles M. Salter Associates Inc, 645 Harrison IPA Environmental Noise Study, November 7, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1545E.

Association of San Francisco, TMASF), or the TDM Coordinator could be an existing staff member (e.g., property manager); the TDM Coordinator does not have to work full-time at the project site. However, the TDM Coordinator should be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM Coordinator should provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.

- *New-Hire Packet:* Provide a transportation insert for the new-hire packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This new hire packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.

From: [Alice Rogers](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sharon Lai](#); [Yadegar, Daniel \(BOS\)](#); [Kim, Jane \(BOS\)](#); [Nicole Ferrara](#)
Subject: 645 Harrison St, Case 2013.1545E--community concerns
Date: Wednesday, August 19, 2015 7:31:58 PM

Hi Kimberly,

Sharon Lai, Director of Development for the 645 Harrison St project, was kind enough to give me your contact info.

Sharon and her team gave a high level overview of the proposal at an open house last evening and I am delighted to know that the iconic building will be revitalized and some much-needed tenant improvement work will be done. Also very pleased that PDR use will be returned to most of the ground floor.

I have a few immediate questions/concerns:

The mid-block crosswalks (@Hawthorne/Harrison) leading to the building: it is a relief that these crosswalks exist, but with the increased occupant density proposed for this building, and in this area in general, I believe the crosswalks need to be upgraded to have Continental striping, bulb-outs, and possibly Pedestrian Lead indicator timing, or whatever improvements are consistent with the new Vision Zero best practices and standards now supported by the City, and specifically the Planning Commission Resolution supporting Vision Zero, an excerpt of which reads:

RESOLVED, That the Planning Department will review development projects with an understanding of the impact of such projects on pedestrian and bicycle safety and encourage project sponsors to design projects such that they maximize pedestrian and bicycle safety consistent with adopted codes and policies,

Will your department review include findings on safe crossings, including recommended improvements, or is this something I need to negotiate directly with the project sponsor?

Harrison is already identified as a high injury corridor, so this is an urgent concern.

Transportation Demand Management requirements: This proposal is taking a first step in encouraging bicycle use by adding 30+ bike storage spaces....a good start in actively encouraging transportation modes other than auto. Given the peak congestion issues well-documented on Harrison, and the likely reduction in auto lanes on Second Street, will Planning be reviewing/recommending additional mode-change incentives, like subsidized transit passes, or similar?

Ground-floor uses: As noted, I'm in full support of the PDR use proposed, but am wondering if retail may also be allowable as an ancillary use in the PDR area, and/or as an alternate use in the office area now proposed on a portion of the ground floor? Similarly, is it possible to designate or incentivize arts/non-profit use of the ground floor office space? Such uses are already widely in discussion in the Central SoMa planning process and have strong community support.

I have shared my concern about the top two items with Sharon, but want to register them with you as Planning Lead, as well. Hopefully this will kick-start discussions.

Please also add me to all future notifications related to this proposal.

Regards,
Alice Rogers

.....

Alice Rogers

10 South Park St

Studio 2

San Francisco, CA 94107

415.543.6554



November 20, 2015

Kimbery Durandet
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 645 Harrison Street

We are writing to express our support for the proposed legalization of the existing 99,000 office space in this building, including the requisite Prop M office allocation. The Owner, Cresleigh Development Co., must maintain the documented pre-existing PDR space of 33,000 sq ft in this building, which is currently vacant and could be put to good use immediately once the legalization process is completed.

In that regard, right now, working with the Owner, we are exploring the feasibility of renovating most of this PDR space as interim BMR studio spaces for the many artists displaced this year from their previous locations in SOMA and the Mission district. This space would be available for this purpose for several years pending the construction of a planned new hotel on this site. If this interim project proves successful, we would hope to continue it permanently within an equal or larger BMR PDR space within the future master planned development of Cresleigh's Harrison Street properties.

Securing such permanently affordable BMR PDR spaces within the several very large planned Central SOMA development sites is a key element of TODCO's Central SOMA Community Plan. And we feel that the two very large Harrison Street development sites within our Yerba Buena Neighborhood, including the Cresleigh site, are particularly appropriate for the Arts/Cultural uses ("creative space") of the PDR category (while "maker" PDR uses may be most appropriate for the sites south of the I-80 Freeway).

The legalization of this property will potentially give us the chance to test a working prototype of that concept.

Sincerely,

s/John Elberling
President/CEO

Cc: Mayor's Office
Supervisor Jane Kim
Cresleigh Development Co.

Susan Pelosi
HatchToday Coworking Group
645 Harrison Street
San Francisco, CA 94107

Planning Commission President Rodney Fong
San Francisco Planning Department
1650 Mission Street, STE 400
San Francisco, CA 94103

Dear Commission President Fong,

In 2011, three local entrepreneurs opened HatchToday SOMA at 625 Second Street. Their design was to reinvent the work space by providing an open, collegial environment for like-minded startup companies. Within a year over 50 companies were using HatchToday's facilities and a second HatchToday opened at 645 Harrison, which includes 201 desks and averages an 80% occupancy rate. A third HatchToday opened at 100 Broadway after the lease of the original location expired. Although it has only been open since July 1, 2015, it is also 80% occupied.

HatchToday is a current tenant at 645 Harrison and is writing in strong support of the proposed large cap Prop M allocation and office conversion at 645 Harrison Street. HatchToday makes San Francisco's most innovative ideas possible. It is a place where creative people can find affordable space to start a business. It is easy to forget that today's companies -- tech or otherwise -- start as an idea that often struggles to be realized. HatchToday helps those ideas become viable businesses that employ San Franciscans.

There are currently more than 70 companies leasing space within HatchToday at 645 Harrison, 100% of which are startups and include architecture and design firms, game companies, app developers, food delivery systems, online music, and online marketing companies. In addition, HatchToday Harrison is the headquarters for two successful accelerators -- LaunchPad Digital Health and Tumml. Tumml mentors startups with missions to improve urban living. Please see the accompanying document for a full list of tenants from July, 2015.

HatchToday's dynamic population is a magnet to visitors from all over the world and further reinforces San Francisco's global emergence. HatchToday has hosted entrepreneurial groups from China, Japan, Korea, the UK, the Netherlands, Ireland, Switzerland, Russia, Ukraine, Argentina, Chile, Colombia, Estonia, and Turkey among others. Additionally, Business School entrepreneurship classes -- including Stanford GSB, Haas, Sloan, the University of Chicago, and Kellogg -- regularly make tour appointments and tenants typically enthusiastically share their wisdom and secrets for success with visitors. In fact, HatchToday has become known throughout the City and region as an excellent place for sharing and mentoring.

HatchToday supports the proposed office allocation at 645 Harrison. Large cap approval is

crucial to HatchToday and the diverse selection of businesses that rely on the inexpensive, flexible facilities it provides at 645 Harrison. If HatchToday's existing space is not legalized over 70 companies will have to find new accommodations and will suffer a severe interruption to daily operations.

Part of HatchToday's flexibility and appeal is that all companies have an immediate option to increase desk space from one to 20 should it be required. While some tenants rapidly outgrow the desk space maximum, most businesses begin with one or two desks and stay an average of six-to-eight months with moderate growth. The average company size is three people.

Most importantly, HatchToday has grown out of SOMA. Tenants are primarily local residents. Few individuals use automobiles to get to the building and much of the workforce lives in nearby. Others live elsewhere in the eastern neighborhoods in Mission Bay, Dogpatch, the Mission, and Potrero Hill. They walk, take MUNI, and bike to work and are part of the surrounding community. Approval of the large cap allocation at 645 Harrison will help avoid a major disruption to HatchToday and scores of small, local San Francisco Companies.

Sincerely,

Susan Pelosi

Cc:

Commissioner Mike Antonini
Commissioner Cindy Wu
Commissioner Dennis Richards
Commissioner Kathrin Moore
Commissioner Rich Hillis
Commissioner Christine Johnson
Planning Commission Secretary Jonas Ionin

HATCH TODAY

SOMA

2 Degrees Food www.twodegreesfood.com

2 Degrees Food is the very first one-for-one food company—for every snack bar that you buy, we donate a meal to a hungry child in the US and abroad. So far we've donated over 2 million meals (or therapeutic meal packs) to children around the world. Not only are we proud of our mission, but we're also confident in the product that we sell. Made up of heritage grains and dried fruit, our bars are All Natural, Gluten Free, Vegan, Non-GMO, and Kosher.

Aalli

AALLII is a platform that uses smart data to eliminate an organization's need to participate in career fairs. Based on an individual's goals and realities, AALLII makes actionable recommendations that provide organizations a low cost way to find vetted talent. The more information users provide about their goals, realities, and obstacles, the more meaningful the AALLII recommendations.

Add App Corp

A 2014 TechCrunch article by the Mayfield Fund's Tim Chang stated: "The future winners in the wearables space will have two ace cards in their hands: one is a year or more lead-time in using unique or multiple sensor types in the device; the second is the data science know-how to correlate across multiple data streams to mine for richer insights." Addapp holds the second ace card. A platform where users can connect their health and fitness apps and wearables, Addapp delivers personalized insights into their data so users can connect the dots toward their activity, sleep and nutrition goals and overall well-being. Co-Founder & CEO – Kouris Kalligas

ArtLifting

ArtLifting is an award-winning social enterprise selling beautiful art created by homeless and disabled individuals. ArtLifting sells through an online marketplace as well as direct to businesses such as large corporations, hotel chains, and restaurants.

The startup launched in December of 2013 and has been featured in dozens of news sources including the Washington Post, the Huffington Post, ABC, CNET, and the Boston Globe. In 2014, ArtLifting beat 98% of 1700 applicants to become a MassChallenge Silver Prize Winner, won Boston Mayor Marty Walsh's top social impact award, and won a Henry Prize for Social Impact from the John W. Henry Family Foundation

ArtLifting currently supports homeless and disabled artists in 8 cities across the country. Since its launch, ArtLifting has enabled 5 formerly homeless artists to gain housing. The startup continues to expand its impact across the country and grow into a national brand.

BeFunky www.befunky.com

Be Funky is the only place you can turn your photos into something more than your camera can capture.

Black Founders www.blackfounders.com

The Black Founders mission is to increase the number of successful black entrepreneurs in technology. Our goal is to create an ecosystem that stimulates tech entrepreneurship and fosters economic growth in the community. Our vision for Black Founders is to develop global programs that equip entrepreneurs, inspire innovation, and allow us to share resources and knowledge. Our organizational structure includes two separate organizations, each with a unique focus. Friends of Black Founders is a charitable organization (501c3 is in process) and operates our educational programs and conferences. Black Founders Startup Ventures is a separate for-profit venture with a focus on startup financing.

Bounty Me

Burkland & Associates www.burklandassociates.com

Provides part-time CFO financial services to startups. We enable founders to meet or exceed their goals by utilizing our expert strategic planning, financial modeling, operations development, and fundraising assistance.

Calm www.calm.com

Bringing the life-changing benefits of meditation to the world via mobile
<http://www.calm.com> <https://itunes.apple.com/app/calm.com/id571800810>

Channel H

Personalized Mobile technology has changed the way we bank, shop, and pay for almost all our day to day purchases, so why not healthcare? Channel (H) builds cloud based Healthcare Information and Behavior technology

ChatWork – www.chatwork.com

ChatWork is a communication platform designed for companies and teams. Simply put, ChatWork is WhatsApp for business. It's a platform for collaboration that combines text, voice and video chats with task management and file sharing, all in one convenient place. ChatWork inspires people to work in new ways, together. ChatWork has been used by 40,000 businesses in over 160 countries.

CoinTent www.cointent.com

CoinTent is a digital wallet service that is helping digital publishers monetize their premium content online. CoinTent enables websites to sell individual pieces of digital content for micropayments (\$0.05-\$1.00) directly from their website. For publishers, we are creating an incremental revenue stream on top of advertising and/or subscriptions. For content consumers, we are offering a way to access premium content in a convenient, low friction way across devices and websites. We are currently in a live Beta phase and are looking for additional publishers who are interested in talking about their monetization strategy. The model works best with high quality, frequent and niche content. If you know of any websites who would be interested in talking about their monetization strategy with us, please let us know! (brad@cointent.com)

Connected Patents

CopyCat

Double Verify

Enjoy Fresh

EnjoyFresh is a web based and mobile app for restaurant ordering focusing on unique, off-menu items. Enjoy Fresh looks to inspire creative chefs to offer unique entrees, for purchase, on the platform. Users can search for new dishes and enjoy the fresh at the location.

Fable Labs

Fable Labs builds awesome story-driven tablet and web games. We take the best storytelling elements of traditional media (Breaking Bad, Pixar, Walking Dead, Pixar, Harry Potter), RPGs, and adventure games but make the gameplay accessible, free-to-play and bite-sized.

Fieldwire

Fieldwire is an enterprise-focused task management platform for mobile teams (think of it as Jira for the physical world). We streamline field operations by making it easy for our users to report and document tasks, geo-tagged over their custom floor plans; providing visibility to the entire team and allowing its members to collaborate efficiently.

Fishbole

Fishbole is an enterprise communications solution that combines a video platform, web conferencing and on-demand presentation tools. It's real-time video conversations, presentation-based learning and analytics for the modern business and educational establishments.

We enable corporates and educators give engaging presentations and interact with staff and students in real time on any device. Founder's Daniel Robertson and Richard Mcilvenna started the business when the demand in their previous company for online streaming dramatically increased. Options for platforms available remained very limited. Most platforms had been built on older, less relevant technology with little thought into key areas such as viewer retention and analytics.

FormStack

FreshPay

We help people use digital currencies in the real world.

Genova

Global Green USA www.globalgreen.org

Global Green is dedicated to helping the people, places, and the planet in need through catalytic projects, transformative policy, and cutting-edge research. Global Green USA's signature programs include greening affordable housing, schools, neighborhoods, and cities as well as rebuilding communities -- such as New Orleans and areas of New York and New Jersey -- that have suffered from the impacts of climate change, sea level rise, and environmental degradation. Global Green USA is the U.S. affiliate of Green Cross International, which was founded by President Mikhail Gorbachev in 1993 to foster a global value shift toward a sustainable and secure future. For more information, follow us at @globalgreen.

Growth Pilots

Growth Pilots is a customer acquisition agency specializing in SEM and paid social advertising for high-growth companies. We partner with a limited number of leading companies to help them accelerate growth and maximize results from paid acquisition channels.

Hashrocket

Hashrocket is a Ruby on Rails, Go, Clojure, and Mobile design and development shop. Headquartered in Jacksonville, FL with offices in Chicago and San Francisco. We specialize in test-driven development, pair programming, user-centered design, elegant code, and on-site training. We're the best at what we do.

Hillary for America

Hillary Clinton 2016 presidential campaign fundraising desks.

Islais www.isla.is

Islais operates social shopping website Localvore.co. Localvore is a social discovery tool. Founder: Cameron Kramlich

InsightRX – www.insight-rx.com

The Insight RX software platform fills the clinical gap in precision medicine by providing an informed, patient-specific dose by leveraging mathematical models, patient demographics, genetics, and physiological characteristics. The software platform, mobile app, and API iteratively optimize dosing and treatment strategies, and provide clinically relevant analytics to healthcare practitioners and pharmaceutical companies.

InSync www.insync.com

Supply Chain Simplified

InSync is a Cloud Enterprise software company that provides applications to manufacturers and distributors in consumer goods, electronics, steel, semiconductor and other supply-chain intensive industries. Headquartered in San Francisco, CA, InSync is a privately held company with the vision to deliver innovative, intuitive and implementable supply chain solutions.

Koombea www.koombea.com

Koombea is your technical co-founder. We build mobile apps and have been serving San Francisco entrepreneurs since 2007.

LaunchPad Digital Health www.launchpdh.com

A seed investor and next generation digital health accelerator, with its one-year mentoring and investment program. Our investment / program is unique—exclusive focus on digital health companies, ongoing true professional mentoring, founders co-located with its companies for longer term of 12 months, more funds for startups (up to \$500,000) per company, and a group of seasoned industry veterans investing, advising and surrounding the accelerator. Our founders each have more than 20 years in the healthcare and technology sectors as CEOs, CFOs, Chairmen and founders and have driven high-growth companies from startup to maturity. They have also completed financings for, invested in and completed M&A transactions for hundreds of companies, totaling billions of dollars.

Life Dojo

Life Dojo is corporate wellness that works. Using clinically-proven 12-week behavior change methods, our online platform engages employees in a structured journey of motivation, change-planning and daily action, resulting in healthy habit changes that last. Our physical and mental health programs allow employers to offer a holistic, 360-degree wellness menu, all on one convenient platform. Using entertaining animated

videos, humor, story and fascinating science, our platform engages users in planning and forming healthy new habits that will stick with them long after the program is done. (For info, visit: www.lifedojo.com)

Limelight Health www.limelighthealth.com

Limelight Health, provider of mobile enterprise technology for health insurance professionals, aims to streamline and simplify complex employee health benefits processes via technology. Limelight Health offers mobile, cloud-based solutions that enable enterprise insurance agencies & carriers to quote employee health benefits and rate information through iOS app QuotePad. Limelight Health takes the big data behind hundreds of health insurance plans, syncs them into a single, visual dashboard, and guides users to easily understand and create health plan cost scenarios, propose and renew plans. Quote brilliantly & decide instantly on the right employee health insurance plans at the best market value

Metaps www.metaps.com

Metaps is the leading Android app monetization platform in Asia. We help app developers formulate and implement a strategy to acquire, engage and monetize users.

Midas League

Provides a trusted community for family offices to discover curated co-investment opportunities in high growth private technology companies

Mingle www.mingle2.com

MingleNet's mission is to help people find and have great relationships. When you are done being single, MINGLE! Mingle2.com is a place to meet other single people and is completely free. We have one goal in mind: Make online dating free, easy, and fun for everyone.

Mass Impact Technologies (MIT)

MIT is a full stack technology incubator that works with non-technical founders who wish to maintain full-time employment while their product is in the MVP phase. Our typical development cycle is 5-6 months from concept to delivery with an average client cost of \$50,000. We are currently in the process of expanding our product offerings to include legal and financial services to better help our clients launch their company at the end of our development cycle.

MDCoLab

Meed

Metaps

NFLabs, Inc.

NFLabs is leading the big data discovery revolution through #apachezeppelin <http://zeppelin.incubator.apache.org/> and #zeppelinhub <https://www.zeppelinhub.com/>

Follow us on @koreabigdata and check us out at <http://www.nflabs.com>

Novactive - <http://www.novactive.us>

NOVACTIVE is an independent Internet design and implementation firm founded 1996. We remain strategically positioned for our clients, providing a convergence of

technology, marketing and online communication solutions. Novactive is now a strong and experienced multidisciplinary team of over 75 professional specialists spread throughout our offices in Paris, Tunisia, Montreal and San Francisco.

Extensive experience and expertise allows us to effectively conceptualize, design and implement projects using all opportunities available in digital communication. In San Francisco at the HatchToday, Novactive is a technical entity (Web and iOS) ready to help you to start up your innovative project.

Observant

Ops Clarity

We are a stealth-mode start-up transforming operations in modern data center and cloud environments. Our team brings together executives and engineers from leading companies like Cisco, Google, Yahoo, etc., who combine amazing ideas with great execution.

We are solving some really hard problems at the intersection of big data and cloud infrastructure. We are aggressively looking for great technical talent with experience in front-end development, large-scale distributed systems, and machine learning.

Osborne Clarke

Osborne Clarke is a European law firm that specialises in helping technology, media and software businesses expand into overseas markets. We've had an office in the Bay Area for over 15 years and have helped over 400 US businesses as they embark on international expansion. We've recently set up a desk in the Hatch working alongside innovative start-up and growth businesses. Our tech savvy team of lawyers will be happy to talk to you about how we can help whether through our "in-a-box" legal set-up package or to discuss more complex compliancy issues. To arrange a meeting please contact Frances.vickery@osborneclarke.com

Otis Institute

The Otis Institute provides environmental, health and safety (EHS) services. As a San Francisco Human Rights Commission LBE (Micro) certified organization, Otis continues to encourage a product-centered approach to environmental and human protection for the following services: Environmental Service, Environmental and Civil Engineering, Regulatory Compliance Assistance, Health and Safety Testing Services (OSHA), Environmental Impact Reports, and Ergonomics Assessment and Training.

Paintzen www.paintzen.com

Paintzen is a marketplace for home and office painting - providing customers with instant quotes and matching them to experienced paint crews. We then manage all the logistics of getting the job done for both the customer and the painter, resulting in a stress free experience for both.

Pencil

Perfect Video www.perfectvc.com

Founded in 2009, we are a privately held company and have over 35 years of telecom and IP communications leadership amongst our founding team. Please use the provided Video Communications units in the Hoxton Square and Pollard St. rooms and see how you can change the way you do business locally and globally. For more information or support don't hesitate to contact us on-site or 516-282-2880, www.perfectvc.com, info@perfectvc.com or check out store.perfectvc.com

Piggybackr www.piggybackr.com

Piggybackr is a crowdfunding platform for young people to raise money for their teams, projects, and schools. Since launching nationwide in 2013, Piggybackr has helped

students from 46 states raise an average of \$75 per donation – compare that to selling 75 candy bars to each donor! Hailed as “lemonade stand 2.0” Piggybackr has been featured in *Forbes* and the *Wall Street Journal* and has partnered with organizations including YMCA Youth and Government, and United Way Youth Venture. Check out some of the kids at www.piggybackr.com/give

PitchTop

Postmore

Easily discuss photos from your team to post on Instagram* (*and other social networks).

With multiple team members or contributors, collecting and selecting photos for your Instagram) via email or text messages is a pain. Doing it in Postmore is simple: Request and collect photos from your team - Chat about the photos you're discussing - Make your selection and bounce it straight to your Instagram for posting

Quickmii - <http://www.quickmii.com>

Quickmii is a brand new magic mobile application that allows you to fill out any form in just 1 second! No more typos, no more mistakes, no more wasting time. We make things easier, faster... simple! For professionals, Quickmii allows them to deliver a unique experience to their customers by helping them, during all their conversion processes, to simplify their lives and get closer to them through a new communication channel.

Media(online) or non-media(offline, paper etc..) - Quickmii works everywhere!

RolePoint www.rolepoint.com

RolePoint was founded by award winning technologists and backed by Silicon Valley's leading investors to revolutionize how talent is identified, acquired and retained. We're working with some of the world's most innovative organizations applying cutting edge data-science, matching algorithms and engagement technology to source the highest quality talent. Developed over 3 years alongside a world leading group of recruitment advisors and talent acquisition leads, RolePoint platform was built on the philosophy that referrals can become the principle source of hiring across an organization, holding the key to better-fit, higher performing employees.

Runnable

Runnable is building a next-gen developer workflow product that focuses on streamlining the growing number of environments used between local development to production. Let us know if you're interested in access to our limited beta.

Salus Controls, Inc.

San Francisco Democratic Central Committee www.sfdemocrats.org

The San Francisco Democratic Party is the official organization for Democrats in the City and County of San Francisco. With more than 250,000 members, we represent one of the most active communities of Democrats in California. We participate in local voter registration efforts, fundraising, and campaigns from the local to national level.

Sense.ly Corporation

Disease management goes digital: chronically ill patients are expensive to care for because they need frequent check-ins by a qualified health professional. But existing call centers do a poor of flagging those patients most likely to have an expensive complication. Sense.ly has created a web and mobile avatar to allow patients to self check-in (or to monitor patients more frequently) less expensively and more effectively

than systems currently in use. Virtually checking in with patients much more often to ensure they are healthy and intervening before their health becomes a high acuity situation. Sense.ly is a spinout from ORANGE, the French telecom company, which has contributed funding and assets. Pilot programs and product revenues are underway at UCSF and elsewhere for Congestive Heart Failure (CHF) patients; other healthcare organization programs to be launched shortly. Additional partnerships or awards from Allscripts and Novartis.

CEO & Co-Founder – Adam Odessky (former Microsoft, Oracle, Orange); CMO & Co-Founder – Ivana Schnur, MD, PhD (Harvard Medical School / Charles University; Thrive Research; InWorld Solutions)

SportUp

SportUp is the first private social education platform for teams, fitness groups and athletes. With the vision of impacting all communities through the power of sports, the SportUp team is on a mission to create a cutting edge mobile and online platform to help teams, athletes and groups organize, communicate, and share their sporting experiences.

Swan's Neck Vodka www.swansneckvodka.com

Swan's Neck Vodka is made in France from grapes and is distilled using old-world traditional copper Alambic pot stills. Swan's Neck is a limited release, handcrafted spirit made true to the winemaking style of balance, elegance and complexity. The name Swan's Neck is a translation of the French "col de Cygne" which refers to the curved portion of the Alambic's copper piping that carries distillate vapors away from the kettle top. This vodka has a very fragrant, silky, elegant and enticing aroma of freshly fermented grapes. Its palate is velvety, balanced with great finesse and hint of chocolate flavors. Moreover, these connotations persist after the vodka has been chilled or when sipped with ice.

Truly Wireless

Tumml www.tumml.org

Tumml is an urban ventures accelerator focused on empowering entrepreneurs to solve urban problems. A nonprofit, Tumml's goal is to identify and support the next generation of Zipcars and Revolution Foods -- companies developing consumer-facing products and services that tackle urban problems. Through a structured, three-and-a-half month program, Tumml invites early stage companies into its office space to receive hands-on support, seed funding, and services to help grow their businesses and make a significant impact on their communities. You can learn more about Tumml's philosophy on urban impact entrepreneurship in this [blog](#).

Tumml Cohort Companies – Summer 2015

- [ArtLifting](#) – see separate description
- [CityHeroes](#) is a web, mobile, and hardware product that helps companies and governments build better and safer cities.
- [HandStack](#) is the fastest way to mobilize thousands of local people for campaigns, events, and projects you care about.
- [Initiativ](#) is an online platform where users can learn about, promote, and support ballot measures.
- [OpenLabel](#) is a mobile app that empowers consumers by letting them scan any product in the world and instantly share useful product information and ratings, to make smarter more responsible purchasing decisions.
- [SPROKIT](#) builds software to help incarcerated citizens transition back into society by connecting all corrections stakeholders – parole/probation officers, social service providers, employers, mentors, family and friends.
- [Stigma](#) is a personal journaling platform and therapy marketplace to improve the world's mental health.

- [Tinbox](#) is a mobile app that allows you to give 1 dollar per day to a non-profit of your choice, at no cost to you. Every dollar is sponsored by a company working with Tinbox allowing you to give \$365 a year to the causes that matter to you.
- [UpLyft](#) is an app that allows users to check their Government Food Assistance account balances, as well as deduct and calculate the cost of goods and any valid coupons they have in their grocery basket as they shop.

Urbn Havn www.urbnhavn.com

URBN HAVN is a 5-star accommodations concept that caters to elite travelers around the world who seek the ultimate alternative local experience when traveling to San Francisco. Our world-class hospitality team provides our guests with access to an exclusive portfolio of highly curated stunning homes, each with epic stories to tell. We also provide a highly bespoke concierge team dedicated round the clock to taking care of every aspect of our guests' experience from the before, during, and after.

Unique Influence www.uniqueinfluence.com

Unique Influence is a digital advertising consultancy that helps startups to mid-market companies conquer new markets. We help our clients meet aggressive growth goals by using a well-defined process to identify, connect with, & convert high-value customers from paid advertising.

WebShield

Webshield allows disparate organizations to safely pool privacy sensitive and proprietary information to enable precision personalization and process optimization on a global scale. Our tag line is "Personalized Privacy and Trust".

Women 2.0 www.women2.org

Women 2.0 is a media company at the intersection of women, entrepreneurship and technology. We offer content, community, and conferences for aspiring and current innovators in technology. Our mission is to increase the number of female founders of technology startups with inspiration, information, and mentorship through our platform. All our programs are open to men and women.

WPEngine www.wpengine.com

WPEngine is the premium managed hosting platform for websites and applications built with WordPress. WP Engine powers tens of thousands of websites and apps built with WordPress, delivering the fastest, most reliable, and most secure web experience possible. Businesses large and small rely on WP Engine's exceptional customer service team that specializes in quickly solving technical problems, and creating a world-class customer experience. The service includes top-notch support (the most WordPress experts on staff per 1000 customers), one-click backup/restore, one-click deployment from staging to production, version control, optimization for speed and scalability, and security features that include automatic software upgrades.



November 19, 2015

Hon. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 645 Harrison Street
Case No. 2013.1545B
Office Allocation
Hearing Date: December 3, 2015

Dear President Fong and Commissioners:

I am writing on behalf of HV-645 Harrison, Inc., the owner of the building at 645 Harrison Street and the project sponsor for the Section 321 large-cap Office Allocation application ("Application") before the Planning Commission on December 3, 2015. The project is seeking legalization of 67,972 gross square feet (gsf) of existing office use and the conversion of 30,992 gsf of vacant PDR space to office use for a total office allocation of 98,964 gsf. The project also proposes 32,988 gsf of PDR space on the first and second floors which is being marketed as artist/trade shop space. In a Letter of Determination dated April 13, 2015, the Zoning Administrator found 14,520 gsf of pre-existing legal office space in the building.¹ Because this space is already legal office use, it is not subject to the Application.

Upon approval of the Application, the building will consist of 113,484 gsf of legal office use and 32,988 gsf of PDR use. The project will also include 74 Class-1 bicycle parking spaces, which is well in excess of the required 26 Class-1 spaces and 7-Class 2 parking spaces.

The project is also requesting an open space waiver ("Waiver") from the Zoning Administrator under Planning Code Section 307(g). The Zoning Administrator will consider this request at the December 3, 2015 hearing. Granting the Waiver will result in the project paying in-lieu fees of \$1,067 to the City's Open Space Fund. Both the Application and the Waiver request meet the Planning Code's requirements for approval. Accordingly, we respectfully request that the Commission grant the Application and the Zoning Administrator approve the Waiver.

¹ Planning Code Section 320(k) defines "Preexisting office space" as "office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law."

A. FACTUAL BACKGROUND

1. The Building's Features and Zoning.

The project sponsor purchased the building, located near Harrison and 2nd Streets and surrounded by Harrison Street, Perry Street and Vassar Place, in 1987. The partially vacant, 54-foot-tall, four-story 146,779 gsf² building occupies the entire lot. It is currently occupied by 67,972 square feet of unpermitted office use on the second and third floors.³ The remaining 78,807 square feet of PDR space is vacant. The building also includes two existing loading docks located off Vassar Place and one receiving dock. See photographs attached as Exhibit A.

This site was zoned M-1 when the project sponsor purchased it. It was rezoned to Service Secondary Office (SSO) and 40-X height and bulk by the Planning Code amendments adopted pursuant to the South of Market Area Plan in 1990. It is located within the Eastern SOMA Area Plan of the Eastern Neighborhoods Plan and within the draft Central SOMA Area Plan. The proposed office and PDR uses are principally permitted under the SSO zoning. Office and light industrial uses were also principally permitted uses under M-1 zoning at the time the building was purchased by the project sponsor. Office space has thus always been a principally permitted use at this location, and the site is not now nor has it ever been in a PDR zone.

The building is not subject to the moratorium prohibiting the conversion or replacement of PDR uses in the area within the proposed Central SOMA Area Plan.⁴ A project is exempt from the moratorium if its Environmental Evaluation application was filed prior to September 1, 2014.⁵ This project's Environmental Evaluation application was filed on October 24, 2013. Thus, the project's proposal to convert 98,964 gsf of PDR space to office use can be approved under the Application.

2. The Building was Constructed as the Corporate Headquarters of a Printing Company.

Consistent with the site's M-1 zoning, the building was constructed in 1948 as the combined corporate headquarters and printing plant for A. Carlisle and Co, a printing and lithography company.⁶ As a mixed use office/light industrial building, 645 Harrison housed both the administrative and industrial functions for this firm's lithography and printing business. In furtherance of its corporate oversight role, many of the corporation's fifteen (15) department heads each had their offices on the ground floor.⁷ In contrast, the printing/lithography activities occurred only on the 2nd and 3rd floors, along with some other office-type work including

² This is the building's current gross floor area. Upon completion of the project's tenant improvements, the building's gross floor area will be 146,472 gsf.

³ The current office tenants are tech companies HatchToday, which has been in the building since August 2012, and Twilio, which has been in the building since May, 2013. Both have multi-year leases through 2017 and 2018, respectively.

⁴ See Exhibit B, Moratorium Ordinances.

⁵ *Id.*, See Section 2(b)(5) of Ordinances 210-14 & 258-14.

⁶ Attached as Exhibit C is A. Carlisle and Co.'s 1952 "promotional" materials describing its 100-year history and celebration of its new corporate headquarters, completed in 1948 at 645 Harrison. This document is referred to in this letter as the "Carlisle Book."

⁷ *Id.* pp. 18-19.

proofreading and typesetting.⁸ Within this self-contained office/printing entity, the 4th floor served as a cafeteria, seating 125 people. Lunch and snacks were served there for employees and their visitors.⁹

Carlisle shut down its San Francisco facilities in the 1970's. When the project sponsor purchased the building in 1987, the tenants were a mix of office uses and PDR-type uses such as garment manufacturers, the last of which vacated its space as a result of its dissolution in 2009. Over the years, many building permits that were applied for and have been issued showed the existing use of numerous spaces as "office."

3. The Building Permit History Consisted of Long-Standing Office Uses that were Determined to be Unpermitted.

Like many owners of older buildings in the SOMA area, the project sponsor relied in good-faith on the site's M-1 and SSO zoning and the official DBI building permit history that the building contained legal office uses. Based on that belief, the project sponsor and its office tenants completed many improvements to the building over the years. For example, the project sponsor has spent considerable time and money upgrading the interior of the building. The project sponsor diligently works with its tenants to ensure that their spaces are in compliance with applicable codes and meet their business/space needs.

On October 22, 2012, the project sponsor filed a building permit application for tenant improvements on the ground floor valued at \$750,000. The scope of work included "providing an accessible path and ramp and restroom upgrade on ground floor. No work on the exterior, add partitions on ground floor. Limited office T.I. structural, mechanical, electrical and plumbing included." After receipt of an anonymous complaint in February, 2013, the Planning Department tagged the property apparently because the previously issued "office" permits had not undergone Planning Department review for a change of use. The pending TI permit application was put on hold and has since been withdrawn. To address Planning's concerns, the Application was filed in October 2013 to legalize the existing office uses on the 2nd and 3rd floors and to convert the remainder of the building to office use.¹⁰

B. THE PROJECT WILL LEGALIZE 98,964 GSF OF OFFICE SPACE AND UPGRADE 32,988 GSF OF PDR SPACE FOR ARTISTS/TRADE SHOP USE.

Approval of the Application will legalize the existing 67,972 gsf of occupied office space on the 2nd and 3rd floors and convert 30,992 gsf of existing vacant PDR space to office use for a total office conversion of 98,964 gsf under Section 321. Pursuant to the April 13, 2015 Letter of Determination, the 14,520 gsf of pre-existing legal office space is not subject to Section 321. Upon approval of the project, the following uses will occupy the entire building: 113,484 gsf of office use distributed among all 4 floors and 32,988 gsf of PDR use on the 1st and 2nd floors, with the majority of PDR space on the 1st floor due to its proximity to loading areas.

⁸ *Id.*, pp. 22-28.

⁹ *Id.*, p. 29

¹⁰ The Application was filed before the Zoning Administrator determined that there was 14,520 gsf of pre-existing legal office space in the building and before the project sponsor elected to provide 32,988 gsf of upgraded PDR space on the 1st and 2nd floors.

The 32,988 gsf of PDR space proposed for the 1st and 2nd floors (27,318 gsf and 5,670, respectively) arose out of the project sponsor's goal of providing PDR space for artists and other PDR users in the SOMA. Aware that portions of the building's 1st and 2nd floors—with their high ceilings, natural light and ventilation, and access to loading docks—were desirable attributes of artists' and PDR workspaces, the project sponsor, on its own initiative, reached out to community groups to try to match some of its vacant space with community-based entities that work with artists and others needing PDR space. The project sponsor has been actively engaging in negotiations with TODCO to lease much of the 1st and 2nd floor PDR spaces so that TODCO can provide suitable and affordable PDR space to some of the displaced artists and PDR tenants within the SOMA. This additional PDR space will contribute to the sustenance of the cultural arts and PDR communities within SOMA.

1. Community Outreach.

No pre-application meeting was required for the proposed change of use to office because projects within the SSO zone are not subject to Section 312 neighborhood notification. Following the Zoning Administrator's determination that there was 14,520 gsf of pre-existing legal space, the project sponsor began working with Planning staff to schedule a hearing for this project. Even though no formal neighborhood notification or meeting was required for this project, the project sponsor nonetheless wanted to let neighbors and community organizations know about the pending project. A community meeting was noticed for and held at the project site on August 18, 2015.¹¹ Notice of the meeting was sent to neighbors within 150' of the project site, which is the same area required by Section 312, and to several SOMA community organizations. The two neighbors who attended the meeting were in support of the proposed office allocation and PDR uses.¹² Subsequent to the meeting, we followed up with those neighbors and have been working with TODCO to finalize an agreement to lease the PDR space.

2. Community Benefits

The project is subject to numerous impact fees. Based on the proposed 98,964 gsf office conversion and the upgrade of 32,988 gsf of PDR space, the project will pay \$2,829,128.24¹³ of impact fees as follows.

¹¹ See [Exhibit D](#).

¹² The 2 attendees were Alice Rogers and Jamie Whitaker.

¹³ These fees are raised annually on January 1st and are paid prior to issuance of the first building permit. Thus it is likely that the in-lieu fees paid could increase by 3-4% or \$113,165.13, for a total of in-lieu fee payment \$2,942,293.34.

PROJECT IMPACT FEES

Fee Name	Space Classification	Square Feet (gsf)	Fee/gsf	Fee
Open Space	PDR	32,988	N/A	
	Office	98,964 ¹⁴	\$0.97	\$1,067
Jobs Housing Linkage	PDR	32,988	N/A	
	Office	98,964	\$7.37	\$729,364.68
TIDF	PDR	32,988	\$7.46	\$246,090.48
	Office	98,964	\$13.87	\$1,372,630.68
Child Care	PDR	32,988	N/A	
	Office	98,964	\$1.21	\$119,746.44
Eastern Neighborhoods; Infrastructure Impact Fee-Tier 1 (Change of Use)	Office	98,964	\$3.64	\$360,228.96

3. Uses at this Site will not Change as a Result of the Central SOMA Area Plan.

As noted earlier, the project is located within the proposed Central SOMA Area Plan. The Draft EIR for that Plan has yet to be released. In anticipation of that document's expected release a few years ago, the project sponsor, along with many other owners in the proposed Plan area, submitted PPAs to the Planning Department. This site's PPA was issued on February 6, 2013 and expired on August 5, 2014. Any approvals for future development of this and adjacent sites owned by the project sponsor would require adoption of the Central SOMA Area Plan and rezoning. Given the time that it will take to finalize the Area Plan and rezoning, it is premature to speculate about the type of development that could occur under the Central SOMA Area Plan. Regardless of the outcome of the Central SOMA Area Plan, the project sponsor will retain this building and the uses approved by the Commission in this building.

C. THE PROJECT SATISFIES SECTION 321(B)(3)'S CRITERIA FOR APPROVAL.

Section 321(b)(3) provides the guidelines that this Commission applies in deciding whether the Application should be approved. This project satisfies all 7 required guidelines.

1. *Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services on the other.*

¹⁴ The amount of open space required for the office space is based on a ratio of 1:90 gsf. Thus, 1,100 gsf of open space is required for this project.

The project proposes the conversion and legalization of 98,964 gsf of existing and vacant space to office use. There are currently existing occupied offices on the 2nd and 3rd floors totaling 67,972 gsf. The remaining 78,807 gsf is vacant space as follows: 64,287 gsf of PDR space and 14,520 gsf of pre-existing legal office space. The last PDR use in the building was a garment manufacturer which went bankrupt and vacated the space in 2009. Upon completion of the project, 113,484 gsf or 77.5% of the building will be office use, and 32,988 gsf or 22.5% will be PDR use.

Existing and proposed office sizes range from the small spaces to occupying an entire floor. Additional office space of varying sizes in the burgeoning and desirable 2nd Street Corridor will provide accessible and needed space for the multiple business types that seek this location. Existing tenants in the 2nd and 3rd floors are tech companies Twilio, Inc., and Hatch Today.¹⁵ New tenants could include design professionals, technology companies and related and ancillary businesses that desire a SOMA location close to these businesses and the numerous transportation options in the neighborhood.

The office allocation results in an increase of 98,964 gsf of legal office space on the site. Its approval will not generate significant demand for housing, transportation or public services because based on the project location, those needs are readily met. Given an employee density for office space of 276 gsf,¹⁶ the project will result in an approximate total of 358 office employees,¹⁷ which is a net gain of 112 office employees in the existing office uses. Rezoning to increase housing density in the area around the project site adopted by the Eastern Neighborhoods Plan and the proposed Central SOMA Area Plan has and will result in increased affordable housing opportunities in the neighborhood. Transportation is already plentiful in the neighborhood as the site is located near the BART and MUNI Metro stations and is amply served by MUNI, AC, Golden Gate and SamTrans lines for City and regional travel. Further evidence of the site's transit-rich options is its proximity to the future Central Subway station and the Transbay Terminal.

The site is in a highly developed, dense urban neighborhood which is served by existing public utilities. Payment of the required impact fees by developers of both residential and non-residential projects increases the availability of affordable housing, supports creation and maintenance of new open space and provides an additional funding source for maintaining the MUNI fleet.

The project, including the PDR space, would result in a total of 469 employees at the site. There is little risk that the conversion would create impacts to housing, transportation and other public services. Many of those employees that will work at the project site likely already work in the City and in the SOMA area since the businesses that desire the project location will be similar to the technology-related and complementary businesses already in the SOMA.

Based on the above, there is a balance between the demand for certain services created by

¹⁵ Twilio occupies all of the 3rd floor and a portion of the 2nd floor. It allows software developers to programmatically make and receive phone calls and send and receive text messages using its web service. HatchToday, which provides co-working space, occupies a portion of the 2nd floor.

¹⁶ Employee densities are obtained from the Transportation Impact Analysis Guidelines, October 2002 at p. C-3.

¹⁷ This includes occupancy of the vacant but pre-existing 14,520 gsf of office space.

the project and the availability of those services. Currently, the existing neighborhood density supports and is well-served by transit and public infrastructure. The payment of impact fees of \$2,829,128.24 by the project sponsor will enhance those services, providing needed funding to sustain transit service, create viable and attractive open space and to increase the affordable housing opportunities in the neighborhood and throughout the City.

2. *The contribution of the office development to, and its effects on, the objectives and policies of the Master Plan.*

The project will comply with and advance many objectives and policies of the General Plan and East SOMA Area Plan including providing larger office space in the 2nd Street Corridor. See Exhibit E for the General Plan policies and objectives advanced by the project.

SOMA has increasingly established itself as the preferred geographic location for various industries and tenants in San Francisco and the greater Bay Area. It has been the most robust office leasing submarket in San Francisco over the past several years. The project provides the following benefits:

- It develops office space of a type that will preserve the diversity of the existing neighborhood located in Eastern SOMA.
- It contributes to the economic growth in the City by increasing office space in an area of the City where demand is the greatest and supply is constrained, thereby providing ample employment opportunities for San Francisco residents.
- It is located in a neighborhood well served by transit and designated for office use and will also be within walking distance of the commercial center of the City.
- It provides office space with efficient large floorplates, high floor to ceiling space and energy efficient mechanical systems with flexibility to easily accommodate the technology infrastructure required by technology companies currently competing for quality office space in the East SOMA submarket.
- The site provides numerous commuter options for employees. Located within walking distance are numerous City and regional bus lines as well as BART and MUNI Metro. The site is also located near the future Transbay Terminal and the Central Subway line. Moreover, the project will provide 74-Class 1 bicycle spaces for employee use and 7 Class-2 spaces.

3. *The quality of the design of the proposed office development.*

The project converts 68% of an existing 4-story building to office use. Only interior construction is required for project implementation in order to create the new office space on the 1st, 2nd and 4th floors. No exterior construction is involved. Thus, the existing building design, including its historic features, will remain intact.

4. *The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location.*

The project is suitable at its location for the following reasons:

- Authorization of the office space will allow for new businesses in the area which will contribute to the economic activity in the neighborhood. Rezoning under the Eastern Neighborhoods Plan and the pending Central SOMA Area Plan has and will revitalize the neighborhood to attract more businesses that serve offices and to enable more employees to live within walking distance, a transit trip or a bicycle ride from their workplace.
- Because of the increased economic activity and attractiveness of the East SOMA Area generally and the 2nd Street Corridor in particular, the project meets the demand for a variety of office sizes and business types.
- The project is located in the SSO zoning district, where office use is principally permitted.

The project will not have any site-specific impacts for the following reasons:

- There will be no air quality or noise impacts generated by the project because there is no exterior construction proposed and no off-street parking is provided.
 - The project site is located in a transit rich neighborhood. There are numerous transit options available for both Citywide and regional travel, including the Transbay Terminal and the future Central Subway line. No overloading on MUNI or other transit service providers will occur as a result of the project due to the relatively few numbers of net new employees and the availability of numerous travel options, including transit, walking, and biking. The project will provide 74 Class-1 bicycle spaces. All leases have and will continue to contain a provision requiring tenants to take reasonable steps for their employees to use alternative modes of transportation.
 - No off-street parking is provided and none is planned. No traffic congestion (and the related GHG emissions) will arise as a result of peak hour travel to and from the project site.
 - Office and similar commercial uses are found throughout the immediate neighborhood and along the 2nd Street Corridor. The project is compatible and consistent with its highly urbanized surroundings.
5. *The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses.*

Given the project's location in the "tech-hive" of the City, anticipated tenants will likely be tech and related/complementary businesses. The varying office sizes available in the building will enhance the likelihood of a diverse tenant base. Hand in hand with that tenant diversity is the variety of available employment opportunities. These businesses, like most professional firms, require employees with particular substantive expertise but also those with managerial and

administrative support skills to increase the business' success. The City is filled with talented people with tech expertise and as many people who have the administrative and managerial skills to contribute to thriving new or expanding businesses.

6. The extent to which the proposed development will be owned or occupied by a single entity.

The building in which the office space will be located is owned by one entity, HV-645 Harrison, Inc. It will be occupied by multiple tenants.

7. The use, if any, of TDR by the project sponsor.

No TDR has been or will be used by the project sponsor for the project site.

D. CONCLUSION.

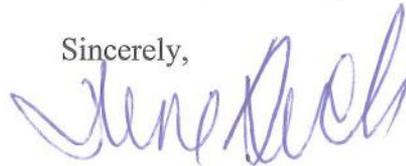
This building has a varied history with a mix of uses. The original owner/occupant and builder was A. Carlisle and Company. The building was its corporate headquarters and the primary manufacturing facility for its printing and lithography business. Since it vacated the building in the 1970's, the building has been occupied by a continuous mix of light industrial (e.g., garment manufacturers and printing) and office uses. Yet, since A. Carlisle's departure, few permits were obtained to legalize the office uses that replaced it.

The Application before the Commission would legalize 67,972 gsf of long-standing office uses, and convert an additional 30,992 gsf of PDR space to office use. Combined with the 14,520 sf of pre-existing office use which is not subject to the Application, the building will contain a total of 113,484 gsf of office use. The project sponsor is committed to retaining the character and mixed use of the building by including artist and PDR space on the 1st and 2nd floors. As a result of the proposed conversion, the sponsor can provide 32,988 gsf of PDR use for trade shop and artists space to provide permanent affordable space for local artists and PDR uses.

Approval of the Application is required to allow the building to be upgraded and the necessary office and PDR tenant improvements made with lawfully issued permits. We request that the Commission approve the office allocation application before you so that that work may proceed promptly and the mixed use history of the building be maintained.

Please contact me prior to December 3, 2015 if we can provide any further information.

Sincerely,



Ilene Dick

Kimberly Durandet, Planner
Scott Sanchez, Zoning Administrator
John Rahaim, Planning Director

EXHIBIT A









EXHIBIT B

[Zoning - Interim Moratorium on Production, Distribution, and Repair Conversion in the Proposed Central South of Market Plan Area]

1
2 **Urgency Ordinance approving an interim zoning moratorium to prohibit the conversion**
3 **or replacement of Production, Distribution, and Repair uses in the proposed Central**
4 **South of Market Plan Area bounded by Market Street on the north, Townsend Street on**
5 **the south, 2nd Street on the east, and 6th Street on the west, for 45 days; affirming the**
6 **Planning Department's determination under the California Environmental Quality Act;**
7 **and making findings of consistency with the eight priority policies of Planning Code,**
8 **Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) **General Findings.**

19 (1) The proposed Central South of Market Plan Area is bounded by Market Street on
20 the north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the west.

21 (2) The Planning Department and the public are currently engaged in a planning
22 process to develop a comprehensive set of zoning and design controls for this area. As part
23 of that effort, the Planning Department, in April 2013 released a draft report for public review
24 of the Central Corridor Plan, now known as the Central South of Market (SoMa) Plan. Copies
25 of this Plan are available at the Planning Department at 1650 Mission Street and on the

1 Planning Department's website. This Plan looks at existing and proposed programs for land
2 use, urban form, streetscape and circulation, open space, historic resources and social
3 heritage, sustainability, and public improvements.

4 (3) During the planning for this effort, which has been coupled with the current
5 economic boom cycle, the Central SoMa Plan Area has witnessed significant changes in
6 types and scale of development zoning uses. As a result, development pressure to modify
7 and change existing uses is outpacing the City's ability to establish zoning controls that
8 appropriately respond to and balance these changes.

9 (4) One type of zoning use in the Central SoMa Plan Area and elsewhere in San
10 Francisco that has been particularly susceptible to displacement and outright loss by recent
11 economic trends is PDR (production, distribution, and repair services) use.

12 (5) As a result of changes to existing PDR uses in the proposed Central SoMa Plan
13 Area, this Board intends to place a temporary moratorium on changes to and replacement of
14 PDR uses in this area, subject to specified exemptions, in order to provide time for the City to
15 determine if permanent zoning changes could be formulated that minimize the disruption
16 associated with such changes of use.

17 (6) These interim controls are intended to provide stability to the neighborhood during
18 the time that the draft Central SoMa Plan is under development and public review. The Board
19 urges the San Francisco Planning Department to balance the need for retaining PDR with the
20 desire to have more affordable housing, a vibrant small business community, and high density
21 housing and office space in the future Central SoMa Plan Area.

22 (b) **Findings related to imposition of an interim moratorium.**

23 (1) Planning Code Section 306.7 provides for the imposition of interim zoning controls
24 to accomplish several objectives, including preservation of historic and architecturally
25 significant buildings and areas; preservation of residential neighborhoods; preservation of

1 neighborhoods and areas of mixed residential and commercial uses in order to preserve the
2 existing character of such neighborhoods and areas; and development and conservation of
3 the City's commerce and industry to maintain the City's economic vitality, provide its citizens
4 with adequate jobs and business opportunities, and maintain adequate services for its
5 residents, visitors, businesses, and institutions.

6 (2) These controls are intended and designed to deal with and ameliorate the
7 problems and conditions associated with changes to and replacement of PDR uses while the
8 proposed Central SoMa Plan is pending so that the City can continue to preserve
9 neighborhoods and areas of mixed residential and commercial uses in order to maintain the
10 existing character of such neighborhoods and areas and develop and conserve the City's
11 commerce for the reasons specified above in Subsection (1). In addition, until permanent
12 controls are adopted, these controls will support of the primary objectives of the Central SoMa
13 Plan including: (A) support transit-oriented growth, particularly workplace growth, (B) shape
14 the area's urban form recognizing both City and neighborhood contexts, and (C) maintain the
15 area's vibrant economic and physical diversity.

16 (3) This Board has considered the impact on the public health, safety, peace, and
17 general welfare if the interim controls proposed herein were not imposed.

18 (4) This Board has determined that the public interest will be best served by imposition
19 of these interim controls at this time in order to ensure that the legislative scheme that may be
20 ultimately adopted is not undermined during the planning and legislative process for
21 permanent controls, which process shall be conducted within a reasonable time.

22 (c) Planning Code Section 101.1 Findings.

23 This interim zoning moratorium advances and is consistent with: Priority Policy 1 in that
24 the controls will preserve and enhance existing neighborhood-serving retail uses and enhance
25 future opportunities for resident employment in and ownership of such businesses; Priority

1 Policy 2 to conserve and protect existing housing and neighborhood character in order to
2 preserve the cultural and economic diversity of this neighborhood; Priority Policy 4 so that
3 commuter traffic does not impede Muni transit service or overburden our streets or
4 neighborhood parking; and Priority Policy 5 in order to maintain a diverse economic base by
5 protecting our industrial and service sectors from displacement due to commercial office
6 development, and potential enhance future opportunities for resident employment and
7 ownership in these sectors. With respect to Priority Policies 3, 6, 7, and 8, the Board finds
8 that the interim zoning moratorium does not, at this time, have an effect upon these policies,
9 and thus, will not conflict with said policies.

10 (d) Environmental Findings.

11 The Planning Department has determined that the actions contemplated in this
12 Ordinance are in compliance with the California Environmental Quality Act (California Public
13 Resources Code sections 21000 et seq.). The Board of Supervisors hereby affirms this
14 determination. A copy of said determination is on file with the Clerk of the Board of
15 Supervisors in File No. 140951 and incorporated herein by reference.

16
17 Section 2. The following interim zoning moratorium shall be adopted as an Urgency
18 Ordinance:

19 (a) Neither the Planning Department nor the Planning Commission shall issue an
20 approval or authorization for any change to or replacement of PDR use by a non-PDR use in
21 the proposed Central SoMa Plan Area. This area is bounded by Market Street on the north,
22 Townsend Street on the south, 2nd Street on the east, and 6th Street on the west. For
23 purposes of these controls, PDR, change of use, and replacement of use are all defined in
24 Planning Code Section 401.

25 (b) The following districts, uses, and projects are exempt from these controls:

1 (1) The C-3 zoned districts;

2 (2) Proposed projects that are comprised of 100% affordable housing as defined in
3 Planning Code Sections 415.1 et seq.;

4 (3) Properties containing any of the following PDR uses: gas stations, parking lots, or
5 self-storage;

6 (4) Projects subject to a development agreement under Administrative Code Chapter
7 56 and California Government Code Sections 65864 et seq.; and

8 (5) Projects that have submitted an environmental evaluation case to the Planning
9 Department on or before September 1, 2014; and

10 (6) Projects that received a Planning Commission approval under Planning Code
11 Section 321 and 803.9 on or before September 11, 2014.

12 (c) Except as provided in Section 2(b)(6) above, no ~~No~~ project located in the SLI
13 (Service/Light Industrial) District, as defined in Planning Code Section 817, is eligible for any
14 of the exemptions to the moratorium as set forth in Subsection (b).

15 (d) This interim zoning moratorium shall remain in effect for 45 days unless extended
16 in accordance with California Government Code Section 65858 or permanent controls are
17 adopted to address conversion of PDR uses, whichever first occurs.

18 (e) If application of this ordinance would have the effect of denying approvals needed
19 for development of a project specified in California Government Code Section 65858(c) and
20 (h), this moratorium shall not apply to that use.

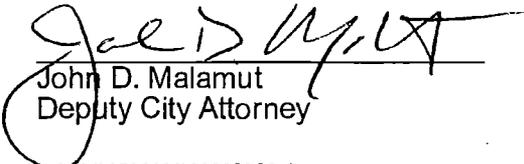
21
22 Section 3. Within 25 days of the Board's adoption of this ordinance, the Planning
23 Department shall submit to the Clerk of the Board a written report describing the measures
24 taken to alleviate the conditions that led to the adoption of the ordinance. Upon receipt of the
25 report, the Clerk shall calendar a motion for the full Board to consider and approve said report.

1 Said hearing and the action taken thereon shall be no later than 35 days after this ordinance
2 is effective.

3 Section 4. Effective Date. This urgency ordinance shall become effective immediately
4 after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
5 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
6 Board of Supervisors overrides the Mayor's veto of the ordinance by a 4/5ths vote.

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:


11 John D. Malamut
12 Deputy City Attorney

13 n:\eganalas2014\1500109\00960306.doc



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Ordinance

File Number: 140951

Date Passed: September 30, 2014

Urgency Ordinance approving an interim zoning moratorium to prohibit the conversion or replacement of Production, Distribution, and Repair uses in the proposed Central South of Market Plan Area bounded by Market Street on the north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the west, for 45 days; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

September 29, 2014 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

September 29, 2014 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

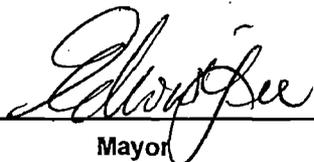
September 30, 2014 Board of Supervisors - FINALLY PASSED

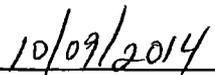
Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 140951

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 9/30/2014 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved

[Zoning - Interim Moratorium Extension on Production, Distribution, and Repair Conversion in the Proposed Central South of Market Plan Area]

1
2 **Urgency Ordinance approving an extension of the interim zoning moratorium to**
3 **prohibit the conversion or replacement of Production, Distribution, and Repair uses in**
4 **the proposed Central South of Market Plan Area bounded by Market Street on the**
5 **north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the**
6 **west, for 22 months and 15 days, affirming the Planning Department's determination**
7 **under the California Environmental Quality Act, and making findings of consistency**
8 **with the eight priority policies of Planning Code, Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) **General Findings.**

19 (1) The proposed Central South of Market Plan Area is bounded by Market Street on
20 the north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the west.

21 (2) The Planning Department and the public are currently engaged in a planning
22 process to develop a comprehensive set of zoning and design controls for this area. As part
23 of that effort, the Planning Department, in April 2013 released a draft report for public review
24 of the Central Corridor Plan, now known as the Central South of Market (SoMa) Plan. Copies
25 of this Plan are available at the Planning Department at 1650 Mission Street and on the
Planning Department's website. This Plan looks at existing and proposed programs for land

1 use, urban form, streetscape and circulation, open space, historic resources and social
2 heritage, sustainability, and public improvements.

3 (3) During the planning for this effort, which has been coupled with the current
4 economic boom cycle, the Central SoMa Plan Area has witnessed significant changes in
5 types and scale of development zoning uses. As a result, development pressure to modify
6 and change existing uses is outpacing the City's ability to establish zoning controls that
7 appropriately respond to and balance these changes.

8 (4) One type of zoning use in the Central SoMa Plan Area and elsewhere in San
9 Francisco that has been particularly susceptible to displacement and outright loss by recent
10 economic trends is PDR (production, distribution, and repair services) use.

11 (5) As a result of changes to existing PDR uses in the proposed Central SoMa Plan
12 Area, this Board adopted Ordinance No. 210-14 to place a temporary moratorium on changes
13 to and replacement of PDR uses in this area, subject to specified exemptions, in order to
14 provide time for the City to determine if permanent zoning changes could be formulated that
15 minimize the disruption associated with such changes of use. A copy of this ordinance is on
16 file with the Clerk of the Board in File No. 140951 and is available on the Board's website.

17 (6) On October 28, 2014, the Board of Supervisors adopted Motion No. M14-184, to
18 approve a report that the Planning Department prepared on possible methods to address the
19 zoning concerns identified in Ordinance No. 210-14. A copy of the Motion is on file with the
20 Clerk of the Board of Supervisors in File No. 141093 and is ~~and is~~ available on the Board's
21 website, and is incorporated herein by reference.

22 (7) The conditions that led the Board of Supervisors to adopt Ordinance No. 210-14
23 continue to exist. These interim controls are intended to provide stability to the neighborhood
24 during the time that the draft Central SoMa Plan is under development and public review.
25 Consequently, this Board has determined that the moratorium should be extended to provide

1 adequate time for the Planning Department and other City officials to address these
2 conditions through permanent zoning controls. During this interim period, the Board urges the
3 San Francisco Planning Department to balance the need for retaining PDR with the desire to
4 have more affordable housing, a vibrant small business community, and high density housing
5 and office space in the future Central SoMa Plan Area.

6 (b) **Findings related to imposition of an interim moratorium.**

7 (1) Planning Code Section 306.7 provides for the imposition of interim zoning controls
8 to accomplish several objectives, including preservation of historic and architecturally
9 significant buildings and areas; preservation of residential neighborhoods; preservation of
10 neighborhoods and areas of mixed residential and commercial uses in order to preserve the
11 existing character of such neighborhoods and areas; and development and conservation of
12 the City's commerce and industry to maintain the City's economic vitality, provide its citizens
13 with adequate jobs and business opportunities, and maintain adequate services for its
14 residents, visitors, businesses, and institutions.

15 (2) These controls are intended and designed to deal with and ameliorate the
16 problems and conditions associated with changes to and replacement of PDR uses while the
17 proposed Central SoMa Plan is pending so that the City can continue to preserve
18 neighborhoods and areas of mixed residential and commercial uses in order to maintain the
19 existing character of such neighborhoods and areas and develop and conserve the City's
20 commerce for the reasons specified above in Subsection (1). In addition, until permanent
21 controls are adopted, these controls will support of the primary objectives of the Central SoMa
22 Plan including: (A) support transit-oriented growth, particularly workplace growth, (B) shape
23 the area's urban form recognizing both City and neighborhood contexts, and (C) maintain the
24 area's vibrant economic and physical diversity.

1 (3) This Board has considered the impact on the public health, safety, peace, and
2 general welfare if the interim controls proposed herein were not imposed.

3 (4) This Board has determined that the public interest will be best served by imposition
4 of these interim controls at this time in order to ensure that the legislative scheme that may be
5 ultimately adopted is not undermined during the planning and legislative process for
6 permanent controls, which process shall be conducted within a reasonable time.

7 (c) **Planning Code Section 101.1 Findings.**

8 This interim zoning moratorium advances and is consistent with: Priority Policy 1 in that
9 the controls will preserve and enhance existing neighborhood-serving retail uses and enhance
10 future opportunities for resident employment in and ownership of such businesses; Priority
11 Policy 2 to conserve and protect existing housing and neighborhood character in order to
12 preserve the cultural and economic diversity of this neighborhood; Priority Policy 4 so that
13 commuter traffic does not impede Muni transit service or overburden our streets or
14 neighborhood parking; and Priority Policy 5 in order to maintain a diverse economic base by
15 protecting our industrial and service sectors from displacement due to commercial office
16 development, and potential enhance future opportunities for resident employment and
17 ownership in these sectors. With respect to Priority Policies 3, 6, 7, and 8, the Board finds
18 that the interim zoning moratorium does not, at this time, have an effect upon these policies,
19 and thus, will not conflict with said policies.

20 (d) **Environmental Findings.**

21 The Planning Department has determined that the actions contemplated in this
22 Ordinance are in compliance with the California Environmental Quality Act (California Public
23 Resources Code sections 21000 et seq.). The Board of Supervisors hereby affirms this
24 determination. A copy of said determination is on file with the Clerk of the Board of
25 Supervisors in File No. 141093 and incorporated herein by reference.

1 Section 2. The following interim zoning moratorium shall be adopted as an Urgency
2 Ordinance:

3 (a) Neither the Planning Department nor the Planning Commission shall issue an
4 approval or authorization for any change to or replacement of PDR use by a non-PDR use in
5 the proposed Central SoMa Plan Area. This area is bounded by Market Street on the north,
6 Townsend Street on the south, 2nd Street on the east, and 6th Street on the west. For
7 purposes of these controls, PDR, change of use, and replacement of use are all defined in
8 Planning Code Section 401.

9 (b) The following districts, uses, and projects are exempt from these controls:

10 (1) The C-3 zoned districts;

11 (2) Proposed projects that are comprised of 100% affordable housing as defined in
12 Planning Code Sections 415.1 et seq.;

13 (3) Properties containing any of the following PDR uses: gas stations, parking lots, or
14 self-storage;

15 (4) Projects subject to a development agreement under Administrative Code Chapter
16 56 and California Government Code Sections 65864 et seq.;

17 (5) Projects that have submitted an environmental evaluation case to the Planning
18 Department on or before September 1, 2014; and

19 (6) Projects that received a Planning Commission approval under Planning Code
20 Section 321 and 803.9 on or before September 11, 2014.

21 (c) Except as provided in Section 2(b)(6) above, no project located in the SLI
22 (Service/Light Industrial) District, as defined in Planning Code Section 817, is eligible for any
23 of the exemptions to the moratorium as set forth in Subsection (b).

24 (d) This interim zoning moratorium shall remain in effect for 22 months and 15 days
25 from the termination date of Ordinance No. 210-14 or ~~from~~ until the date that permanent

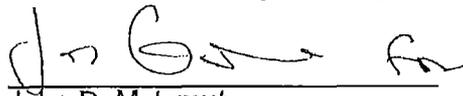
1 controls are adopted and in effect to address the conversion of PDR in a manner that better
2 conserves neighborhood character in the identified area, whichever first occurs.

3 (e) If application of this ordinance would have the effect of denying approvals needed
4 for development of a project specified in California Government Code Section 65858(c) and
5 (h), this moratorium shall not apply to that use.

6
7 Section 3. No later than 22 months after the Board's adoption of this ordinance, the
8 Planning Department shall submit to the Clerk of the Board a written report describing the
9 measures taken to alleviate the conditions that led to the adoption of this ordinance. Upon
10 receipt of the report, the Clerk shall calendar a motion for the full Board to consider and
11 approve said report. Said hearing and the action taken thereon shall be at least 10 days prior
12 to the expiration of this ordinance.

13
14 Section 4. Effective Date. This urgency ordinance shall become effective immediately
15 after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
16 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
17 Board of Supervisors overrides the Mayor's veto of the ordinance by a 4/5ths vote.

18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: 
21 John D. Malamut
22 Deputy City Attorney

23 n:\leganas2014\1500109\00976172.doc



City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 141093

Date Passed: December 16, 2014

Urgency Ordinance approving an extension of the interim zoning moratorium to prohibit the conversion or replacement of Production, Distribution, and Repair uses in the proposed Central South of Market Plan Area bounded by Market Street on the north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the west, for 22 months and 15 days, affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

December 08, 2014 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

December 08, 2014 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

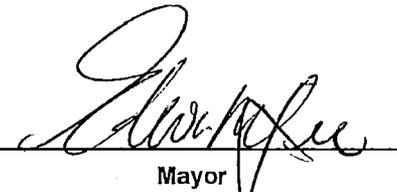
December 16, 2014 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Tang and Wiener
Excused: 1 - Yee

File No. 141093

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/16/2014 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor

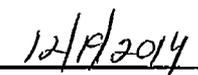

Date Approved

EXHIBIT C

REGIONAL CALIFORNIA SALESMEN

These 18 men are all specialists in their lines, selling Carlisle products throughout Northern, Central, and Southern California. Some are election and county-and-municipal-supply salesmen, some are label salesmen, some wholesale stationery salesmen, and some school-supply salesmen.



JOSEPH ROBERTSON



JOHN DOUGLASS



WILLIAM CURRAN



JOSEPH GALLISON



JOSEPH MCNEIL



DAVID TRICE



HARRY PAYNE



RONALD AVERY



RUSSELL BURKETT, JR.



STANLEY CALVERT



ROBERT BOS



DAVID STAMPS



NORMAN CANOVA



ELGIN BURKE



GLENN SMITH



CHARLES MIELENZ



WALTER SINGER



THEODORE VEITH



THIS BOOK IS A TYPICAL PRODUCT DESIGNED, LITHOGRAPHED, AND BOUND
BY A. CARLISLE & CO., SAN FRANCISCO. THE BODY TYPE IS A
SCOTCH ROMAN LINOTYPE FACE ORIGINALLY DESIGNED AND CAST
BY THE WILSON FOUNDRY OF GLASGOW IN 1833.
THE COLOR ILLUSTRATIONS WERE REPRODUCED IN FOUR COLORS
FROM OIL, EKTACHROME, WATER-COLOR, AND TEMPERA ORIGINALS.
THE PHOTOGRAPHS WERE TAKEN BY RAYMOND MOULIN OF MOULIN STUDIOS.
THE BOOK WAS LITHOGRAPHED IN ITS ENTIRETY FROM
150 AND 200 LINE SCREEN DEEP ETCH PLATES.



Now a member of the 100 Year Club



A. CARLISLE & CO.
FIRST HUNDRED YEARS

Printers-Lithographers-Stationers

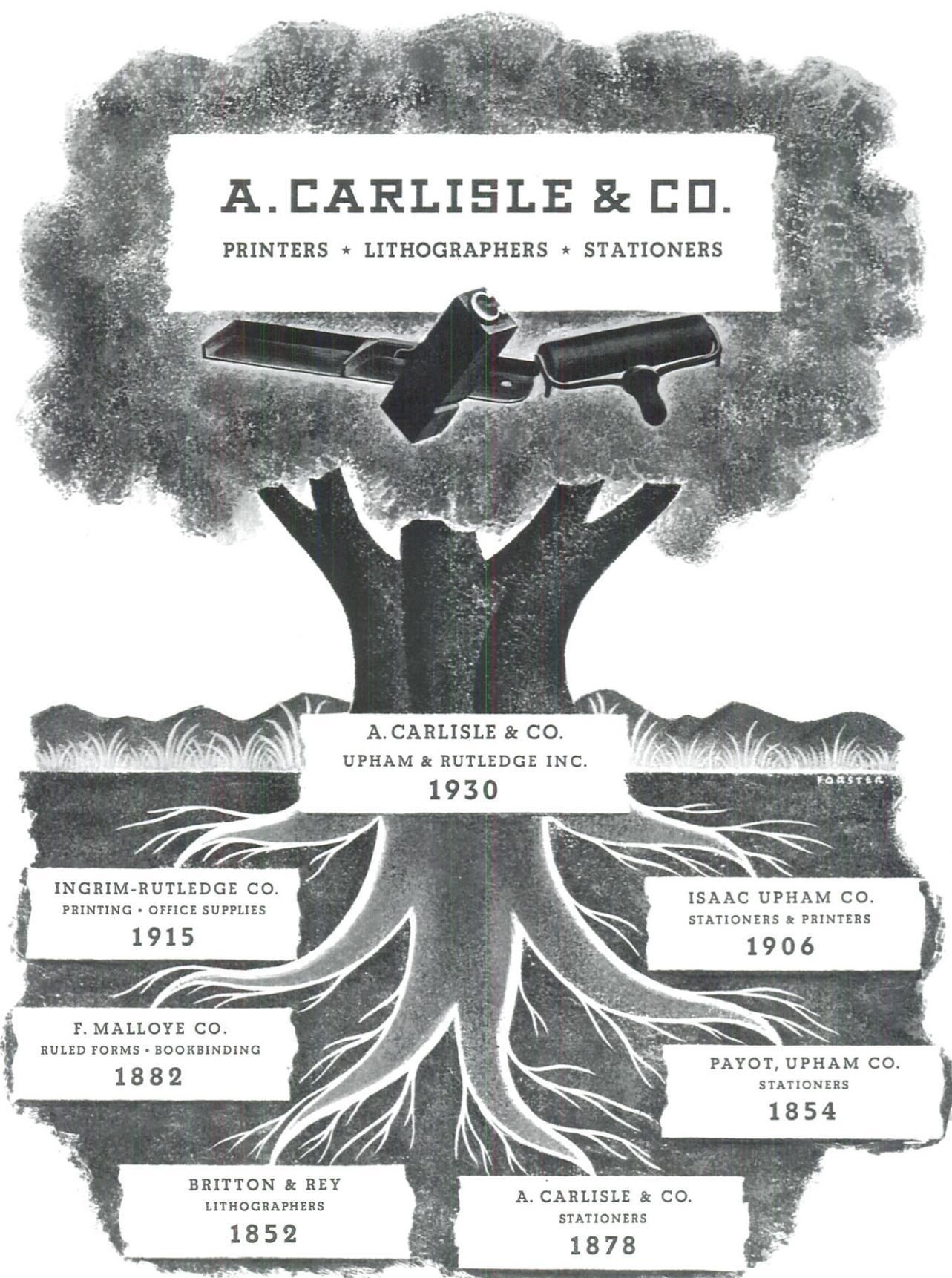
Arando Gonzalez

A. CARLISLE & CO.

Printers-Lithographers-Stationers
Since 1852



With the advent of this company's 100th-anniversary year, Burlington M. Carlisle, president, counts 50 years of his own lifetime devoted to the business. There would be little to tell in this book were it not for the challenges he has met and the bold, strong, long-time leadership he has given. The book is for him—a tribute to a man of achievement, with the great affection and admiration of his colleagues.



A. CARLISLE & CO.

PRINTERS * LITHOGRAPHERS * STATIONERS

A. CARLISLE & CO.
UPHAM & RUTLEDGE INC.
1930

INGRIM-RUTLEDGE CO.
PRINTING • OFFICE SUPPLIES
1915

ISAAC UPHAM CO.
STATIONERS & PRINTERS
1906

F. MALLOYE CO.
RULED FORMS • BOOKBINDING
1882

PAYOT, UPHAM CO.
STATIONERS
1854

BRITTON & REY
LITHOGRAPHERS
1852

A. CARLISLE & CO.
STATIONERS
1878

THE PAST



*With a start in stationery in the Gold Rush Days,
two presidents named Carlisle and six street addresses,
A. Carlisle & Co. has won front-rank position
in the graphic arts industry of the West.*

BY THE YEAR 1852, it was already apparent to thousands of fortune-seekers that the treasure of California's Mother Lode just wasn't juicy enough to go 'round. Shrewd men and talented men from all parts of the world accepted this bitter fact and turned to other pursuits, finding fortune or fame in California without the help of gold. It was undoubtedly a good thing for the State that so many capable young men enjoyed such short and disappointing careers as miners.

One so fated was a New York lithographer named Joseph Britton, who in 1852 traded in his pick and pan for tools he was better acquainted with and teamed up with a French artist named Jacques Rey, to start a lithographing business in San Francisco. On stone, Britton and Rey illustrated California profusely and brilliantly, earning fame and success in their craft. Their business was purchased in 1916 by the San Francisco firm of A. Carlisle & Co., Printers & Stationers, and they are therefore regarded as the company's earliest operating ancestors.

A. Carlisle & Co. looks back across years of hardy growth, and ahead to more years of prosperity and expansion, based upon its sound and simple code of business practice—*experience, quality, and service*—the company's stock-in-

trade ever since the day in 1878 when a youngster from Maryland named Albert Carlisle went into business for himself at 212 Battery Street, San Francisco, selling stationery supplies.

The first years were tough ones, because it was a time of depression in California following the collapse of the Comstock Lode boom in the mid-'Seventies. But like many another founder of today's old and honored San Francisco business firms, Albert Carlisle had the energy, pluck, and good judgment to turn his gamble into a going concern.

For a long time the business remained a small one, consisting of the retail distribution of stationery, sold principally by mail. But despite cramped quarters and the modest scale of operations, A. Carlisle & Co. was a progressive outfit. It was one of the first business houses in San Francisco to install a telephone, which rang when a caller asked the operator for "Main 3."

While his company was growing up, so was the large family of Albert Carlisle. He had married Eleanor Majors, daughter of Alexander Majors, one of the co-founders of the Pony Express, and the couple raised six children—three boys and three girls. In time, all of the boys went to work for their father. It was Mrs. Carlisle, a talented

woman and respected civic leader in the family's home town, Berkeley, who designed the company's now-famous trademark—the head of an Indian whose feathers ingeniously spell CARLISLE.

In 1902, 24 years after he had started his business, Albert Carlisle was sorely in need of more room, so he moved his firm two blocks north to larger quarters at 417 Montgomery Street. Those few men and women who still remember working for the company at this location recall the peculiarly fortunate arrangement of tenants. Sharing the second floor were A. Carlisle & Co., by this time a wholesaler of stationery and legal blanks, and the Hayden Printing Company. Business was traded back and forth. Printer's ink began to get on Carlisle's hands.

Here, too, lived a well known early-day Carlisle character—Tom, the cat, an expert “mouser” who spent his days comfortably in the bookkeeper's desk drawer. Tom, of course, has departed, but the bookkeeper, Miss Frances Sayles, stayed on to become a director of the company in 1951.



Albert Carlisle died in 1904. It was his widow's decision to carry on the business, which was placed jointly in the hands of her eldest son, Burlington Carlisle, and the firm's salesman, Edward Hanrahan, an older man whose tutelage, judgment, and skill in business development were to be of the utmost value to the company as it grew in stature.

In the Fire of 1906, the building at 417 Montgomery Street was destroyed, and when A. Carlisle & Co. reopened for business at a new location, the company had absorbed the Hayden Printing Co. A decade later, Burlington Carlisle, president of Carlisle's then and president today, purchased the lithographing firm of Britton and Rey—the second of several sound acquisitions and mergers, as a re-

sult of which the company, long before its 100th birthday, had become one of the largest lithographers in the West. The “family tree” at the beginning of this book shows the principal firms whose good names and achievements in the graphic arts are now part of the company's rootstock. Size, however, has never been an objective of Burlington Carlisle; service and quality were and are—through a constant pioneering and perfecting of processes, in both letterpress printing and offset lithography.

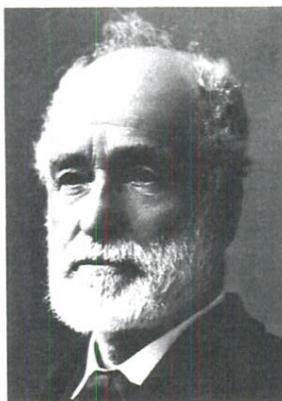
There were several interim moves to larger quarters. Then, in 1930, the same year the company's name was changed to A. Carlisle & Co., Upham & Rutledge Inc., a six-story building was leased at 135 Post Street, in the heart of San Francisco's downtown shopping district. Here the firm opened a large retail stationery store, for the purpose of bringing the people of the Bay Area into a closer acquaintance with one of their leading printers and lithographers. The upper floors at 135 Post housed these activities. Eighteen years later, when the company was again seriously cramped for work space after World War II, and the retail store had effectively served its goodwill purpose, this operation was discontinued, and the company moved to a large, new, permanent home of its own at 645 Harrison Street.

By this time, 1948, a third-generation member of the family was active in the management of the business. Burlington Carlisle, Jr., grandson of the founder and executive vice president of the firm, supervised planning of the huge, new \$2,000,000 Carlisle plant on Harrison Street, and plotted the progressive moves to it from Post Street. For several months the firm, now renamed A. Carlisle & Co., Printers, Lithographers, Stationers, did business at both places.

In the 1950's, California is in a period of extraordinary growth and prosperity. Vigorous industrial and plant expansion looms large in the picture. A. Carlisle & Co. is a typical participant—a leading manufacturer and supplier in its field, under skillful, progressive direction, ready in a magnificent modern plant to give its customers finer-than-ever service, and finer-than-ever products.

BRITTON AND REY

...from stone to paper to fame.



JOSEPH BRITTON



JACQUES REY

JOSEPH BRITTON was the first lithographer to pursue his trade in California. With his partner Jacques Rey, he began in the 1850's to produce on limestone a picture-parade of early California which remains today the outstanding visual record of the life and times of the Argonauts.

Only a small number of original Britton and Rey lithographs exist now. Masterful reproductions of the drawings of contemporary artists, they were nevertheless commonplace in their day, and most of those that people saved were destroyed long ago by fire. In recent years a single Britton and Rey print has sold for as high as \$3,000.

Bret Harte and others *told* us; but through the craftsmanship of Britton and Rey, working in the practical, still young medium of lithography, we

can *see* . . . the ragged miner in flannel shirt, goading his truculent burro into Angel's . . . a bobbing side-wheeler steaming toward the Golden Gate . . . the Chinese in pigtails, the slick adventurers in stovepipe hats . . . all the wonders of California, pictured for mailing to relatives back East.

Britton and Rey were founders of what has become a great California industry—modern lithography. Because of the State's tremendous fruit-packing industry, San Francisco is today considered the "label center" of the world and is one of the leading U. S. cities in output of color lithography. Its lithographers are living up to a tradition of high competence. They owe much to their pioneering forebears, like Carlisle's own first "ancestors," Britton and Rey.



SAN FRANCISCO IN 1859. A BRITTON AND REY LITHOGRAPH



ALBERT CARLISLE

... the deckhand who turned stationer.

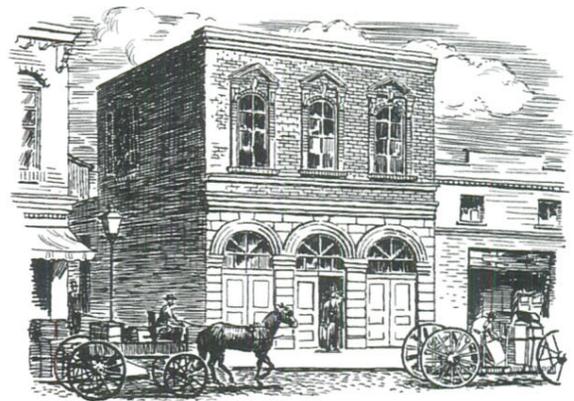
ALBERT CARLISLE, the man whose pluck and business foresight were the original mainsprings of today's industry leader, A. Carlisle & Co., first chose a calling that had little to do with stationery. His career as a sailor was in one sense fortunately short-lived, like lithographer Joseph Britton's flier in gold-mining. Fate had better plans for him.

Born in 1854 in Baltimore, Maryland, Albert Carlisle was sixteen years old when he left home and signed on a sailing ship of the Pacific Mail Steamship Co. He wanted to learn navigation and spent two years before the mast, during which he sailed twice around the world and several times to the Far East. But in 1872 the young man left his ship at San Francisco, ready to give up seafaring in favor of becoming a Californian.



It might have been any other young job-hunter who, shortly later, was hired by the San Francisco firm of H. H. Bancroft & Co., importers and stationers. But it was Albert Carlisle who landed the job and who thus found his place in a line of business in which his name was to win distinction in years to come.

Though he failed to become a navigator at sea, Albert was a good navigator of his modest earnings while working for Bancroft. In six years he saved enough money to go into business for himself. In 1878, at the age of 24, he started his own stationery business at 212 Battery Street—a humble venture in the beginning, selling stationery by mail to a small group of customers, but a one-man show that grew through the unsettled business years of the 'Eighties and 'Nineties into a thriving and well known San Francisco concern.



The Company's first location at 212 Battery Street

When Albert Carlisle died in 1904, and management of the company passed into younger hands, his successors had a soundly built franchise to develop further. They also had the example to follow of Albert Carlisle's hard work and business vision.

B. M. CARLISLE

...the errand boy who saved the records.

If it was his father's earnest efforts that gave rise to a prosperous stationery business, it was B. M. Carlisle's aggressive and purposeful outlook, over the past 50 years, that shaped the destiny of the



B. M. Carlisle in his early twenties

important printing and lithographing company which bears the family name.

Early in the 1900's, while a high-school student in his mid-teens, Burlington Carlisle began working for the company during summer vacations as errand boy. Responsibility came soon enough. His father died in 1904, and eighteen months later the firm's premises were destroyed in the San Francisco Fire of 1906. In the confusion of that April day, Burlington Carlisle, not yet 21, had to think and act like a man. Despite disaster, the records of A. Carlisle & Co. were saved—an invaluable stake for the ambitious, energetic young man who would use them to re-establish the firm.

After the Earthquake, the company started in business again at 1128 Mission Street. Three years later "B.M.," as the second-generation head of the

company was soon familiarly called, moved the firm to new and larger quarters at 251 Bush Street, in the commercial and industrial center of the rebuilt city. The company remained at this location until 1930, when the six-story modern building at 135 Post Street was leased.

To one man in particular B. M. Carlisle owes a lasting debt of gratitude for his help and guidance during the years when he was learning the business. Edward Hanrahan, the company's manager who started with Carlisle & Co. early in the century, was a loyal and able teacher who stood watchfully behind his younger employer. A tall, spare, genial Irishman, Hanrahan was the shrewd business-getter who encouraged Burlington Carlisle in his enthusiasm to make his firm California's leading supplier of city and county record forms and election materials—a position the company holds with pride today.



Caricature of Edward Hanrahan by the well-known cartoonist Beringer

Mergers—and the moves to larger quarters—reflected the continuing growth of A. Carlisle & Co. in the early decades of "B.M.'s" leadership, before, during, and after World War I. Through absorption of the Hayden Printing Company, purchase of the Britton and Rey lithographing business in 1916, and later consolidation with other printing concerns and stationery suppliers, A. Carlisle & Co. took its place in the 1930's as a leader in the graphic arts industry of the West. The company's expansion, however, was by no means only a mathematical matter of adding properties and multiplying functions. It was also—and very notably—a matter of carrying out the Carlisle credo in every business transaction—the credo of *experience, quality, and service.*



THE PRESENT

Completed in 1948, the imposing new Carlisle plant at 645 Harrison Street, San Francisco, is double the size of the company's previous home, and houses three quarters of a million dollars of added equipment. A handsome, modern-lined building of concrete, steel, and glass, it was designed to permit continuous-flow production and to triple the company's former manufacturing output. General offices, merchandise stacks, and shipping facilities are on the ground floor, letterpress printing and bindery on the second floor, lithographing, finishing, and paper storage on the third floor. A top-floor penthouse-cafeteria overlooks the city.

Production in this fine plant flows smoothly, economically, quickly. The customer who buys from A. Carlisle & Co. today buys not only *experience*, *quality*, and *service*; he buys the *extra* excellence of work planned and produced in a near-to-perfect workshop.



ORGANIZATION AND MANAGEMENT

*Everybody is a potential customer of A. Carlisle & Co.
One customer needs advertising materials, another needs
commercial printing, another needs office supplies.*

THERE ARE 10,000 accounts on the books of A. Carlisle & Co., many of them accounts that spend no more than a few dollars a year, some of them accounts whose purchases are in six figures. The company processes 300 orders daily, with annual dollar sales running into millions.

A. Carlisle & Co.'s business volume is divided between *manufacturing*—letterpress printing and lithography—and *merchandising*. As a manufacturer, the company primarily sells advertising literature and commercial printing to every type of user. It also specializes in the manufacture of county and municipal printed forms and election materials, under supervision of its own complete

legal and technical department. In merchandising, the firm acts as a jobber, wholesaler, and retailer of office supplies, filing, school, and carbon and duplicating supplies.

The bulk of A. Carlisle & Co.'s business is carried on in California, although it sells labels and point-of-sale material in large quantities to customers throughout the eleven Western States. On certain national accounts, Carlisle & Co. ships to all parts of the country.

Approximately 400 people work with the firm. They represent ten labor unions, many trades and skills. These are the artists, craftsmen, technicians, planners, salesmen, clerks, and general



B. M. CARLISLE
PRESIDENT AND DIRECTOR



BURLINGTON CARLISLE, JR.
EXECUTIVE VICE PRESIDENT AND DIRECTOR



U. J. RINTALA
VICE PRESIDENT AND DIRECTOR
PRODUCTION AND SALES



ARTHUR P. CRIST, JR.
VICE PRESIDENT AND DIRECTOR
MANAGER, CITY SALES



OTIS L. CUTLER
VICE PRESIDENT AND DIRECTOR
SECRETARY-TREASURER



HAROLD J. BAXTER
VICE PRESIDENT AND DIRECTOR
ADVERTISING SALES



ERROL A. YANK
VICE PRESIDENT, MANAGER
ELECTION DEPARTMENT



FRANCES C. SAYLES
DIRECTOR
RETIRED SECRETARY



R. E. MANN
VICE PRESIDENT, MANAGER
MERCHANDISE DEPARTMENT

workers whose combined talents and efforts are the superior human mechanism that runs the company and produces its goods and services. The firm's growth as a result of business ingenuity and customer loyalty would not have been nearly so rapid over the years without the many contributions from *many* competent and loyal men and women associated with it.

The company is a California corporation, the controlling stock interest being held by the Carlisle family. Management of the company is in the hands of a president, seven vice presidents, and a

board of directors of six men and one woman.

A. Carlisle & Co. of Nevada, located in Reno, is a subsidiary of the California company. The Nevada company is successfully engaged in the same lines of business. Under the management of Harry Cantlion, who started with the firm as an order clerk 32 years ago, A. Carlisle & Co. of Nevada maintains a modern retail store and offices at 131 North Virginia Street in Reno, besides its complete printing and bookbinding plant. It serves the entire State of Nevada and the counties of Northeastern California.



1 st Floor

The spacious and attractive general offices of A. Carlisle & Co., occupying 12,000 square feet of the plant's ground floor, are entered from a handsome reception lobby adjoining the lower left-hand area in the picture above. A broad expanse of north windows, acoustical ceiling, and fluorescent lighting make the large, open general office, divided by natural-wood and glass partitions, an extremely pleasant place to work. To the right of the main aisle (above, right) are five executive offices, the farthest one the president's. Sections to the left of the aisle are occupied by merchandise and production departments, the city sales force, and the large accounting department.



RIGHT. The president's office, like the adjoining board room and close-by sales conference room, is a beautifully appointed room incorporating smart, modern design and furnishings, and carried out in striking, tasteful colors.

BELOW. The entrance lobby, where the receptionist welcomes callers before two sweeping photomurals of the city. Note the original lithographic stones inlaid below the murals, and the Carlisle Indian head set in brass in the center of the polished marble floor.





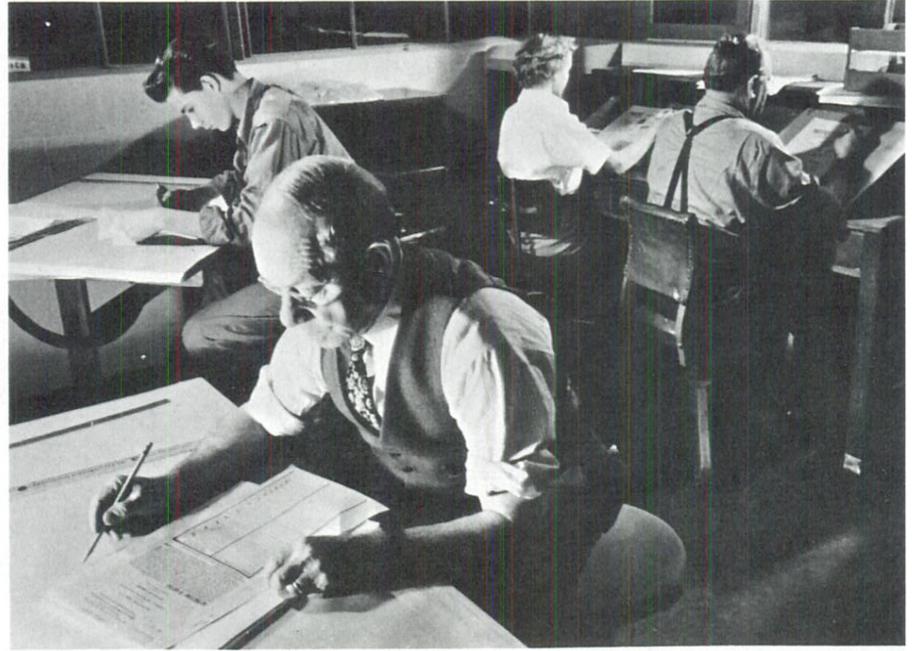
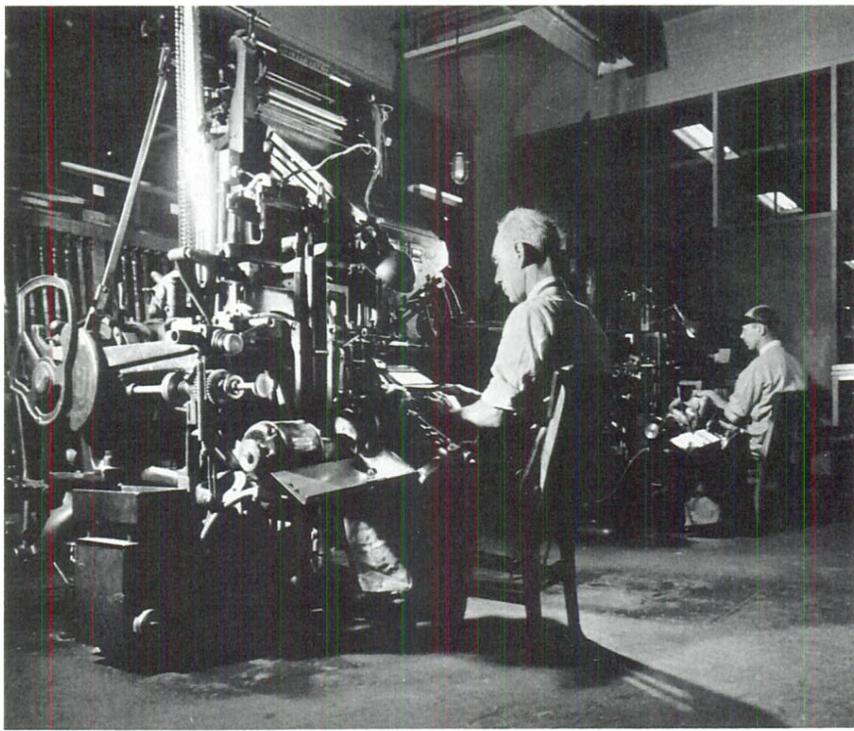
LEFT. Occupying 20,000 square feet of the plant's ground floor are the merchandise stacks, filled with thousands of different items, from erasers to duplicating machines. Stock handlers and order fillers take care of this warehousing and supply operation—the impressive outgrowth of Albert Carlisle's one-man stationery business 75 years ago.



ABOVE. Merchandise and manufactured products leave A. Carlisle & Co. from the ground-floor shipping department, after final packing and routing by specialists in transportation methods. Loading docks accommodate four trucks abreast. The company operates its own trucks and motorcycles for city deliveries, ships elsewhere by air, rail, water, and truck.



LEFT. Before final packing for shipment, all manufactured products pass through the inspecting, checking, and wrapping department on the second floor. Here each item is inspected with the utmost care, counted, and prepackaged in paper cartons labeled with a sample and count of contents.



2nd Floor

UPPER LEFT. *Type composition begins on this floor in the linotype-machine room, glass-enclosed for maximum sound and dust-proofing. Intertype and monotype operators, working on a two-shift basis, set the written word in metal type.*

LOWER LEFT. *Hand composition. "Hand comps," or compositors, set and make up type in the Carlisle composing room on jobs that range from tax forms to annual reports or Christmas cards. The company has a complete line of commercial and display type faces.*

UPPER RIGHT. *Imposition and lockup for the press—the final composing-room operation. The skill of the lockup man is every bit as important as that of the pressman; proper care in lockup greatly facilitates the pressman's job.*

LOWER RIGHT. *Experienced proofreaders and copy-holders work in a sound-proof room with north light, double-checking each word and line of copy in galley proofs and again in page-proof form. Expert proofreading by professionals is an indispensable Carlisle service.*



2nd Floor

SHARING this floor with the letterpress composing and press rooms is one of the largest binderies in San Francisco. Here 80 people perform a wide and interesting variety of tasks, of which ten representative ones are shown on these two pages. A. Carlisle & Co. maintains this completely equipped, modern bindery to insure uniform top-quality service and start-to-finish control of the many diversified printing assignments the company undertakes.

UPPER LEFT. Booklets, folders, brochures, catalogues, magazines—in fact, anything that folds—can be folded on these machines, which fold and slit-trim as many as 20,000 pieces an hour.

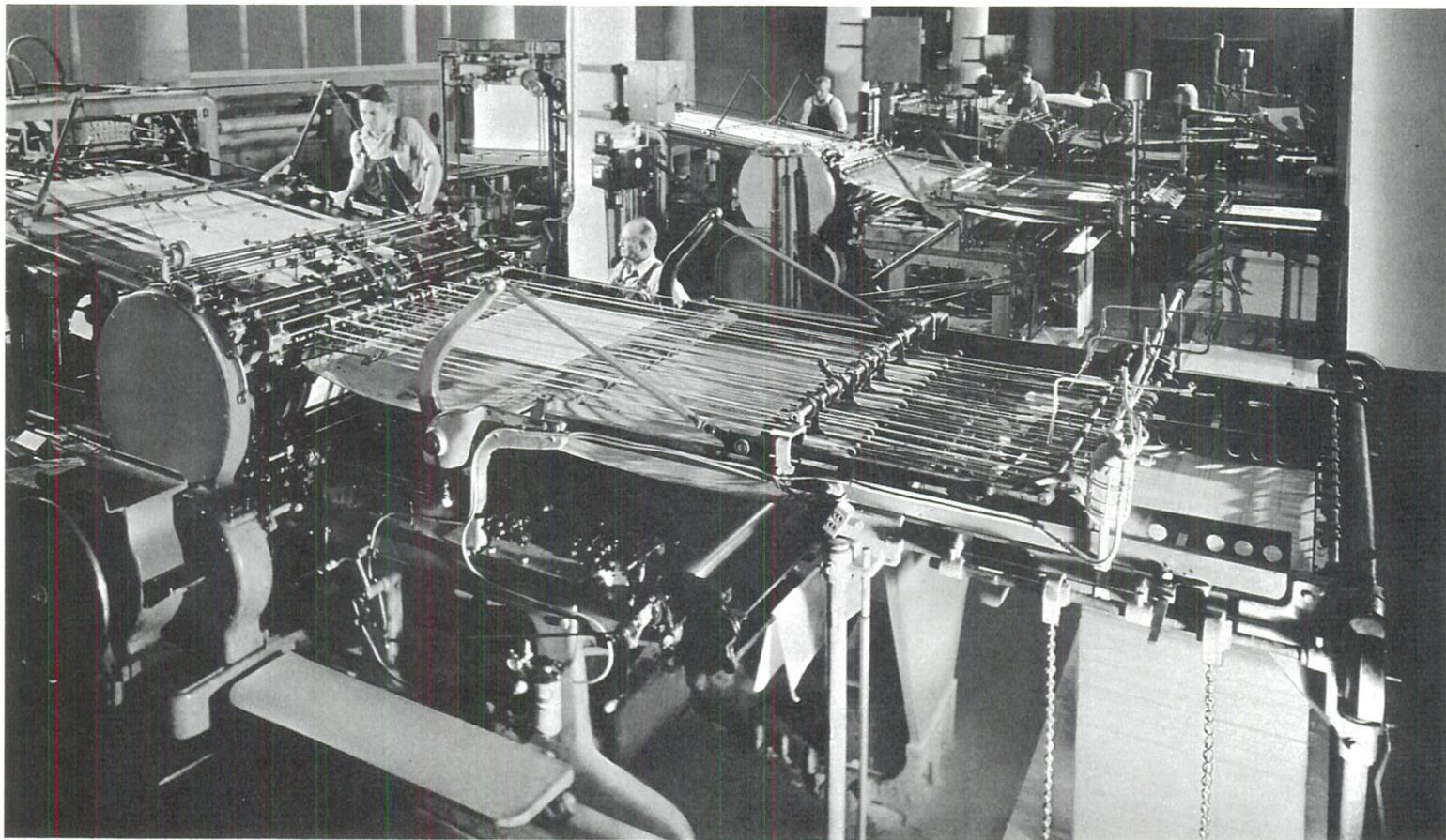
UPPER RIGHT. Perforating machines, which handle large-volume perforating work—such as checks and commercial forms.

BELOW. A bracket trimmer—the modern, fast cutting machine. These automatic machines, or “choppers,” are used for finish trimming of all types of booklets, folders, leaflets, labels. Predetermined cuts are automatically spaced—each machine can chop as many as 2,000,000 pieces a day. The operator works at the front end of the machine, handling uncut material. Girls take cut material from conveyor on other side, and inspect, wrap, and pack.

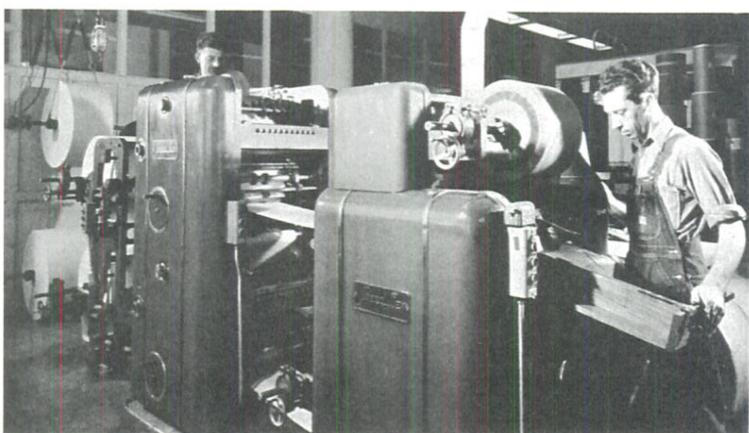




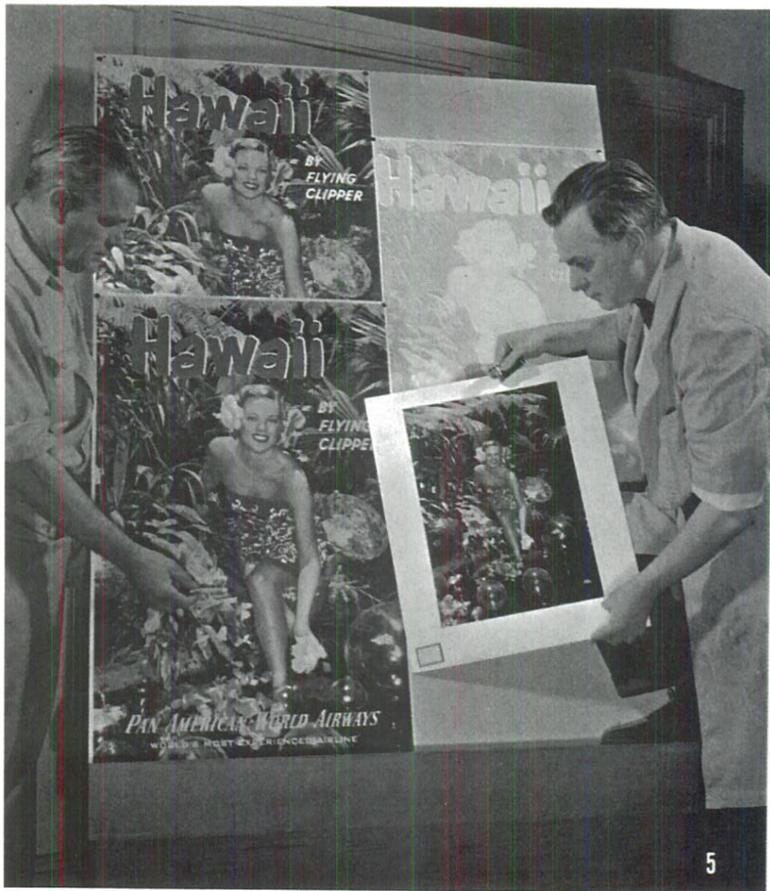
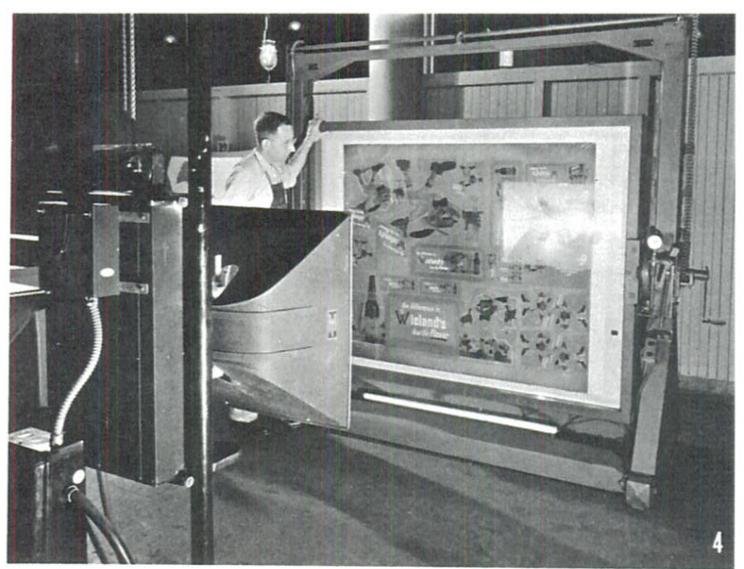
LEFT. Job presses, for all types of small-size, small-run commercial letterpress printing. Plant is equipped with eleven of these presses of various sizes. They handle the bulk of A. Carlisle & Co.'s commercial printing. Typical jobs: letterheads, statements, invoices, and securities. This picture shows the spaciousness of work areas in the plant.



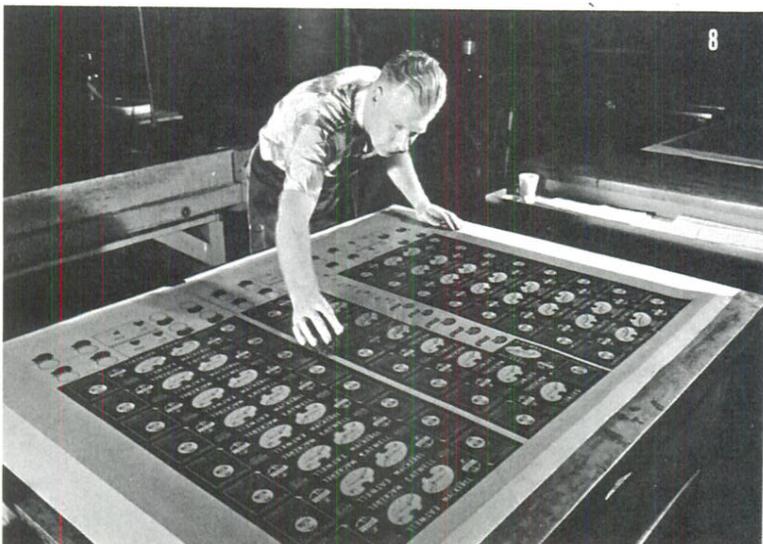
ABOVE. Cylinder presses, for large-edition commercial letterpress printing. Typical jobs: publications, house organs, catalogues, ballots.



LEFT. High-speed carbon-form manifold press, which answers increasingly larger demand for interleaf carbon forms, besides handling certain types of long-run one- and two-color commercial work.



ENGRAVING. Copper-plate and steel-die engraving is a painstaking hand operation requiring years of experience on the artist's part. Few men are engaged in this specialized profession today. ABOVE, the veteran engraver at A. Carlisle & Co., surrounded by an array of cutting implements, engraves a copper diploma plate. BELOW, the steel-die stamping press in operation.





The experience, training, and high standards of quality of A. Carlisle & Co.'s bindery personnel—and of all its staff members—are what make the company's equipment truly modern. Such technical know-how results not only in better work, but in tricks and shortcuts to more efficient and economical production.

TYPICAL MACHINE OPERATIONS

LEFT. Automatic gathering and saddle-stitching machine. Single machine has capacity of 8,000 stitched pieces an hour.



CENTER, LEFT. Stripping a combination label form. Stripping is done by an automatic electric precision cutter. By one easy push of a button, the form is moved into position and cut—a single automatic machine operation. In the background is one of several automatic lifts and jogging tables, which enable the cutting-machine operator to double his production.

LOWER LEFT. Automatic sewing machine. Book signatures, or other material to be bound for permanent use, are sewn together with strong linen thread.

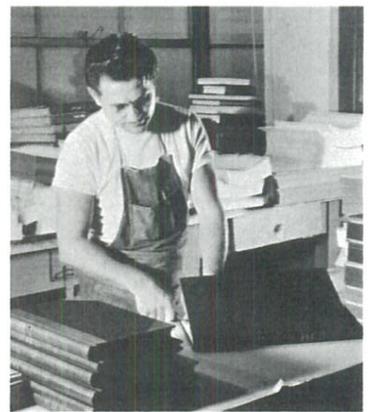
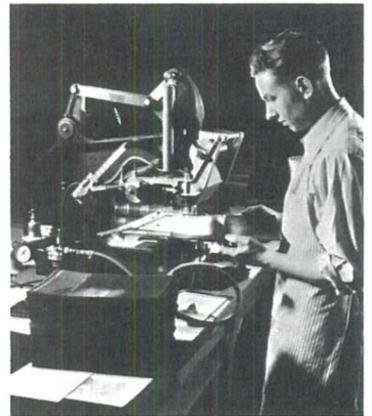
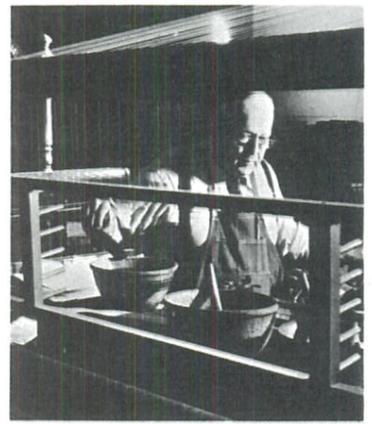
TYPICAL HAND OPERATIONS

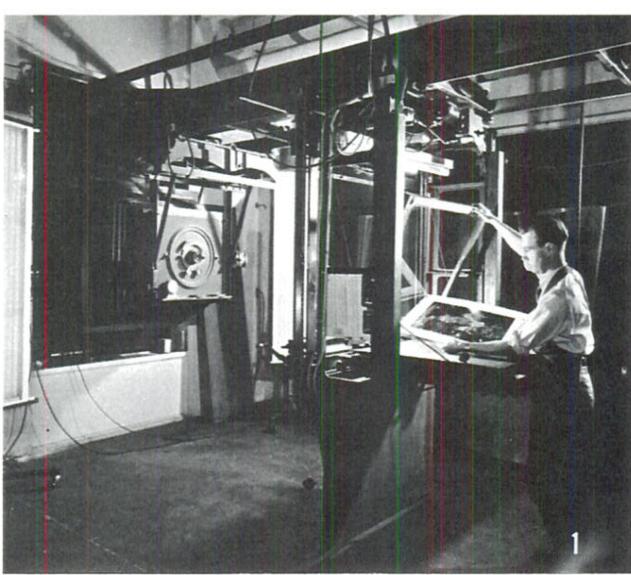
UPPER RIGHT. Ruling-machine operator has set up his ruling pens and is "inking up" pads for a ruling job.

UPPER RIGHT, CENTER. Gold stamping. Finisher stamps gold titles on covers of record books and on diploma cases, using preheated type and genuine gold leaf.

LOWER RIGHT, CENTER. All types of blank books and loose-leaf binders are bound by skilled craftsmen. Here a bookbinder pastes in end sheets and fly leaves in preparation for book pressing.

RIGHT. Hand-sewing a book of permanent records. A. Carlisle & Co. is entrusted with much confidential material to be bound for permanent-record storage.



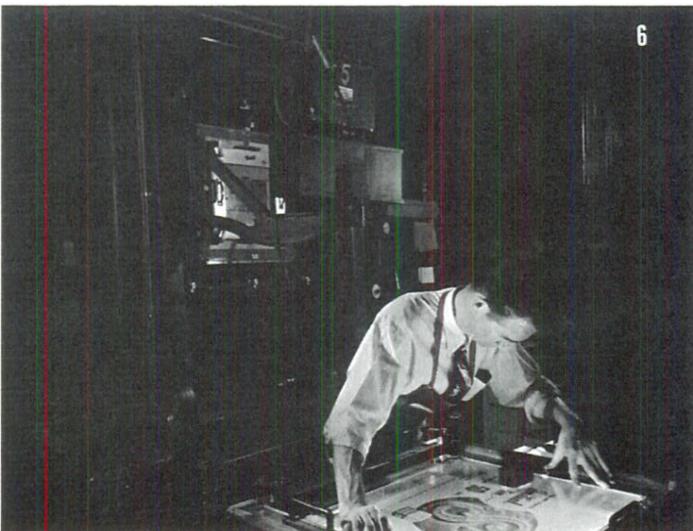


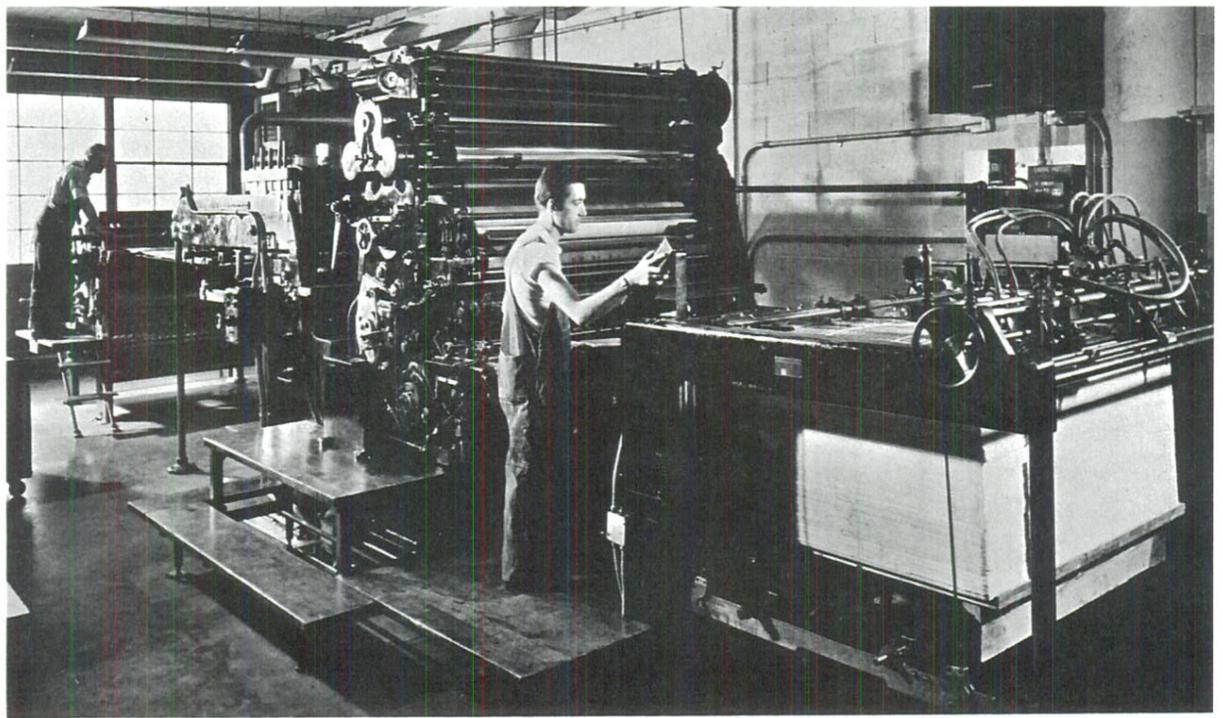
3rd Floor

On these two pages are shown the important steps in the preparation of color lithograph plates by a group of highly skilled artists, photographers and plate makers.

1. **THE CAMERA.** *A master photographer prepares to "shoot" a color subject. This overhead color camera has a completely equipped temperature-controlled darkroom for processing exposed plates and film. Exceptional knowledge of lighting, optical reactions and chemistry is a necessity.*
2. **ART DEPARTMENT.** *Fine, high-fidelity color lithography depends largely upon close cooperation between the color photographer, the color etcher, and the stripper. From color separations to the final imposition of the press form, positive color control must be carefully maintained by this group of highly skilled craftsmen.*
3. **COLOR STRIPPING.** *A highly specialized operation—combining full-color-process separations with the advertiser's type copy. Here the artist is shown stripping the first color to a master blue-glass transparency. Subsequent colors will be stripped in register to this same master layout.*

4. **PLATE EXPOSURE.** *The photographic image is transferred to a light-sensitive metal press plate by arc-lamp exposure. The vacuum printing frame holds the image and plate together under perfect vacuum.*
5. **PROVING.** *Preliminary color proofs are printed in the lithographic pressroom under normal production conditions. These color proofs are used to assure accurate reproduction of all color subjects on subsequent final press production. Here the pressroom foreman and art director check color proofs against original art.*
6. **PHOTOCOMPOSING.** *Accurate within 1/1,000th of an inch, this "step and repeat" machine is used in printing multiples of various images. Spacing measurements are translated into decimal equivalents for vertical and horizontal machine movement. Its use is particularly important as a time and cost-saver in complicated color lithography.*
7. **PROCESSING THE PRESS PLATE.** *The hardened image is developed and etched by skilled craftsmen. Here a plate finisher is removing the etching solution at the exact moment it has completed its action.*
8. **PLATE FINISHING.** *The final step is the application of a protective coating to the finished plate to preserve the image during storage prior to press use.*

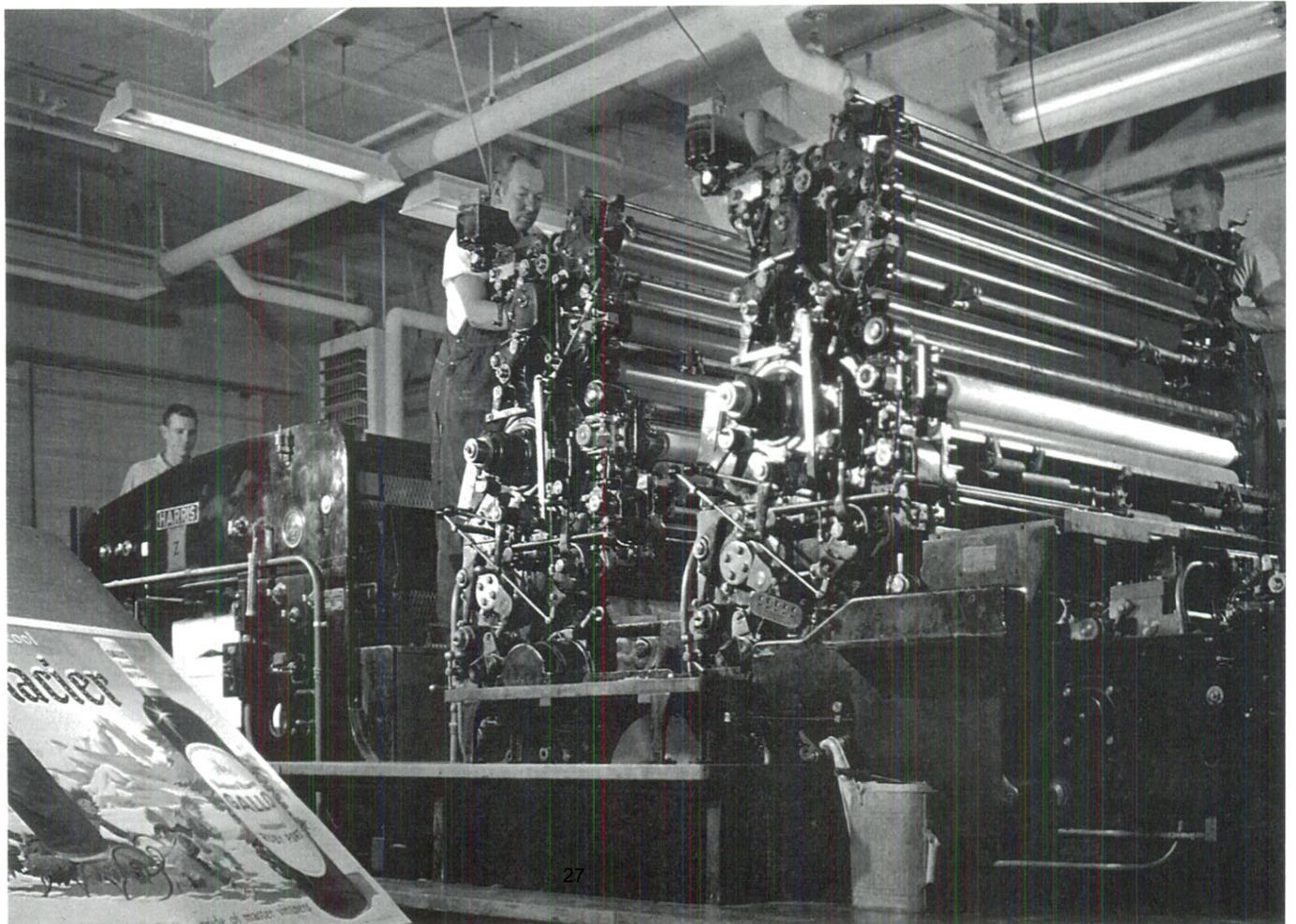


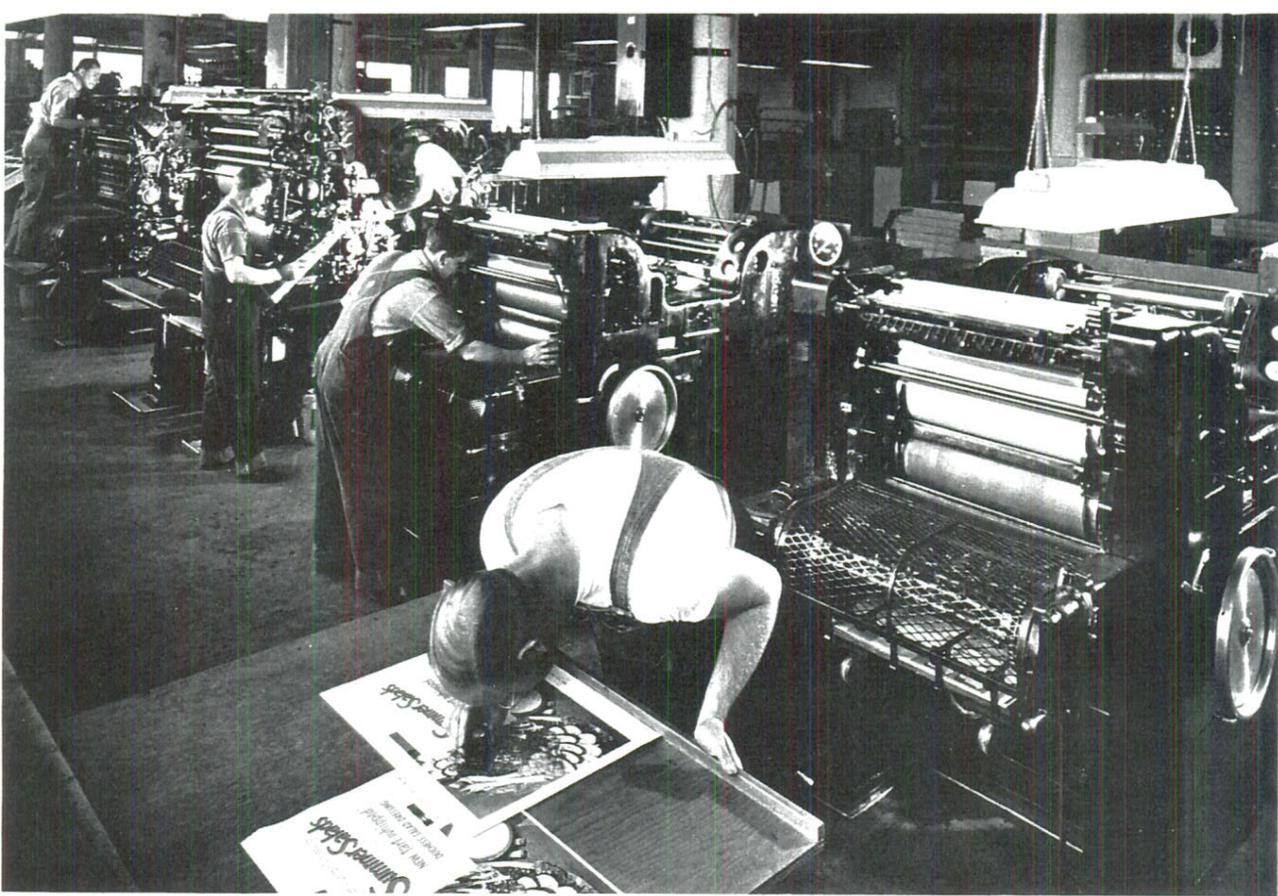


3rd Floor

ABOVE. A large single-color lithograph press, with bronzer attached. This press is used for long-run single-color work and small-edition, large-sheet multi-color printing. With bronzer attached, it is used principally for label work.

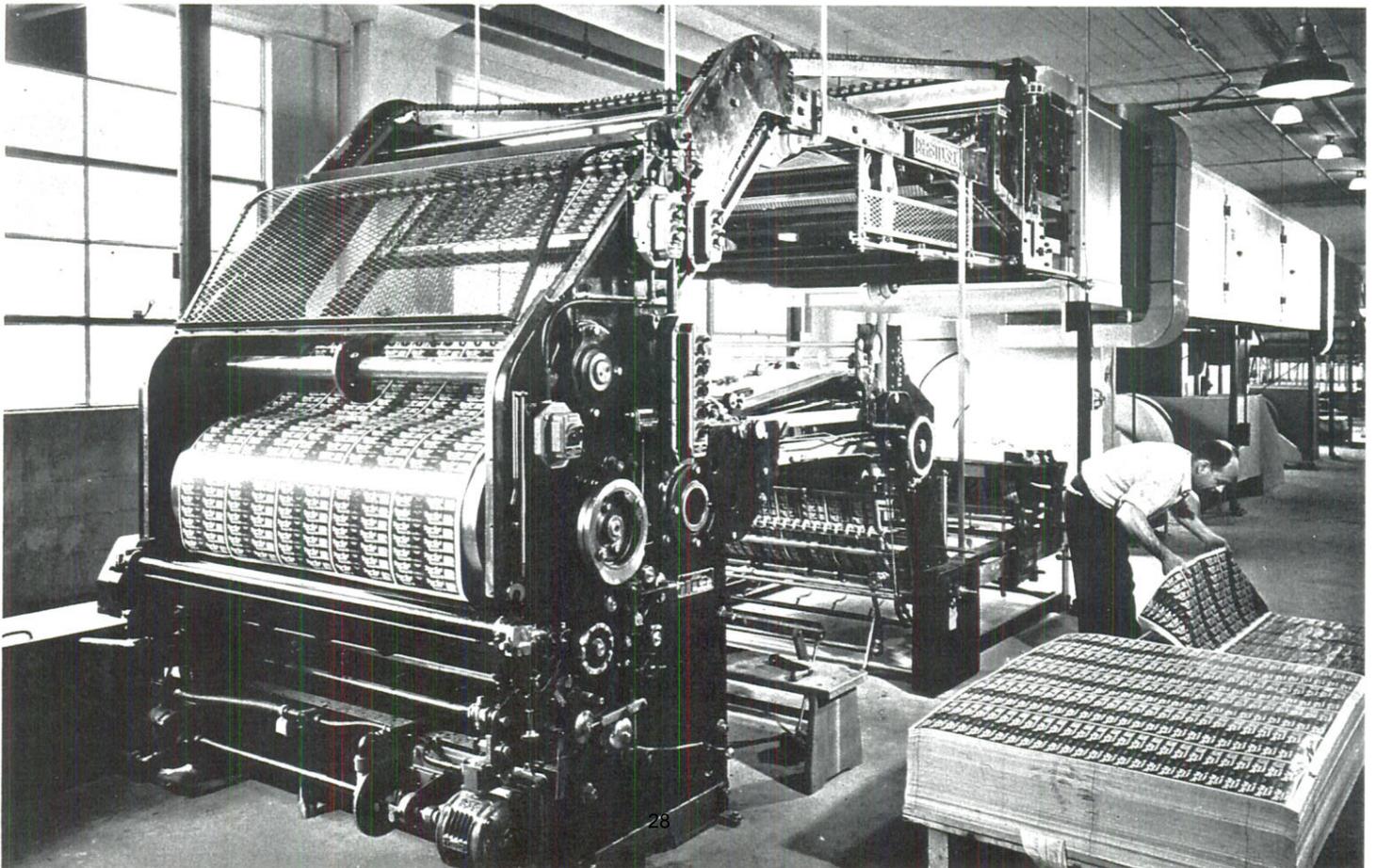
BELOW. A multi-color lithograph press. These large, high-speed presses are used for long-run multi-color printing—booklets, folders, posters, labels, displays.





ABOVE. A battery of small-size lithograph presses used for short-run color printing—letterheads, car cards, color proofs, and direct-mail literature.

BELOW. This 100-foot-long varnishing machine is of an entirely new type, designed to permit the use of higher temperatures in the application of high-gloss lacquers and varnishes to labels and point-of-sale pieces—for maximum protection and shelf-appeal.

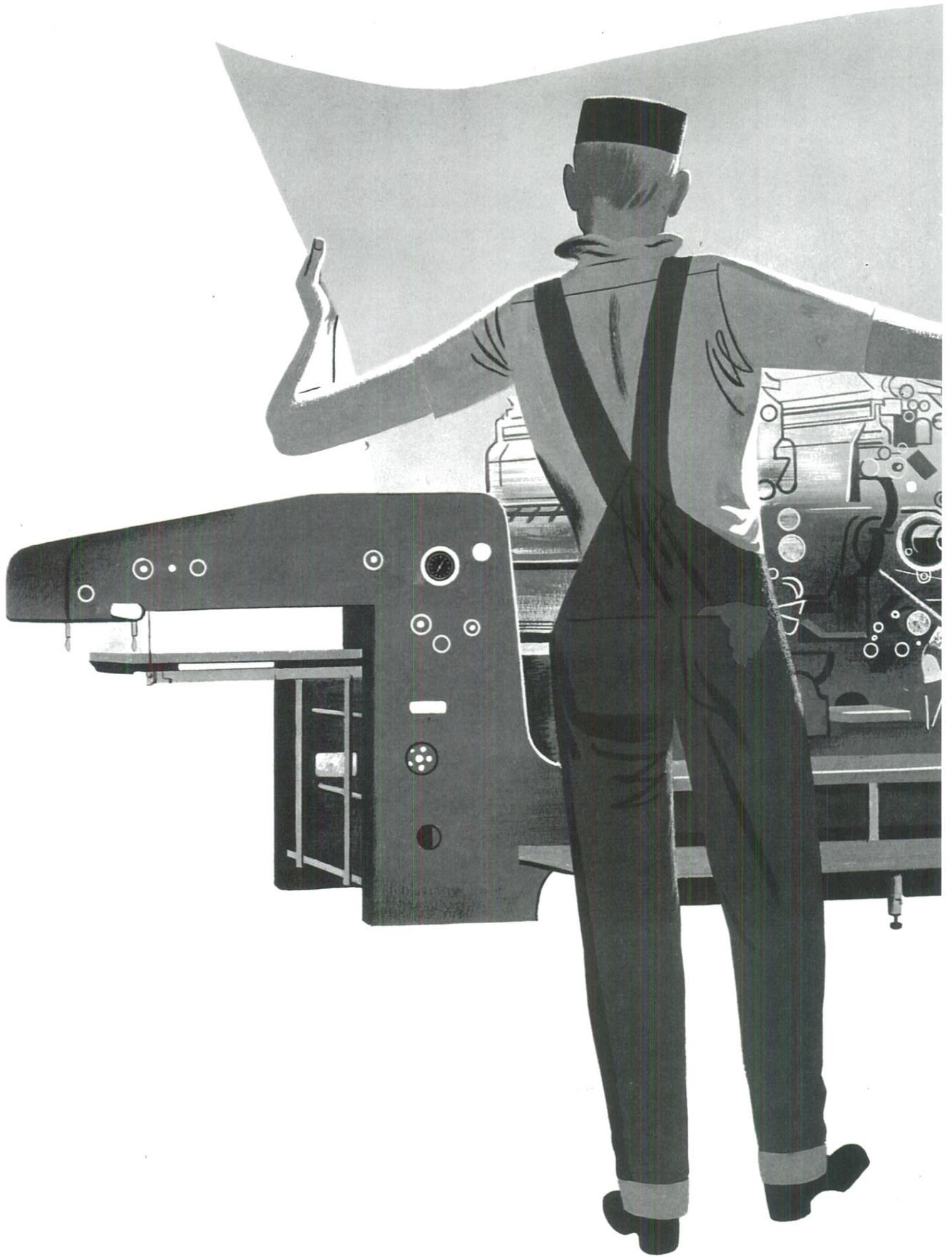




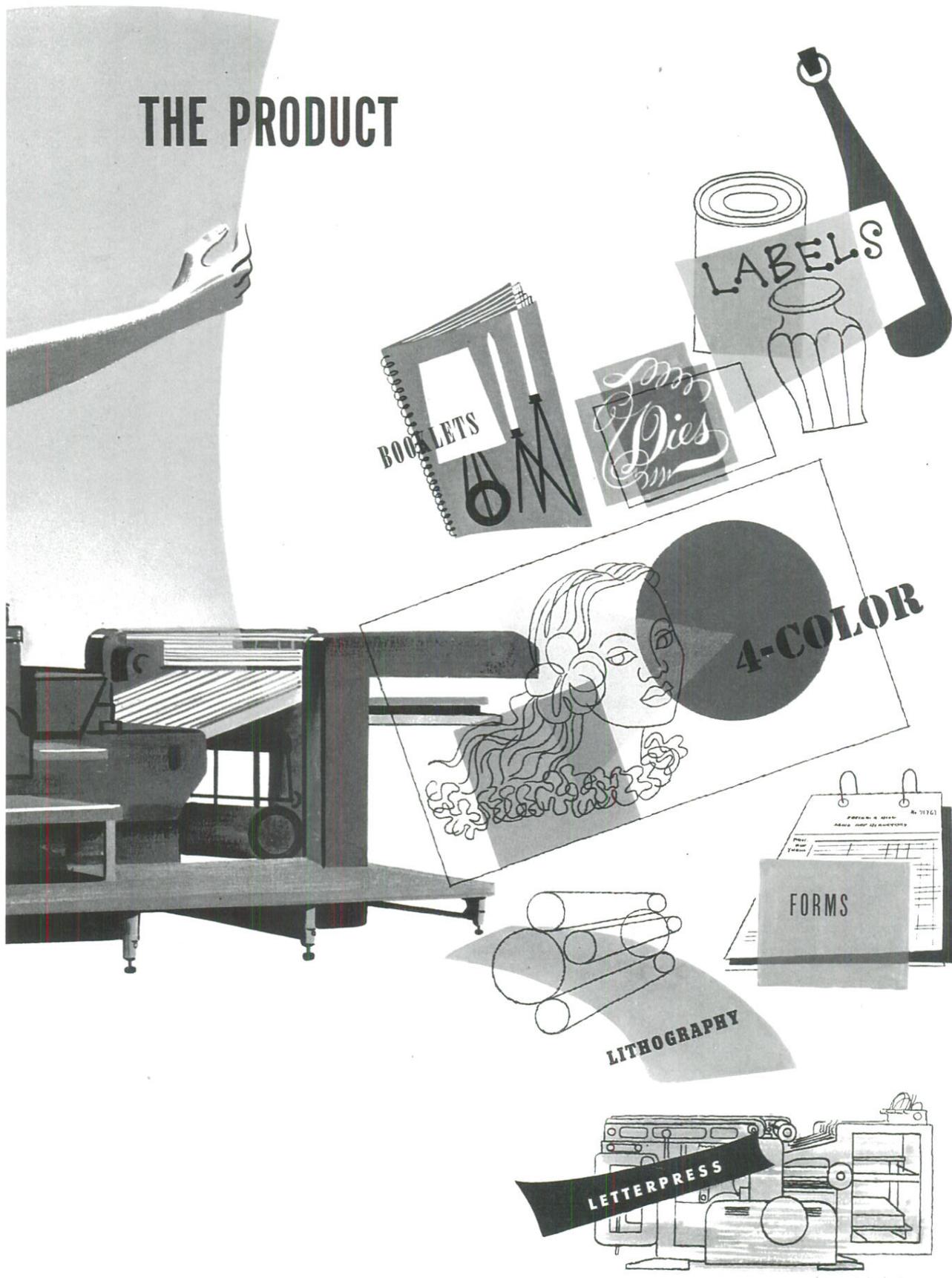
4th Floor

Lunch and coffee-time snacks are served daily at cost in the self-service penthouse cafeteria atop the Carlisle plant. Equipped with complete kitchen facilities, this cheerful, sunny rendezvous does a brisk business each noon, offering an ample selection of hot dishes as well as sandwiches

and other luncheon items. Outsiders are welcome here on invitation. The room is painted a soft shade of green, is decorated with planters of philodendron, and seats 125 customers at smartly modern formica-and-chrome tables. A sun-deck is accessible from either end of the cafeteria for outside eating in warm weather. The Carlisle Penthouse is the scene of the annual company Christmas party.



THE PRODUCT



BOOKLETS

LABELS

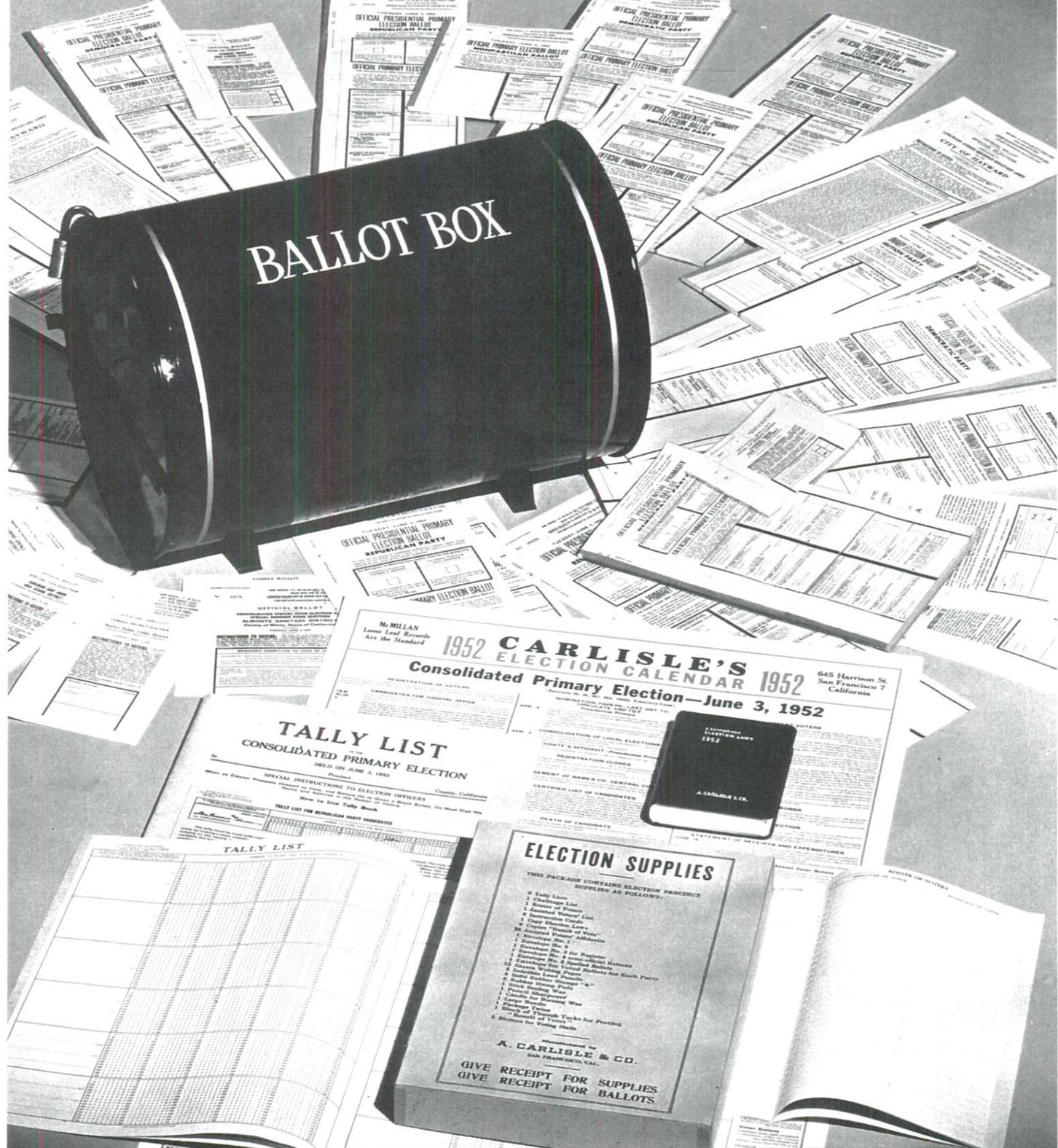
Tom Dies

4-COLOR

FORMS

LITHOGRAPHY

LETTERPRESS



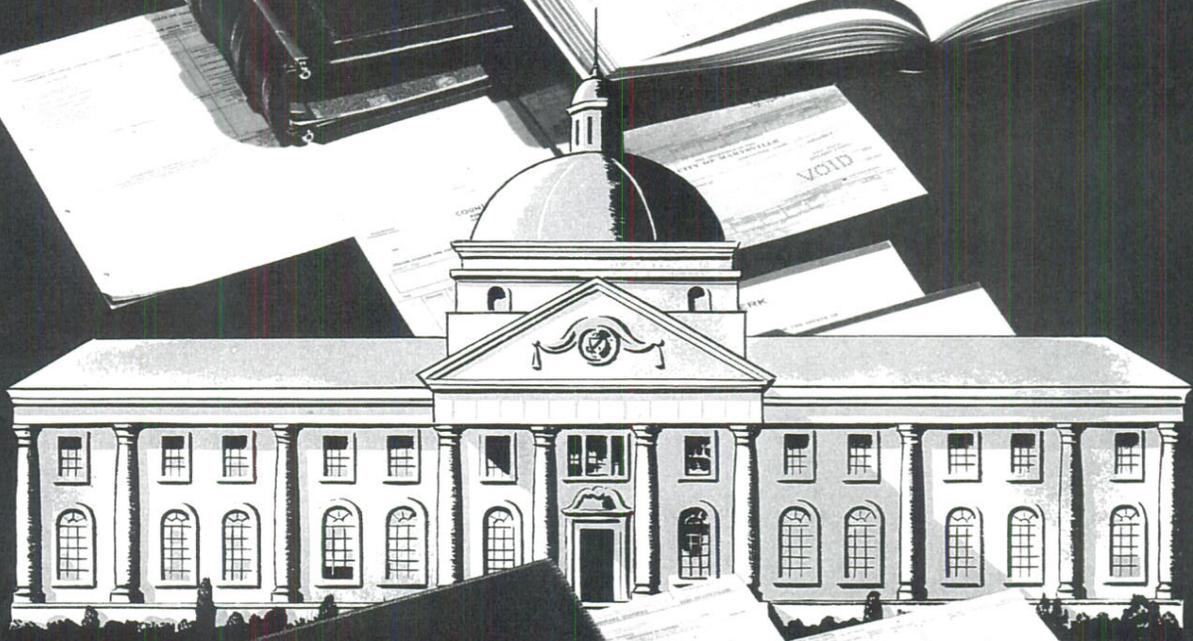
ELECTION SUPPLIES

A principal product of the company is election supplies, sold to California cities, counties, school and water districts, and other voting subdivisions. A. Carlisle & Co. furnishes every item of physical equipment used in an election, from voting booths and election tables to ballots, precinct supplies, and registration affidavits. Through its complete legal and technical service, the election department is prepared also to give reliable advice and help where needed in the conduct of elections.



OFFICE SUPPLIES

Acting as wholesaler, jobber, and retailer, A. Carlisle & Co. does a tremendous annual business in the sale of office supplies. Besides ordinary stationery, the 10,000 items handled by this department include "everything that's used in an office"—full lines of carbon and filing supplies, duplicating machines and supplies, and office furniture—as well as a complete line of school supplies.



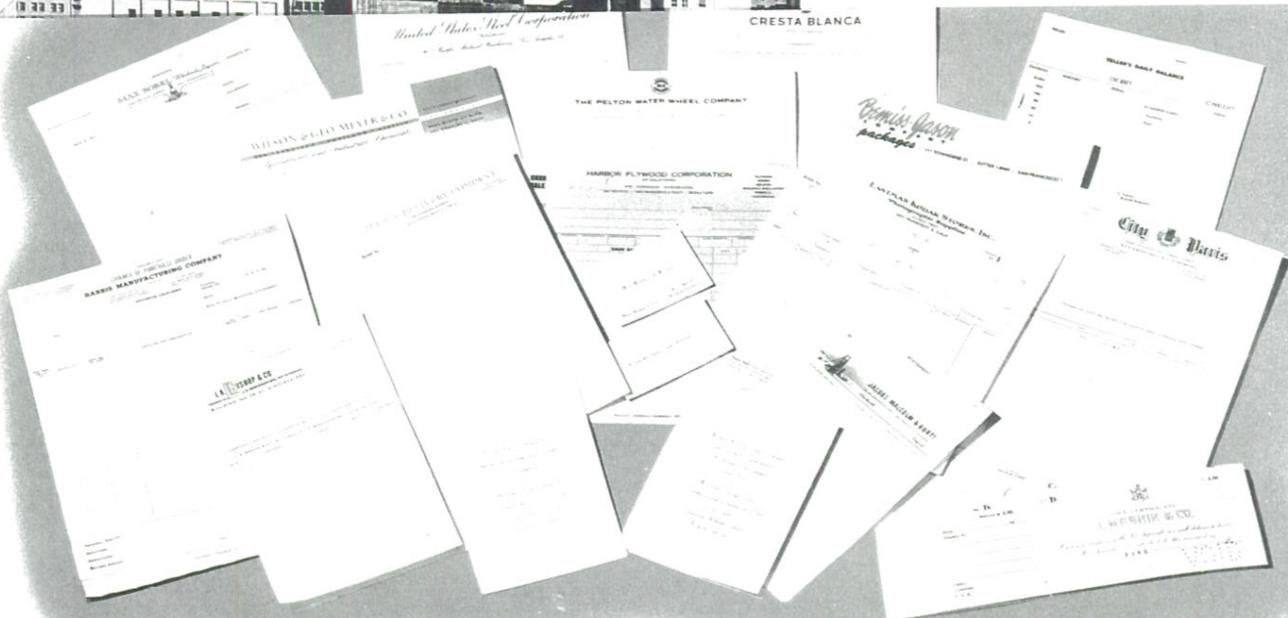
COUNTY AND MUNICIPAL SUPPLIES

A. Carlisle & Co. manufactures supplies in large quantities for counties, cities and municipalities all over the State of California. Assessors, recorders, tax collectors, district attorneys, auditors, various courts, and others are supplied by the company with materials such as fee books, record books, bonds, tax rolls, assessment rolls, interleaf-carbon forms, marriage licenses, birth certificates, school-attendance forms, and diplomas.



COMMERCIAL PRINTING

A. Carlisle & Co.'s letterpress department, which produces the printing supplied by the company for elections and county and municipal use, also handles a vast amount of straight commercial printing for customers in every line of business. Checks, letterheads, invoices, statements, publications, catalogues, reports, brochures, social stationery, calling cards, and announcements are representative of the great variety of commercial work continually flowing from the Carlisle plant.

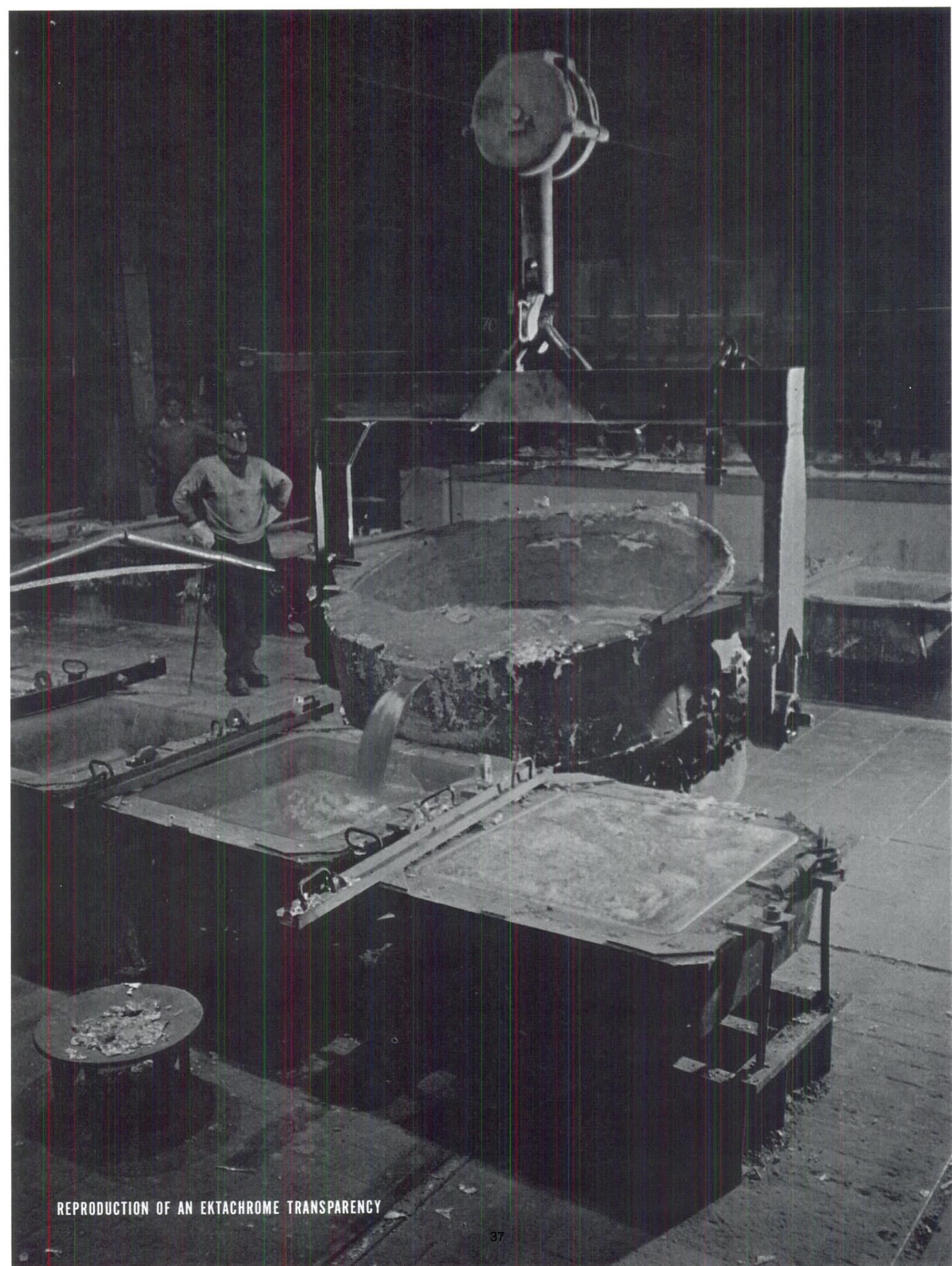


COLOR

PRINTING



A-BOARDS
HANGERS
TRUCK POSTERS
BROCHURES
BROADSIDES
BOOKLETS
CAR CARDS
FOLDERS
LETTERHEADS
DIRECT-MAIL PIECES
CUT-OUTS
DISPLAYS
LABELS
PACKAGE WRAPS
HOUSE ORGANS
MENU COVERS
MAPS
TRAVEL FOLDERS
ANNUAL REPORTS
PACKAGE INSERTS
BOTTLE COLLARS
BLOTTERS



REPRODUCTION OF AN EKTACHROME TRANSPARENCY

THE PEOPLE



**THESE MEN AND WOMEN HAVE
BEEN WITH A. CARLISLE & CO.
30 YEARS OR LONGER**



U. J. RINTALA
EDWARD STANLEY
LOUIS NORDHAUSEN
WHITNEY McDONALD
FRED FEHT
WALTER WHITE

ELEANOR PEARSON
HARRY PAYNE
HAZEL BOWMAN
ELSIE ALLEN
JOHN SHERRY
JAMES LUNNY

B. M. CARLISLE
OTTO CLUNDT
FREDERICK ABBOTT
RICHARD FINN
ALBERT RAMPE
OSCAR ACKERMAN
JOHN GORBUNOFF

FRANCES SAYLES
WALLACE ARMSTRONG
AMANDA FEDDE
MARJORIE SMITH
HAZEL WALTER
JOSEPHINE GORMAN
OTTO MATZEN

HAROLD BAXTER
CARL LENZEN
WILLIAM CURRAN
LORIMER HAY-CHAPMAN
JOHN NAEGLER
JOHN MCCUTCHEON
HENRY HANSEN



DAVID MOSES, LETTERPRESS



VIRGIL MCFARLAND, LITHOGRAPHY



OTTO CLUNDT, ESTIMATING

FIFTEEN DEPARTMENT HEADS



ROSWELL MANN, OFFICE SUPPLIES



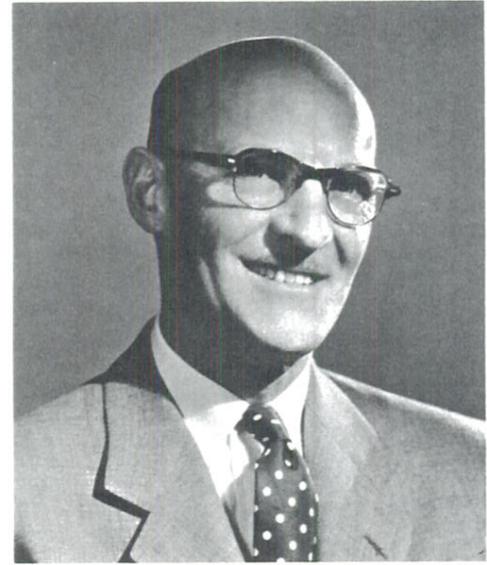
CLIFTON RILEY, FILING SUPPLIES



ERROL A. YANK, ELECTION



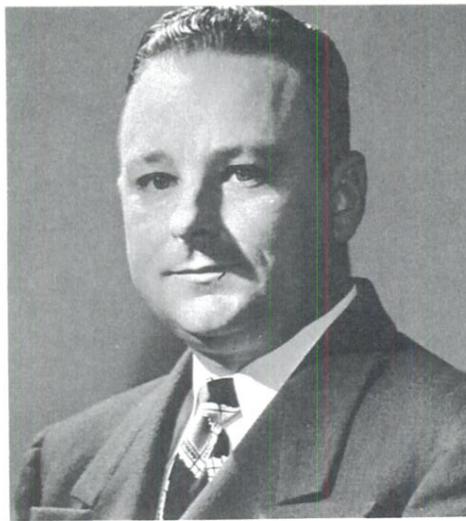
RUSSELL BURKETT, LABELS



CHARLES KRIEGER, PLANNING



HORACE ACKERMAN, COUNTY



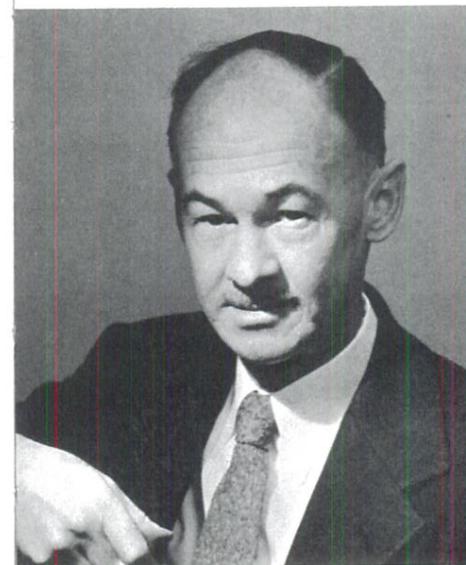
VERNON KIEP, MANUFACTURING



L. HAY CHAPMAN, DUPLICATING



ELEANOR PEARSON, ACCOUNTING



CURTIS DYER, ART



WALLACE ARMSTRONG, INSPECTING



WALTER CLANCY, TRAFFIC

The scope and diversity of A. Carlisle & Co.'s operations are clearly illustrated by its numerous major departments, each managed by an experienced and highly competent department head. They are veterans in efficient management . . . a large portion of the success of the company stems from the outstanding performances of these individuals who represent the management of the corporation. At A. Carlisle & Co. full responsibility for the work of each department is vested in the man who heads that department, who *knows* that department, and whose particular knowledge and experience are within the scope of his own separate producing or service unit. The quality of products and service rendered by A. Carlisle & Co. gain much from this procedure, whereby each department is directed by a man intimately acquainted with it and proud of the part it plays.

ELEVEN FOREMEN

The men and women pictured on these two pages, with the exception of the warehouse foreman, are *production* foremen, directly in charge of A. Carlisle & Co.'s manufacturing operations. They are the top craftsmen who, with their many assistants, actually make the printed products the company sells. Each is a specialist in the graphic arts.



WELDON WENTWORTH, PRINTING DEPARTMENT



JAMES SHELDON, LITHOGRAPH ART



JOHN PATTON, LITHOGRAPH PLATE-MAKING



REX MORGAN, LITHOGRAPH PRESSROOM



R. H. GOAD, WAREHOUSE



W. McDONALD, SHIPPING



ANTON BAWART, LETTERPRESS PRESSROOM

As in the case of the department heads, the Carlisle foremen are a group of experts with independent responsibility, each one freely in charge of his own producing unit. The foremen carry out scheduling instructions received from their respective department heads who, in turn, are responsible to a vice president in charge of over-all production.



EDWARD STANLEY, ENGRAVING



FRANK POSEDEL, BINDERY



FRED ABBOTT, PAPER STOCK



HAZEL WALTER, BINDERY FORELADY

The important job of selling A. Carlisle & Co.'s varied products, and servicing its 10,000 accounts, is shared by 31 top-flight salesmen, most of them men who have been with the company many years. Experts in their knowledge about Carlisle products and processes, and aggressively alert to customers' changing needs, these men are a powerful force in maintaining the company's position of leadership. In addition to selling, they constantly merchandise at point-of-use the *quality, experience, and service* Carlisle offers.



FRED FEHT



LELAND SCOTT, JR.



PETER FRASER



CARL LENZEN



FRANK HOLM



HOWARD BRETON



EDWARD COOK



JAMES LUNNY



ROBERT MILLER



THOMAS HENRY



JOHN JACKSON



CEDRIC SPURB

METROPOLITAN BAY AREA SALESMEN

The 12 men shown on this page are general-line men, who sell office supplies as well as the company's complete line of commercial and color printing.

EXHIBIT D

645 Harrison Street

Dear Neighbor,

HV-645 Harrison, Inc. is pleased to invite you to a community open house to share its plans for 645 Harrison Street. 645 Harrison was the original headquarters for A. Carlisle & Company, and has had many uses since its construction in 1948. Our plan is to convert the long-vacant and outdated light-industrial space to office use, which will supply much needed office space in SoMa for a diverse set of businesses. We're also proposing roughly 33,500 square feet for long-term PDR (trade shop/artisan) uses, which is predominantly on the ground floor, and are actively seeking tenants for this unique space.

At the meeting, you'll have the opportunity to meet the project team, view plans, and ask questions about the proposal. Please RSVP or direct any questions to Jeff Hoover at jhoover@bergdavis.com or call 415.788.1000 x 200.

Thank you and we hope to see you there!

Sincerely,

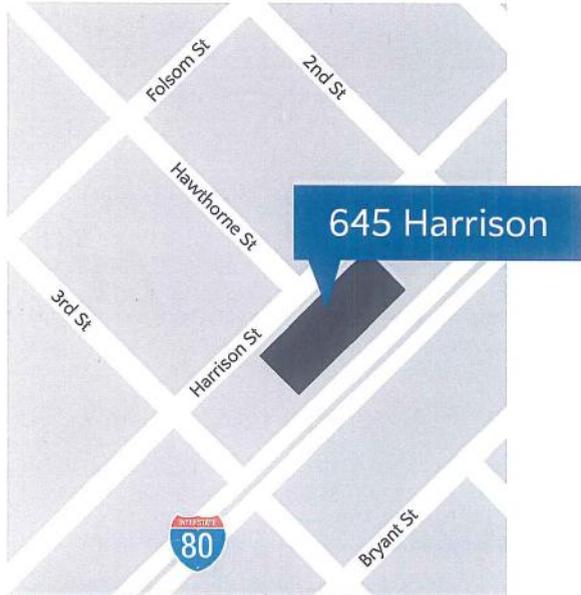
The HV-645 Harrison Team

OPEN HOUSE

August 18, 6:30-8 p.m.
645 Harrison Street, San Francisco, CA

HV-645 Harrison, Inc.

433 California Street, Ste. 700
San Francisco, CA 94104



OPEN HOUSE
August 18, 6:30-8 p.m.



EXHIBIT E

EXHIBIT E

GENERAL PLAN COMPLIANCE

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

POLICY 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The project legalizes existing office uses and upgrades PDR space along the transit-rich 2nd Street corridor, where these types of spaces are in great demand. The Project's net benefits include upgraded PDR space for the retention of artists/PDR users in the SOMA, the retention of two existing businesses employing over two hundred employees and the payment of approximately \$3 million in impact fees.

No environmental impacts are created by project implementation. No exterior construction will occur, thereby negating dust, noise and GHG emissions and preserving an historic resource. The site is in a transit-rich location for both Citywide and regional travel. The project will provide 74 Class 1 bicycle parking spaces, thereby minimizing commutes by single occupancy cars.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The project legalizes existing office use and provides additional office space at a site for which office use has been a principally permitted use since the building was built. By legalizing the offices uses and adding upgraded PDR space, the project is retaining commercial and industrial activity and attracting new activities for the unoccupied office and PDR spaces.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which

provide employment improvement opportunities for unskilled and semi-skilled workers.

POLICY 3.4

Assist newly emerging economic activities.

The legalization of 98,964 gsf of office space combined with the addition of 30,992 gsf of new office space, the occupancy of the 14,520 gsf of pre-existing office space and upgrading 32,988 gsf of PDR space will create opportunities for multiple new businesses which will need to hire unskilled and semi-skilled workers in order to function.

TRANSPORTATION ELEMENT

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

POLICY 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

POLICY 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

POLICY 2.5

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

There is no off-street parking currently on site and none is proposed. 74 Class-1 bicycle parking spaces are proposed, which substantially exceeds the required 26 Class-1 bicycle parking spaces.

URBAN DESIGN ELEMENT

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The building is an historic resource which will be preserved. No exterior construction is proposed.

EAST SOMA PLAN

OBJECTIVE 1.1

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER

POLICY 1.1.2

Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.

OBJECTIVE 1.4

SUPPORT A ROLE FOR “KNOWLEDGE SECTOR” BUSINESSES IN EAST SOMA

POLICY 1.4.1

Permit limited office space throughout East SoMa to support a flexible space for all types of office users.

POLICY 1.4.3

Continue to allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor.

OBJECTIVE 6.1

SUPPORT THE ECONOMIC WELL-BEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS

The project legalizes existing office use and provides additional office space. In addition, the project includes 32,988 gsf of upgraded PDR space. Both the office and PDR space provided by the project would contribute to expansion of numerous and diverse businesses including but not limited to the knowledge sector and research and development in the 2nd Street corridor. Moreover, the building layout is adaptable to a variety of office space sizes to suit the needs of a business. Given the large floorplates, there are numerous opportunities for differently sized offices.

OBJECTIVE 8.2

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN

The building is an historic resource which will be preserved. No exterior construction is proposed.