



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Development Authorization & Conditional Use Authorization

HEARING DATE: JULY 14, 2016

Date: July 7, 2016
Case No.: **2015-009141CUA/OFA/VAR**
Project Address: **875 – 899 Howard Street**
Zoning: C-3-S
130-F Height and Bulk District
SoMa Youth and Family Special Use District
Block/Lot: 3733/079
Project Sponsor: Howard Street Associates, LLC
Attn: Drew Gordon
121 Spear Street, Suite 220
San Francisco, CA 94105
Staff Contact: Claudine Asbagh – (415) 558-6377
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Recommendation: **Approval with Conditions**

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BACK GROUND

This project was continued from the June 23, 2016 Planning Commission hearing to allow for community outreach by the project sponsor. This staff report has been updated to incorporate more detailed information related to the proposed project that was not included in the original executive summary dated June, 16, 2016.

PROJECT DESCRIPTION

The proposal would convert 19,578 square feet of institutional use at the ground floor of 875 Howard Street and approximately 46,888 square feet of second and third floor retail use at 899 Howard Street to office. In addition, the proposal would re-skin and construct a new 4,415 square fourth floor penthouse at 899 Howard Street. The project would retain 45,104 square feet of retail at the ground floor and basement levels of 899 Howard Street. In total, the Project would contain 224,381 square feet of office use and 45,104 square feet of retail use.

SITE DESCRIPTION AND PRESENT USE

The Project is located on a 54,123 square foot lot on the southeast corner of the intersection of Howard and Fifth Streets, Block 3733, Lot 079. The development site contains 375 feet of frontage along Tehama Street, 155 feet of frontage along Fifth Street, and 325 feet of frontage along Howard Street. The site is located within the Downtown Commercial Support District (C-3-S) and the 130-F Height and Bulk

District. The project site is located within the Downtown Plan Area, the proposed Central SoMa Plan Area, and the SoMa Youth and Family Special Use District.

The site is occupied by a single commercial building that reads as two distinct structures: 875 Howard Street is located on the eastern portion of the site, is six stories over basement (parking), vacant at the first and second stories and occupied by office uses at the remaining levels. Situated at the western portion of the site, 899 Howard is three stories over basement and currently occupied by a single retail use, Burlington Coat Factory.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated in the C-3-S (Downtown Support) Zoning District. Other zoning districts in the vicinity include: RC-4 (Residential-Commercial, High Density) to the east, WMUG (West SoMa Mixed Use – General) to the south, and MUR (Mixed Use – Residential) to the west. The area around the site includes a mix of institutional, residential, hotel, and office uses. The Project site is one block south of Moscone Center West and the Intercontinental Hotel is located directly north, across Howard Street. A large mixed-use project with approximately 170 residential units and ground floor retail is proposed across 5th Street, due west of the project.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 3, 2016	June 3, 2016	20 days
Posted Notice	20 days	June 3, 2016	June 3, 2016	20 days
Mailed Notice	10 days	June 13, 2016	June 13, 2016	10 days

PUBLIC COMMENT/COMMUNITY OUTREACH

To date, the Department has received one inquiry from a resident of the building located at 245 5th Street who expressed concern over the potential loss of privacy for his unit. Since the continuance of the project on June 23, 2016, the project sponsor has been in communication with the South of Market Community Action Network (SOMCAN) both directly and through Supervisor Kim’s office.

ISSUES AND OTHER CONSIDERATIONS

- Office Development Authorization: The proposed project includes a change in use of approximately 70,881 gross square feet from institutional and retail to office use and therefore requires an Office Development Authorization. The Project’s proposed office use within 899 Howard is principally permitted in the C-3-S zoning district, and the Project’s ground floor office use in the 875 Howard Street portion of the building is permitted with a Conditional Use

Authorization. As of July 7, 2016, 514,750 gross square feet of "Large Cap" Office Development was available under the Section 321 office allocation program. If the Project is approved, approximately 443,869 square feet of space will remain in the Large Cap pool.

- Conditional Use Authorization: Per Planning Code Section 210.2, a Conditional Use Authorization is required to establish a Non-Retail Sales and Service Use at the ground floor within the C-3-S Zoning District. The project would convert 20,715 square feet of vacant institutional space at the ground floor of 875 Howard Street to office and therefore, a Conditional Use Authorization is required. The conversion to office at the ground floor would not create a substantive change to the public realm given the existing building's configuration and lack of openings to the exterior. Allowing the conversion to office would enable the existing tenant to expand to the ground floor and permit office in a building not well suited to retail activity. The project would retain ground floor retail within 899 Howard, ensuring that 2/3 of the project's linear frontage along Howard and Fifth Streets would remain as retail.
- Variance: The project proposes exterior modifications to 899 Howard Street. The project would re-skin the existing precast concrete panel building with a new glass curtain wall system in order to increase natural light to the interiors and provide an updated façade. The existing structure is built to the property line and the new curtain wall would encroach over the property line at the second and third levels by approximately 2' 7" and by 3' 4" over the proposed lobby entry on Howard Street (see Sheet A8.00 of plan set). The Zoning administrator will consider a variance from Planning Code Section 136(c)(2) for permitted obstructions.
- Downtown Plan Area: The Commerce Chapter of the Downtown Area Plan includes language that encourages the growth of office uses as long as undesirable consequences of the growth are controlled. The project would convert vacant ground floor institutional space and second and third floor retail space to office use. The project would not displace any tenants and would allow the existing tenant of 875 Howard to expand within its current location and allow Burlington Coat Factory to remain at the corner of Howard and Fifth Streets. The project would create office within an existing building located in an area served by multiple transit options.
- SoMa Youth and Family Special Use District: The project is located within the SoMa Youth and Family Special Use District (SUD). The SUD is intended to expand the provision of affordable housing in the area. The SUD also requires Conditions Use Authorization for various uses as listed in Section 249.40A(c)(1)(a). The project does not propose or convert any residential uses, and does not propose any of the uses listed in the aforementioned Section. The project is subject to a Jobs-Housing Linkage Fee estimated at \$108,653 that will be paid into the Citywide Affordable Housing Fund.
- Central SoMa Plan Area: The subject site is located within the Draft Central SoMa Plan area bounded by Market and Townsend Streets and 2nd and 6th Streets. A Draft of the Central SoMa Plan was released in April 2013 and is currently going through refinements and environmental review. It is anticipated that the Central SoMa Plan will begin the review and adoption process in fall of 2016. The Central SoMa Plan includes alternatives for development concentrations around the 3rd Street rail corridor, however no changes are proposed for the subject site. The project site will continue to fall within the C-3-S Zoning District that allows the proposed office space (subject to a Conditional Use Authorization at the ground floor).

- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Sustainability Fee (4,415 gsf – New Office)	411A (@ \$18.04)	\$ 79,647
Downtown Park Fee (70,881 – New Office)	412 (@ \$2.55)	\$180,747
Jobs-Housing Linkage (4,415 – New Office)	413 (@ \$24.61)	\$108,653
Childcare (70,881 – New Office)	414 (@ \$1.57)	\$111,283
	TOTAL	\$480,329

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 an Office Development Authorization for approximately 70,882 gross square feet pursuant to Planning Code Sections 321 and 322, and must grant Conditional Use Authorization for the establishment of Non-Retail Sales and Service Use (office) at the ground floor of 875 Howard, pursuant to Planning Code Sections 303 and 210.2.

BASIS FOR RECOMMENDATION

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan including the Downtown Area Plan and the pending Central SoMa Area Plan.
- The Project is in a zoning district that principally permits office use and allows ground floor office subject to a Conditional Use Authorization.
- The project would convert 20,715 square feet of vacant institutional space into office in an existing building that is not well suited to retail uses.
- The authorization of office space will contribute to the economic activity in the neighborhood and would allow the existing tenant of 875 Howard to expand within their existing location.
- The Project represents an allocation of approximately 13.8 percent of the large cap office space currently available for allocation.
- At current rates, the project will produce approximately \$480,329 in fees that will benefit the community and City.

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: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <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 checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)

☒ Jobs Housing Linkage Program (Sec. 413)

☒ Downtown Park Fee (Sec. 412)

☒ First Source Hiring (Admin. Code)

☒ Child Care Requirement (Sec. 414)

☒ Other (TSF)

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303 TO ALLOW A NON-RETAIL SALES AND SERVICE (OFFICE) USE WITHIN AN EXISTING OFFICE AND RETAIL BUILDING AT 875-899 HOWARD STREET, LOT 079 IN ASSESSOR'S BLOCK 3733, WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND A 130-F HEIGHT AND BULK DISTRICT. THE PROPOSAL WOULD CONVERT 19,578 SQUARE FEET OF INSTITUTIONAL USE AT THE GROUND FLOOR OF 875 HOWARD STREET AND APPROXIMATELY 46,888 SQUARE FEET OF SECOND AND THIRD FLOOR RETAIL USE AT 899 HOWARD STREET TO OFFICE. IN ADDITION, THE PROPOSAL WOULD RE-SKIN AND CONSTRUCT A NEW 4,415 SQUARE FOURTH FLOOR PENTHOUSE AT 899 HOWARD STREET BUILDING.

PREAMBLE

On October 6, 2015 Howard Street Associates, LLC (attn.: Drew Gordon) (hereinafter "Project Sponsor") filed applications with the Planning Department (hereinafter "Department") for a Conditional Use Authorization and Office Allocation pursuant to Planning Code Section 303 and 321 to establish additional office use within the existing six-story building at 875-899 Howard Street, within the C-3-S (Downtown Support) District and a 130-F Height and Bulk District (the "Project"). As subsequently revised on May 6, 2016, the Project would convert the entirety of 875 Howard Street to office use, including non-

retail, ground-floor office use, convert the upper two stories of 899 Howard Street from retail to office use, and construct a new tenant conference room and fitness room at the roof. In total, the requested authorization of 70,881 square feet would increase the office square footage at the site from 153,500 square feet to approximately 224,381 square feet.

On May 19, 2016 the project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project. The file for the Project is available at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

On June 23, 2016, the San Francisco Planning Commission (hereinafter “Commission”) continued the project to July 14, 2016.

On July 14, 2016, the Commission adopted Motion No. XXXXX, approving an Office Allocation Application for the Proposed Project (Office Allocation Application No. No. 2015-009141OFA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On July 14, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-009141CUA.

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 Conditional Use requested in Application No. 2015-000123CUA, 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.** The Project is located on a 54,123 square foot lot on the southeast corner of the intersection of Howard and Fifth Streets, Block 3733, Lot 079. The development site contains 375 feet of frontage along Tehama Street, 155 feet of frontage along Fifth Street, and 325 feet of frontage along Howard Street. The site is located within the Downtown Commercial Support District (C-3-S) and the 130-F Height and Bulk District. The project site is located within the Downtown Plan Area, the proposed Central SoMa Plan Area, and the SoMa Youth and Family Special Use District.

The site is occupied by a single commercial building that reads as two distinct structures: 875 Howard Street is located on the eastern portion of the site, is six stories over basement (parking), vacant at the first and second stories and occupied by office uses at the remaining levels. Situated

at the western portion of the site, 899 Howard is three stories over basement and currently occupied by a single retail use, Burlington Coat Factory..

3. **Surrounding Properties and Neighborhood.** The project site is situated in the C-3-S (Downtown Support) Zoning District. Other zoning districts in the vicinity include: RC-4 (Residential-Commercial, High Density) to the east, WMUG (West SoMa Mixed Use – General) to the south, and MUR (Mixed Use – Residential) to the west. The area around the site includes a mix of institutional, residential, hotel, and office uses. The Project site is one block south of Moscone Center West and the Intercontinental Hotel is located directly north, across Howard Street. A large mixed-use project with approximately 170 residential units and ground floor retail is proposed across 5th Street, due west of the project
4. **Project Description.** The proposal would convert 19,578 square feet of institutional use at the ground floor of 875 Howard Street and approximately 46,888 square feet of second and third floor retail use at 899 Howard Street to office. In addition, the proposal would re-skin and construct a new 4,415 square fourth floor penthouse at 899 Howard Street. The project would retain 45,104 square feet of retail at the ground floor and basement levels of 899 Howard Street. In total, the Project would contain 224,381 square feet of office use and 45,104 square feet of retail use.
5. **Public Comment.** To date, the Department has received one inquiry from a resident of the building located at 245 5th Street who expressed concern over the potential loss of privacy for his unit. Since the continuance of the project on June 23, 2016, the project sponsor has been in communication with the South of Market Community Action Network (SOMCAN) both directly and through Supervisor Kim's office.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2015-009141CUA/OFA/VAR (Conditional Use Authorization, pursuant to Planning Code Section 303) apply to this Motion, and are incorporated herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Floor Area Ratio.** Planning Code Section 124 establishes a Floor Area Ratio (FAR) of 5.0 to 1 for properties within the C-3-S Zoning District.

The Project Site has a lot area of 54,123 square feet; therefore an FAR of 270,615 is principally permitted. The Project proposes approximately 269,485 gross square feet at the Site, and thus complies with the principally-permitted FAR limit.
 - B. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. . The project requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered "active uses."

As proposed, the Project's street-facing ground floor frontages would be devoted to office and retail uses. The existing is non-complying with respect to transparency. No major changes are proposed to the existing ground floor configurations and no major changes are proposed to the existing facade on the 875 Howard portion of the building. The Project would re-skin the exterior of 899 Howard Street with a new glass curtain wall system and painted horizontal metal cladding. The redesign of 899 Howard Street would increase transparency for the ground floor along Howard and Fifth Streets, and bring the existing legally noncompliant condition into closer conformity with the Planning Code (see Planning Code Section 188(a)). Existing levels of transparency on Tehama Street would be maintained.

The Project provides ground floor ceiling heights of 17 feet at both 875 and 899 Howard Street. There is one parking access point on Tehama Street and the parking is situated below grade so that it is not visible from the street on any of the Property's three frontages.

The conversion to office at the ground floor of 875 Howard would not create a substantive change to the public realm given the existing building's configuration and lack of openings to the exterior. Allowing the conversion to office would enable the existing tenant to expand to the ground floor and permit office in a building not well suited to retail activity. The project would retain ground floor retail within 899 Howard, ensuring that 2/3 of the project's linear frontage along Howard and Fifth Streets would remain as retail.

- C. Off-Street Parking.** Planning Code Section 151.1 does not require any off-street parking be provided, but instead provides maximum parking amounts based on land use type. Non-residential uses in C-3 districts can include parking areas that are up to 7% the gross floor area of the non-residential uses.

The Project proposes a total of 269,485 gross square feet of non-residential uses, permitting up to 18,864 gross square feet of parking. The Property's existing basement parking equals 18,079 square feet, and no new parking is proposed. Therefore, the project complies with this requirement.

- D. Loading.** Section 152 provides a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market.

The proposed size and mix of uses requires four off-street loading spaces (2 spaces for 224,381 gsf of office and 2 spaces for 45,104 gsf of retail). The Property contains two off-street freight loading spaces, and four service vehicle spaces. Pursuant to Planning Code Section 153(a)(6), the four service vehicle spaces may count towards two of the four required freight loading spaces. The Project meets this requirement.

- E. Bicycle Parking.** For projects proposing a change of use, Planning Code Section 155.2 requires new bicycle parking spaces if the change would increase the number of total required bicycle parking spaces by 15 percent or more. For office, 1 Class 1 space is required for every 5,000 square feet of occupied floor area and at least 2 Class 2 spaces are required, with an additional Class 2 space for every 50,000 square feet over 5,000. For retail, 1 Class 1 Space is required for every 7,500 square feet of occupied floor area, and one Class 2 space for every 2,500 square feet of occupied floor area 50,000 square feet or less.

Existing uses at the Property would require a total of 64 bicycle parking spaces (43 Class 1 and 21 Class 2). Proposed uses require a total of 75 bicycle parking spaces (51 Class 1 and 24 Class 2). The Project's proposed change of use would increase the total number of required bicycle parking spaces by 15 percent or more. The Project will provide a total of 65 Class 1 bicycle parking spaces and 26 Class 2 spaces, meeting this requirement.

- F. Use.** Per Planning Code Section 210.2, within the C-3-S Zoning District, Non-Retail Sales and Services uses require a Conditional Use Authorization when located at or below the ground floor. Otherwise, Non-Retail Sales and Services are principally permitted.

The project proposes to convert 20,715 square feet of vacant commercial space at the ground floor of the 875 Howard building to a Non-Retail Sales and Service Use (office) and therefore, a Conditional Use Authorization is required. Conformance with the specified criteria is discussed under item #7 below.

- G. Privately-Owned Open Space Requirements in C-3 Districts.** Planning Code Section 138 applies privately-owned open space requirements to permits to construct new buildings or add gross floor area equal to 20% or more of an existing building in C-3 Districts.

The Project would not add 20% or more to the existing gross floor; therefore, the Project does not trigger the privately-owned open space requirements.

- H. Height and Bulk.** The subject property is located within a 130-F Height and Bulk District. Within this District, roof heights of buildings are limited to 150 feet. Section 260(b) allows elevator penthouses to exceed the maximum roof height by an additional 16 feet, and stair penthouses to exceed the maximum roof height by an additional 10 feet. Maximum bulk dimensions apply to portions of the building above 80 feet in height. Above 80 feet, the building may not exceed a length of 110 feet, or a diagonal dimension of 140 feet.

The portion of the building located at 875 Howard measures approximately 90 feet to the finished roof (115 feet to top of penthouse). The project does not propose any changes to the height or dimensions of 875 Howard.

The Project proposes a 4,415 square foot penthouse addition on the roof of the 899 Howard portion of the building. Currently, 899 Howard measures 49 feet to the finished roof (65 feet to existing elevator penthouse). The penthouse would have a finished roof height of approximately 62 feet. The newly constructed penthouse would be below the 80-foot threshold. The finished roof and the cited rooftop features comply with the applicable regulations of the Code, therefore the Project complies with the maximum allowable height and bulk within the 150-F Height and Bulk District.

- I. Shadows on Parks.** Pursuant to Section 295, no building permit authorizing the construction of any structure exceeding 40 feet in height that will cast any shade or shadow upon any property under the jurisdiction of the Recreation and Park Commission during the times of one hour after sunrise and one hour before sunset, all year round, may be issued except on prior action of the Commission pursuant to the provisions of this Section. The Commission must conduct a hearing and must disapprove the issuance of any building permit governed by the provisions of this Section if it finds that the proposed project will have any adverse impact on the use of the property under the jurisdiction of the Recreation and Park Commission because of the shading or shadowing that it will cause, unless it is determined that the impact would be insignificant.

The Project will not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

- J. Office Development Authorization.** Planning Code Section 321 establishes the requirements for an Office Development Authorization from the Planning Commission

for new office space in excess of 50,000 gross square feet.

The project proposes to establish 70,881 gross square feet of office and therefore, requires an Office Development Allocation. The proposed project has requested an Office Development Authorization for up to 70,881 gross square feet of new office space from the Planning Commission as part of the related Case No. 2015-009141OFA.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project is necessary and desirable for, and compatible with, the neighborhood and the community. The Project's proposed office use is principally permitted in the C-3-S zoning district, and the Project's ground floor office use in the 875 Howard Street portion of the building is permitted with a Conditional Use Authorization. The subject lot is located in an area primarily characterized by a mix of institutional, residential, hotel, and office uses. The project is suitable for its location in that it has direct access to existing and planned public transit, and would provide convenient service and retail options for office workers, as well as opportunities for small businesses serving these workers.

The Project would establish an office use in the vacant ground floor of the 875 Howard building. The conversion of the ground floor will allow the adaptive reuse of a building not well suited for retail services and allow the existing tenant of 875 Howard to expand. The Project would provide office space with large floor plates, a characteristic desired by emerging businesses.

Additionally, The Project will contribute 70,881 square feet of new office space, and will be subject to a number of impact fees supporting open space, child care facilities, transportation infrastructure, and affordable housing.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project would create new office space without potential adverse effects to the health, safety, convenience, or general welfare of persons in the vicinity attributable to large-scale new construction projects. The Project includes a change in use to office use on the ground floor of the 875 Howard building, and at the second and third floors of the 899 Howard building. As part of the change in use, the Project would undertake interior alterations for both buildings and construct a new 4,415 square foot penthouse as well as new rooftop HVAC units for the 899 Howard building. The Project's massing and scale will result in a building compatible with the other structures in the immediate vicinity.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood because the project site is well-served by public transit. The Site is located two blocks from the Powell Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9) . The Site is also within two blocks of the 14, 14R, 8, 27, 45, and 30 bus lines, and within one mile of the Caltrain Station at 4th and King Streets. The provision of bicycle storage areas along with the close proximity to mass transit is anticipated to encourage employees and visitors to use alternate modes of transportation.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce, or include any permanent uses that generate, substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project consists primarily of interior alterations to an existing building and only minor exterior alterations will be made to improve the buildings' design.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is not located within a Neighborhood Commercial District.

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

DOWNTOWN PLAN AREA

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE AND PROFESSIONAL ACTIVITY.

Policy 2.1:

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

The Project would add office space to a location that is well-served by existing and future public transit

options, and is within walking distance to a diversity of goods and services available for employees of office tenants. The new office use at the Property will likely draw tenants whose employees do not rely on private vehicles, and many employees will be able to walk to the Property from SoMa, Downtown, and Tenderloin neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic.

Policy 2.2:

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The Project will maintain and improve San Francisco's position as a prime location for financial, administrative, corporate and professional services. The Project will help expanding companies stay in San Francisco and encourage new companies to open offices here, thereby supporting the City's economic vitality. Further, the Project would not displace any existing uses as the ground floor at 875 Howard Street is currently vacant, and approximately 45,104 square feet of retail space would remain in 899 Howard on its basement and ground floor levels.

OBJECTIVE 13:

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

The Project will largely retain the height and character of the existing building, while dramatically improving the exterior appearance of 899 Howard Street. The buildings that will contain the converted office space will remain at six and three stories, in a district that permits heights up to 130 feet. The penthouse addition on 899 Howard will not affect the building's apparent height or bulk as viewed from the street level. The Project proposes to revitalize the facade of the existing concrete building at 899 Howard Street with a new glass curtain wall system and painted horizontal metal cladding.

COMMERCE AND INDUSTRY ELEMENT

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 will provide space for businesses whose employees value the transportation options and the cultural amenities available in San Francisco's downtown and South of Market areas. The Project will retain and expand commercial activity on the Property. The approval of ground floor office would enhance the commercial activity at the Site, providing desirable new office space within large flexible floorplates. The Project would retain the basement and ground floors of 899 Howard as retail.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

The Project is located within close proximity to Market Street and the Transbay Transit Center. The Powell Street BART and Muni light rail station is two blocks from the Property, as are transit stations serving numerous bus lines and the Powell Street cable car. The Property is at a location well-suited for new office uses. Employees and visitors of the Project will be able to easily walk, take public transit, or ride bicycles to and from the Project Site, which will keep the Project's transit and traffic impacts to a minimum.

9. **Planning Code Section 101.1(b)** 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 Site is located in the center of San Francisco's central business district and does not house any neighborhood-serving retail uses. The Project's current tenant, Burlington Coat Factory is a retailer, that will continue to occupy the basement and ground floors as retail.

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

No housing would be removed by the Project. The Project will be compatible with the existing and proposed character of the Central SoMa and the downtown areas. The building at 875 and 899 Howard Street will be retained. The Project will increase pedestrian transparency and improve the building's façade. The additional office space will allow an existing building tenant to expand within its current location and bring new employees who will patronize businesses in the neighborhood. Additionally, the retention of Burlington Coat Factory as a ground-floor retailer will preserve the street-facing retail character of the site.

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

As the Project will not remove affordable housing, the City's supply of affordable housing will be preserved. By paying a Jobs-Housing Linkage Fee into the Citywide Affordable Housing Fund, the Project will directly enhance the supply of affordable housing.

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

The Property, located downtown, is well served by public transit. It is two blocks from the Powell Street MUNI and BART station and numerous MUNI bus lines. The project's close proximity to

transit should encourage employees will be able to walk, ride a bicycle, or take public transportation to the property.

- 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 Property does not contain any industrial uses.

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

The Project will conform to all structural and seismic requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmark and/or historic buildings

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

The Project will not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11. The Commission hereby finds that approval of the Conditional Use 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 Conditional Use Application No. 2015-009141CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2016, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 July 14, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow 23,717 square feet of non-retail sales and services (office space) on the ground floor of the existing building at 875 Howard Street within the C-3-S (Downtown Support) District and a 130-F Height and Bulk District; in general conformance with plans, dated May 6, 2016 and stamped “EXHIBIT B” included in the docket for Case No. 2015-009141CUA and subject to conditions of approval reviewed and approved by the Commission on July 14, 2016 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.

COMPLIANCE WITH OTHER REQUIREMENTS

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2015-009141CUA/OFA/VAR (Office Allocation Authorization, pursuant to Planning Code Section 321) apply to this Motion, and are incorporated herein as though fully set forth.

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 July 14, 2016 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 Conditional Use 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 Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three- year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **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 three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **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
5. **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
6. **Additional Project Authorization.** The Project Sponsor must obtain an Office Allocation

Authorization under Sections 321 and satisfy all the conditions thereof. The conditions set forth therein 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.

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

PARKING AND TRAFFIC

10. **Bicycle Parking (Commercial Only).** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than 51 Class 1 and 24 Class 2 bicycle parking spaces.

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

11. **Off-street Loading.** Pursuant to Planning Code Section 152, the Project will provide four off-street loading spaces.

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

12. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four showers and 24 clothes lockers.

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

13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

14. **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

15. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

16. **Downtown Park Fee - C-3 District.** Pursuant to Planning Code Section 412 (formerly 139), the Project Sponsor shall pay the Downtown Park Fee. The fee shall be based on drawings of the net addition of gross floor area of office to be constructed as set forth in the building permit and shall be paid prior to the issuance of a temporary certificate of occupancy.

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

17. **Jobs Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

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

18. **Childcare Requirements - Office and Hotel Development.** The Project is subject to the Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414.

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

MONITORING

19. **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

20. **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

21. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

22. **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>

23. **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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)

☒ Jobs Housing Linkage Program (Sec. 413)

☒ Downtown Park Fee (Sec. 412)

☒ First Source Hiring (Admin. Code)

☒ Child Care Requirement (Sec. 414)

☒ Other (TSF)

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Planning Commission Draft Motion

HEARING DATE: JULY 14, 2016

Date: July 7, 2016
Case No.: **2015-009141 CUA/OFA/VAR**
Project Address: **875 – 899 Howard Street**
Zoning: C-3-S
130-F Height and Bulk District
SoMa Youth and Family Special Use District
Block/Lot: 3733/079
Project Sponsor: Howard Street Associates, LLC
Attn: Drew Gordon
121 Spear Street, Suite 220
San Francisco, CA 94105
Staff Contact: Claudine Asbagh – (415) 558-6377
Claudine.Asbagh@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2015-2016 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO SECTIONS 320 THROUGH 325 OF THE PLANNING CODE TO ALLOW UP TO 70,881 GROSS SQUARE FEET OF ADDITIONAL OFFICE USE AT 875 HOWARD STREET AND 899 HOWARD STREET, LOT 079 IN ASSESSOR'S BLOCK 3733, WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND A 130-F HEIGHT AND BULK DISTRICT. THE PROPOSAL WOULD CONVERT 19,578 SQUARE FEET OF INSTITUTIONAL USE AT THE GROUND FLOOR OF 875 HOWARD STREET AND APPROXIMATELY 46,888 SQUARE FEET OF SECOND AND THIRD FLOOR RETAIL USE AT 899 HOWARD STREET TO OFFICE. IN ADDITION, THE PROPOSAL WOULD RE-SKIN AND CONSTRUCT A NEW 4,415 SQUARE FOURTH FLOOR PENTHOUSE AT 899 HOWARD STREET BUILDING.

PREAMBLE

On October 6, 2015 Howard Street Associates, LLC (attn.: Drew Gordon) (hereinafter "Project Sponsor") filed applications with the Planning Department (hereinafter "Department") for a Conditional Use Authorization and Office Allocation pursuant to Planning Code Section 303 and 321 to establish additional office use within the existing six-story building at 875-899 Howard Street, within the C-3-S (Downtown Support) District and a 130-F Height and Bulk District (the "Project"). As subsequently revised

on May 6, 2016, the Project would convert the entirety of 875 Howard Street to office use, including non-retail, ground-floor office use, convert the upper two stories of 899 Howard Street from retail to office use, and construct a new tenant conference room and fitness room at the roof. In total, the requested authorization of 70,881 square feet would increase the office square footage at the site from 153,500 square feet to approximately 224,381 square feet.

On May 19, 2016 the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project. The file for the Project is available at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

On June 23, 2016, the San Francisco Planning Commission (hereinafter "Commission") continued the project to July 14, 2016.

On July 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving a Conditional Use Authorization for the proposed Project (Conditional Use Authorization Application No. 2015-009141CUA). The Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On July 14, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2015-009141OFA.

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 Conditional Use requested in Application No. 2015-000123CUA, 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.** The Project is located on a 54,123 square foot lot on the southeast corner of the intersection of Howard and Fifth Streets, Block 3733, Lot 079. The development site contains 375 feet of frontage along Tehama Street, 155 feet of frontage along Fifth Street, and 325 feet of frontage along Howard Street. The site is located within the Downtown Commercial Support District (C-3-S) and the 130-F Height and Bulk District. The project site is located within the Downtown Plan Area, the proposed Central SoMa Plan Area, and the SoMa Youth and Family Special Use District.

The site is occupied by a single commercial building that reads as two distinct structures: 875 Howard Street is located on the eastern portion of the site, is six stories over basement (parking), vacant at the first and second stories and occupied by office uses at the remaining levels. Situated

at the western portion of the site, 899 Howard is three stories over basement and currently occupied by a single retail use, Burlington Coat Factory.

3. **Surrounding Properties and Neighborhood.** The project site is in the C-3-S (Downtown Support) zoning district. Other zoning districts in the vicinity include: RC-4 (Residential-Commercial, High Density) to the east, WMUG (West SoMa Mixed Use – General) to the south, and MUR (Mixed Use – Residential) to the west. The area around the site includes a mix of institutional, residential, hotel, and office uses. The Project site is one block south of Moscone Center West and across Howard Street from the Intercontinental Hotel. Across from the site on 5th Street a large mixed-use project featuring approximately 170 residential units and ground floor retail is proposed. North of the Intercontinental is the University of the Pacific's new dental school.
4. **Project Description.** The proposal would convert 19,578 square feet of institutional use at the ground floor of 875 Howard street and approximately 46,888 square feet of second and third floor retail use at 899 Howard street to office. In addition, the proposal would re-skin and construct a new 4,415 square fourth floor penthouse at 899 Howard street building. In total, the Project would contain 224,381 square feet of office use and 45,104 square feet of retail use.
5. **Public Comment.** To date, the Department has received one inquiry from a resident of the building located at 245 5th Street who expressed concern over the potential loss of privacy for his unit. Since the continuance of the project on June 23, 2016, the project sponsor has been in communication with the South of Market Community Action Network (SOMCAN) both directly and through Supervisor Kim's office..
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. ~~XXXXX~~, Case No. 2015-009141CUA/OFA/VAR (Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303) apply to this Motion, and are incorporated herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. . The project requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered "active uses."

As proposed, the Project's street-facing ground floor frontages would be devoted to office and retail uses. The existing is non-complying with respect to transparency. No major changes are proposed to the existing ground floor configurations and no major changes are proposed to the existing facade on the 875 Howard portion of the building. The Project would re-skin the exterior of 899 Howard Street with a new glass curtain wall system and painted horizontal metal cladding. The redesign of 899 Howard Street would increase transparency for the ground floor along Howard and Fifth Streets, and bring the existing legally noncompliant condition into closer conformity with the Planning Code (see

Planning Code Section 188(a)). Existing levels of transparency on Tehama Street would be maintained.

The Project provides ground floor ceiling heights of 17 feet at both 875 and 899 Howard Street. There is one parking access point on Tehama Street and the parking is situated below grade so that it is not visible from the street on any of the Property's three frontages.

The conversion to office at the ground floor of 875 Howard would not create a substantive change to the public realm given the existing building's configuration and lack of openings to the exterior. Allowing the conversion to office would enable the existing tenant to expand to the ground floor and permit office in a building not well suited to retail activity. The project would retain ground floor retail within 899 Howard, ensuring that 2/3 of the project's linear frontage along Howard and Fifth Streets would remain as retail.

- B. Off-Street Parking.** Planning Code Section 151.1 does not require any off-street parking be provided, but instead provides maximum parking amounts based on land use type. Non-residential uses in C-3 districts can include parking areas that are up to 7% the gross floor area of the non-residential uses.

The Project proposes a total of 269,485 gross square feet of non-residential uses, permitting up to 18,864 gross square feet of parking. The Property's existing basement parking equals 18,079 square feet, and no new parking is proposed. Therefore, the project complies with this requirement.

- C. Loading.** Section 152 provides a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market.

The proposed size and mix of uses requires four off-street loading spaces (2 spaces for 224,381 gsf of office and 2 spaces for 45,104 gsf of retail). The Property contains two off-street freight loading spaces, and four service vehicle spaces. Pursuant to Planning Code Section 153(a)(6), the four service vehicle spaces may count towards two of the four required freight loading spaces. The Project meets this requirement.

- D. Bicycle Parking.** For projects proposing a change of use, Planning Code Section 155.2 requires new bicycle parking spaces if the change would increase the number of total required bicycle parking spaces by 15 percent or more. For office, 1 Class 1 space is required for every 5,000 square feet of occupied floor area and at least 2 Class 2 spaces are required, with an additional Class 2 space for every 50,000 square feet over 5,000. For retail, 1 Class 1 Space is required for every 7,500 square feet of occupied floor area, and one Class 2 space for every 2,500 square feet of occupied floor area 50,000 square feet or less.

Existing uses at the Property would require a total of 64 bicycle parking spaces (43 Class 1 and 21 Class 2). Proposed uses require a total of 75 bicycle parking spaces (51 Class 1 and 24 Class 2). The Project's proposed change of use would increase the total number of required bicycle parking spaces by 15 percent or more. The Project will provide a total of 65 Class 1 bicycle parking spaces and 26 Class 2 spaces, meeting this requirement.

- E. Use.** Per Planning Code Section 210.2, within the C-3-S Zoning District, Non-Retail Sales and Services uses require a Conditional Use Authorization when located at or below the ground floor. Otherwise, Non-Retail Sales and Services are principally permitted.

The project proposes to convert 20,715 square feet of vacant commercial space at the ground floor of the 875 Howard building to a Non-Retail Sales and Service Use (office) and therefore, a Conditional Use Authorization is required. The Project is seeking a Conditional Use Authorization to approve

ground floor non-retail uses per Sections 210.2 and 303 as part of the related Case No. 2015-009141CUA/OFA/VAR.

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 SERVICES, ON THE OTHER.

As of May 5, 2016, 514,750 gross square feet of "Large Cap" office space in San Francisco was available. The Project will add approximately 70,881 gross square feet of office space at the Property. If the Project is approved, approximately 443,869 square feet of space will remain in the Large Cap pool. In October 2016, an additional 875,000 square feet of office space will be added.

The Project will promote economic growth by providing space for new tenants and for the existing tenant to grow its business. The proposed new office space would draw more business, commercial and professional services into the area surrounding the site, thereby encouraging economic growth in a location well served by public transportation. In addition, approximately 45,104 square feet of retail space would remain in 899 Howard Street.

While the project will promote economic growth as a result of the conversion to office, the project is subject to various development fees, including but not limited to, the Jobs-Housing Linkage Program that would help fund affordable housing. These development fees will contribute to programs designed to benefit the surrounding community and city as a whole.

Overall, the project will maintain a balance 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 7 below. Overall, the Project would advance the objectives and policies of the proposed Central SoMa Plan and the Downtown Plan, as well as the Commerce and Industry Element and the Transportation Element of the General Plan.

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

The Project will largely retain the height and character of the existing building, while improving the exterior appearance of 899 Howard Street. The buildings that will contain the converted office space will remain at six and three stories, in a district that permits heights up to 130 feet. The penthouse addition on 899 Howard will not affect the building's apparent height or bulk as viewed from the street level. The Project proposes to revitalize the facade of the existing concrete building at 899 Howard Street with a new glass curtain wall system and painted horizontal metal cladding.

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's proposed office use within 899 Howard is principally permitted in the C-3-S zoning district, and the Project's ground floor office use in the 875 Howard Street portion of the building is permitted with a Conditional Use Authorization. The subject lot is located in an area primarily characterized by a mix of institutional, residential, hotel, and office uses. The project is suitable for its location in that it has direct access to existing and planned public transit, and would bring new workers to the area who would be able to support the existing service and retail uses in the area.
- b) Transit Accessibility. Located in the Downtown area, the Project Site is well served by public transit. The Site is located two blocks from the Powell Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9) . The Site is also within two blocks of the 14, 14R, 8, 27, 45, and 30 bus lines, and within one mile of the Caltrain Station at 4th and King Streets.
- c) Open Space Accessibility. The project is within one block of Yerba Buena Gardens and within two blocks of both Jessie Square and Hallidie Plaza. The project is located within walking distance to the new Transit Center that will feature a publically accessible 5.4-acre rooftop park. Additionally, the project will construct a rooftop deck on the 899 Howard building.
- d) Urban Design. The Project would be largely contained within the existing buildings at the Property. The relatively small 4,415 square foot penthouse and outdoor tenant amenity area will not be visible from the street. The height and form of the existing structures will remain similar to or substantially smaller than those of neighboring buildings. The buildings in the immediate vicinity vary in height from two to three stories up to nine stories. Directly across Howard Street is the Intercontinental Hotel that has 32 Stories. At three and six stories, the Project's massing and scale is compatible with the other structures in the immediate vicinity.
- e) Seismic Safety. The Project will conform to the structural and seismic requirements of the San Francisco Building Code, meeting this policy.

V. 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.

- a) Anticipated Employment Opportunities. The Project would add 70,881 square feet of office space by establishing office in the ground floor of the 875 Howard and by converting the second and third story retail space at the 899 Howard building. The Project will provide office space with large floor plates, a characteristic desired by emerging businesses. The expansion of office use at the Property will allow new businesses and employers to move into San Francisco and/or will allow existing businesses to grow and expand their employment bases.
- b) Needs of Existing Businesses. The Project will provide much-needed large floor plate office space located in the center of San Francisco's public transit network, providing jobs and business opportunities in a compact and walkable central business district. In particular, it will create two floors of large and flexible floorplates that can accommodate more than one layout, anticipating future demand. Immediately, new office space will allow the existing tenant at 875 Howard to grow their business within their current location
- c) Availability of Space Suitable for Anticipated Uses. Demand for new office space has

increased rapidly in the past few years. Large, open floor plates are among the most important features in today's office market, and the Project will help meet this demand with large floorplate and flexible office space that is suitable for a variety of office uses and sizes.

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

The project will be owned by the Project Sponsor. The Project's flexible floor plans are suitable for use by one or more major tenants, or a number of small tenants. Currently, the Property has multiple tenants.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") 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:

DOWNTOWN PLAN AREA

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE AND PROFESSIONAL ACTIVITY.

Policy 2.1:

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

The Project would add office space to a location that is well-served by existing and future public transit options, and is within walking distance to a diversity of goods and services available for employees of office tenants. The new office use at the Property will likely draw tenants whose employees do not rely on private vehicles, and many employees will be able to walk to the Property from SoMa, Downtown, and Tenderloin neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic.

Policy 2.2:

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The Project will maintain and improve San Francisco's position as a prime location for financial, administrative, corporate and professional services. The Project will help expanding companies stay in San Francisco and encourage new companies to open offices here, thereby supporting the City's economic vitality. Further, the Project would not displace any existing uses as the ground floor at 875 Howard Street is currently vacant, and approximately 45,104 square feet of retail space would remain in 899 Howard on its basement and ground floor levels.

OBJECTIVE 13:

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

The Project will largely retain the height and character of the existing building, while dramatically improving the exterior appearance of 899 Howard Street. The buildings that will contain the converted office space will remain at six and three stories, in a district that permits heights up to 130 feet. The penthouse addition on 899 Howard will not affect the building's apparent height or bulk as viewed from the street level. The Project proposes to revitalize the facade of the existing concrete building at 899 Howard Street with a new glass curtain wall system and painted horizontal metal cladding.

COMMERCE AND INDUSTRY ELEMENT

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.

The Project will provide space for businesses whose employees value the transportation options and the cultural amenities available in San Francisco's downtown and South of Market areas. The Project will retain and expand commercial activity on the Property. The approval of ground floor office would enhance the commercial activity at the Site, providing desirable new office space within large flexible floorplates. The Project would retain the basement and ground floors of 899 Howard as retail.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

The Project is located within close proximity to Market Street and the Transbay Transit Center. The Powell Street BART and Muni light rail station is two blocks from the Property, as are transit stations serving numerous bus lines and the Powell Street cable car. The Property is at a location well-suited for new office uses. Employees and visitors of the Project will be able to easily walk, take public transit, or ride bicycles to and from the Project Site, which will keep the Project's transit and traffic impacts to a minimum.

9. **Planning Code Section 101.1(b)** 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 Site is located in the center of San Francisco's central business district and does not house any neighborhood-serving retail uses. The Project's current tenant, Burlington Coat Factory is a retailer, which will continue to occupy the basement and ground floors as retail.

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

No housing would be removed by the Project. The Project will be compatible with the existing and proposed character of the Central SoMa and the downtown areas. The building at 875 and 899 Howard Street will be retained. The Project will increase pedestrian transparency and improve the building's façade. The additional office space will allow an existing building tenant to expand within its current location and bring new employees who will patronize businesses in the neighborhood. Additionally, the retention of Burlington Coat Factory as a ground-floor retailer will preserve the street-facing retail character of the site.

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

As the Project will not remove affordable housing, the City's supply of affordable housing will be preserved. By paying a Jobs-Housing Linkage Fee into the Citywide Affordable Housing Fund, the Project will directly enhance the supply of affordable housing.

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

The Property, located downtown, is well served by public transit. It is two blocks from the Powell Street MUNI and BART station and numerous MUNI bus lines. The project's close proximity to transit should encourage employees will be able to walk, ride a bicycle, or take public transportation to the property.

- 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 Property does not contain any industrial uses.

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

The Project will conform to all structural and seismic requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmark and/or historic buildings

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

The Project will not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use 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 Development Application No. 2015-009141OFA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2016, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 July 14, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow 23,717 square feet of non-retail sales and services (office space) on the ground floor of the existing building at 875 Howard Street within the C-3-S (Downtown Support) District and a 130-F Height and Bulk District; in general conformance with plans, dated May 6, 2016, and stamped “EXHIBIT B” included in the docket for Case No. 2015-009141OFA and subject to conditions of approval reviewed and approved by the Commission on July 14, 2016 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.

COMPLIANCE WITH OTHER REQUIREMENTS

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2015-009141CUA/OFA/VAR (Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303) apply to this Motion, and are incorporated herein as though fully set forth.

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 July 14, 2016 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 Conditional Use 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 Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three- year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
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 Conditional Use Authorization under Sections 303 and 210.2 the ground floor office located on the ground floor of 875 Howard and satisfy all the conditions thereof. The conditions set forth therein 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

6. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of the office development project shall commence within 18 months of the effective date of this Motion. 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 Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

PARKING AND TRAFFIC

10. **Bicycle Parking (Commercial Only).** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than 51 Class 1 and 24 Class 2 bicycle parking spaces.

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

11. **Off-street Loading.** Pursuant to Planning Code Section 152, the Project will provide four off-street loading spaces.

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

12. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four showers and 24 clothes lockers.

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

13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

14. **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

15. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

16. **Downtown Park Fee - C-3 District.** Pursuant to Planning Code Section 412 (formerly 139), the Project Sponsor shall pay the Downtown Park Fee. The fee shall be based on drawings of the net addition of gross floor area of office to be constructed as set forth in the building permit and shall be paid prior to the issuance of a temporary certificate of occupancy.

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

17. **Jobs Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

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

18. **Childcare Requirements - Office and Hotel Development.** The Project is subject to the Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414.

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

MONITORING

19. **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
20. **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

21. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
22. **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>
23. **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

Parcel Map



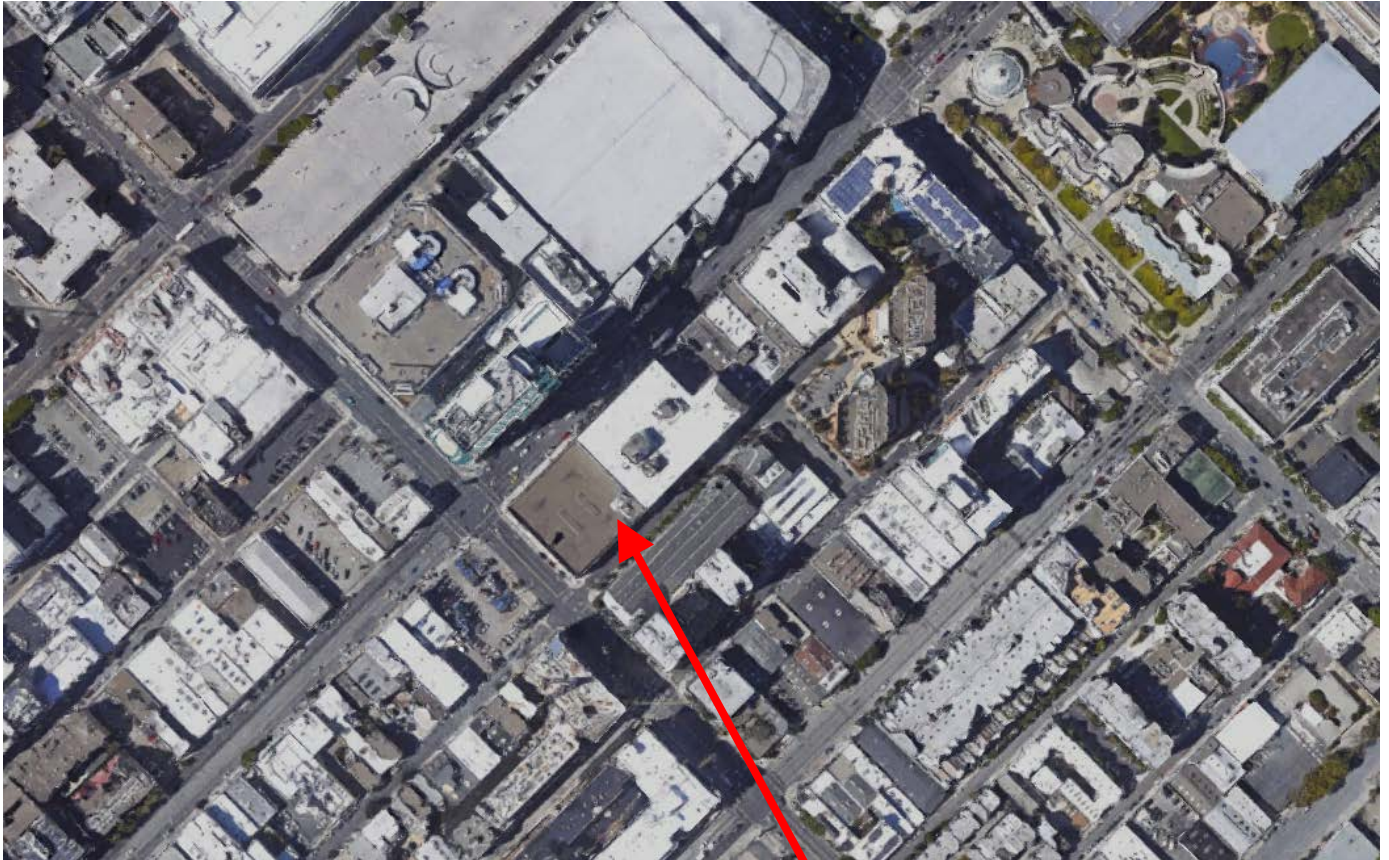
875 – 899 Howard Street

Conditional Use Authorization/ Office Allocation/
Variance



Conditional Use Authorization/ Office Allocation/
Variance

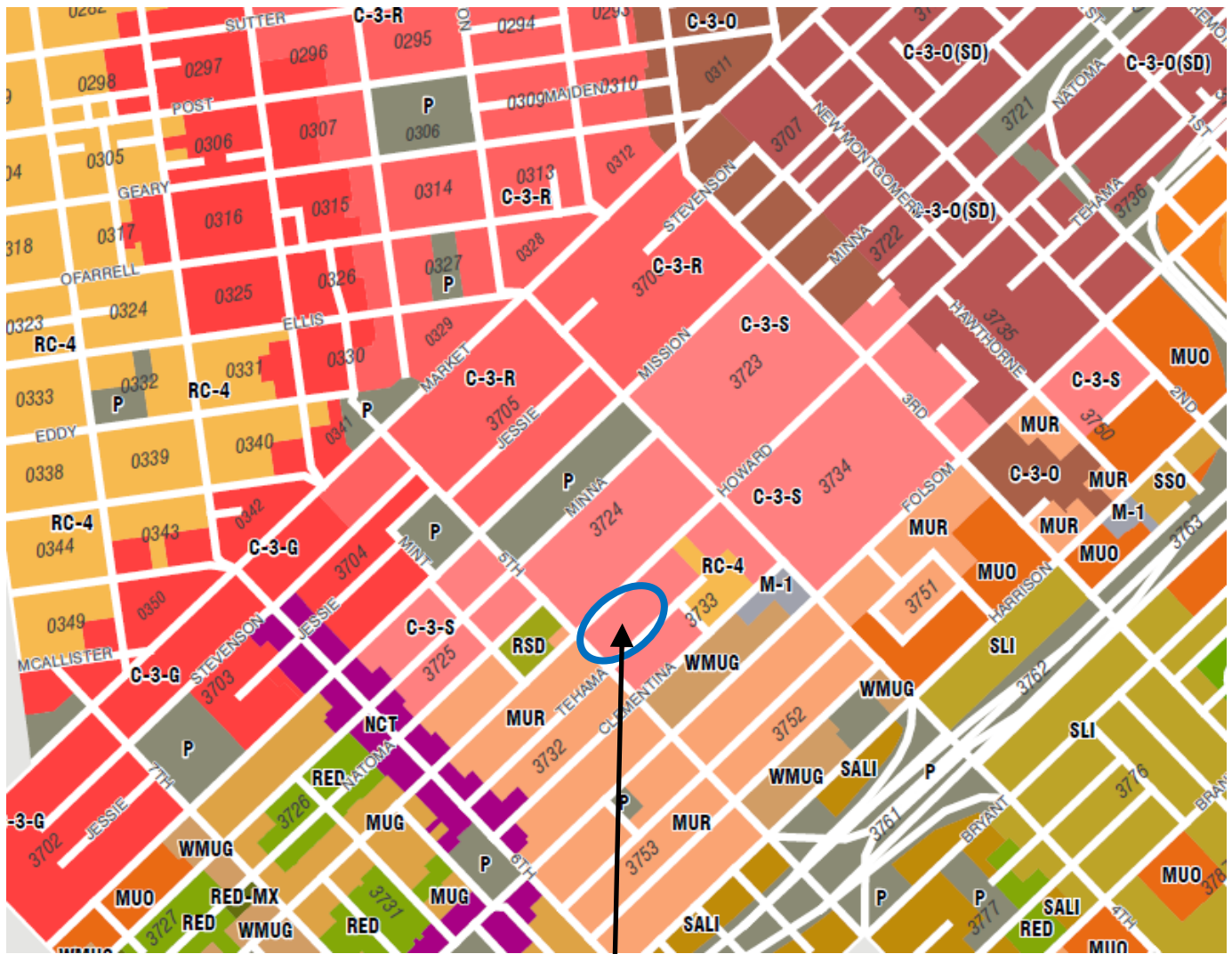
Aerial Photo



Project Site



Zoning District Map



Project Site

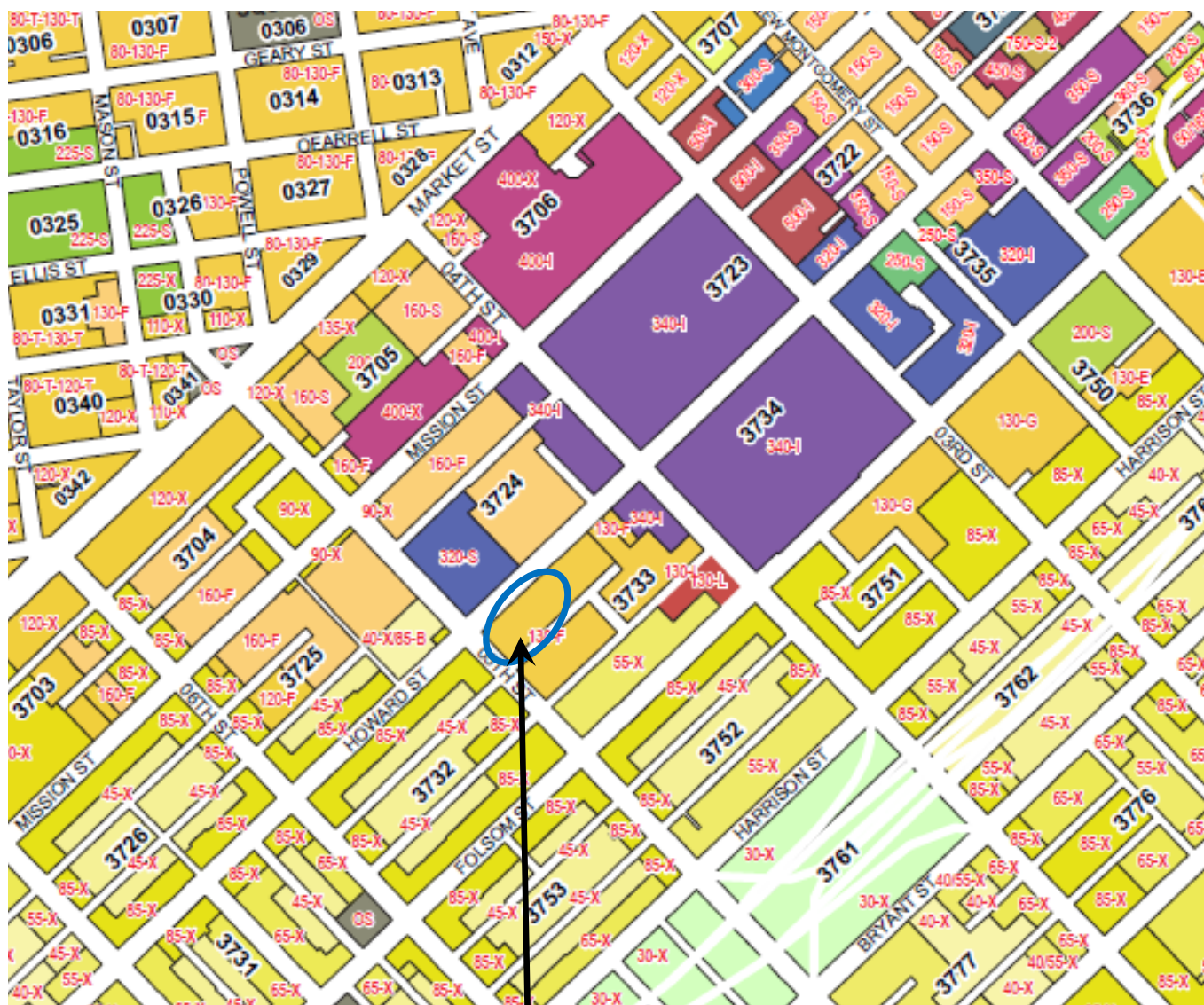


Case No. 2015-009141CUA/OFA/VAR

875 – 899 Howard Street

Conditional Use Authorization/ Office Allocation/
Variance

Height and Bulk Map



Project Site



Case No. 2015-009141CUA/OFA/VAR

875 – 899 Howard Street

Conditional Use Authorization/ Office Allocation/
Variance



PLANNING COMMISSION DRAWING RESUBMITTAL 05.06.2016

GROSS FLOOR AREA (SF)

	899 Howard											
	Existing Use						Proposed Use					
Use	LL (Basement)	1st Floor	2nd Floor	3rd Floor	4th Floor	Total	LL (Basement)	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
Retail	24,186	22,205	22,832	22,832	0	92,055	24,186	20,918	0	0	0	45,104
Office	0	0	0	0	0	0	0	214	23,337	23,337	4,415	51,303
Institutional	0	0	0	0	0	0	0	0	0	0	0	0
Total Gross	24,186	22,205	22,832	22,832	0	92,055	24,186	21,132	23,337	23,337	4,415	96,407
Parking	0	0	0	0	0	0	0	0	0	0	0	0
Occupied	22,711	20,076	21,826	21,826	0	86,439	22,711	20,081	22,002	22,002	3,297	90,093

899 and 875 Howard		
Use	Existing	Proposed
Retail	92,055	45,104
Office	152,363	224,381
Institutional	20,715	0
Total Gross	265,133	269,485
Parking	18,079	18,079
Occupied	248,344	252,620

PROJECT ADDRESS: 875-899 HOWARD
SAN FRANCISCO, CA 94103

PARCEL NUMBER: BLOCK 3733, LOT 079

USE DISTRICT: C-3-S
SF ZONING MAP
SFPC SEC. 210.2

SPECIAL USE DISTRICT: SOMA YOUTH & FAMILY SPECIAL USE DISTRICT
SF ZONING MAP
SFPC SEC. 249.40A

HEIGHT & BULK DISTRICT: 130-F
SF ZONING MAP

BUILDING HEIGHT: 85'-9"

NUMBER OF STORIES: 6

FLOOR AREA RATIO: **ALLOWED:** **EXISTING:** **PROPOSED:**
TABLE 210.2 5:1 4.90:1 4.98:1

NOTE: FAR BASED ON 54,123 SF LOT AREA, 265,133 GSF EXISTING AREA & 269,485 GSF PROPOSED AREA.

OFF-STREET PARKING: **ALLOWED:** **EXISTING:**
SFPC TABLE 151.1 NOT TO EXCEED 7% OF 18,079 SF
GROSS FLOOR AREA. (41 SPACES + 2 ACCESSIBLE SPACES,
269,485 GSF x .07 = 18,864 SF OR 75 VALET SPACES)

OFF-STREET LOADING: **REQUIRED:** **EXISTING:**
SFPC TABLE 152.1 RETAIL: 2 1 LOADING DOCK (875 HOWARD)
OFFICE: 2 (0.1 SPACE PER 10,000 SF) 1 LOADING DOCK (899 HOWARD)
4 SERVICE VEHICLE SPACES (875 HOWARD)

BICYCLE PARKING: **CLASS 1 SPACES REQUIRED:** **CLASS 1 SPACES EXISTING/PROPOSED:**
SFPC TABLE 155.2 RETAIL: 7 (117,500 SF) 65 SPACES
OFFICE: 45 (1,500,000 SF)
TOTAL: 52

CLASS 2 SPACES REQUIRED: **CLASS 2 SPACES PROPOSED:**
RETAIL: 20 (1,250,000 SF) 26 NEW SPACES (13 SIDEWALK RACKS)
OFFICE: 6 (2 FOR 5,000 SF + 1,500,000 SF)
TOTAL: 26

SHOWER FACILITIES: **FACILITIES REQUIRED:** **FACILITIES PROPOSED:**
SFPC TABLE 155.4 RETAIL: 2 SHOWERS, 12 LOCKERS 6 SHOWERS, 36 LOCKERS
>25,000 SF, <50,000 SF
OFFICE: 4 SHOWERS, 24 LOCKERS
>50,000 SF
TOTAL: 6 SHOWERS, 36 LOCKERS

PRESERVATION STATUS: NO KNOWN HISTORICAL SIGNIFICANCE
SF PROPERTY
INFORMATION MAP

CONSTRUCTION TYPE: II-A
SFBC TABLE 601

FIRE SPRINKLERS: AUTOMATIC FIRE SPRINKLER SYSTEM

FIRE ALARM: MONITORED FIRE ALARM SYSTEM

_A0.00	COVER SHEET AND PROJECT DATA	_A3.00	BUILDING ELEVATIONS
_A1.00	SITE PLAN	_A3.01	BUILDING ELEVATIONS
_A2.00	LOWER LEVEL PLAN	_A3.02	BUILDING ELEVATIONS
_A2.01	FIRST FLOOR PLAN	_A4.00	3D RENDERING WITH MATERIALS
_A2.02	SECOND FLOOR PLAN	_A4.01	3D MONTAGE RENDERINGS
_A2.03	THIRD FLOOR PLAN	_A4.02	3D MONTAGE RENDERINGS
_A2.04	FOURTH FLOOR PLAN	_A4.03	3D RENDERINGS
_A2.05	FIFTH FLOOR PLAN	_A4.04	3D RENDERINGS
_A2.06	SIXTH FLOOR PLAN	_A4.05	CONTEXT PHOTOS
		_A8.00	VARIANCE DIAGRAM

OWNER: HUDSON PACIFIC PROPERTIES
121 SPEAR STREET, SUITE 220
SAN FRANCISCO, CA 94105
CONTACT: REGGIE HANNA, SENIOR PROJECT MANAGER
PH: (650) 200-2927

LAND USE ATTORNEY: REUBEN, JUNIUS & ROSE, LLP
1 BUSH STREET, SUITE 600
SAN FRANCISCO, CA 94104
CONTACT: DANIEL FRATTIN, PARTNER
PH: (415) 567-9000

ARCHITECT: PFAU LONG ARCHITECTURE
98 JACK LONDON ALLEY
SAN FRANCISCO, CA 94107
CONTACT: EVAN JACOB, SENIOR PROJECT MANAGER
PH: (415) 908-6408

APN: 3733/079

Project Name **875-899 HOWARD**

Project Number 25011

Sheet Name: **COVER - PLANNING**

Ref. North: _____ Date: 05/06/2016

A0.00

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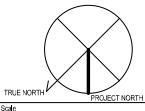
No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
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3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

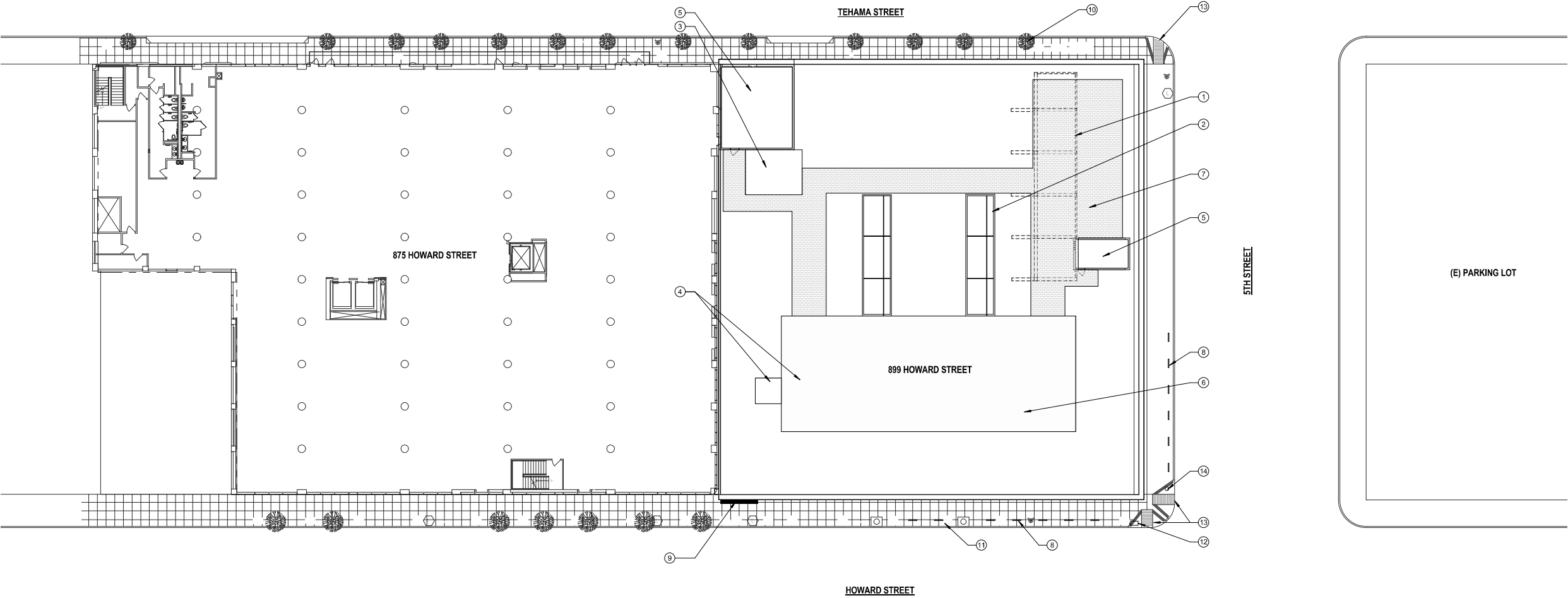
Sheet Name
SITE PLAN

Plot North
Date
05/06/2016



A1.00

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SITE PLAN - PLANNING 1
1" = 20'-0"

SHEET NOTES

- ① (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS (SHOWN DASHED)
- ② (N) SKYLIGHTS OVER (E) PREVIOUSLY COVERED SKYLIGHTS IN ROOF STRUCTURE
- ③ (E) RAISED AREA AT (E) ELEVATOR SHAFT TO REMAIN
- ④ (N) RAISED AREA AT (N) ELEVATOR SHAFT
- ⑤ (E) STAIR PENTHOUSE TO REMAIN
- ⑥ (N) ROOF OF CONFERENCE AND FITNESS CENTER
- ⑦ HATCH INDICATES (N) ROOF DECK AREA
- ⑧ CLASS-2 BICYCLE RACK, TYP. 2 BICYCLES PER RACK.
- ⑨ (N) OFFICE LOBBY ENTRY AT STREET LEVEL
- ⑩ (E) STREET TREE, TYP.
- ⑪ NOTE: STREET TREES ALONG 899 HOWARD STREET & 5TH STREET NOT POSSIBLE DUE TO BASEMENT UNDER (E) SIDEWALK
- ⑫ (E) TRAFFIC SIGNAL BOX TO BE RELOCATED BY THE CITY OF SAN FRANCISCO PRIOR TO (N) ACCESSIBLE CURB RAMP WORK
- ⑬ (N) ACCESSIBLE CURB RAMP
- ⑭ (E) STREET LIGHT

LEGEND

GENERAL NOTES

25011

875-899 HOWARD



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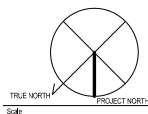
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25011

Sheet Name
FLOOR PLAN_BASEMENT LEVEL

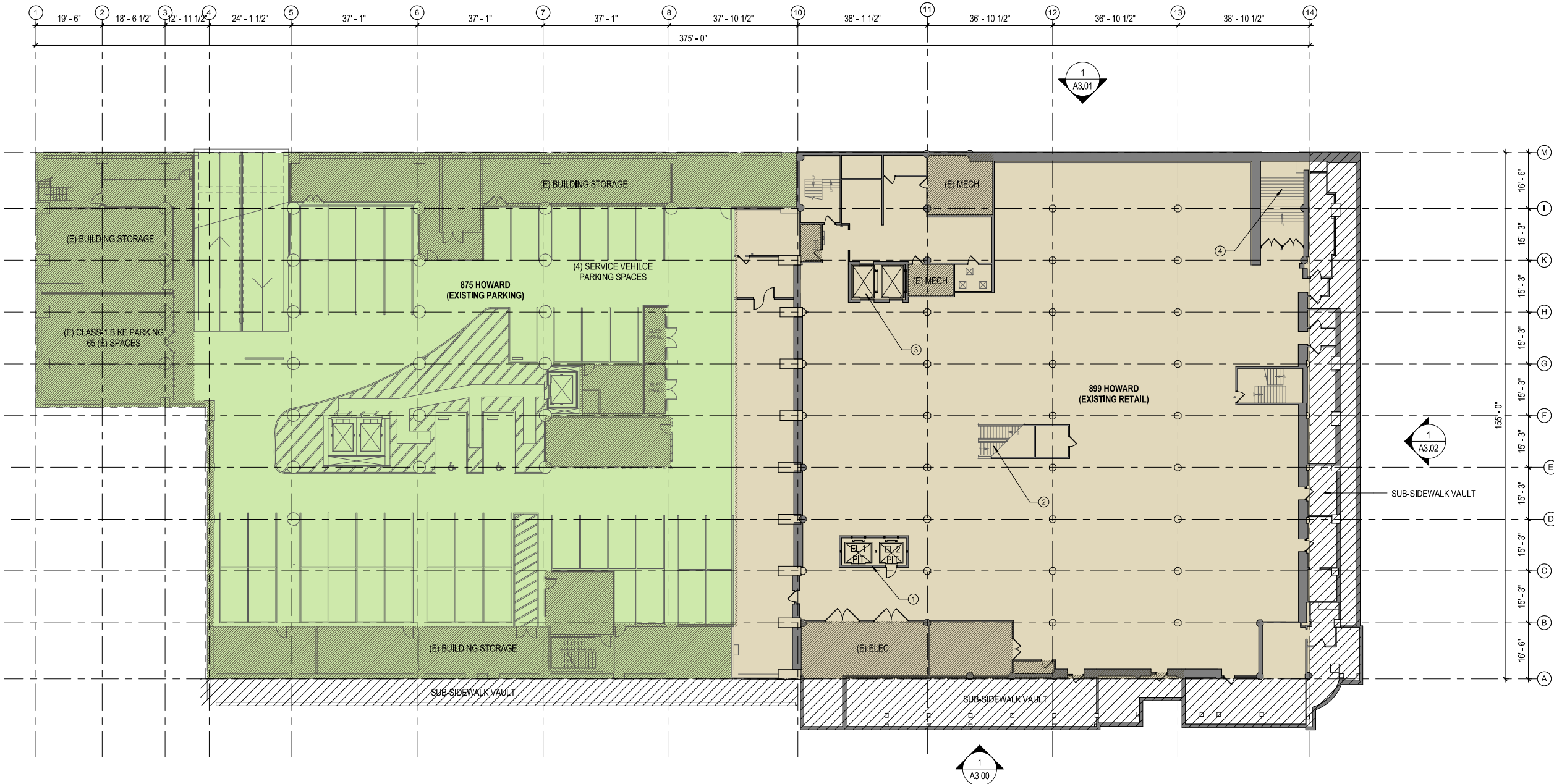
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A2.00

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FLOOR PLAN_BASEMENT LEVEL | 1
1/16" = 1'-0"

SHEET NOTES

- 1 BOTTOM OF WALLS FOR (N) ELEVATOR PITS ON LEVEL 1 TO TERMINATE AT (E) BASEMENT SLAB
- 2 (E) ESCALATORS TO LEVEL 1 TO REMAIN
- 3 (E) ELEVATORS TO REMAIN
- 4 (E) EXIT DOOR TO REMAIN

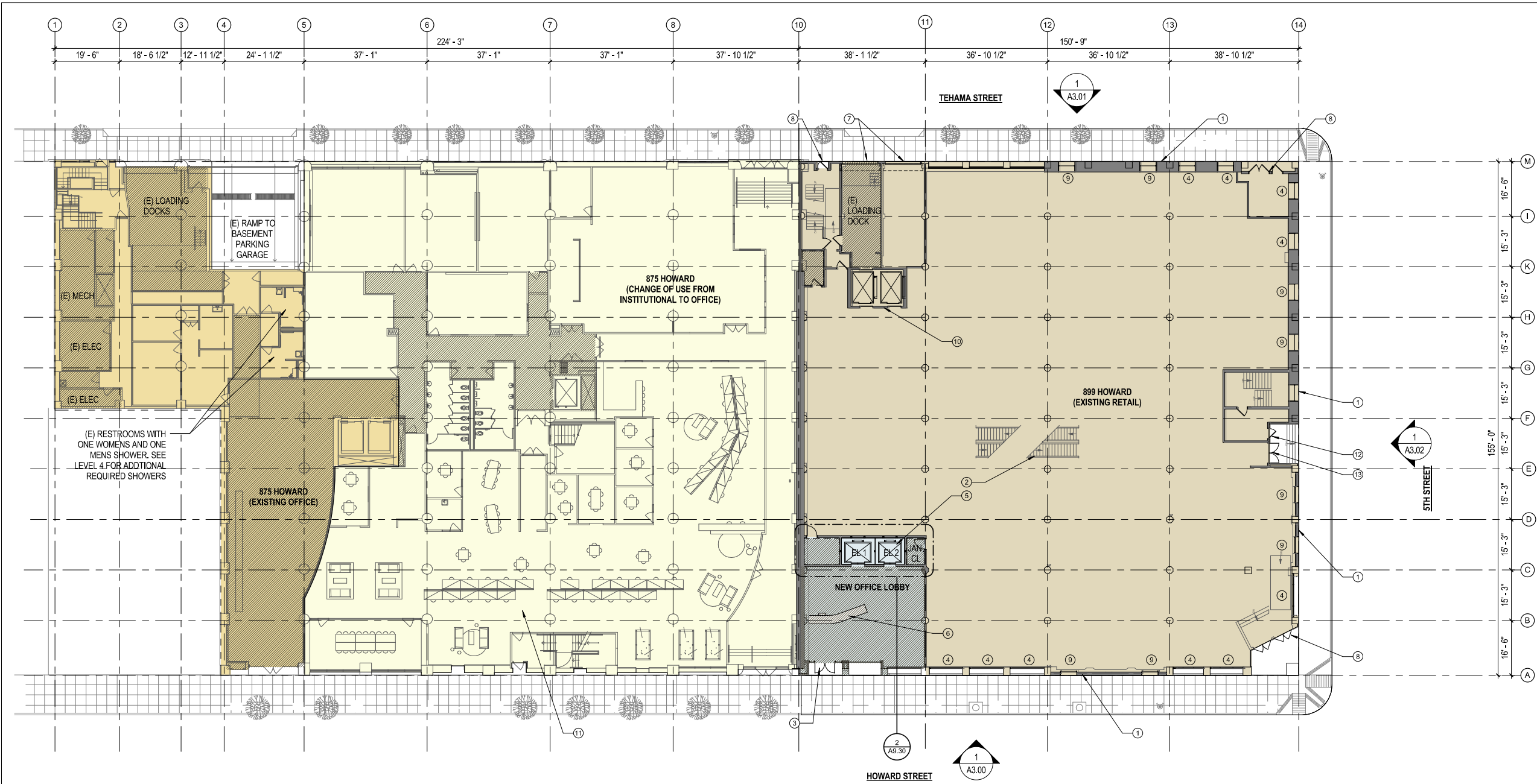
LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
- GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES

25011

875-899 HOWARD



FLOOR PLAN_LEVEL 1 | 1
1/16" = 1'-0"

SHEET NOTES

- ① (N) THINSET CERAMIC TILES AT BASE OVER SHEAR WALLS, TYP.
- ② REMOVE (E) ESCALATORS UP TO SECOND FLOOR
- ③ (N) ALUMINUM AND GLASS STOREFRONT DOORS AND LOBBY ENTRANCE FOR 2ND & 3RD FLOOR OFFICE.
- ④ (E) GROUND FLOOR WINDOWS TO REMAIN
- ⑤ (N) ELEVATORS
- ⑥ (N) RECEPTION DESK
- ⑦ (E) ROLL UP DOOR AT LOADING DOCK TO REMAIN
- ⑧ (E) EXIT DOOR TO REMAIN
- ⑨ PUNCHED OPENINGS IN (E) SHEAR WALLS AND (E) STOREFRONT WINDOWS AT BASE TO REMAIN
- ⑩ (E) ELEVATORS TO REMAIN
- ⑪ PRELIMINARY OFFICE LAYOUT, SUBJECT TO CHANGE WITH TENANT DESIGN DIRECTION
- ⑫ (E) EXIT DOOR TO REMAIN
- ⑬ (N) STOREFRONT EXIT DOOR TO REPLACE (E) SOLID METAL EXIT DOOR. NOT AN ACCESSIBLE ENTRY

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
- GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES



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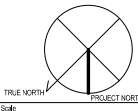
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25011

Sheet Name
FLOOR PLAN - LEVEL 1

Plot North
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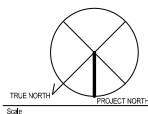
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875-899 HOWARD

Project Number
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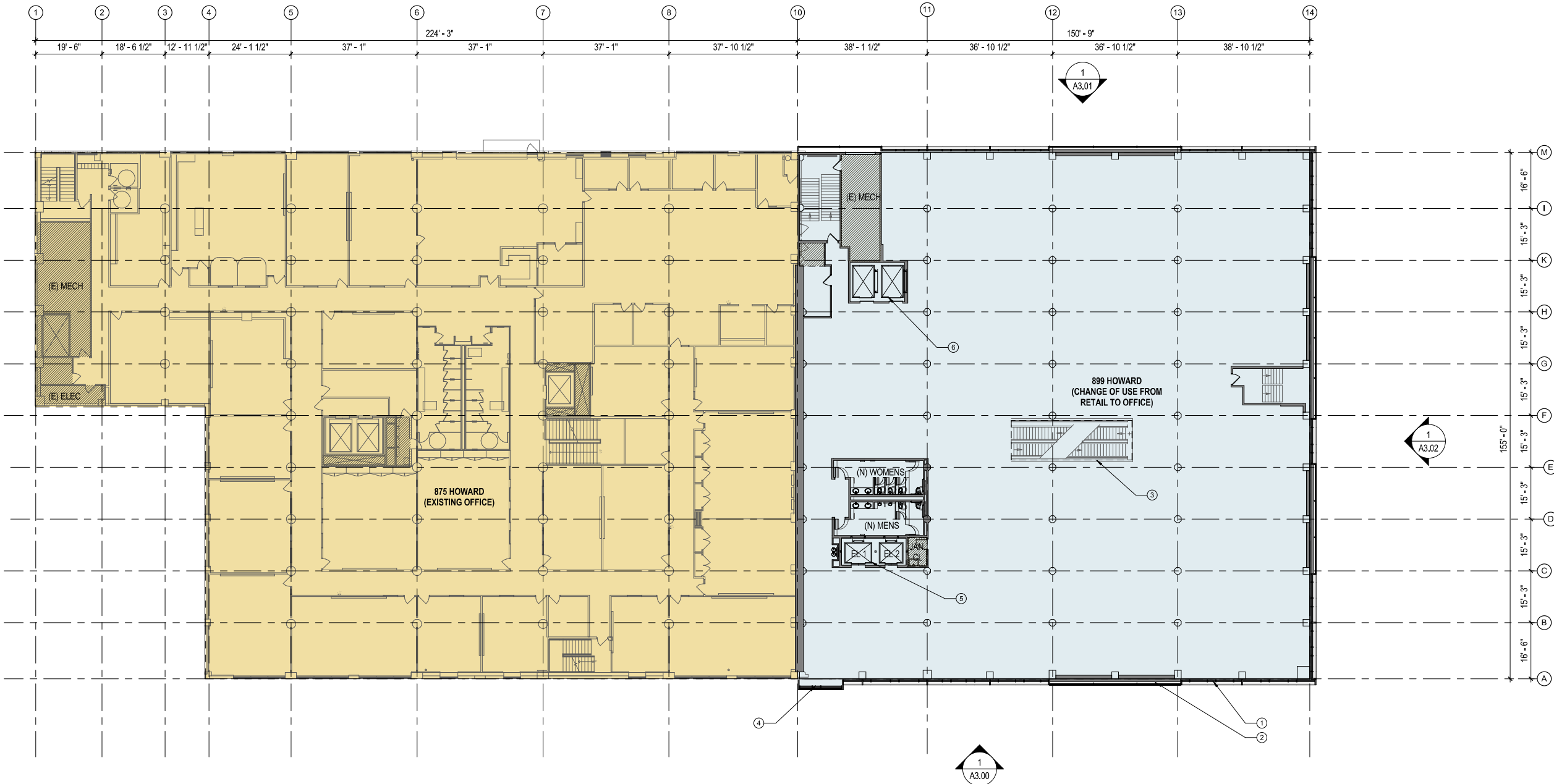
Sheet Name
FLOOR PLAN - LEVEL 2

Plot North
Date
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A2.02

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FLOOR PLAN_LEVEL 2 | 1
1/16" = 1'-0"

SHEET NOTES

- (N) ALUMINUM CURTAINWALL WITH DEEP VERTICAL MULLIONS OVER (E) CONCRETE STRUCTURE, TYP.
- (N) HORIZONTAL PAINTED METAL CLADDING OVER (E) SHEAR WALLS AT UPPER LEVELS, TYP.
- REMOVE (E) ESCALATORS AND INFILL FLOOR
- (N) HORIZONTAL PAINTED METAL SUN SCREEN OVER (N) ALUMINUM CURTAINWALL ABOVE LOBBY ENTRANCE
- (N) ELEVATORS
- (E) ELEVATORS TO REMAIN

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
- GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES



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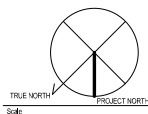
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875-899 HOWARD

Project Number
25011

Sheet Name
FLOOR PLAN - LEVEL 3

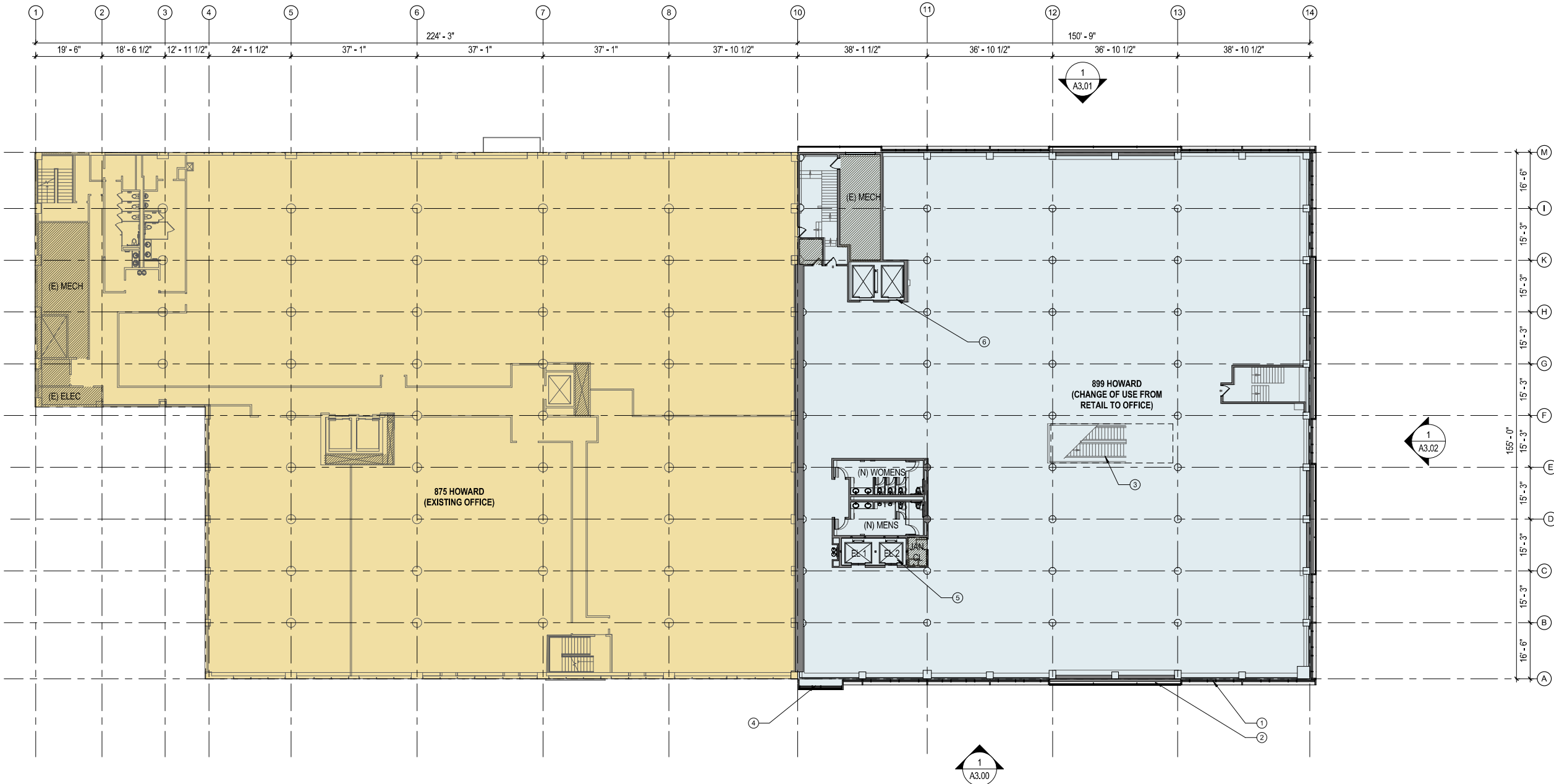
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A2.03

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FLOOR PLAN_LEVEL 3 | 1
1/16" = 1'-0"

SHEET NOTES

- (N) ALUMINUM CURTAINWALL WITH DEEP VERTICAL MULLIONS OVER (E) CONCRETE STRUCTURE, TYP.
- (N) HORIZONTAL PAINTED METAL CLADDING OVER (E) SHEAR WALLS AT UPPER LEVELS, TYP.
- REMOVE (E) ESCALATORS AND INFILL FLOOR
- (N) HORIZONTAL PAINTED METAL SUN SCREEN OVER (N) ALUMINUM CURTAINWALL ABOVE LOBBY ENTRANCE
- (N) ELEVATORS
- (E) ELEVATORS TO REMAIN

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
- GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES

25011

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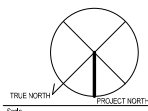
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Project Number
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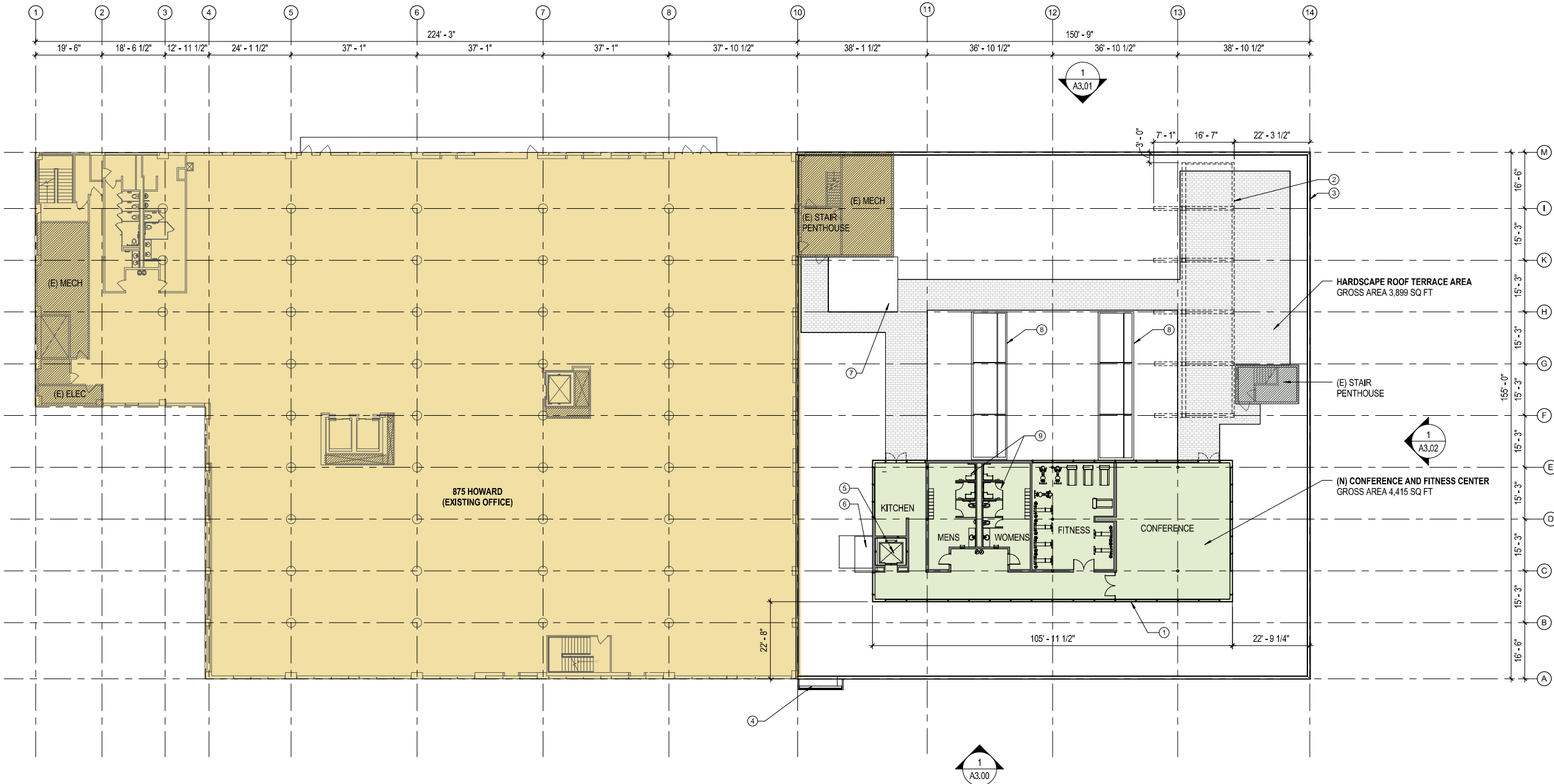
Sheet Name
FLOOR PLAN - LEVEL 4

Plot North
Date
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A2.04

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FLOOR PLAN_LEVEL 4 | 1
1/16" = 1'-0"

SHEET NOTES

- (N) ALUMINUM CURTAINWALL ENCLOSED CONFERENCE ROOM AND FITNESS ROOM ON (E) ROOF
- (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS, SHOWN DASHED
- (N) PAINTED MTL. COPING O/ (E) CONCRETE CORNICE AND PARAPET
- (N) HORIZONTAL PAINTED METAL SUN SCREEN OVER (N) ALUMINUM CURTAINWALL ABOVE LOBBY ENTRANCE
- (N) ELEVATOR
- (N) RAISED AREA AT (N) ELEVATOR SHAFT
- (E) RAISED AREA AT (E) ELEVATOR SHAFT TO REMAIN
- (N) SKYLIGHTS OVER (E) PREVIOUSLY COVERED SKYLIGHTS IN ROOF STRUCTURE
- (4) (N) SHOWERS, SEE A2.01 FOR REMAINING REQUIRED SHOWERS

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
- GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES

25011

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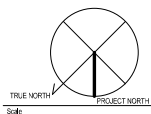
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3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
FLOOR PLAN - LEVEL 5

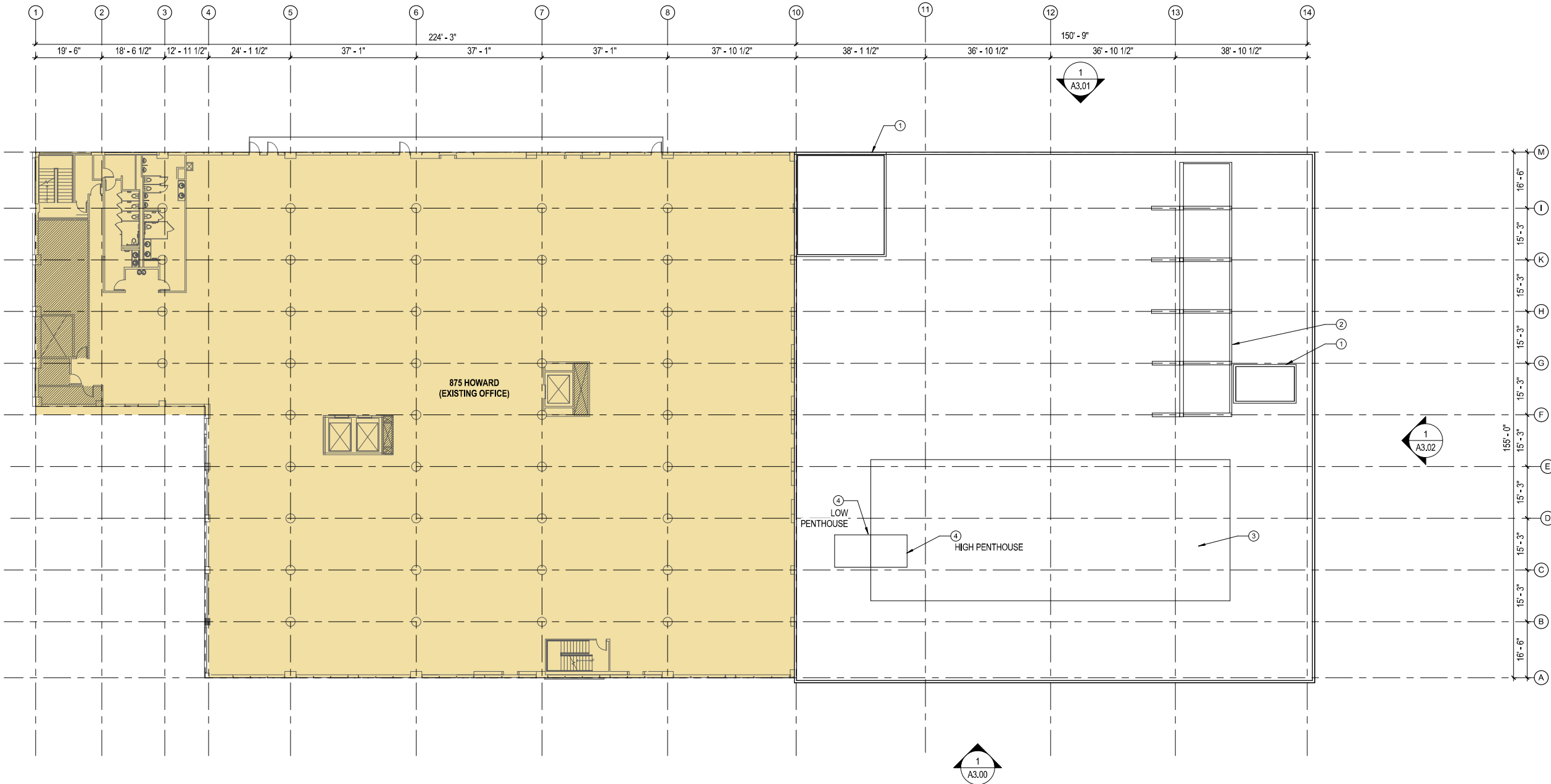
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A2.05

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875 FLOOR PLAN_LEVEL 5 / 899 ROOF PLAN | 1
1/16" = 1'-0"

SHEET NOTES

- ① (E) STAIR PENTHOUSE TO REMAIN
- ② (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS
- ③ (N) ROOF OF CONFERENCE AND FITNESS CENTER
- ④ (N) RAISED AREA AT (N) ELEVATOR SHAFT

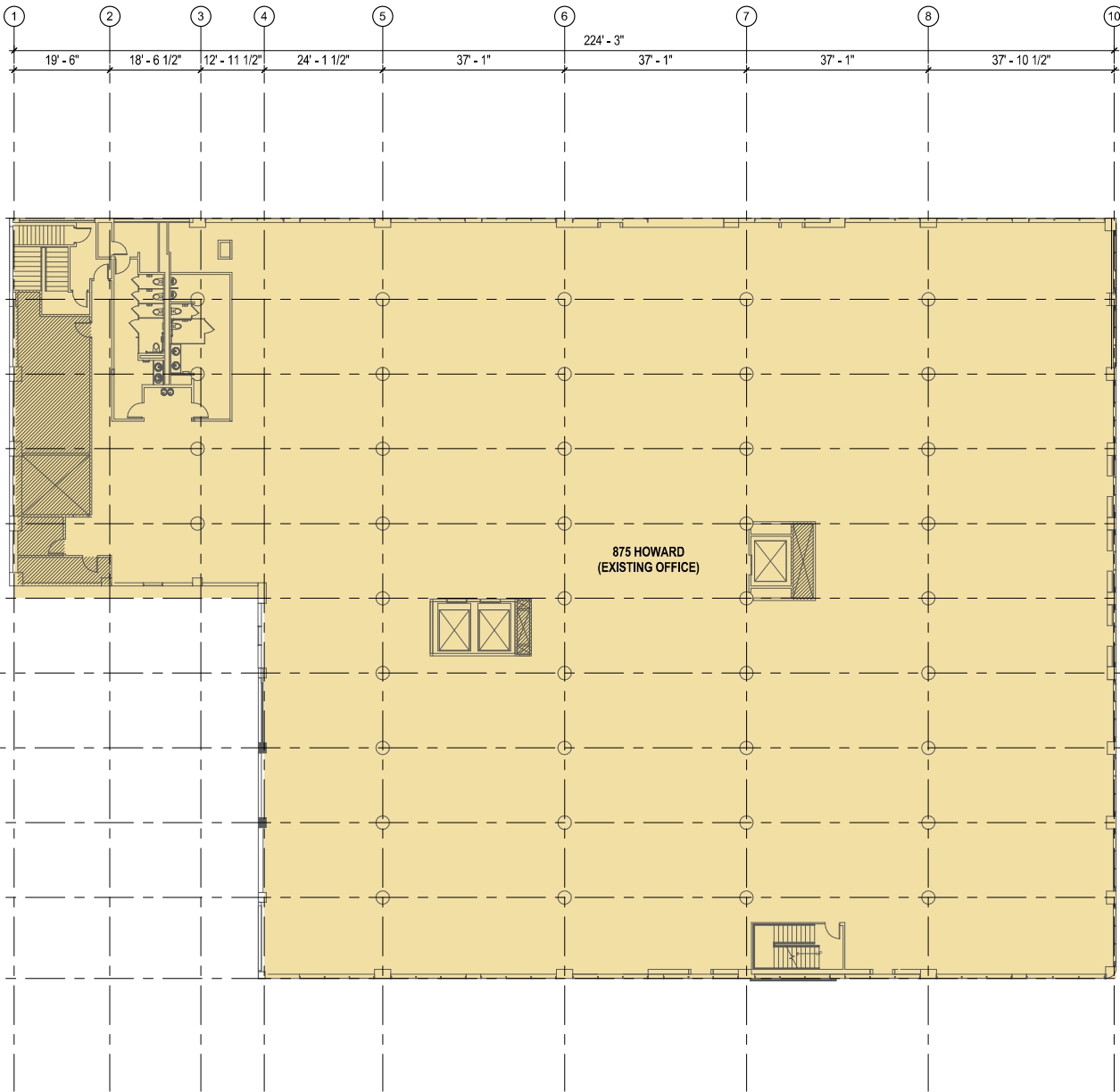
LEGEND

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	NEW PARTITION
	EXISTING DOOR OR STOREFRONT WINDOW
	NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
	TEMPORARY DOOR OR PARTITION
	GROSS (N) OFFICE
	GROSS (E) OFFICE
	GROSS (E) RETAIL (PROPOSED CONVERSION TO OFFICE)
	GROSS (E) INSTITUTIONAL (PROPOSED CONVERSION TO OFFICE)
	GROSS (E) RETAIL
	GROSS (E) PARKING
	HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES

25011

875-899 HOWARD



1
A3.01

1
A3.02

1
A3.00

FLOOR PLAN_LEVEL 6 | 1
1/16" = 1'-0"

SHEET NOTES

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- EXISTING DOOR OR STOREFRONT WINDOW
- NEW DOOR, STOREFRONT WINDOW, OR CURTAINWALL
- TEMPORARY DOOR OR PARTITION
- GROSS (N) OFFICE
- GROSS (E) OFFICE
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- GROSS (E) RETAIL
- GROSS (E) PARKING
- HATCH INDICATES AREA EXCLUDED IN SF PLANNING GROSS AREA DEFINITION

GENERAL NOTES

PFAU
GN01
ARCHITECTURE

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875-899 HOWARD

Project Number
25011

Sheet Name
FLOOR PLAN - LEVEL 6

Plot North

Date
05/06/2016

A2.06

Scale

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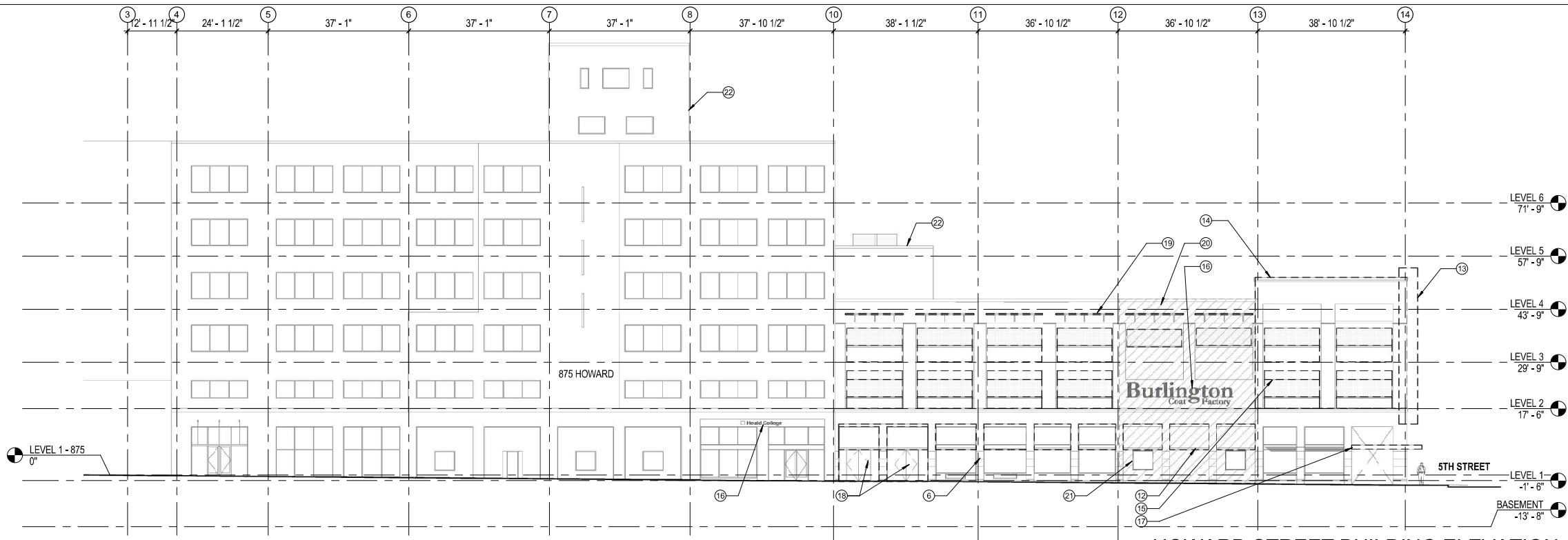
Project Number
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Sheet Name
BUILDING ELEVATIONS

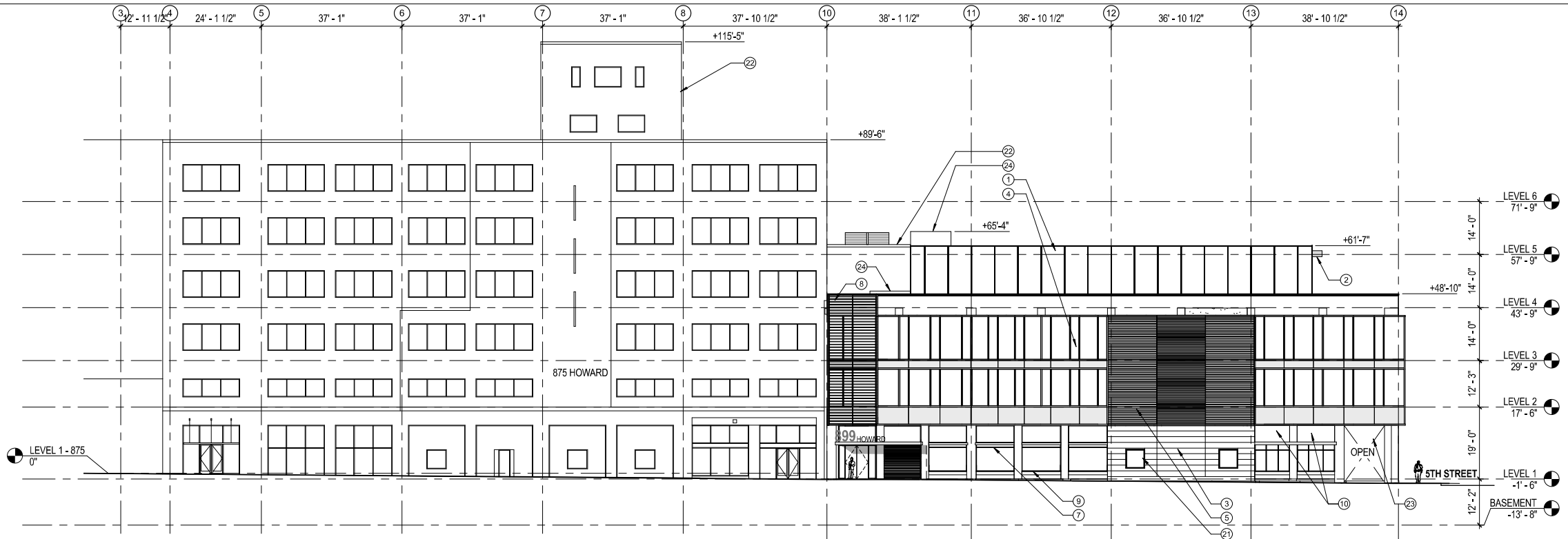
Plot North
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A3.00

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HOWARD STREET BUILDING ELEVATION - DEMO | 2
1/16" = 1'-0"



HOWARD STREET BUILDING ELEVATION | 1
1/16" = 1'-0"

SHEET NOTES

- (N) ALUMINUM CURTAINWALL ENCLOSED CONFERENCE ROOM AND FITNESS ROOM ON (E) ROOF
- (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS BEYOND
- (N) THINSET CERAMIC TILES AT BASE OVER SHEAR WALLS, TYP.
- (N) ALUMINUM CURTAINWALL WITH DEEP VERTICAL MULLIONS OVER (E) CONCRETE STRUCTURE, TYP.
- (N) PAINTED HORIZONTAL METAL BAGUETTE CLADDING OVER (E) SHEAR WALLS AT UPPER LEVELS, TYP.
- REMOVE (E) PLASTER VENEER AT FIRST FLOOR, TYP.
- (N) PAINTED METAL CANOPY, TYP.
- (N) PAINTED HORIZONTAL METAL BAGUETTE SUNSCREEN OVER (N) ALUMINUM CURTAINWALL ABOVE LOBBY ENTRANCE
- (E) WINDOWS AT GROUND FLOOR TO REMAIN, TYP.
- (N) METAL PANEL OVER (E) SOLID CLEARSTOREY PORTIONS OF WINDOWS WHERE THERE IS NO GLASS AT BASE, TYP.
-

- REMOVE (E) CANOPIES OVER STOREFRONT WINDOWS, TYP.
- REMOVE (E) VERTICAL SIGNAGE ELEMENT AT CORNER
- REMOVE (E) PLASTER PARAPET AT CORNER AND DEMOLISH TO HEIGHT OF ADJACENT PARAPET
- REMOVE (E) GLASS BLOCK WALL IN OPENINGS AND DEMO SHEETROCK WALLS BEYOND IN INTERIOR, TYP.
- REMOVE (E) FACADE SIGNAGE, TYP.
- REMOVE (E) METAL SOFFIT AT CORNER ENTRY TO RETAIL SPACE
- REMOVE (E) METAL DOORS AT TWO EAST END BAYS, TO BE REPLACED WITH (N) ENTRY STOREFRONT
- REMOVE (E) FACADE METAL TRELLIS ELEMENTS, TYP.
- HATCHED AREA INDICATES (E) CONCRETE SHEAR WALLS TO REMAIN
- (E) WINDOWS IN (E) SHEAR WALLS TO REMAIN
- (E) PENTHOUSE BEYOND TO REMAIN
- (E) STOREFRONT AT CORNER ENTRY TO REMAIN
- (N) ELEVATOR PENTHOUSE

GENERAL NOTES

- (E) GROUND LEVEL FACADE HOWARD ST = 2,643 SQ. FT.
(E) GROUND LEVEL WINDOW AREA HOWARD ST = 624 SQ. FT.
(N) GROUND LEVEL WINDOW AREA HOWARD ST = 888 SQ. FT.
(E) GROUND LEVEL HOWARD ST FACADE = 23.1 % GLAZING
(N) GROUND LEVEL HOWARD ST FACADE = 33.5 % GLAZING

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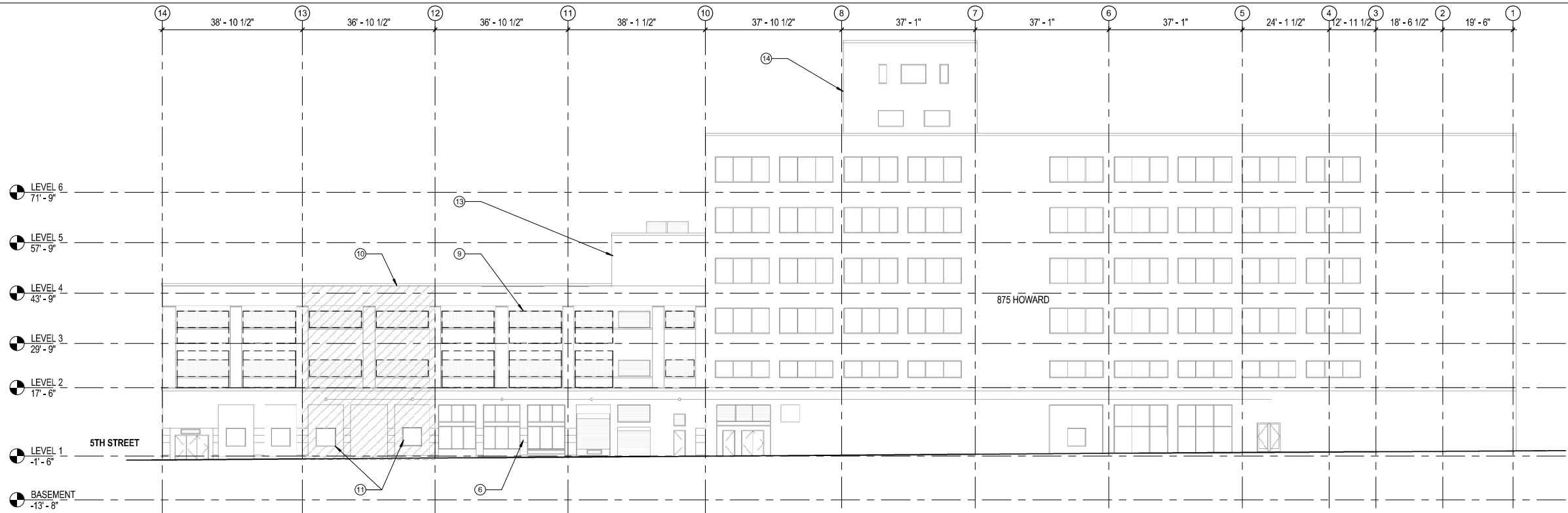
Sheet Name
BUILDING ELEVATIONS

Plot North
Date
05/06/2016

A3.01

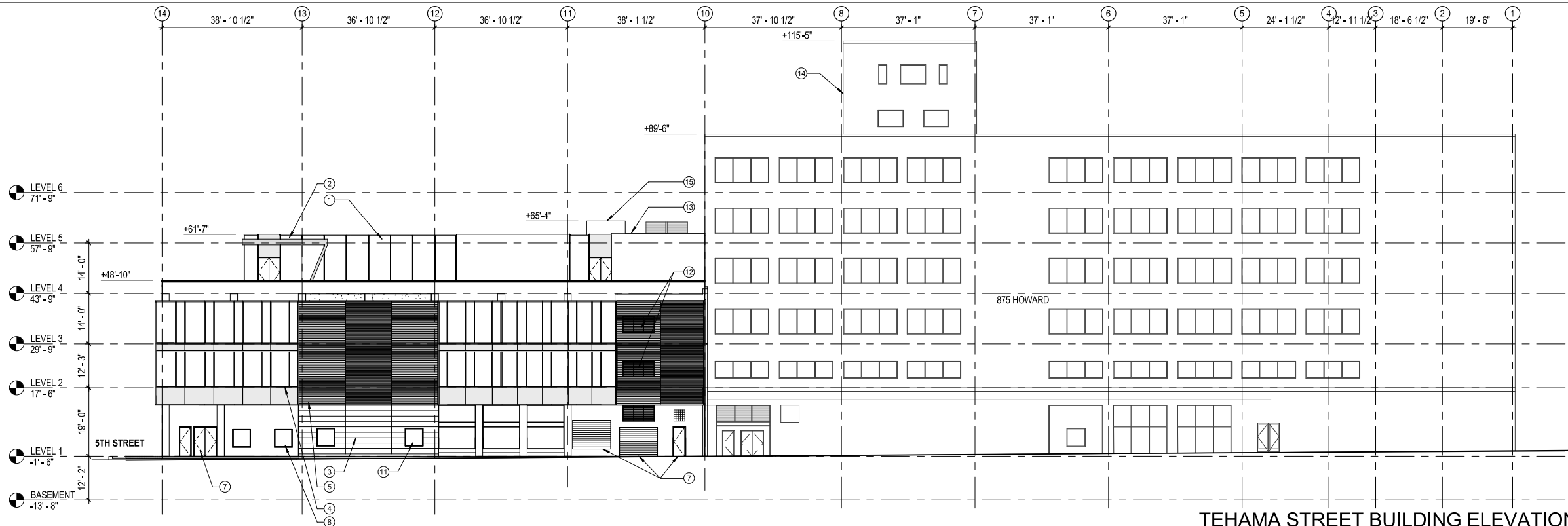
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TEHAMA STREET BUILDING ELEVATION - DEMO

2



TEHAMA STREET BUILDING ELEVATION

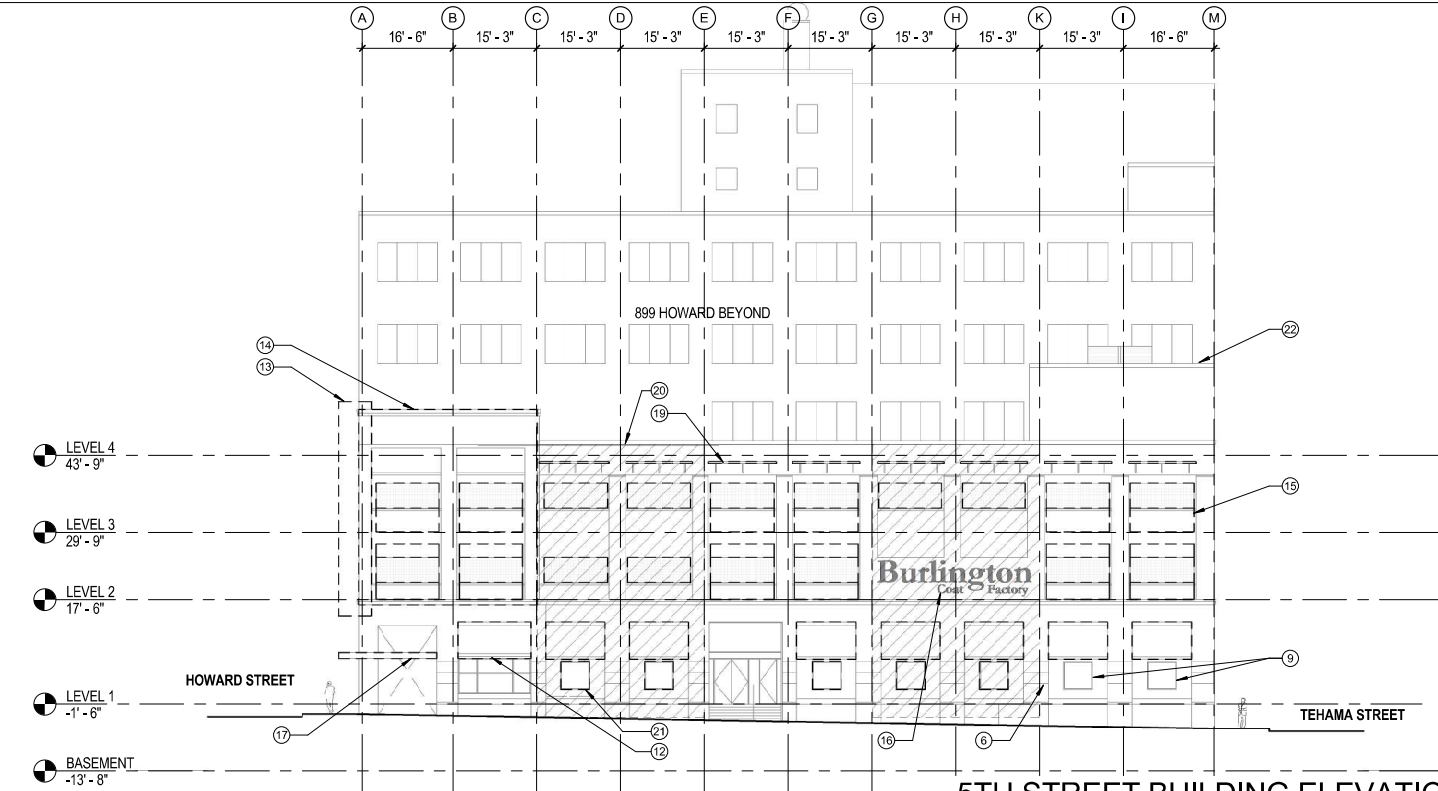
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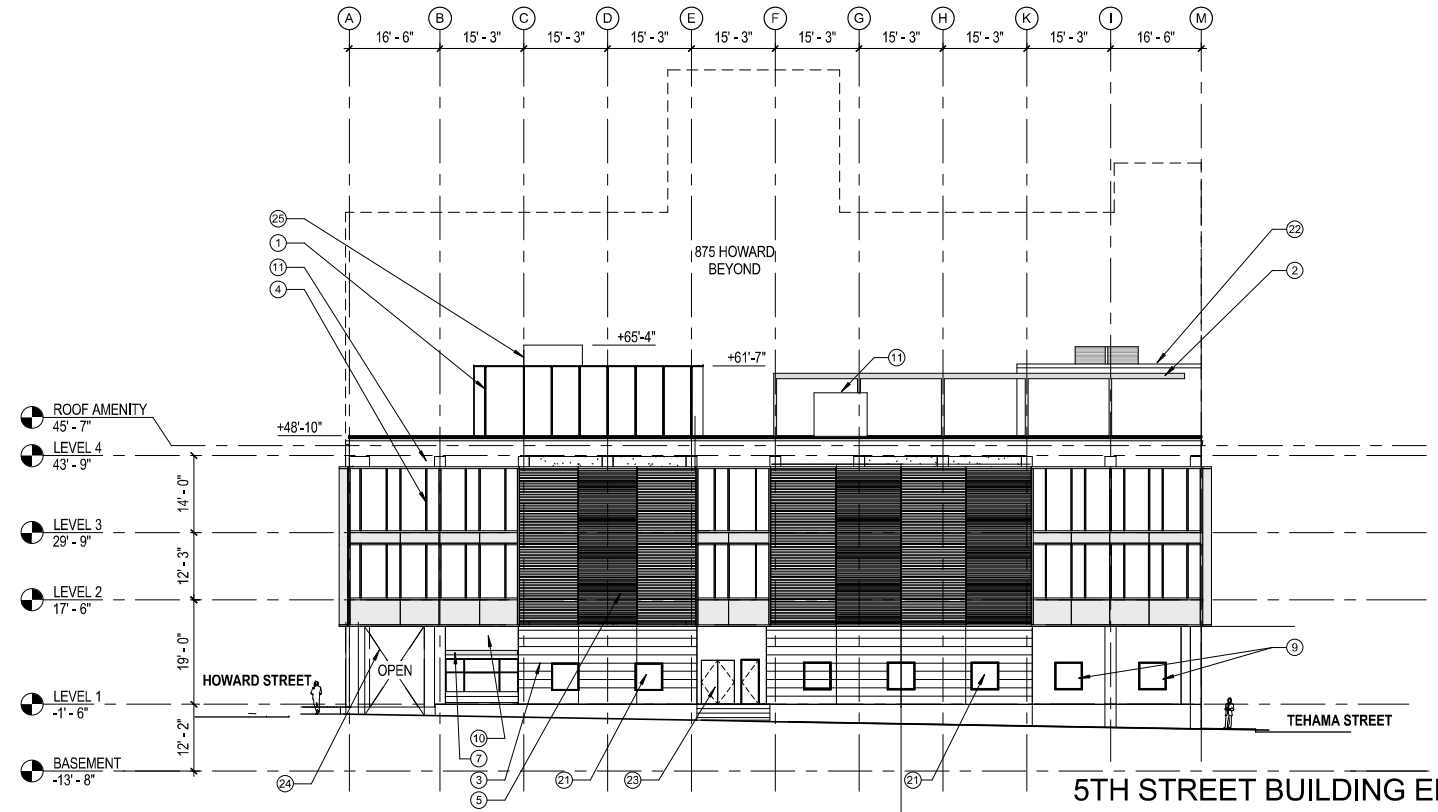
- (N) ALUMINUM CURTAINWALL ENCLOSED CONFERENCE ROOM AND FITNESS ROOM ON (E) ROOF
- (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS
- (N) THINSET CERAMIC TILES AT BASE OVER SHEAR WALLS, TYP.
- (N) ALUMINUM CURTAINWALL WITH DEEP VERTICAL MULLIONS OVER (E) CONCRETE STRUCTURE, TYP.
- (N) PAINTED HORIZONTAL METAL BAGUETTE CLADDING OVER (E) SHEAR WALLS AT UPPER LEVELS, TYP.
- REMOVE (E) PLASTER VENEER AT FIRST FLOOR, TYP.
- (E) DOOR TO REMAIN
- (E) WINDOWS AT GROUND FLOOR TO REMAIN, TYP.
- REMOVE (E) GLASS BLOCK WALL IN OPENINGS AND DEMO SHEETROCK WALLS BEYOND IN INTERIOR, TYP.
- HATCHED AREA INDICATES (E) CONCRETE SHEAR WALLS TO REMAIN
- (E) WINDOWS IN (E) SHEAR WALLS TO REMAIN
- (E) MECH. LOUVERS TO REMAIN BEHIND (N) PAINTED METAL BAGUETTE SCREEN
- (E) STAIR & MECH. PENTHOUSE TO REMAIN
- (E) PENTHOUSE BEYOND TO REMAIN
- (N) ELEVATOR PENTHOUSE

GENERAL NOTES

- (E) GROUND LEVEL FACADE TEHAMA ST = 2,643 SQ. FT.
(E) GROUND LEVEL WINDOW AREA TEHAMA ST = 427 SQ. FT.
(N) GROUND LEVEL WINDOW AREA TEHAMA ST = 427 SQ. FT.
(E) GROUND LEVEL TEHAMA ST FACADE = 16.1 % GLAZING
(N) GROUND LEVEL TEHAMA ST FACADE = 16.1 % GLAZING



5TH STREET BUILDING ELEVATION - DEMO 2
1/16" = 1'-0"



5TH STREET BUILDING ELEVATION 1
1/16" = 1'-0"

SHEET NOTES

- ① (N) ALUMINUM CURTAINWALL ENCLOSED CONFERENCE ROOM AND FITNESS ROOM ON (E) ROOF
- ② (N) PAINTED STEEL AND WOOD ROOFTOP TRELLIS
- ③ (N) THINSET CERAMIC TILES AT BASE OVER SHEAR WALLS, TYP.
- ④ (N) ALUMINUM CURTAINWALL WITH DEEP VERTICAL MULLIONS OVER (E) CONCRETE STRUCTURE, TYP.
- ⑤ (N) PAINTED HORIZONTAL METAL BAGUETTE CLADDING OVER (E) SHEAR WALLS AT UPPER LEVELS, TYP.
- ⑥ REMOVE (E) PLASTER VENEER AT FIRST FLOOR, TYP.
- ⑦ (N) PAINTED METAL CANOPY, TYP.
- ⑧ (N) PAINTED HORIZONTAL METAL BAGUETTE SUNSCREEN OVER (N) ALUMINUM CURTAINWALL ABOVE LOBBY ENTRANCE
- ⑨ (E) WINDOWS AT GROUND FLOOR TO REMAIN, TYP.
- ⑩ (N) METAL PANEL OVER (E) SOLID CLEARSTOREY PORTIONS OF WINDOWS WHERE THERE IS NO GLASS AT BASE, TYP.
- ⑪ (E) STAIR PENTHOUSE

- ⑫ REMOVE (E) CANOPIES OVER STOREFRONT WINDOWS, TYP.
- ⑬ REMOVE (E) VERTICAL SIGNAGE ELEMENT AT CORNER
- ⑭ REMOVE (E) PLASTER PARAPET AT CORNER AND DEMOLISH TO HEIGHT OF ADJACENT PARAPET
- ⑮ REMOVE (E) GLASS BLOCK WALL IN OPENINGS AND DEMO SHEETROCK WALLS BEYOND IN INTERIOR, TYP.
- ⑯ REMOVE (E) FACADE SIGNAGE, TYP.
- ⑰ REMOVE (E) METAL SOFFIT AT CORNER ENTRY TO RETAIL SPACE
- ⑱ REMOVE (E) METAL DOORS AT TWO EAST END BAYS, TO BE REPLACED WITH (N) ENTRY STOREFRONT
- ⑲ REMOVE (E) FACADE METAL TRELLIS ELEMENTS, TYP.
- ⑳ HATCHED AREA INDICATES (E) CONCRETE SHEAR WALLS TO REMAIN
- ㉑ (E) WINDOWS IN (E) SHEAR WALLS TO REMAIN
- ㉒ (E) PENTHOUSE BEYOND TO REMAIN.
- ㉓ (N) STOREFRONT EXIT DOOR TO REPLACE (E) SOLID METAL EXIT DOOR. NOT AN ACCESSIBLE ENTRY.
- ㉔ (E) STOREFRONT AT CORNER ENTRY TO REMAIN
- ㉕ (N) ELEVATOR PENTHOUSE

GENERAL NOTES

- (E) GROUND LEVEL FACADE 5TH ST = 3,140 SQ. FT.
- (E) GROUND LEVEL WINDOW AREA 5TH ST = 258 SQ. FT.
- (N) GROUND LEVEL WINDOW AREA 5TH ST = 306 SQ. FT.
- (E) GROUND LEVEL 5TH ST FACADE = 8.2 % GLAZING
- (N) GROUND LEVEL 5TH ST FACADE = 9.7 % GLAZING



875-899 HOWARD
SAN FRANCISCO, CA 94103

APN: 3733/079

No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
2	04/29/2016	PLANNING COMMISSION RESUBMITTAL
2	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
BUILDING ELEVATIONS

Plot North
Date
05/06/2016

A3.02

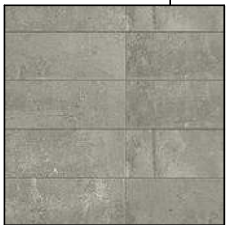
Scale
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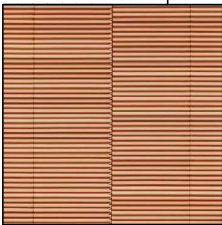
(N) PAINTED HORIZONTAL METAL BAGUETTE
SUNSCREEN OVER (N) ALUMINUM
CURTAINWALL ABOVE LOBBY ENTRANCE



(N) PAINTED ALUMINUM
CURTAINWALL, TYP.



(N) THINSET CERAMIC TILE OVER
(E) SHEAR WALLS AT BASE



(N) PAINTED HORIZONTAL METAL
BAGUETTE CLADDING OVER (E) SHEAR
WALLS AT UPPER LEVELS, TYP.



875-899 HOWARD
SAN FRANCISCO, CA 94103

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No.	Date	Issue / Revision
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3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
RENDERING WITH MATERIAL CALLOUTS

Plot North
Date
05/06/2016

A4.00

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PHOTO-MONTAGE RENDERING OF PROPOSED FACADES FROM 5TH AND HOWARD STREETS



PHOTOGRAPH OF EXISTING BUILDING FROM 5TH AND HOWARD STREETS



875-899 HOWARD
SAN FRANCISCO, CA 94103

APN: 3733/079

No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
2	04/29/2016	PLANNING COMMISSION RESUBMITTAL
3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
3D MONTAGE RENDERINGS

Plot North
Date
05/06/2016

A4.01

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PHOTO-MONTAGE RENDERING OF PROPOSED FACADES FROM 5TH AND TEHAMA STREETS



PHOTOGRAPH OF EXISTING BUILDING FROM 5TH AND TEHAMA STREETS



875-899 HOWARD
SAN FRANCISCO, CA 94103

APN: 3733/079

No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
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3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
3D MONTAGE RENDERINGS

Plot North
Date
05/06/2016

A4.02

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3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name 875-899 HOWARD

Project Number 25011

Sheet Name 3D RENDERINGS

Plot North Date 05/06/2016

A4.03

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AXON VIEW LOOKING EAST SHOWING PROPOSED ROOFTOP DESIGN



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SAN FRANCISCO, CA 94103

APN: 3733/079

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1	03/02/2016	PLANNING COMMISSION SUBMITTAL
2	04/29/2016	PLANNING COMMISSION RESUBMITTAL
3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name 875-899 HOWARD

Project Number 25011

Sheet Name 3D RENDERINGS

Plot North Date 05/06/2016

A4.04

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VIEW FROM HOWARD STREET LOOKING WEST SHOWING PROPOSED NEW OFFICE LOBBY ENTRANCE AND FACADE MODIFICATIONS



875-899 HOWARD
SAN FRANCISCO, CA 94103

APN: 3733/079

No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
2	04/29/2016	PLANNING COMMISSION RESUBMITTAL
3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Shot Name
CONTEXT PHOTOS

Plot North
Date
05/06/2016

A4.05

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5TH STREET

HOWARD STREET

899 HOWARD

TEHAMA STREET

5TH STREET



HOWARD STREET

875 HOWARD

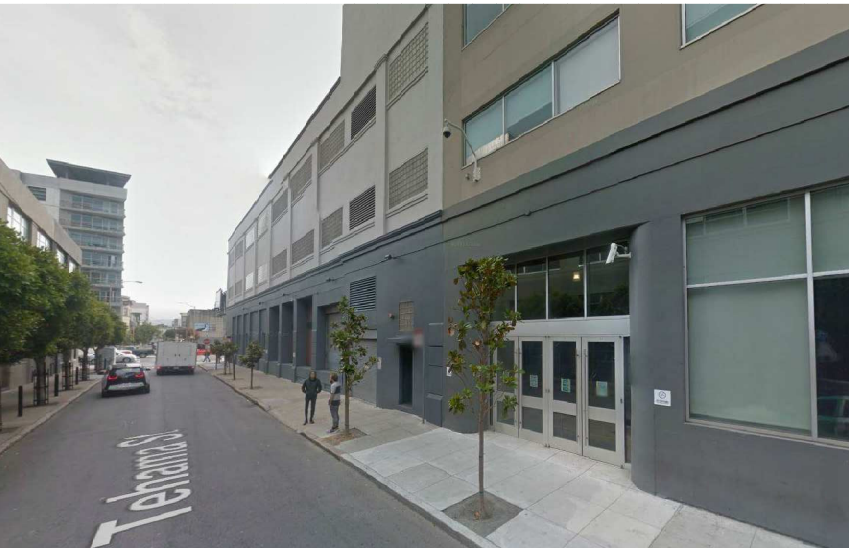
899 HOWARD

5TH STREET

HOWARD STREET



VIEW LOOKING EAST DOWN TEHAMA STREET



VIEW LOOKING WEST DOWN TEHAMA STREET



875-899 HOWARD
SAN FRANCISCO, CA 94103

APN: 3733/079

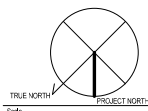
No.	Date	Issues / Revisions
1	03/02/2016	PLANNING COMMISSION SUBMITTAL
2	04/29/2016	PLANNING COMMISSION RESUBMITTAL
3	05/06/2016	PLANNING COMMISSION RESUBMITTAL

Project Name
875-899 HOWARD

Project Number
25011

Sheet Name
FLOOR PLAN_LEVELS 2 & 3 - VARIANCE
DIAGRAM

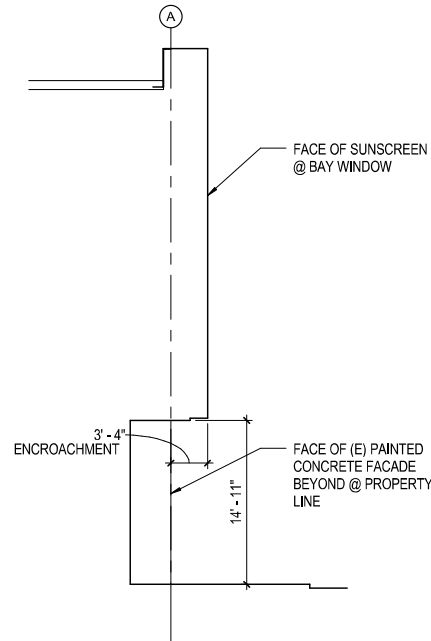
Plot North
Date
05/06/2016



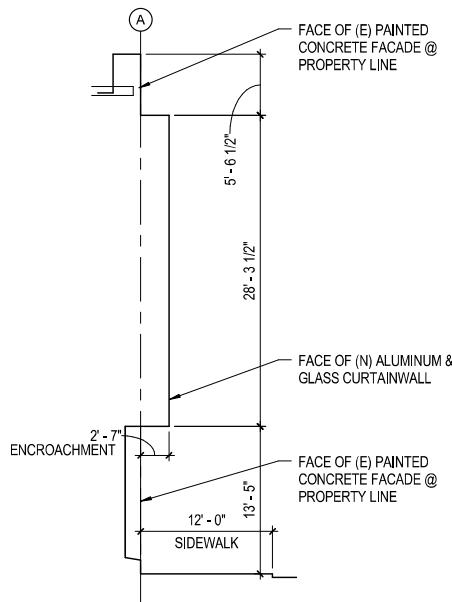
A8.00

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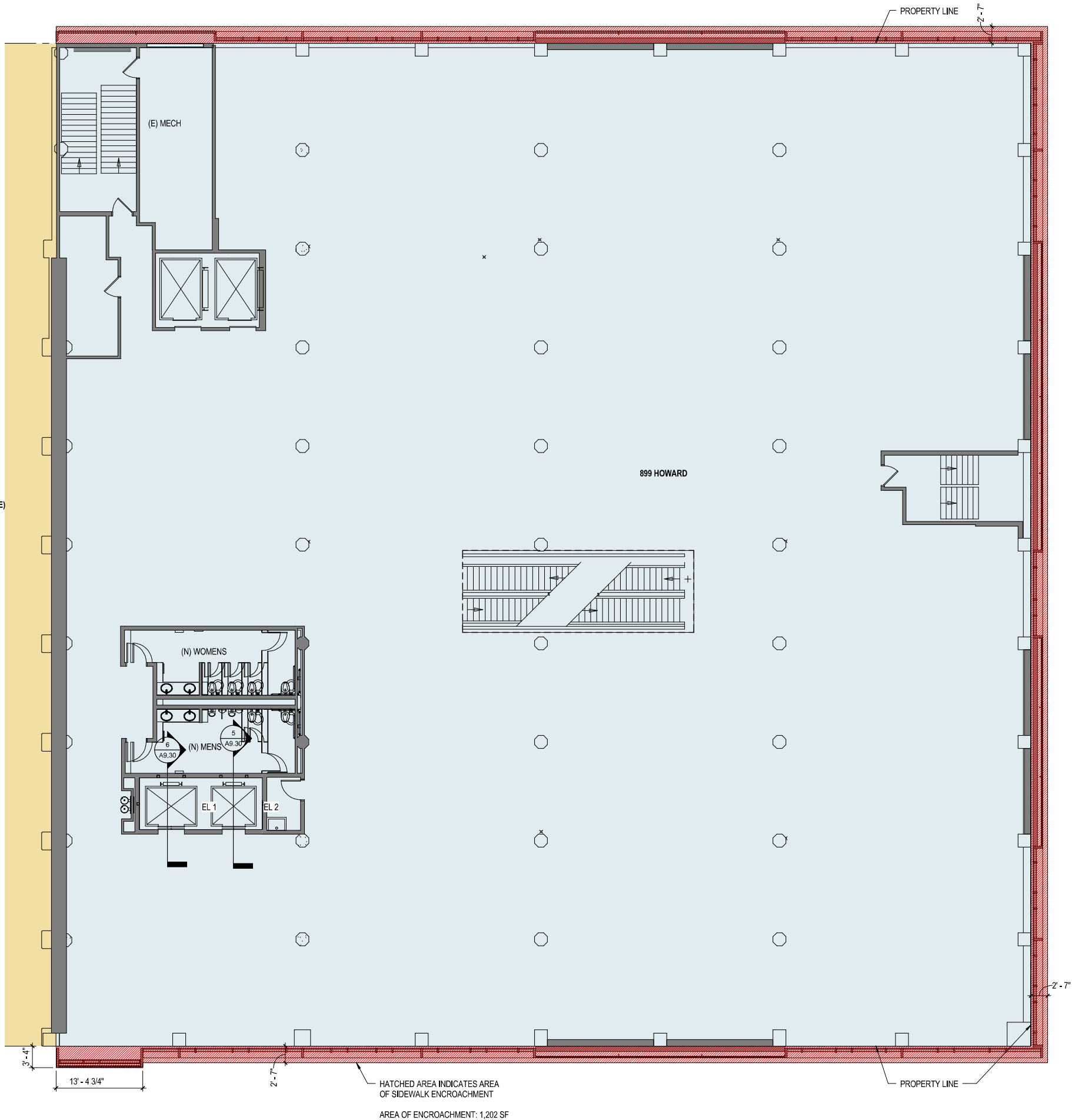


SECTION @ (N) BAY WINDOW | 3
1/8" = 1'-0"



SECTION @ (N) CURTAINWALL | 2
1/8" = 1'-0"

875 HOWARD
(EXISTING OFFICE)



FLOOR PLAN_LEVELS 2 & 3 - VARIANCE DIAGRAM | 1
1/8" = 1'-0"

REUBEN, JUNIUS & ROSE, LLP

June 14, 2016

Via Messenger (casbagh@sfplanning.org)

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: 875-899 Howard Street
Planning Department File No. 2015-001941
Our File: 6840.04**

Dear President Fong and Commissioners:

This office represents Howard Street Associates, LLC (“Project Sponsor”), an affiliate of Hudson Pacific Properties and owner of the building at 875-899 Howard Street (the “Property”). In addition to the subject Property, Hudson Pacific Properties and its affiliates successfully operate several retail and office properties in San Francisco, including Rincon Center, 901 Market Street and 1455 Market Street. The Project Sponsor proposes to:

- Upgrade the dated exterior of 899 Howard Street with a new, modern facade that enhances transparency and will improve the pedestrian experience at the corner of 5th and Howard Streets;
- Convert upper-floor retail space at 899 Howard Street—primarily used for storage—to office use, allowing the current retail tenant (Burlington Coat Factory) to downsize as it introduces a new retail concept for its store;
- Convert ground-floor institutional space at 875 Howard, most recently used as open floor plan administrative offices by Heald College, for use as office space by Pivotal Labs, a longstanding upper-floor tenant; and
- Improve the roof of 899 Howard Street with open space, a conference room, and fitness center for tenant use.

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In total, the project requires an allocation of approximately 70,881 square feet of additional office space from the Office Development Limitation Program, as well as a conditional use to establish a professional office use at the ground floor of 875 Howard. We respectfully request the Planning Commission grant the approvals, because:

- **The project will dramatically improve the appearance of the building at the prominent corner of Fifth and Howard Streets.** Originally designed as a warehouse with minimal windows and natural light, 899 Howard Street has a dated facade that provides little pedestrian interest on the Howard and Fifth Street frontages. The project will replace and update the exterior with a new modern glass curtain wall system, painted horizontal metal cladding, and new windows at the ground and upper floors. It will significantly enhance the appearance of 899 Howard, increase transparency at all levels, and improve pedestrian amenity on both the Howard and Fifth Street frontages. Approximately two-thirds of the Property's ground floor frontage on major streets (Howard and 5th Streets) will continue to feature retail use.
- **The building is not suitable for multi-tenant, upper-floor retail.** Currently, Burlington Coat Factory leases all of 899 Howard Street, totaling approximately 92,000 gross square feet. The large-floorplate 2nd and 3rd floors, which are primarily used for storage, amount to slightly over 45,000 square feet. Burlington is voluntarily relinquishing the top two floors to introduce a new, smaller-format, retail concept on the ground-floor and basement levels. Because the location has limited foot traffic and is well south of the City's busy shopping district, it would be very difficult to attract retail tenants to the upper floors vacated by Burlington. On the other hand, office space is in strong demand, is consistent with the use in the remainder of the building, and is principally permitted by the C-3-S (Downtown Support) zoning on upper stories.
- **The project will allow Pivotal Labs, a homegrown San Francisco company, to expand in place.** Pivotal was founded in San Francisco in 1989. It provides agile software development services to other businesses, allowing its clients—which are located in the immediate area and around the world—to rapidly respond to end users' software development demands. The proposed interior layout along the ground floor places active shared work space along 875 Howard Street, expressing a range of activities taking place inside. Additionally, the transition to office use here will result in community benefits in the form of impact fees supporting open space, child care facilities, and schools.

- **The ground floor of 875 Howard Street has been a de facto office (institutional) use for years.** The ground-floor at 875 Howard has historically been an institutional or office use. Its most recent occupant was Heald College, which occupied the Property from 2010 to 2014. Heald used the ground floor as administrative offices in connection with its institutional use. Prior to Heald, the space was used on an interim basis by the California Academy of Sciences while its building in Golden Gate Park was being renovated. Prior to that, Landmark Education, an institutional use like Heald, operated out of 875 Howard's ground floor.
- **The ground floor of 875 Howard Street is not viable for retail use.** As a mid-block location with relatively low volumes of foot traffic, 875 Howard Street is not an optimal retail location. As well, substantial construction would be needed to provide ADA accessible retail entrances, new emergency egress and other mandatory building upgrades that would be triggered with a retail conversion. Combined with the low demand for retail space, these constraints make a retail use unviable.

In short, the project will upgrade the appearance of the building, accommodate the request of one retail tenant to downsize and allow a long-term San Francisco company to grow in place. Overall, the project will maintain roughly two-thirds of the ground floor on major streets in retail use, while providing a more active and inviting street frontage. As such, the project is consistent with the zoning and the range of uses found in the area. We urge you to approve this project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Daniel Frattin