



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Office Development Authorization

HEARING DATE: NOVEMBER 17, 2016

*Date:* November 10, 2016  
*Case No.:* **2015-011529OFA**  
*Project Address:* **2525 16<sup>th</sup> Street**  
*Zoning:* PDR-1-G (Production Distribution and Repair- General) District  
68-X Height and Bulk District  
*Block/Lot:* 3966/001  
*Project Sponsor:* Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street 26<sup>th</sup> Floor  
San Francisco, CA 94105  
*Staff Contact:* Kimberly Durandet (415-575-6816)  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)

*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposed project would establish 43,569 gross square feet (gsf) of office use within an existing four-story building. No alterations are proposed to the exterior of the building.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the block bounded by 16th Street to the north, Florida Street to the east, 17th Street to the south, and Alabama Street to the west. The parcel is approximately 42,000 square feet with 200 feet of lot frontage on 16<sup>th</sup> and 210 feet of lot frontage on Florida and Alabama Streets and has full lot coverage with a four-story industrial building consisting of approximately 149,051 gsf of Production Distribution and Repair use (PDR) and pre-existing office use. The existing building was constructed as a warehouse in 1924.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the PDR-1-G Zoning District along a mixed-use corridor within the Mission Area Plan. The surrounding neighborhood is characterized by a wide variety of commercial, retail, PDR, public and residential uses. The adjacent property to the south is a PDR and office use (legalized in 2012). Across 16th Street to the north is the SPCA. Across Florida Street to the east are two industrial buildings that have recently been approved for demolition and new construction of a PDR on the ground floor and residential above development. Franklin Square, a 4.5-acre park under the jurisdiction of San Francisco Recreation and Parks, is about 400 feet east of the Project Site. The Potrero Center (with a supermarket

and various other retail/commercial establishments), is about 450 feet to the northeast on the opposite side of 16th Street from the project site. The project site is located along 16th Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: UMU (Urban Mixed Use); RH-3 (Residential House-Three Family); and, P (Public).

## **ENVIRONMENTAL REVIEW**

The Department determined that the proposed application which has no exterior alterations or significant interior alterations that affect circulation is not a project under CEQA and therefore does not require environmental review under Section 15378 of the CEQA Guidelines.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	N/A	N/A	October 26, 2016	22 days
Posted Notice	20 days	October 28, 2016	October 26, 2016	22 days
Mailed Notice	20 days	October 28, 2016	October 28, 2016	20 days

## **PUBLIC COMMENT**

- To date, the Department has received four inquiries regarding this proposal.

## **ISSUES AND OTHER CONSIDERATIONS**

- Legitimization: The Zoning Administrator determined the existing office space to be eligible for the legitimization process afforded under Planning Code Section 179.1. The legitimization process allows the existing building to be approved for office use despite the controls under Planning Code Section 219 that now prohibit office uses.
- Office Allocation: There is currently 1,081,316 square feet of Small Cap office space available under the Section 321 office allocation program.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must authorize an Office Development Authorization for the proposed 43,569 gsf of office use per Planning Code Sections 179.1, 321, and 322.

## **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.
- The proposal is utilizing Planning Code Section 179.1, Legitimization of Uses Located in the Eastern Neighborhoods, as part of its request for an office allocation under Planning Code

Sections 321 and 322, which govern the development and administrative procedures for office uses. The Zoning Administrator determined the proposed office space to be eligible for legitimization pursuant to Planning Code Section 179.1.

- The proposal represents an allocation of four percent of the small cap office space currently available for allocation.
- Authorizing the requested office allocation will allow the leased office space to continue its economic activities.
- The proposal will generate fees that will benefit the City of San Francisco.
- The Project is consistent with the Planning Code, the Mission Area Plan and the General Plan.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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**Attachments:**

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Height Map
- Aerial Photos
- Site Photo

Zoning Administrator Letter of Legitimization

Project Sponsor Submittals

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 type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Wireless Telecommunications Materials                                |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> Housing Documents  |
| <input checked="" type="checkbox"/> ZA Letter of Legitimization | <input type="checkbox"/> Inclusionary Affordable Housing<br>Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline   |

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

KD

Planner's Initials





# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |   |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415)                           | <input type="checkbox"/> First Source Hiring (Admin. Code)            |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 413)      | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)                            | <input type="checkbox"/> Other  |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Admin. Code) |   |

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## Planning Commission Draft Motion

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* **2015-011529OFA**  
*Project Address:* **2525 16<sup>th</sup> Street**  
*Zoning:* PDR-1-G (Production Distribution and Repair- General) Zoning District  
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**ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2016 – 2017 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321, 322, AND 179.1 THAT WOULD AUTHORIZE UP TO 43,569 GROSS SQUARE FEET OF OFFICE USE AT 2525 16<sup>th</sup> STREET, LOT 001 IN ASSESSOR'S BLOCK 3966, WITHIN THE PDR-1-G (PRODUCTION DISTRIBUTION AND REPAIR) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 29, 2019 Brett Gladstone (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Office Development Allocation under Planning Code Section(s) to Sections 321, 322 and 179.1 that would authorize up to 43,569 gross square feet (gsf) of office use at 2525 16<sup>th</sup> Street, Lot 001 in Assessor's Block 3966, within the PDR-1-G (Production Distribution and Repair) Zoning District and a 68-X Height and Bulk District in San Francisco, California.

The Department determined that the proposed application is not a project under CEQA and therefore does not require environmental review under Section 15378 of the CEQA Guidelines.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-011529OFA at 1650 Mission Street, 4<sup>th</sup> Floor, San Francisco, California.

On November 17, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2015-011529OFA.

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

**MOVED**, that the Commission hereby authorizes the Office Development requested in Application No. 2015-011529OFA, 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 site is located on the block bounded by 16th Street to the north, Florida Street to the east, 17th Street to the south, and Alabama Street to the west. The parcel is approximately 42,000 square feet with 200 feet of lot frontage on 16th and 210 feet of lot frontage on Florida and Alabama Streets and has full lot coverage with a four-story industrial building consisting of approximately 149,051 gross square feet of Production Distribution and Repair use (PDR) and pre-existing office use. The existing building was constructed as a warehouse in 1924.
3. **Surrounding Properties and Neighborhood.** The Project Site is located in the PDR-1-G Zoning District along a mixed-use corridor within the Mission Area Plan. The surrounding neighborhood is characterized by a wide variety of commercial, retail, PDR, public and residential uses. The adjacent property to the south is a PDR and office use (legalized in 2012). Across 16<sup>th</sup> Street to the north is the SPCA. Across Florida Street to the east are two industrial buildings that have recently been approved for demolition and new construction of a PDR on the ground floor and residential above development. Franklin Square, a 4.5-acre park under the jurisdiction of San Francisco Recreation and Parks, is about 400 feet east of the Project Site. The Potrero Center (with a supermarket and various other retail/commercial establishments), is about 450 feet to the northeast on the opposite side of 16th Street from the Project Site. The Project Site is located along 16<sup>th</sup> Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: UMU (Urban Mixed Use); RH-3 (Residential House-Three Family); and, P (Public).
4. **Project Description.** The proposed project would establish 43,569 gross square feet (gsf) of office use within an existing four-story building. No alterations are proposed to the exterior of the building.

5. **Public Comment.** The Planning Department has received four inquiries from the public regarding this proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Legitimization of Office.** Planning Code Section 179.1 established a time limited program wherein existing uses in the Eastern Neighborhoods plan area that have operated without the benefit of required permits may seek those permits. Uses that could be "legitimized" under this Section are those uses which, under the current provisions of this Code and without this Section, could not otherwise seek the required permits.

*The Zoning Administrator issued a Letter of Legitimization on January 26, 2016 for this project stating that the project had met all the eligibility requirements of Section 179.1, and that 43,569 gross square feet of office use are eligible to be approved as office space pursuant to the Legitimization program.*

- B. **Bicycle Parking, Showers and Lockers.** Planning Code Section 155.2 requires this project to provide 1 Class 1 bicycle parking space per 5,000 square feet of occupied floor area and 2 Class 2 bicycle parking spaces for occupied floor area greater than 5,000 and up to 50,000 square feet for office uses. Planning Code Section 155.4 requires this project to provide 2 showers and 12 lockers for occupied floor area greater than 20,000 but less than 50,000 square feet.

*The project will provide 10 Class 1 bicycle parking spaces and shower with locker facilities on the 4<sup>th</sup> floor near the elevator that is accessed through the main entrance on 16<sup>th</sup> Street. Class 2 parking spaces are currently provided on Florida, however, 2 new Class 2 spaces will be provided at the entrance on 16<sup>th</sup> Street.*

- C. **Development Fees.** The Project is subject to the Transit Impact Development Fee per Planning Code Sections 179.1(g), and 411, the Jobs-Housing Linkage Fee per Planning Code Sections 179.1(g) and 413 and the Child Care Requirements for Office and Hotel Development Projects per Planning Code Section 414.

*The Project Sponsor shall pay the appropriate Transit Impact Development and Jobs-Housing Linkage Fees pursuant to Planning Code Sections 179.1(g), 411, and 413, and the Child Care Requirements Fee pursuant to Planning Code Section 414 at the appropriate stage of the building permit application process.*

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

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

*The existing building has been used as office space for more than a decade and is located in an area that is light industrial in character, with some retail and residential uses. The establishment of the proposed office use would not adversely affect the balance between economic growth and housing, transportation or public services in the area as the area is served by multiple modes of transportation including MUNI bus lines, bicycle lanes and access to the freeways, and would not alter access to public service while augmenting public services through the payment of the various development impact fees. The project does not propose to convert any space that is occupied by an industrial and/or PDR tenant.*

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

*The proposal is consistent with the General Plan (See Below).*

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

*The proposed allocation and legitimization of office space does not include exterior additions or alterations and therefore will not compromise the existing design of the building.*

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

*The neighborhood is characterized by older industrial buildings. The proposal is an allocation and legitimization of an office use in existence for more than a decade and will not involve expansion of the building or exterior alterations. The office uses have existed on site without complaint to the Planning Department Code Enforcement division regarding incompatibilities to the existing and surrounding uses. The legitimization of the office use in and of itself will not create any new, adverse impacts in the area.*

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.

*The space is proposed to be allocated and legitimized by legally establishing 43,569 gross square feet space would permit the existing office tenants to remain. Should the existing office tenants vacate, the proposal would bring onto the office market additional 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 Site is owned by a single entity, however, the office space proposed for allocation and legitimization is currently occupied by a multiple business entities.*

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

*The project will not use TDR's.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

#### Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The allocation and legitimization of the office use will provide net benefits to the City in that an existing office tenants will remain in San Francisco utilizing a building that has been used as an office for more than a decade. The proposal is required to comply with the Conditions of Approval (Exhibit A), thereby ensuring reasonable performance.*

#### 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 allocation and legitimization of the office use will retain existing commercial office tenants and will not displace existing industrial tenants thereby maintaining a diverse economic base.*

## MISSION AREA PLAN

### Objectives and Policies

#### OBJECTIVE 1.3:

INSTITUTE FLEXIBLE “LEGAL NONCONFORMING USE” PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION.

#### Policy 1.3.1:

Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

#### Policy 1.3.3:

Recognize desirable existing uses in the former industrial areas which would no longer be permitted by the new zoning, and afford them appropriate opportunities to establish a continuing legal presence.

*The requested allocation and legitimization will continue an existing non-conforming, desirable existing use in an area that principally permitted industrial uses and will legally establish the use through the process afforded by Planning Code Section 179.1.*

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 proposal does not directly affect the retail sector as the project is office in nature.*

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

*The proposal preserves the existing character of the neighborhood as the request is an allocation and legitimization of a use that has existed at the site for more than a decade and that has not generated any incompatibilities with the surrounding area.*

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

*No housing is removed as a result of the proposal.*

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

*The proposal will not impede MUNI service or overburden streets and neighborhood parking as the proposal is an allocation and legitimization of an existing use.*

- 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 proposal will not displace industrial or service sector activities as the proposed office use has been in existence at the site for more than a decade.*

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

*The proposal will not affect the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*No exterior alterations to the building are proposed as part of the project. The subject building is not a historic resource.*

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

*The proposal will have no negative impact on existing parks and open spaces as there is no physical expansion to the existing four-story structure.*

- 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 Office Development authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2015-011529OFA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **XXXXX**, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 321 and 322 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

**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 November 17, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 17, 2016



## EXHIBIT A

### AUTHORIZATION

This authorization is for an Office Development Authorization to authorize up to 43,569 gsf of office use in the existing four-story building, located 2525 16<sup>th</sup> Street, Lot 001 in Assessor's Block 3966, pursuant to Planning Code Sections 179.1, 321, and 322 within the PDR-1-G (Production Distribution and Repair - General) Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Case No. 2015-011529OFA and subject to conditions of approval reviewed and approved by the Commission on November 17, 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.

### 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 **November 17, 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 Office Development authorization and any subsequent amendments or modifications.

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Office Development 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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## PROVISIONS

7. **Transit Impact Development Fee.** Pursuant to Planning Code Section 179.1(g), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Jobs Housing Linkage.** Pursuant to Planning Code Section 179.1(g), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Childcare Requirements for Office and Hotel Development Projects.** Pursuant to Section 414 the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

10. **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](http://www.sf-planning.org)*

11. **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](http://www.sf-planning.org)*

## OPERATION

12. **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](http://www.sf-planning.org)*

13. **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/>*

BLOCK 3966

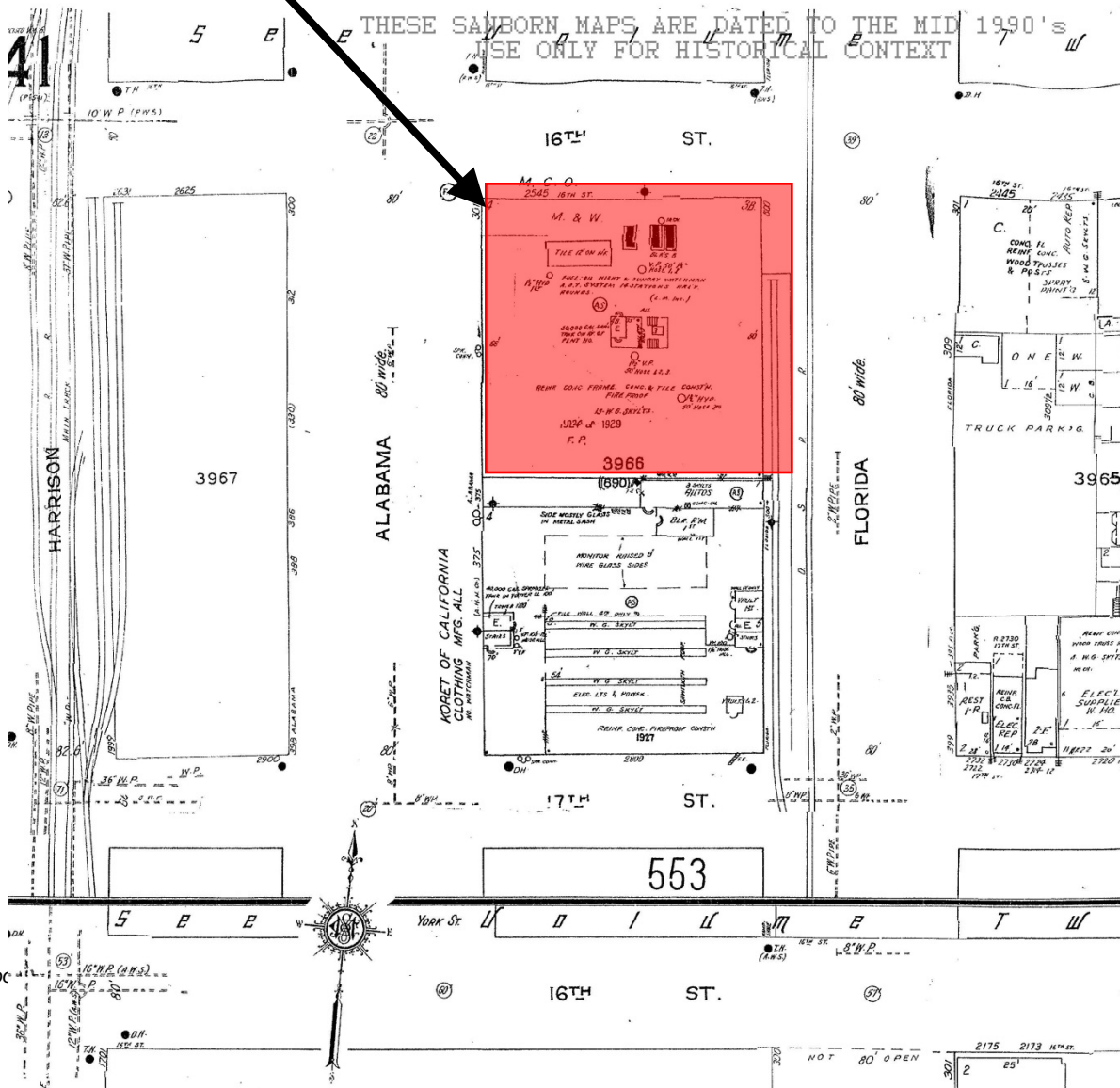
# Parcel Map



Office Development Authorization  
Case Number 2015-011529OFA  
2525 16<sup>th</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY



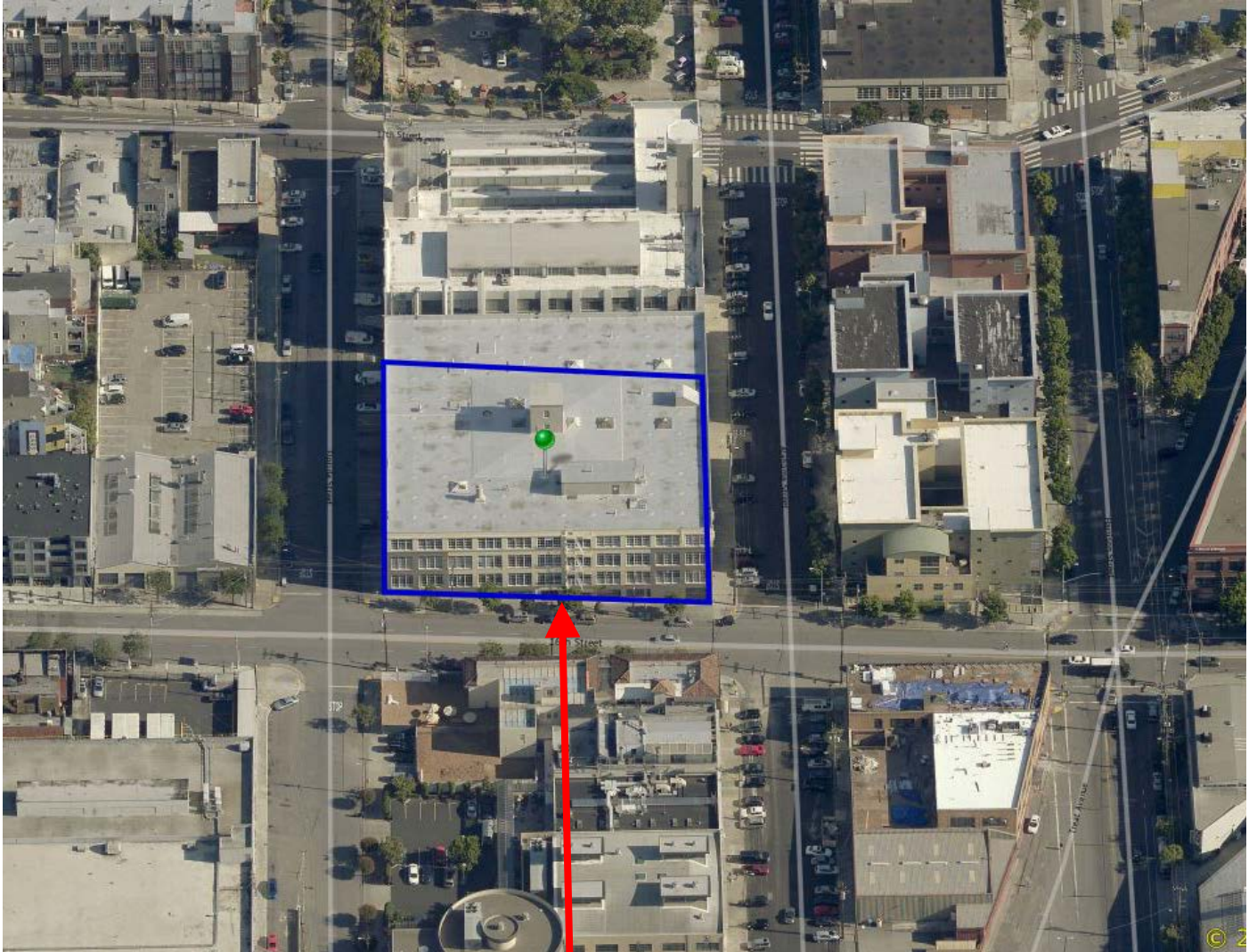
\*The Sanborn

Office Development Authorization  
Case Number 2015-011529OFA  
2525 16<sup>th</sup> Street





# Aerial Photo

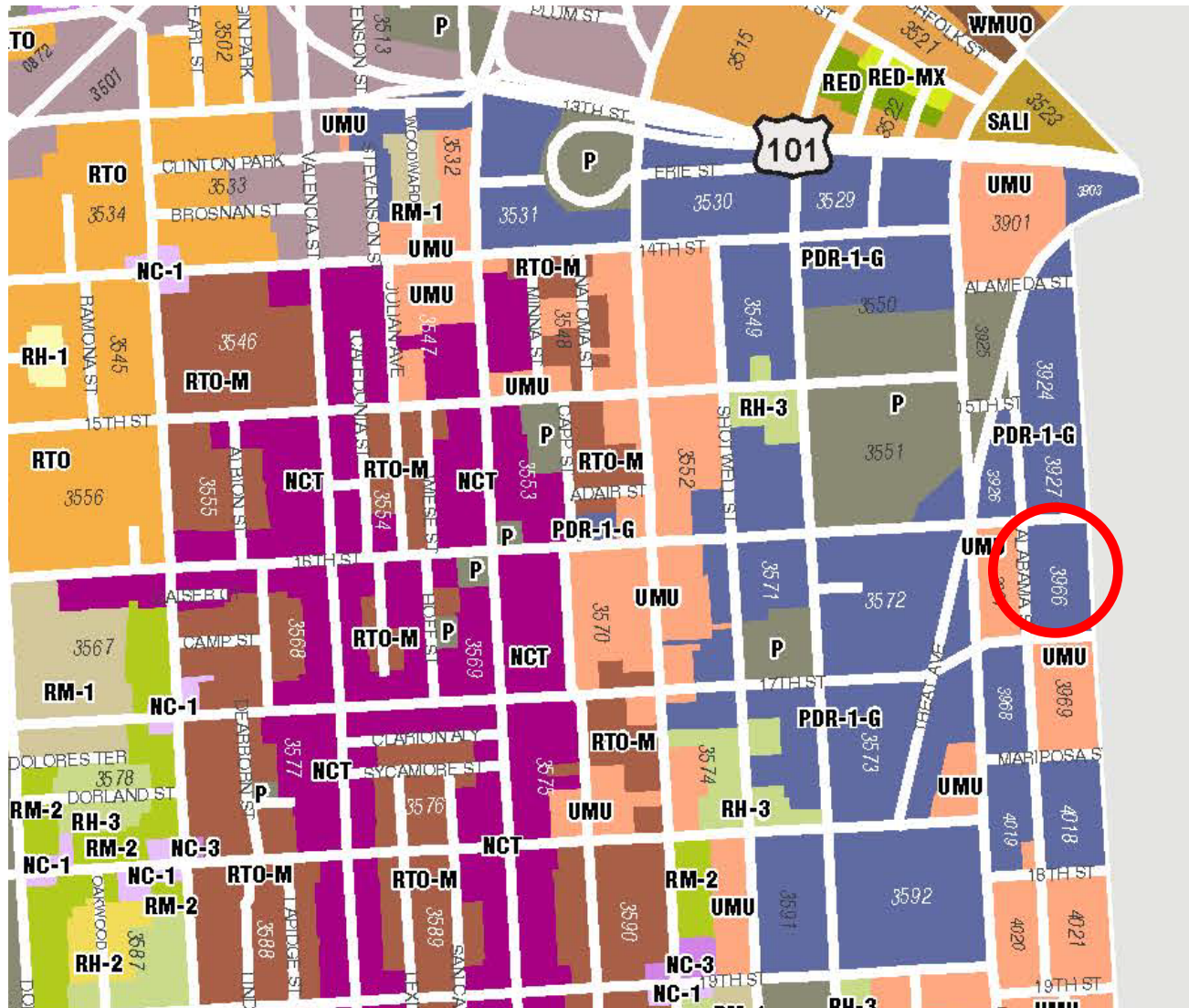


SUBJECT PROPERTY



Office Development Authorization  
Case Number 2015-011529OFA  
2525 16<sup>th</sup> Street

# Zoning Map



Office Development Authorization  
Case Number 2015-011529OFA  
2525 16<sup>th</sup> Street



# Site Photo





# SAN FRANCISCO PLANNING DEPARTMENT

---

## Letter of Legitimization

January 26, 2016

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

Site Address:	2525 16 <sup>th</sup> Street (aka 350 Florida Street)
Assessor's Block/Lot:	3966/001
Zoning District:	PDR-1-G
Staff Contact:	Corey Teague, (415) 575-9081 or <a href="mailto:corey.teague@sfgov.org">corey.teague@sfgov.org</a>

Dear Mr. Gladstone:

This letter is in response to your request for a Letter of Legitimization per Planning Section 179.1 regarding the property at 2525 16<sup>th</sup> Street. This parcel is located in the PDR-1-G Zoning District and a 68-X Height and Bulk District. The request is to legitimize approximately 51,792 rentable square feet of office space on various floors within the existing approximately 147,660 square foot building. The 51,792 square feet is located in Units 1B, 201, 204, 304, 310, 311, 316, and 400.

### Procedural Background

The Department received the request for legitimization of office space at 2525 16<sup>th</sup> Street on November 13, 2012. A supplemental letter and documentation was submitted on May 22, 2015. Staff reviewed the request and associated materials and the Zoning Administrator issued a 30-day public notice of the intent to issue the Letter of Legitimization on or after December 6, 2015. The public notice also included a draft letter for review, and was sent to 1) all owners of property within 300 feet of the subject property, 2) all current tenants of the subject property, and 3) all individuals and neighborhood associations that had requested to receive such notice. Notice was posted on each street frontage of the site during the notification period. The notification period expired on December 5, 2015. Finally, staff conducted a site visit to the subject property on January 7, 2016.

### Eligibility

The land use proposed for legitimization is deemed eligible if it meets the following criteria:

- i. The land use existed as of the date of the application;

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

January 26, 2016  
Land Use Legitimization Letter  
2525 16<sup>th</sup> Street (aka 350 Florida Street)

*A combination of lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs, and marketing materials indicate that office use existed in Units 1B, 201, 304, 310, 311 and 316 as of November 13, 2012 (see Exhibit A). Units 204 and 400 do not meet this criterion.*

- ii. The land use would have been principally permitted or permitted with conditional use authorization under provisions of the Planning Code that were effective on April 17, 2008;

*Prior to the Eastern Neighborhoods rezoning, the subject property was located in the M-1 Zoning District, which principally permitted office uses.*

- iii. The land use would not be permitted under current provisions of the Planning Code;

*The property containing the subject building is located in the PDR-1-G Zoning District, which prohibits office uses.*

- iv. The land use either has been (1) regularly operating for functioning on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1, or (2) functioning in the space since at least April 17, 2008, and is associated with an organization, entity or enterprise which has been located in this space on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1;

*Lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials indicate the office uses operated continuously in Units 1B, 201, 304, 310, 311 and 316 (see Exhibit A), for no less than two years prior to January 19, 2009. Units 204 and 400 do not meet this criterion.*

- v. The land use is not accessory to any other use;

*The subject office uses are divided into individual office units that do not serve as an accessory use to any other uses in the building. This was confirmed for Units 1B, 201, 304, 310, 311 and 316 through lease documentation, owner and tenant affidavits, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials. Units 204 and 400 do not meet this criterion.*

- vi. The land use is not discontinued and abandoned pursuant to the provisions of Planning Code Section 183 that would otherwise apply to nonconforming uses.

*Lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials indicate that Units 1B, 201, 304, 310, 311 and 316 (see Exhibit A) have remained occupied during the required period.*

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

January 26, 2016  
Land Use Legitimization Letter  
2525 16<sup>th</sup> Street (aka 350 Florida Street)

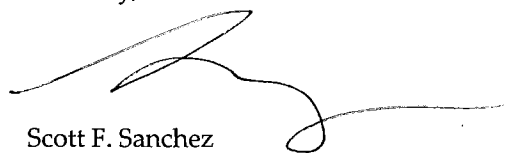
## Determination

It is my determination that of the requested units for legitimization totaling approximately 51,792 rentable square feet of office use, only Units 1B, 201, 304, 310, 311 and 316 (see Exhibits A and B) meet all the required criteria of Planning Code Section 179.1, resulting in a total of approximately 43,569 rentable square feet. These units are deemed eligible to be legalized as legitimate office space as defined in Planning Code 102. A Notice of Special Restrictions shall be filed on the subject property documenting the specific building area legitimized as office space as listed in this letter and documented on the proposed plans, attached as Exhibit B, prior to the approval of a site or building permit establishing such office space. Units 204 and 400 do not meet the required criteria, and therefore are deemed ineligible for legalization.

This determination is **not** a project approval, or in any way a substitute for a Building Permit Application for the change of use to office space, or an associated Office Allocation per Planning Code Section 321. Such approvals are required to legally convert the subject space to office use. Additionally, the relevant impact fees outlined in Section 179.1(g), and elsewhere in the Municipal Code, shall be assessed as part of the Building Permit Application.

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

Sincerely,



Scott F. Sanchez  
Zoning Administrator

Enclosure: Exhibit A – 2525 16<sup>th</sup> Street Tenant List and Timeline  
Exhibit B – 2525 16<sup>th</sup> Street Floor Plans

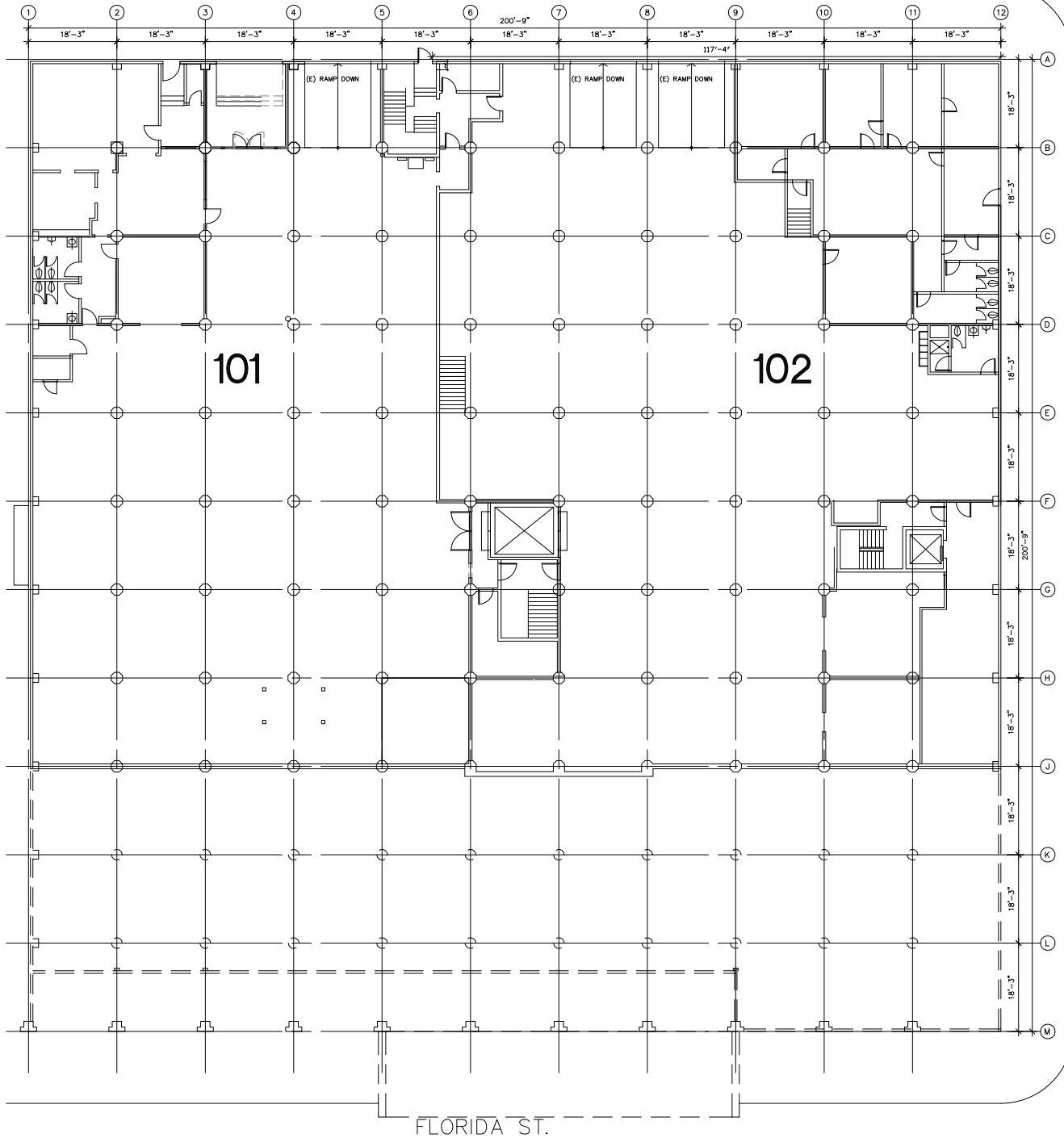
cc: Property Owner  
Planning Commissioners  
All Parties on the Notification Request List – (WITHOUT ATTACHMENT)

Tenant Information for Units Requesting Legitimization*											
Unit	Rentable Sq. Ft.	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
1B (201 16 <sup>th</sup> St)	420	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office
201	12,401	Earnest	Events Management (through June)	Events Management	Events Management	Events Management	Events Management	Events Management	Events Management	Events Management	Events Management
204	2,045	Shooting Star	Shooting Star	Shooting Star	Belmar Upholstery (through June)	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery
304	2,643	Vacant	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative
310	9,068	GLP	GLP	GLP	GLP	GMC (through July) GLP (as of September)	Timbuk2 (Jan-May) GMC (June-Dec)	Timbuk2	Timbuk2	Timbuk2 ( as of May 2007)	Zebra Hall
311	8,250	Events Management	Events Management (as of June)	Tune Up Media	Tune Up Media	Tune Up Media	Holt Hinshaw (through August)	Holt Hinshaw	Holt Hinshaw	Holt Hinshaw	Holt Hinshaw
316	10,787	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)
400	6,178	Prodesign Eyeware	Prodesign Eyeware	Prodesign Eyeware	GMC Prodesign Eyeware (as of 8/1/12)	GMC (as of May)	Margaret O'Leary (through March)	Margaret O'Leary	Margaret O'Leary	Margaret O'Leary	Margaret O'Leary
51,792		TOTAL RENTABLE SQUARE FEET									

\*See lease documents and other materials for more specific dates of tenancy.

# EXHIBIT B

ALABAMA ST.



1 | Floor Plan  
1/32" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Project Number

Sheet  
**A.201 Lower Level**  
of

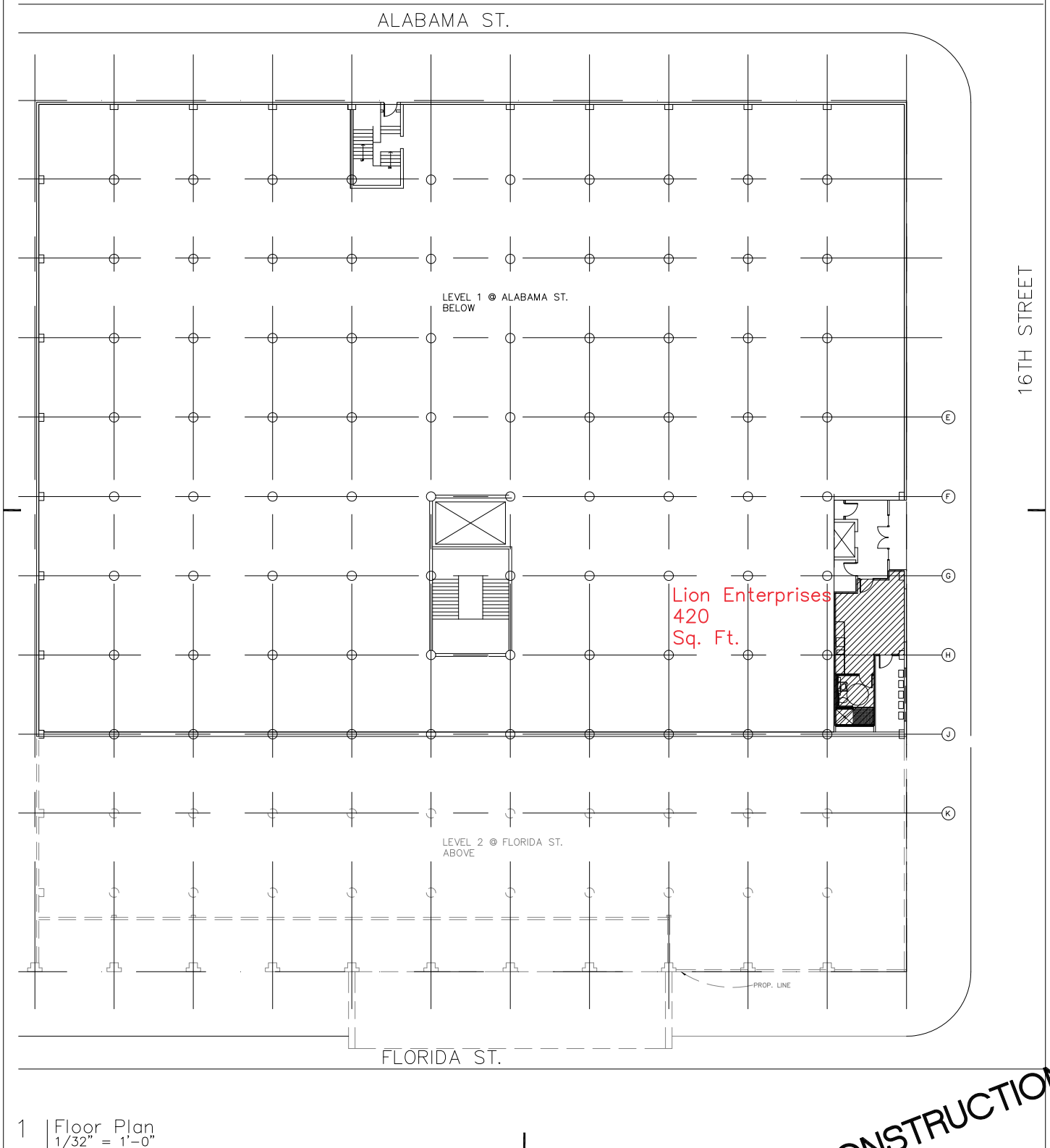
Description  
**1st Floor Layout**

Date  
**05/19/15**

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B



Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Project Number

Sheet  
A.201 16th St. Entrance  
of

Description  
16th St. Entrance

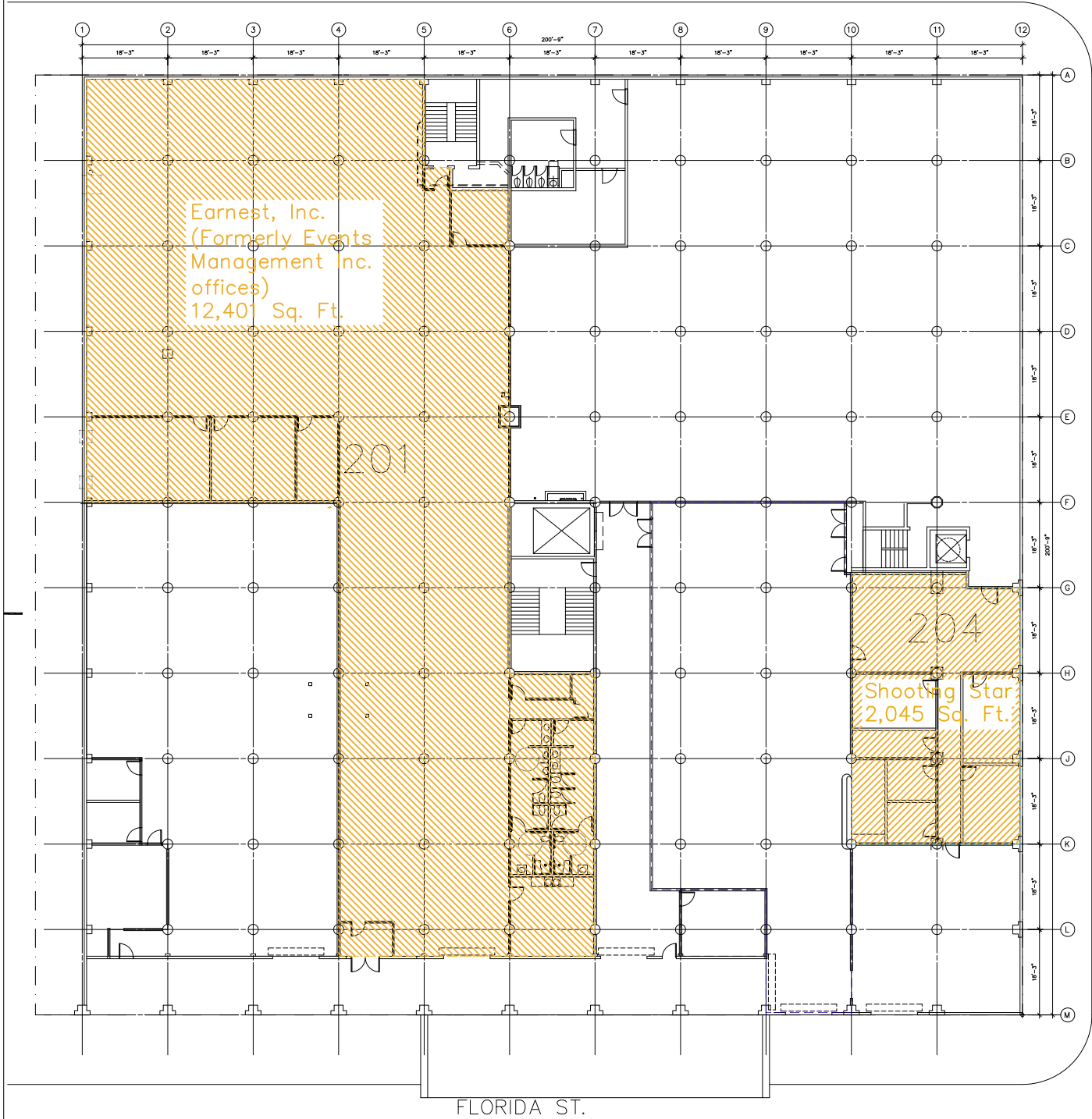
Date  
05/19/15

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B

ALABAMA ST.



1 | Floor Plan  
1/32" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, SF, CA

Project Number

Sheet  
A.202  
of

Description  
2nd Floor Layout

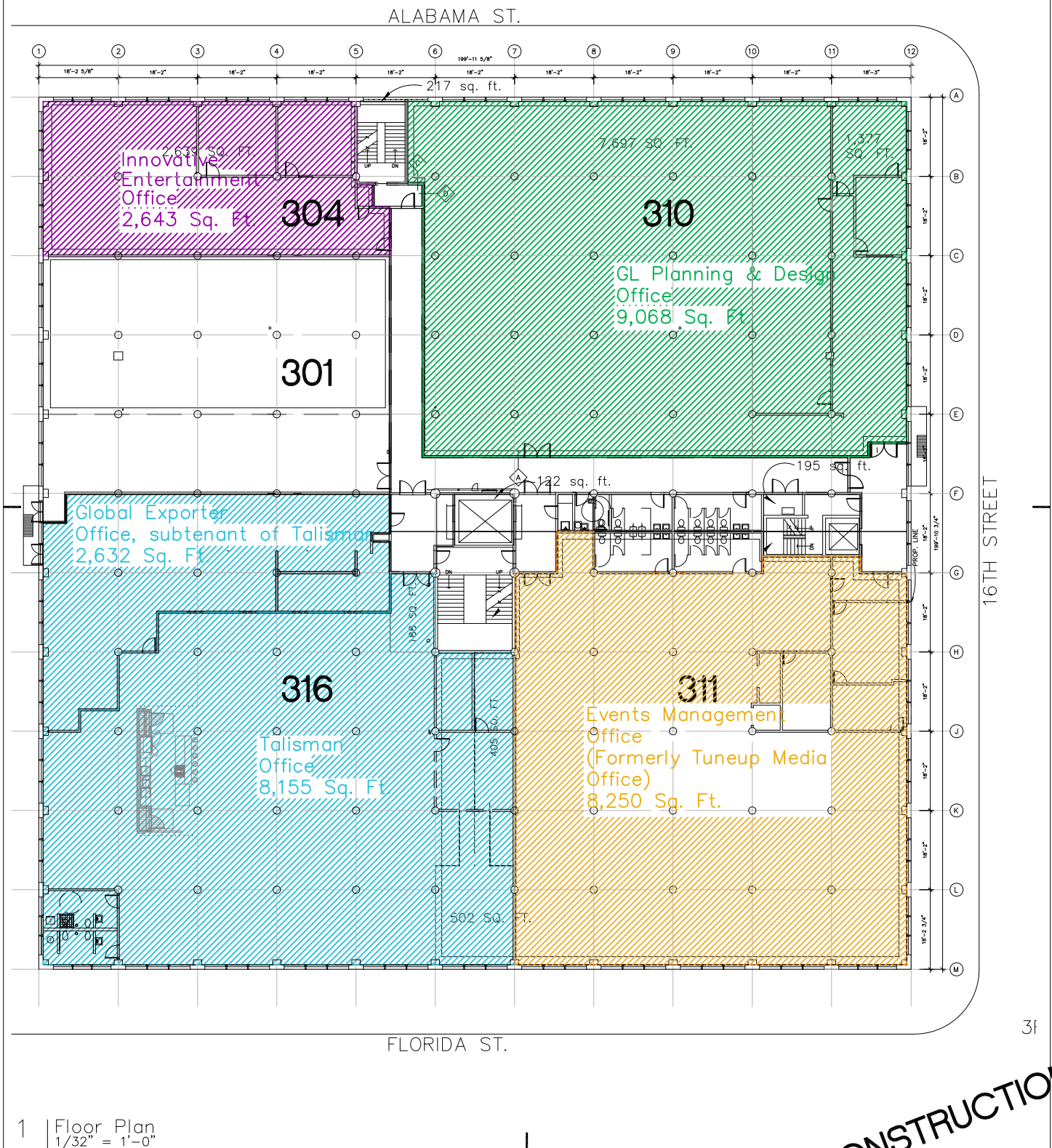
Date  
05/19/15

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**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854



# EXHIBIT B



Project Name  
**Lion Building**  
2525 16th St., San Francisco, CA

Project Number  
042454

Sheet  
**A.203**  
of

Description  
**3rd Fl. Plan**

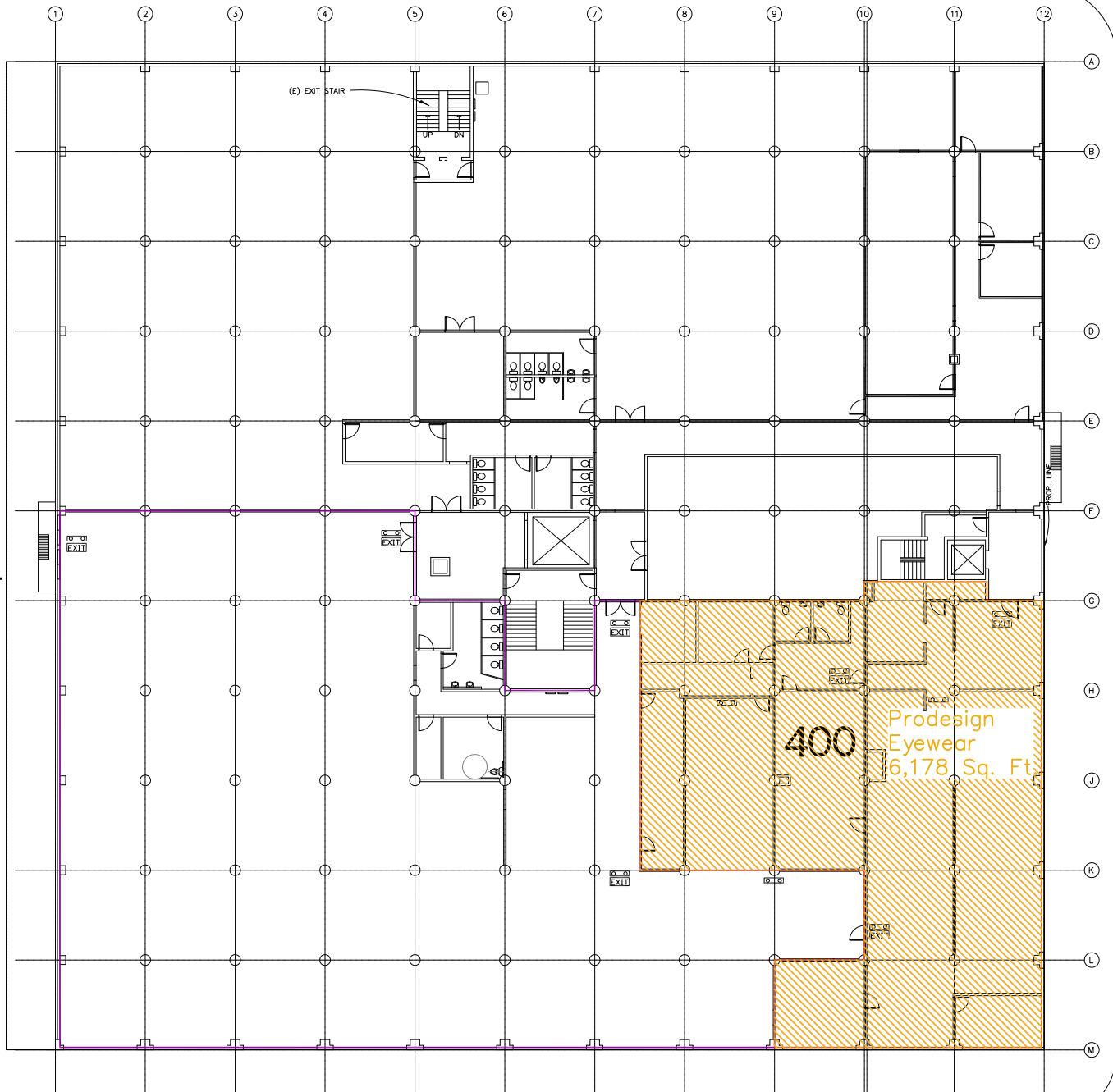
Date  
**05/19/15**

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B

ALABAMA ST.



FLORIDA ST.

1 | Floor Plan  
1/16" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Project Number

Sheet  
**A.204**  
of

Description  
**4th Floor Layout**

Date  
**05/19/15**

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

BRETT GLADSTONE  
PARTNER  
DIRECT DIAL (415) 995-5065  
DIRECT FAX (415) 995-3517  
E-MAIL [BGladstone@hansonbridgett.com](mailto:BGladstone@hansonbridgett.com)

November 10, 2016  
Via Electronic Mail and US Mail

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

Re: 2525 – 16th Street – November 17, 2016 Hearing – Prop M  
Section 321 Prop M Office Space Allocation, Case No. 2012.0014B

Dear President Fong and Planning Commissioners:

We represent Lion Enterprises, a General Partnership (the "Owner"), which owns the property of 133,715 square feet located at 2525 -16th Street (the "Project Site") (between Alabama and Florida Streets). The Owner is seeking Planning Commission approval for a Prop M allocation of office space to convert approximately 43,569 square feet of industrial space (now used as office space) to a legal office use. The approval is undertaken pursuant to the Legitimization Legislation created during the Eastern Neighborhood Rezoning.

The Project Site is located within the PDR-1-G District and the 16<sup>th</sup> Street Transit Oriented Special Use District.<sup>1</sup> The Project Site has frontage on 16<sup>th</sup> Street and side elevations facing Florida and Alabama Streets.

### **History of the Building.**

The Project Site contains a four-story building consisting of 133,715 square feet (including mechanical areas, hallways, etc.). All but 43,569 square feet of the building will remain in uses other than office. (See several pages of the plans at Exhibit A and photos at Exhibit B<sup>2</sup>.) The building was constructed in 1924 for food processing and warehouse use. Over many decades, portions of the building were converted to office with Building Permits; however, the Planning Department has advised the owners that the Building Permits did not meet the technical requirements to change the legal use to office since the Planning Department did not sign the back of the Permits with the word "Approved".

---

<sup>1</sup> The Property also is located in the Mission Alcohol Restricted Special Use District and Fringe Financial Services Restricted Use District.

<sup>2</sup> Full plans are in the Planning Department files and will appear in your Staff Report.

The Planning Department did review many of the permits and wrote notes within the box for Planning Department comments; but the word "Approved" did not always appear. Where the Planning Department did not make any statement, it was because in the years these Building Permits were obtained, the Planning Department was not consistently provided interior alteration permits for comments when the Building Department processed these permits. However, during all those years (ending during the Eastern Neighborhoods Rezoning), office was permitted as a matter of right by the previous zoning of "M". The building tenants' businesses now fall into the categories of either industrial / PDR or office use.

Attached at Exhibit C are some typical alteration/building permits that were issued for the building during the years when the zoning permitted office use. It is these same permits that have Planning Department handwritten notations but not the word "Approved" on the back.<sup>3</sup> Thus it is clear that for decades, the property owner obtained many alteration permits for tenant improvement work for new office tenants, so there was no intent to hide the proposed change of use from the City.

The office tenants whose spaces are to be legalized by your approval are small business owners who would be displaced if the Application were not approved. *There are no PDR tenants that would be impacted by this Application.*

In 2008, the Project Site was rezoned to its current PDR zoning, which no longer permits office use. The Owner obtained a Letter of Legitimization dated January 26, 2016 making 43,569 square feet eligible for legitimization. (See Exhibit D.) The Owner now desires to complete the legitimization process by establishing 43,569 square feet of office use on the Project Site pursuant Planning Code Section 321 (the "Project"). The office spaces would be located in Units 1B, 201, 304, 310, 311 and 316 (see Exhibit A).<sup>4</sup> No alterations are proposed for the exterior of the building. Minor alterations to the interior are proposed to install showers and lockers for those who bike, and a separate storage room for the bikes. With approval of the Office Allocation Application, the office use would become a legal, non-conforming use.

### **Consistency with Prop M Findings.**

The Project is consistent with the Planning Code Section 321 Findings for an allocation of office space under Proposition M's Small Allocation Program for allocating less than 50,000 square feet.

---

<sup>3</sup> The box for Planning Department comments on the back of each permit (See samples at Exhibit C) states either "N/A" or shows a stamp stating that "issuance constitutes no indication that the use does or does not comply to the Planning Code"; or contains a signature of someone at the Planning Department.

<sup>4</sup> Units 204 and 400 have tenants that are industrial/PDR and therefore, not eligible for legitimization.



A. 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.

Approval of the office use would not displace any existing businesses or uses as office tenants have been occupying these units. The Project does not seek to convert any space that is occupied by an industrial/PDR tenant. Without the approval of the Office Allocation Application, the businesses that fall under the category of office use would have to be relocated out of the building.

The Project Site is located in an area rich in land use diversity, including PDR uses, retail, housing, and public open space. While the PDR-1-G District does not permit office, it is in a zoning district created to encourage more retail, called the 16th Street Transit Oriented Retail Special Use District. Retail has not yet started to bloom along this section of 16th Street. The continued office use on this site may in fact lead to more retail activity on 16th Street because office has a higher density of workers than industrial use.

Based on the latest San Francisco Office Development Annual Limitation Program tracking sheet, as of July 22, 2016, 1,081,316 gross square feet of office space is available for allocation in the allocation group of less than 50,000 square feet. If the Project is approved, 1,037,747 square feet still would be available for approval. A large amount of office space equal to the amount existing today has been on the property for up to 60 years starting in the early 1950's. Thus, the immediately surrounding buildings and users have accommodated themselves to this office use; and the persons within the building, including the PDR users, have comfortably existed with office users in the building before and there is no reason to think this will not be true after this approval.

As a result of your approval, the Project Sponsor will pay \$525,878 in development fees that will be used to support public transit, housing, and neighborhood infrastructure needs. This total includes the following:

Transit Impact Development Fee:	\$ 87,138
Job Housing Linkage Fee:	\$370,337
Child Care Fee:	\$ 68,403
Total	\$525,878

B. The contribution of the office development to, and its effects on, the objectives and policies of the General Plan.

The project is consistent with the General Plan policies and goals stated in Exhibit E.

C. The quality of the design of the proposed office development.

The Project does not propose any alterations to the exterior of the building because office already exists in the building. Minor interior alterations are proposed to install showers for bikers, lockers for bikers and a separate storage room for the bikes. These facilities will also benefit the PDR tenants as they will be available to them equally.

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

The neighborhood is characterized by older brick buildings that have an industrial character. The Project is suitable for its location because the office space will fit within the existing industrial-looking building without changing the façade or adding to the building.

The neighborhood would not become oversaturated with office use because less than 40% of the building would be approved as office and office already exists on the Project Site. Further, the Project will not displace any tenants or require exterior alterations, and this will allow the building to continue to be compatible with the aesthetics of the neighborhood. All interior improvements proposed in this application will meet all Code requirements, including those requirements related to seismic safety, bikes and bike storage.

This site area is particularly good for office space as the building is served by a variety of transit options. The Project site is on MUNI's 16<sup>th</sup> Street bus line and is approximately 0.4 miles from the 16th Street BART station and within a 1/4 mile of eight MUNI bus routes. The City has proposed an expensive public transit upgrade to 16th Street to better connect Mission Bay to the Mission.

E. 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.

Office use creates more employment opportunities than industrial use because the occupancy level is much higher for office. The Project also will supply office in an area of the City with lower rents for office as compared to the downtown and East SOMA, thus providing space desired by newer and smaller businesses. The office space is highly desirable because the building has wide open floor plates of up to 40,000 square feet allowing for the wide creative space desired by high tech companies along with flexibility to meet businesses' changing needs. With the increasingly important Prop M limits on office space creation at 50,000 square feet or more, these smaller buildings with office represent an important device to keep San Francisco as a place for new small businesses needing office space.

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

The Project Site is owned by a single entity which has owned the property for over 40 years, and there are no plans to change this.


G. The use, if any, of transferable development rights ("TDR's") by the project sponsor.

The Project does not require the use of TDRs.

**Conclusion.**

The Office Allocation Application on file with the Planning Department provides additional detail and information. For the reasons contained in this Application and above, we respectfully request that the Commission approve the Office Allocation Application for this property.

Very truly yours,



M. Brett Gladstone

Enclosure

cc: John Rahaim, Director, Planning Department  
Scott Sanchez, Zoning Administrator  
Mary Pellow  
Terry Hird  
Dwight Ashdown  
Kimberley Durandet, Planning Department

A



**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5864



No.	Date	Issues and Resolutions	By	Checked
9/02/15		ISSUE FOR REVIEW	KH	DA
3/10/16		ISSUE FOR REVIEW	KH	DA

Scale 1/16" = 1'-0"

Project Name \_\_\_\_\_

**Lion Building**

2525 16th Street

0' 4' 8' 16' 24'

San Francisco, CA 9410

Project Number

Rel. North

N

Order	Description	Quantity	Unit Price	Total Price
1	Site Plan	1	\$100.00	\$100.00

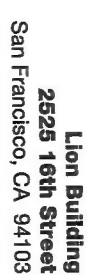
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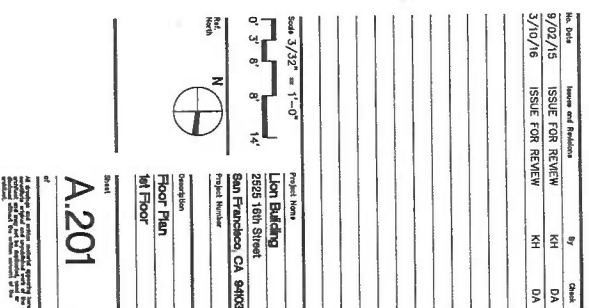
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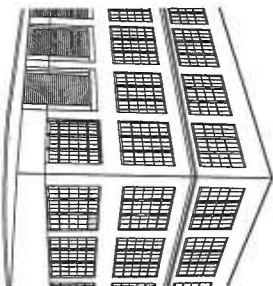
## A.101

All envelopes and written material opening has immediate official and confidential parts of the document will be kept by the Department and the document will be destroyed when the document is no longer needed.



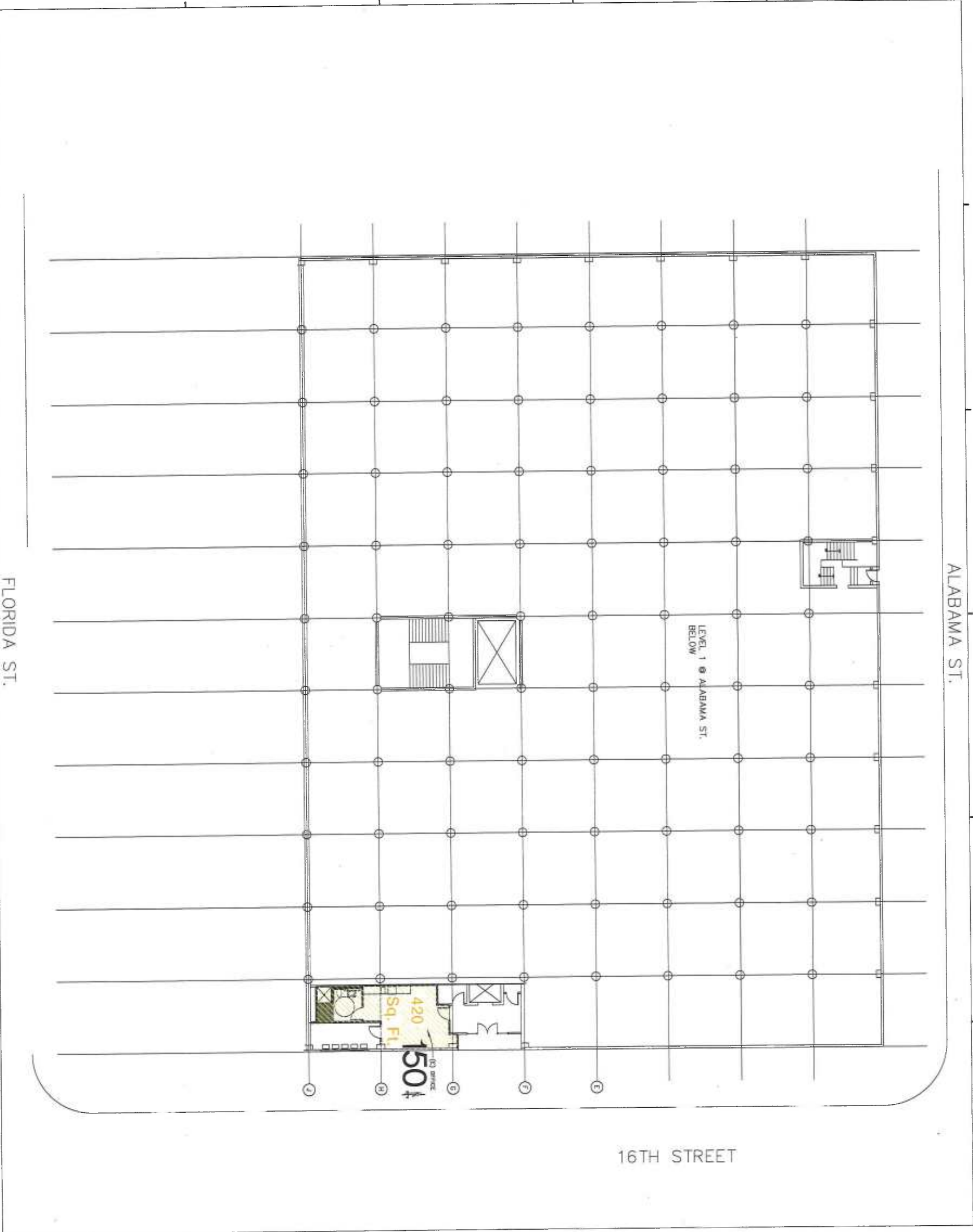
**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5854





**Lion Building**  
**2525 16th Street**  
San Francisco, CA 94103

**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5854



Rev.	Issue and Revision	By	Date
9/02/15	ISSUE FOR REVIEW	KH	DA
3/10/16	ISSUE FOR REVIEW	KH	DA

Scale: 3/32" = 1'-0"

0' 3' 6' 14'

N

Project Name

Lion Building

2525 16th Street

San Francisco, CA 94103

Project Number

2525

Drawings

Floor Plan

1st Floor

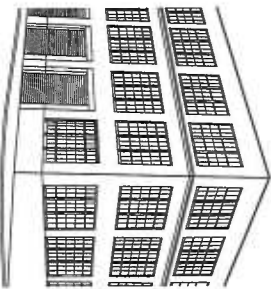
Sheet

A.201 B

1

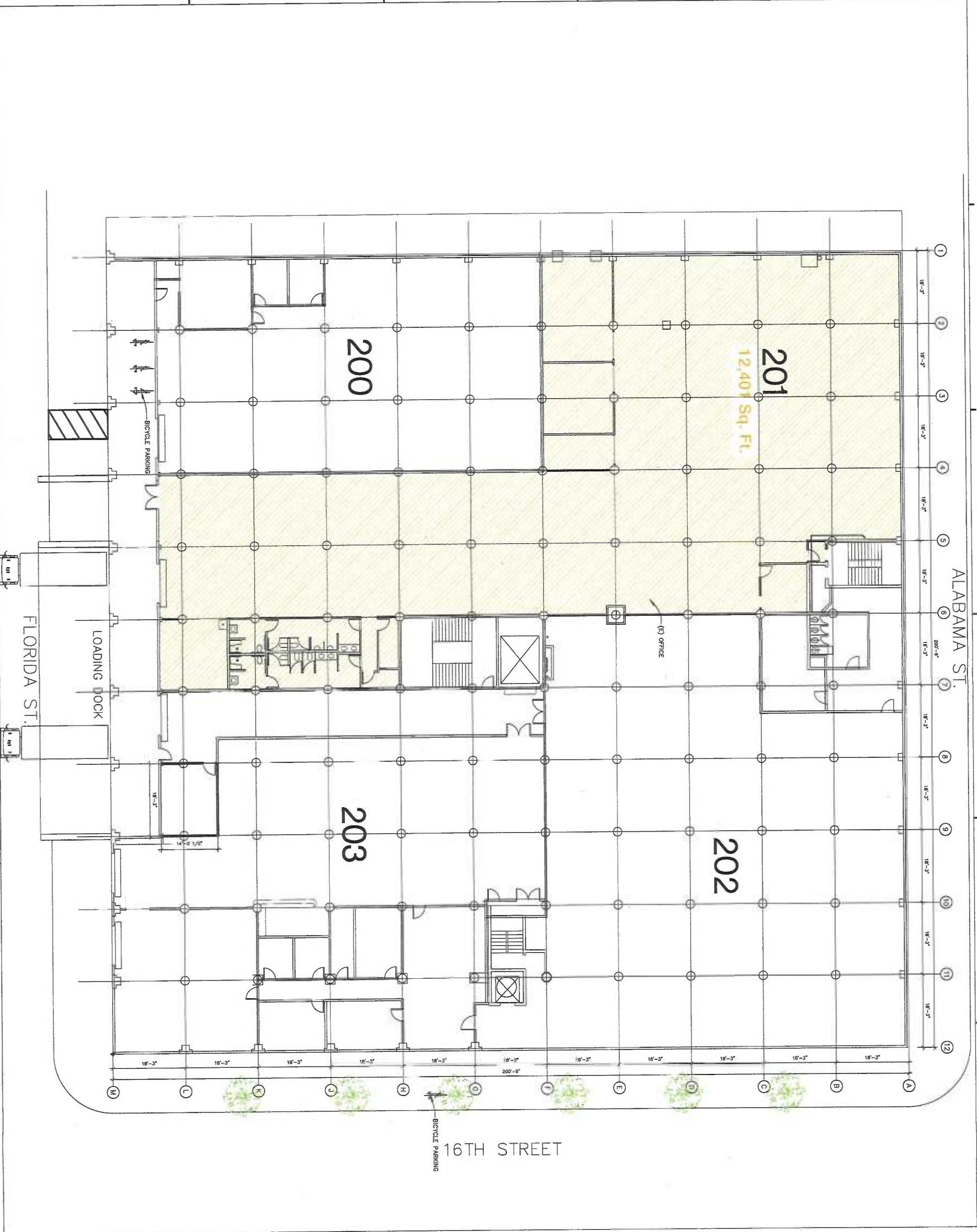
ASHDOWN AND ARCHITECTURE, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.





**Lion Building**  
**2525 16th Street**  
San Francisco, CA 94103

**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5854



Issue	Issued For	By	Date
9/02/15	ISSUE FOR REVIEW	KH	DA
3/10/16	ISSUE FOR REVIEW	KH	DA

Scale: 3/32" = 1'-0"

0' 3' 6' 8' 14'

North Arrow

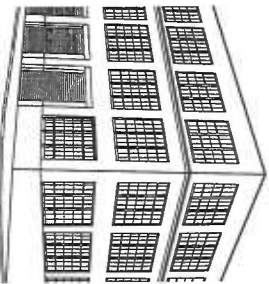
Project Name: Lion Building  
2525 16th Street  
San Francisco, CA 94103

Project Number: A.202

2nd Floor

1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5854





**Lion Building**  
2525 16th Street  
San Francisco, CA 94103

**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 562 5126 fax 415 562 5654

Date	Revision	By	Check
9/02/15	ISSUE FOR REVIEW	KH	DA
3/10/16	ISSUE FOR REVIEW	KH	DA

Project Data	
Project Name	Lion Building
Address	2525 16th Street
City	San Francisco, CA 94103
Project Number	

Floor Plan	
3rd Floor	

Scale: 3/32" = 1'-0"

0' 3" 6' 8' 14'

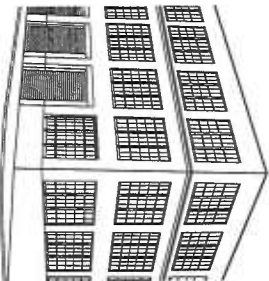
North Arrow

**A.203**

3rd Floor

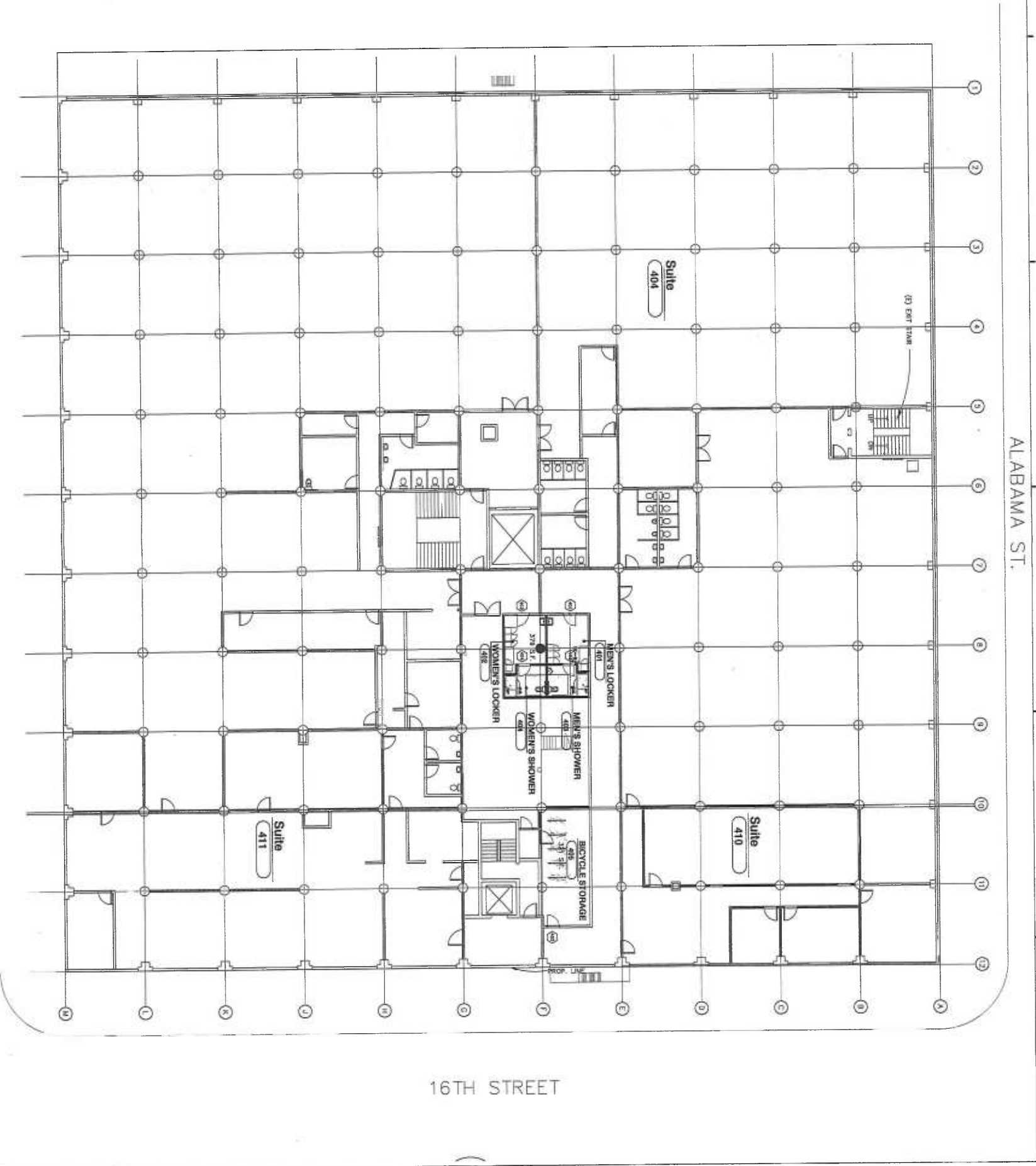


FLORIDA ST.



**Lion Building**  
**2525 16th Street**  
San Francisco, CA 94103

**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 562 5128 fax 415 562 5854



No.	Date	Issued and Revisions	By	Check
09/02/15		ISSUE FOR REVIEW	KH	DA
03/10/16		ISSUE FOR REVIEW	KH	DA
04/14/16		ISSUE FOR PERMIT	KH	DA
07/09/16		ISSUE FOR REVIEW	KH	DA
07/22/16		ISSUE FOR REVIEW	KH	DA

Scale 3/32" = 1'-0"

Project Name  
**Lion Building**  
2525 16th Street  
San Francisco, CA 94103

Project Number

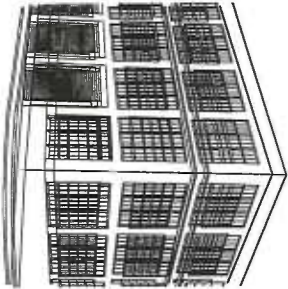
Drawings  
**Tenant Space Plan**  
**Floor 4**

Sheet  
**A.204**

North Arrow

As shown and noted, unless otherwise specified, the construction shall conform to the latest edition of the Uniform Building Code, California Building Code, and all applicable local codes and ordinances.

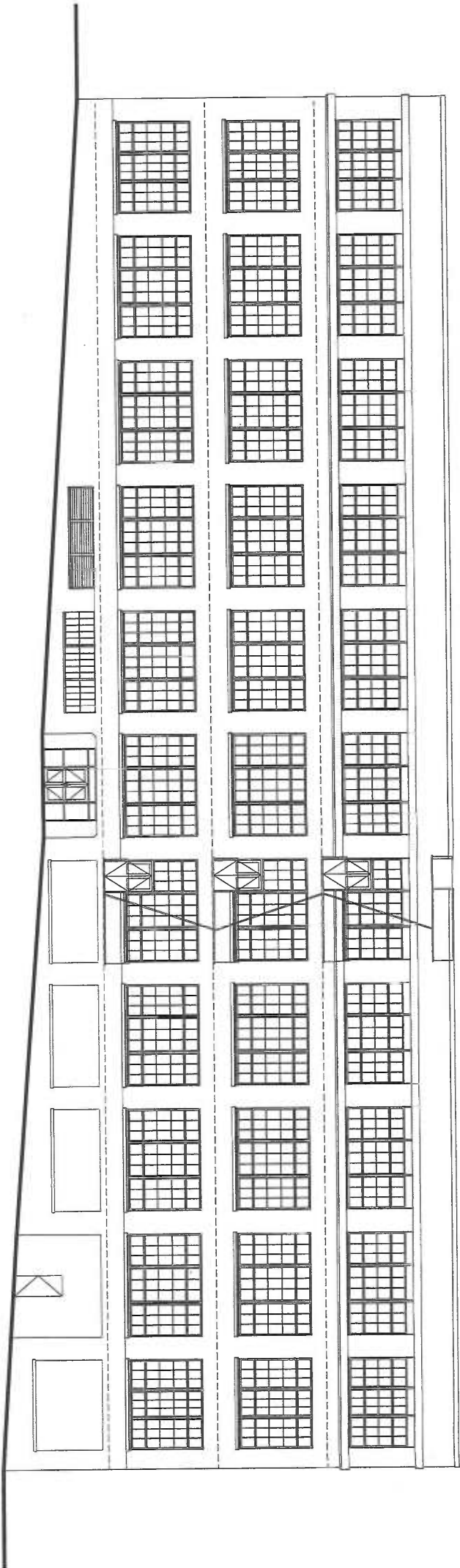




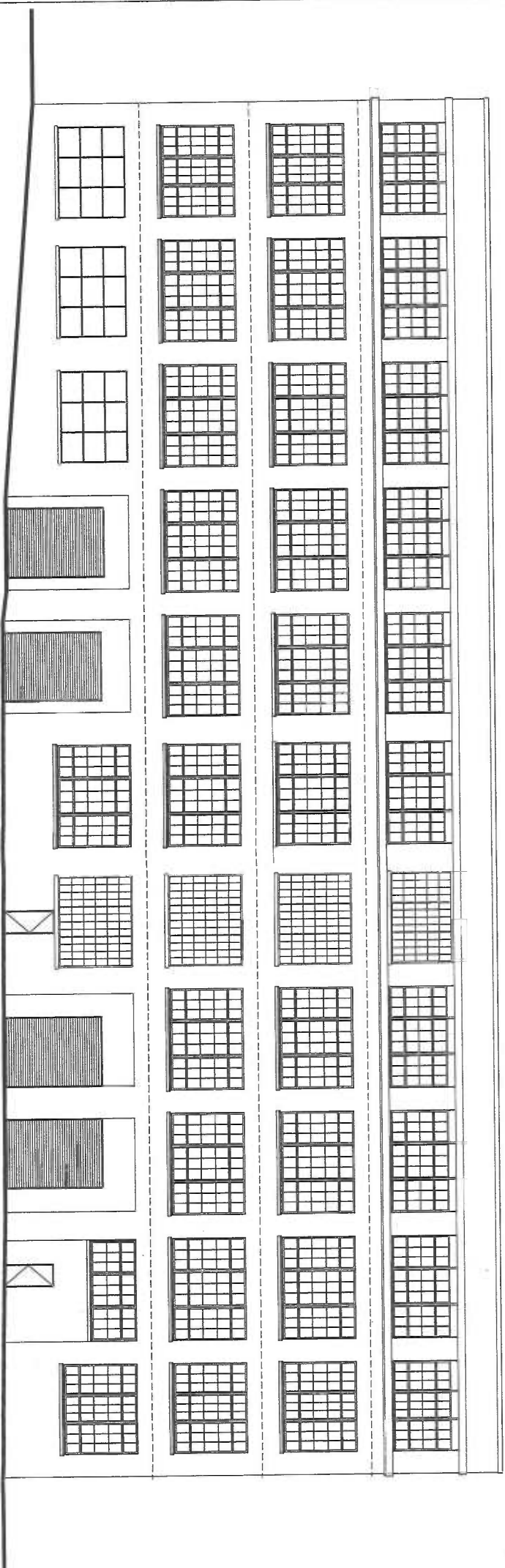
**Lion Building**  
**2525 16th Street**  
San Francisco, CA 94103

**Ashdown**  
**Architecture, Inc.**  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5854

**1 North Elevation**  
1/8" = 1'-0"



**2 West Elevation**  
1/8" = 1'-0"



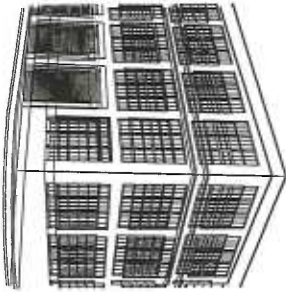
Rev.	Date	Notes and Revisions	By	Check
9/02/15		ISSUE FOR REVIEW	RH	DA
3/10/16		ISSUE FOR REVIEW	RH	DA

Scale 1/8" = 1'-0"  
0' 2' 4' 8' 12'  
Project Name  
**Lion Building**  
2525 16th Street  
San Francisco, CA 94103  
Project Number

Architect  
**Ashdown**  
Engineers

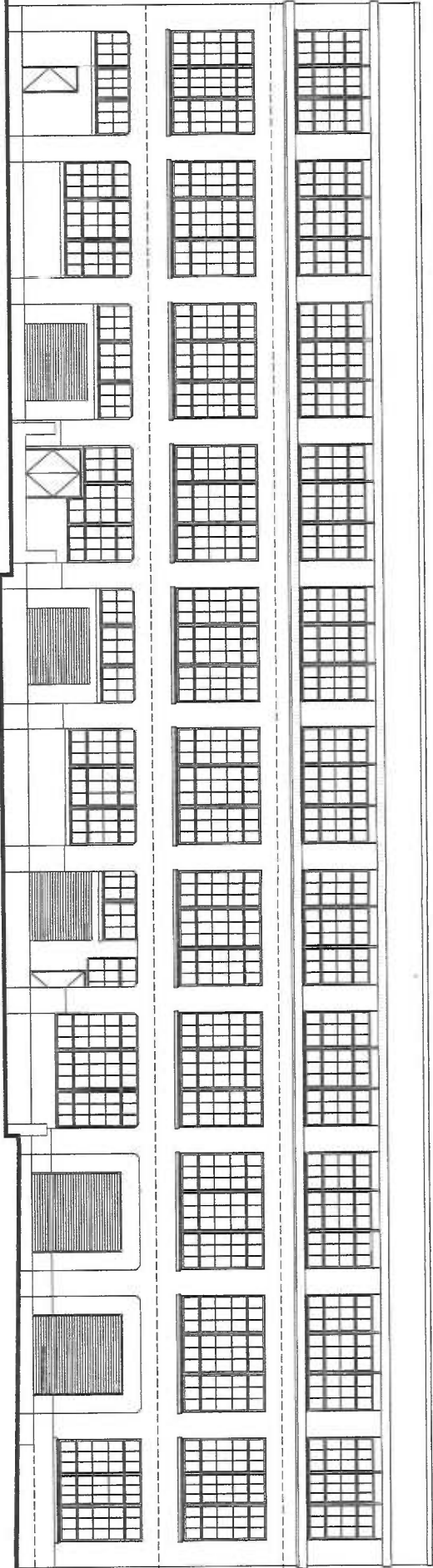
Sheet  
**A.401**

NOT TO SCALE  
FOR INFORMATION ONLY  
DO NOT CONSTRUCT  
BASED ON THE ASSUMPTION  
THAT THE PROJECT WILL BE  
APPROVED BY THE  
APPLICABLE AGENCIES

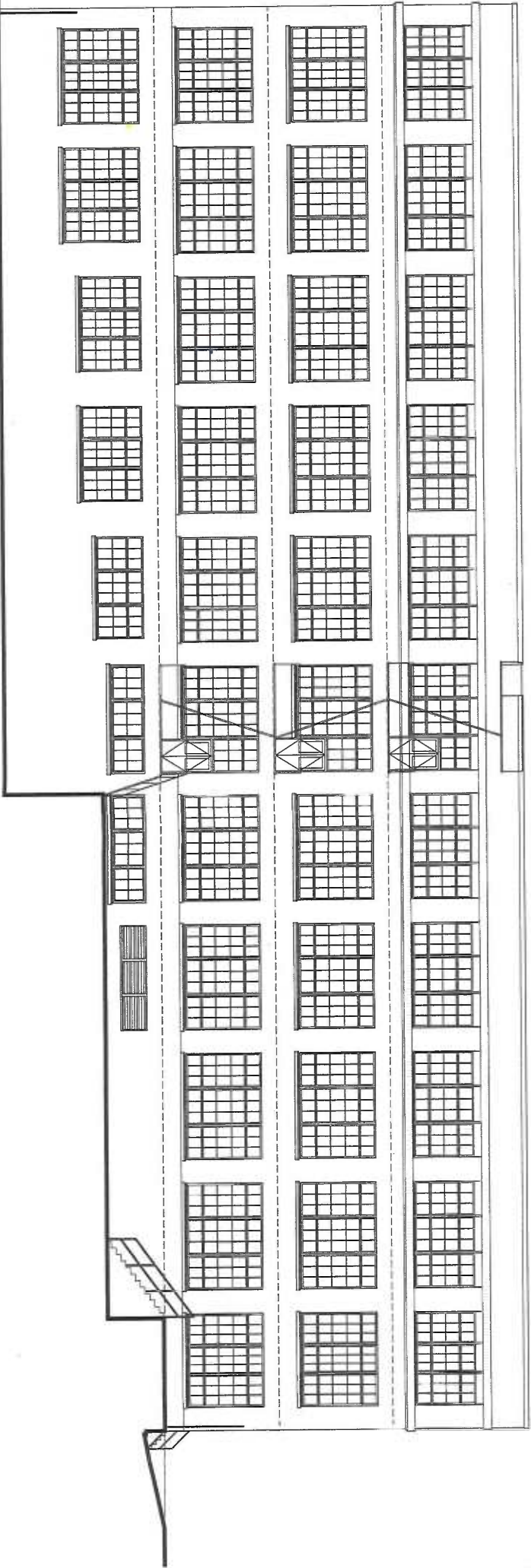


**Lion Building**  
**2525 16th Street**  
San Francisco, CA 94103

**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA 94103  
tel 415 552 5126 fax 415 552 5864



**1 | East Elevation**  
1/8"=1'-0"



**2 | South Elevation**  
1/8"=1'-0"

No.	Date	Revised	By	Date
9/02/15	ISSUE FOR REVIEW	NH	DA	
3/10/16	ISSUE FOR REVIEW	KH	DA	

Project Name	Lion Building
Address	2525 16th Street
City	San Francisco, CA 94103
Project Number	
Architect	Ashdown Architecture, Inc.
Scale	1/8" = 1'-0"
Sheet	A.402

**A.402**



B

## Ashdown Architecture

View from  
Alabama St.



IMG\_6321.JPG

View from  
16th St.



IMG\_6327.JPG  
Lion Bldg 08/06/15

## Ashdown Architecture

View from  
Florida St.



IMG\_6328.JPG

View from  
Florida St.



IMG\_6329.JPG  
Lion Bldg 08/06/15

## Ashdown Architecture

View from  
Florida St.



IMG\_6330.JPG

Lion Bldg 08/06/15

**C**



APPROVED FOR RELEASE

Dept Public Health

8 1974

*[Handwritten signature]*  
SUPERINTENDENT  
BUREAU BUILDINGS INSPECTION

OFFICE COPY

DATE FILED MAY 6 - 1974	FRINGING FEE RECEIPT NO.
5-6-74	84693
PERMIT NO.	ISSUED
388284	MAY 10 1974

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS  
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED, HEREWITH AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOE

2545 - 16<sup>th</sup> Street

3. ESTIMATED COST OF JOB:

7. 580-00 ~~20~~

**MILDO FORM**



434084

A) TYPE OF CONSTR.						DESCRIPTION OF EXISTING BUILDING										
1 2 3 4 5						(S) NUMBER OF STORIES OR OCCUPANCY:	(SA) NUMBER OF BASEMENTS AND CELLARS:	(TA) PRESENT USE:				(BA) BLDG. CODE OCCUP. CLASS:	(SA) NO. OF DWLG. UNITS:			
								Office + Manufact.				F-2				
B) TYPE OF CONSTR.						DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION										
1 2 3 4 5						(S) NUMBER OF STORIES OR OCCUPANCY:	(SB) NUMBER OF BASEMENTS AND CELLARS:	(TB) PROPOSED USE:				(BB) BLDG. CODE OCCUP. CLASS:	(SB) NO. OF DWLG. UNITS:			
								Office + Manufact.				F-2				
C) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?						YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/> IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT,					(T1A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?	YES <input type="checkbox"/>	(T1I) IS YES, STATE NEW GROUND FLOOR AREA:	SQ. FT.	
D) WILL SIGNATURE OVER THE CHANGELINE BE REPAIRED OR ALTERED?						YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(L3) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(L6) IS AUTO RWAYWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(L7) WERE STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
E) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW COLOR, PLANS)						YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	D2) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	E2) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	P2) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
F) GENERAL CONTRACTOR						ADDRESS										
Not Let																
G) ARCHITECT OR ENGINEER (FOR DESIGN)						ADDRESS										
None																
H) ARCHITECT OR ENGINEER (FOR CONSTRUCTION)						ADDRESS										
None																
I) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")						ADDRESS										
Mark Ross																
J) OWNER - RECORDING OFFICER						ADDRESS										
3131 - 1 <sup>st</sup> St																
						285-5506										

D. WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

Construct approx 130 linear feet of new bearing interior  
partition wall using steel studs and 5/8 sheetrock  
both sides.

## IMPORTANT NOTICES

Change shall be made to the character of the occupancy or use without obtaining a Building Permit, except such changes. See Sec. 103, 104A, 105, 106C, 502, 502.1; San Francisco Building Code and Sec. 104, 104A, San Housing Code.

Location of building or structure or scaffolding used during construction, is closer than 675' to any fire containing more than 750 volts. See Sec. 104, 104A, 105, 106C, 502, 502.1; San Francisco Building Code, the building permit is posted on the job. The owner is responsible for approved plans and is liable as shown on drawings.

Correct, if actual grade lines are not the same as those indicated drawings, correct grade lines, cuts and fills together with complete drawings of vertical and wall footings required must be submitted to this bureau for review.

INSTALLATION REQUIRED HEREIN OR BY CODES MAY BE AFFEDED.  
 WORK NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION  
 IS ISSUED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN  
 THE PERIOD OF THIS APPLICATION DOES NOT CONSTITUTE AN  
 OVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS.  
 STATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.  
 IF ANSWERS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE  
 ITEMS (15) (16) (17) (20) (31) or (32).  
 IS NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A  
 BUILDING PERMIT IS ISSUED.

all types of insulating materials must have a clearance of not less than two feet from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT, THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT WITH POWER OF ATTORNEY	
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ATTORNEY IN FACT	

# CONDITIONS AND STIPULATIONS

APPROVED:	As noted on plans.	DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:	NOT REVIEWED BY THE DEPARTMENT OF CITY PLANNING. THE USE OF THE BUILDING IS NOT CONFORM TO THE CITY PLANNING CODE.	DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:	AS NOTED ON PLANS.	DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:	SPECIAL INSPECTION AND REPORTS REQUIRED UNDER SECTION 305.A SUBMIT REPORTS TO THE BUREAU OF BLDG. INSPECTION FOR THE FOLLOWING: <i>Yellow Jacket Inspection</i> <i>Concrete</i> <i>Working</i>	DATE:	5/7/74
		REASON:	Repairing cracks, repairs of block walls, etc.
		NOTIFIED MR.	Shirley
APPROVED:		DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:		DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:		DATE:	
		REASON:	
		NOTIFIED MR.	
APPROVED:		DATE:	
		REASON:	
		NOTIFIED MR.	

HOLD SECTION - NOTE DATE AND NAME OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS: 2

SIGNATURE OF OWNER, LESSOR OR AUTHORIZED AGENT FOR OWNER OR LESSEE: *[Signature]*



REF ID: A127

**WINDY BROWN**  
**APPROVE**  
BOSTON PUBLIC WORKS  
DEC 22 1977  
Plans  
PHAC Long  
SUPERINTENDENT  
HARRIS BUILDING INSPECTION

NOV 21 1977	RECEIVED
DEC 22 1977	RECEIVED

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

**APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS**

APPLICANT REQUESTS GRANT TO THE DRAWINGS OF PUBLIC WORKS  
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2525 16<sup>TH</sup> ST.  
4<sup>TH</sup> FLO.

ESTIMATED COST OF JOB  
\$6,500.00

DESCRIPTION OF EXISTING BUILDING									
1. TYPE OF CONSTRUCTION	2. NUMBER OF STORIES OF OCCUPANCY	3. NUMBER OF BASEMENTS AND CELLARS	4. NAME OF BUILDING	5. BUILDING CLASS	6. NO. OF DEVELOPED STORY				
1.010.0.0.0	4	1	WAREHOUSE/OFFICE	F-2-F-1	0				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
1. TYPE OF CONSTRUCTION	2. NUMBER OF STORIES OF OCCUPANCY	3. NUMBER OF BASEMENTS AND CELLARS	4. NAME OF BUILDING	5. BUILDING CLASS	6. NO. OF DEVELOPED STORY				
1.010.0.0.0	4	1	WAREHOUSE/OFFICE	F-2-F-1	0				
7. DOES THIS ALTERATION CREATE ADDITIONAL SPACE TO BE USED DURING CONSTRUCTION?	8. WILL THERE BE ANY CHANGE IN THE EXISTING FOUNDATION AREA?	9. WILL THERE BE ANY CHANGE IN THE EXISTING WALL SPACE TO BE USED DURING CONSTRUCTION?	10. WILL THERE BE ANY CHANGE IN THE EXISTING ROOF SPACE TO BE USED DURING CONSTRUCTION?	11. WILL THERE BE ANY CHANGE IN THE EXISTING FLOOR SPACE TO BE USED DURING CONSTRUCTION?	12. WILL THERE BE ANY CHANGE IN THE EXISTING CEILING SPACE TO BE USED DURING CONSTRUCTION?				
YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>				
13. WILL THERE BE ANY CHANGE IN THE EXISTING FOUNDATION AREA?	14. WILL THERE BE ANY CHANGE IN THE EXISTING WALL SPACE TO BE USED DURING CONSTRUCTION?	15. WILL THERE BE ANY CHANGE IN THE EXISTING ROOF SPACE TO BE USED DURING CONSTRUCTION?	16. WILL THERE BE ANY CHANGE IN THE EXISTING FLOOR SPACE TO BE USED DURING CONSTRUCTION?	17. WILL THERE BE ANY CHANGE IN THE EXISTING CEILING SPACE TO BE USED DURING CONSTRUCTION?	18. WILL THERE BE ANY CHANGE IN THE EXISTING EXTERIOR FINISH TO BE USED DURING CONSTRUCTION?				
YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>				
19. DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?									
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74. DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?									
YES <input checked="" type="checkbox"/>									
75. DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?									

## IMPORTANT NOTICES

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such changing. See Sec. 104, 104A, 104B, 1, 104C, 502, 502.1, San Francisco Building Code. Sec. 104, San Francisco Housing Code. The building or structure or scaffolding used during construction, to be closer than 6' to any building or structure, shall be braced and shored to prevent collapse from 6" to any walls containing more than 720 w/s. See Sec. 385, California Penal Code.

Purpose for Sec. 502 A.B. San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being posted on the building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade levels are not the same as shown revised drawings showing correct grade levels, corrections must be submitted to this bureau for approval.

ANY STRUCTURE REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

NO WORK SHALL BE DONE UNTIL THE PERMIT IS GRANTED. NO COMPLETION IS BEING NOTED NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY IS COMPLETED. IS POSTED ON THE BUILDING OR PERMIT OR BOTH ARE REQUIRED.

APPROVAL OF THE WORKING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ERECTION OF WORKING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ERECTION AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED FOR ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (10) (11) (12) (13) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766)

CHECK APPROPRIATE BOX:

☐ OWNER      ☐ ARCHITECT      ☐ ENGINEER  
☐ LESSEE      ☐ AGENT WITH POWER OF ATTORNEY  
☒ CONTRACTOR      ☐ ATTORNEY IN FACT

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

## NOTICE TO APPLICANT

In conformity with the provisions of Section 3300 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:

- whichever is applicable. Check one of the following methods of verification:
- ( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- ( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- ( ) III. An exact copy of duplicate of (I) certified by the Director or (II) certified by the insurer.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner on or as become subject to the workman's compensation laws of California, (further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Approved Signature: Jim R. [Signature] Date: 11-18-11



# CONDITIONS AND STIPULATIONS

APPROVED: <i>Comply with directions on plans.</i>	DATE: <i>12-20-77</i> REASON: <i>Held for plans</i>
<i>Must Com 12/20/77</i> BUILDING INSPECTOR, BUL. OF BLDG. INSP.	NOTIFIED MR. <i>Spencer</i>
APPROVED:	DATE: _____ REASON: _____
<i>HLG</i> DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
<i>S</i> CIVIL ENGINEER, BUL. OF BLDG. INSPECTION	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
BUREAU OF ENGINEERING	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
REDEVELOPMENT AGENCY	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.A.	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
	NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS ☐

*[Signature]*  
OWNER OR LESSEE

OWNER OR LESSEE

JOB LOCATION

APP. NO.

Saska Ski Wear

2525 - 16th St.

7712267

OWNER OR LESSEE'S ADDRESS

BLOCK - LOT

HOUSE NO.

SASH

ESTIMATED COST

DATE APPLICATION

6500

11-21-77

PERMIT IS DEC 22 1977

PERMIT NO

45-651

INSPECTOR

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
ALT	1	R-2	OFFICE		4	

CONTRACTOR

ADDRESS

ARCHITECT

ADDRESS

ENGINEER

ADDRESS

Interior Alterations

BUILDING INSPECTION JOB CARD

BUILDING RECORD  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE Seymour Jaroni

JOB LOCATION

431-8346

APP. NO.

Saska Ski Wear

2525 - 16th St.

7712267



DATE	BUILDING INSPECTORS JOB RECORD
1/4/78	WORK COMMENCED 7712267
/ /	FOUNDATION FORMS INSPECTED. O.K. TO POUR
/ /	LATHING PERMISSION TAG POSTED
/ /	FLUES BY _____ NO. _____
/ /	EXTERIOR OR STRUCTURAL PLASTERING OK
/ /	ALL SPECIAL INSPECTION REPORTS RECEIVED.
/ /	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
/ /	Construct walls to separate work areas.
/ /	
1/18/78	OK to cover.
4/20/78	Taping and painting
5/3/78	Near completion, trim set
6/6/78	1/2 entry wall contractor
/ /	re completion
8/15/78	Took Over District - Thompson
/ /	
/ /	
/ /	
/ /	
N /	
11/27/78	WORK COMPLETED. <del>FINAL CERTIFICATE</del> POSTED.

*A. Thompson*  
BUILDING INSPECTOR

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE: FEB 17 1978

APPROVED  
CITY PUBLIC WORKS

SUBMITTEND  
BUREAU BUILDING INSPECTION  
N.C. on file  
DATED FEB 9 - 1978  
PERMIT NO. 43252.7  
ISSUED FEB 10 1978

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

OFFICE COPY  
APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS  
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 2525 16TH STREET  
(LYON BLDG.)  
(2) ESTIMATED COST OF JOB: 500.00

FORM 3  
7801000

DESCRIPTION OF EXISTING BUILDING									
(4A) TYPE OF CONSTR. 1-4	(5A) NUMBER OF STORIES OF OCCUPANCY 4	(6A) NUMBER OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: OFFICE/WAREHOUSE	(8A) BLDG. CODE OCCUPANCY 1	(9A) NO. OF DWELLING UNITS 0				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(4) TYPE OF CONSTR. 1-4	(5) NUMBER OF STORIES OF OCCUPANCY 4	(6) NUMBER OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE: OFFICE WAREHOUSE	(8) BLDG. CODE OCCUPANCY 1	(9) NO. OF DWELLING UNITS 0				
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(10B) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(11A) DOES THIS ALTERATION CREATE BACK OR REAR EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11B) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.				
(14) WILL SIDEWALKWAY SUB-ROOFWAY SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(17) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(22) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) GENERAL CONTRACTOR: REED LAGER BOSS BLDG CO. P.O. BOX 551 BRISBANE (24) ARCHITECT OR ENGINEER (DESIGN): NONE (25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESCRIPTION IF ANY, IF THERE IS NO CREDIT CONSTRUCTION LENDER, ENTER "UNKNOWN") (26) OWNER (LESSOR) (CHECK ONE): SASKA SKIWEAR (27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): CONSTRUCT 1 FLR. TO CEILING WALL (5" ROCK EITHER SIDE FIRE TREATED 2X4 STUDS) APPROX 18'-0" LONG AT WEST WALL OF EXISTING WAREHOUSE SPACE WALL TO BE CONSTRUCTED IS LOCATED 4' AT 3RD BAY BE SOUTH FROM 16TH STREET SIDE OF BLDG. CONSTRUCT DOORWAY FROM ROOM CREATED BY ABOVE MENTIONED CONSTRUCTION TO EXISTING ADJACENT WAREHOUSE SPACE.							

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, to the extent of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104A, 104B, 1, 104C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be clear than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.  
 Pursuant to Sec. 302A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.  
 ANY SIGNIFICANT REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
 In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:

- ☐ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate them (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:

- I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.  
 II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.  
 III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.  
 IV. The cost of the work to be performed is \$100 or less.  
 V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.  
 VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Signature: [Signature]  
 Date: 2-9-78



# CONDITIONS AND STIPULATIONS

APPROVED:	<p>The approval of this application and issuance of permit applies to repair work only and does not constitute an approval of the building.</p> <p><i>Adm. 2/16/78</i> BUILDING INSPECTOR, BUL. OF BLDG. INSP.</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.</p> <p><i>ds</i> DEPARTMENT OF CITY PLANNING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>CIVIL ENGINEER, BUL. OF BLDG. INSPECTION</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>BUREAU OF ENGINEERING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>DEPARTMENT OF PUBLIC HEALTH</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>REDEVELOPMENT AGENCY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p>RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. &amp; HOTEL INSP., B.E.I.</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	<p></p>	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS ☐

*[Signature]*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OWNER OR LESSEE

JOB LOCATION

APP NO

Skiwear

2525 16th St.

7801429

OWNER OR LESSEE'S ADDRESS

BLOCK LOT

HOUSE NO.

Same

ESTIMATED COST

\$ 500

DATE APPLICATION  
2/9/78

INSPECTOR

PERMIT ISSUED

FEB 10 1978

PERMIT NO

2525-16

ERECT/ALTER	BLDG TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
Alt	5	F	Office		4	

CONTRACTOR

ADDRESS

ARCHITECT

ADDRESS

ENGINEER

BUILDING INSPECTION JOB CARD

BUILDING RECORD  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE

JOB LOCATION

APP. NO.

Skiwear

2525 16th St.

7801429

DATE

## BUILDING INSPECTORS JOB RECORD

3/12/78

WORK COMMENCED 7801429

/ /

FOUNDATION FORMS INSPECTED O.K. TO POUR

/ /

LATHING PERMISSION TAG POSTED

/ /

FLUES BY \_\_\_\_\_ NO. \_\_\_\_\_

/ /

EXTERIOR OR STRUCTURAL PLASTERING OK

/ /

ALL SPECIAL INSPECTION REPORTS RECEIVED.

/ /

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

/ /

Ceiling set wall on 4th Floor

4/20/78

O.K. to sheetrock

5/1/78

Plastering finished

9/15/78

TOOK OVER District - AST

/ /

/ /

/ /

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/ /

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/ /

11/27/78

WORK COMPLETED, ~~FINAL CERTIFICATE~~ POSTED.

A. Thompson

BUILDING INSPECTOR





FOR DEPARTMENTAL USE ONLY

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPROVED FOR ISSUANCE:

APPROVED

APPROVED

APPROVED

DATE FILED  
MAY 8 - 1974  
PERMIT NO.  
344-791  
PUBLIC WORKS NO.  
84678  
ISSUED  
MAY 8 - 1974

TO THE DEPARTMENT OF PUBLIC WORKS  
FOR REVIEW AND APPROVAL  
THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND, ACCORDING  
TO THE DESCRIPTION HEREIN FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB  
162545 16th St  
(2) ESTIMATED COST OF JOB  
\$15,000.00

(1A) TYPE OF CONSTRUCTION 1. 2. 3. 4. 5.		(1B) NUMBER OF STORIES OR OCCUPANCY 1. 2. 3. 4. 5.		(1C) NUMBER OF BASEMENTS AND CELLARS 1. 2. 3. 4. 5.		(1D) PRESENT USE Office		(1E) BLDG. CODE OCCUP. CLASS F-1		(1F) NO. OF PARCELS 1	
(2A) TYPE OF CONSTRUCTION 1. 2. 3. 4. 5.		(2B) NUMBER OF STORIES OR OCCUPANCY 1. 2. 3. 4. 5.		(2C) NUMBER OF BASEMENTS AND CELLARS 1. 2. 3. 4. 5.		(2D) PRESENT USE Office		(2E) BLDG. CODE OCCUP. CLASS F-1		(2F) NO. OF PARCELS 1	
(3A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(3B) IF YES STATE NEW HEIGHT AS CENTER LINE OF FRONT 11		(3C) DOES THIS ALTERATION CREATE A NONCONFORMAL EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(3D) IS THIS ALTERATION TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(3E) WILL STREET SPACE BE USED FOR NEW CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(3F) WILL STREET SPACE BE USED FOR EXISTING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(4A) WILL SIDEWALK OR SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(4B) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(4C) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(4D) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(4E) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(4F) OTHER WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

(2A) ARCHITECT OR ENGINEER (FOR DESIGN)  
 Samuel Schneider 4630 Geary Blvd. S.F.  
 ADDRESS  
 (2B) ARCHITECT OR ENGINEER (FOR CONSTRUCTION)  
 Unknown  
 ADDRESS

(2C) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  
 Unknown  
 ADDRESS  
 (2D) OWNER - LESSEE (CIRCLE ONE)  
 Mark Ross  
 ADDRESS  
 (2E) WHERE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)  
 3131 19th St  
 PHONE (FOR CONTRACT BY PERMIT)  
 285-5500

Add stairway, Elevator and mezzanine at baby level

IMPORTANT NOTICES

No change shall be made in the character of the occupancy of use without first obtaining a Building Permit authorizing such change. See Sec. 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 104.10, 104.11, 104.12, 104.13, 104.14, 104.15, 104.16, 104.17, 104.18, 104.19, 104.20, 104.21, 104.22, 104.23, 104.24, 104.25, 104.26, 104.27, 104.28, 104.29, 104.30, 104.31, 104.32, 104.33, 104.34, 104.35, 104.36, 104.37, 104.38, 104.39, 104.40, 104.41, 104.42, 104.43, 104.44, 104.45, 104.46, 104.47, 104.48, 104.49, 104.50, 104.51, 104.52, 104.53, 104.54, 104.55, 104.56, 104.57, 104.58, 104.59, 104.60, 104.61, 104.62, 104.63, 104.64, 104.65, 104.66, 104.67, 104.68, 104.69, 104.70, 104.71, 104.72, 104.73, 104.74, 104.75, 104.76, 104.77, 104.78, 104.79, 104.80, 104.81, 104.82, 104.83, 104.84, 104.85, 104.86, 104.87, 104.88, 104.89, 104.90, 104.91, 104.92, 104.93, 104.94, 104.95, 104.96, 104.97, 104.98, 104.99, 105.00.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.  
 I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.  
 I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCURRED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Signature of Mark Ross  
 SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:  
☒ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☐ CONTRACTOR ☐ ATTORNEY IN FACT



# CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED: <i>As noted on plans.</i>  <i>D.D. Kitchum 5-7-74</i> BUILDING INSPECTOR, BUREAU OF BLDG. INSP.	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: Not reviewed by the Department of City Planning, Planning Board, as requested per the Department of Public Health and Safety. The use of the property does or does not conform to the Zoning Code. <i>DA</i>  DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <i>AS NOTED ON PLANS.</i>  COMMUNITY INSPECTOR <i>ALBANO</i> (475) 861-8000 EXT. 315  <i>5-7-74 B. Kohn</i> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: SPECIAL INSPECTION AND REPORTS REQUIRED UNDER SECTION 305.A SUBMIT REPORTS TO THE BUREAU OF BLDG. INSPECTION FOR THE FOLLOWING: <i>Yellow and Red Wood</i>  <i>C. J. Smith 5/7/74</i> CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION	DATE: <i>5/15/74</i> REASON: <i>Leaking pipe, 4' depth of dirt, water, 10' deep, 10' deep, 10' deep</i> NOTIFIED MR. <i>Shirley</i>
<input type="checkbox"/>	APPROVED: _____  BUREAU OF ENGINEERING	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____  DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____  REDEVELOPMENT AGENCY	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____	DATE: _____ REASON: _____  NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____	DATE: _____ REASON: _____  NOTIFIED MR. _____

NOTE: SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
 NUMBER OF ATTACHMENTS:     

*Shirley*  
 SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OWNER OR LESSEE

JOB LOCATION

APP. NO

M. ROSS

2545 - 16th ST.

434067

OWNER OR LESSEE'S ADDRESS

BLOCK - LOT

HOUSE NO

ESTIMATED \$131-19th ST.

DATE  
APPLICATION

6,800

5-3-74

PERMIT ISSUED

PERMIT NO

INSPECTOR

MAY 24 1974

3ff781

K. L. L. L.

ERECT ALTER

BLOC.  
TYPE

OCCUPANCY

PLANS

NUMBER OF

CODE

DESCRIPTION

STORIES

FAM.

CONTRACT

ALT

1

F162

OFFICE

2

4

ARCHITECT

ADDRESS

SAMUEL SCHNEIDE

4630 GEARY BLVD.

ENG. SEER

ADDRESS

Follow unit Masonry, Concrete, Welding

Register

BUILDING RECORD  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE

JOB LOCATION

APP. NO

M. ROSS

2545 - 16th ST.

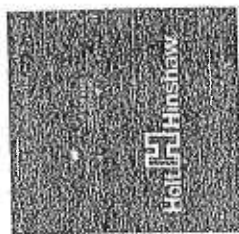
434067





66766134 MAC

**LION BLDG.**  
*Lion Enterprises*  
ADA Renovations  
2525 16th Street  
San Francisco, CA

[illegible]

## DRAWING INDEX.

**ARCHITECTURAL**

**PROJECT DESCRIPTION**

Major renovation to provide an ADA compliant entrance to part of an existing building and adjacent parking

**PROJECT DIRECTORY**

**BUILDING OWNER** Lion Star Plaza

**Owner** Lion Star Plaza  
 10000 N. 10th Ave., Suite 100  
 Denver, CO 80231

**Architect** HKS  
 10000 N. 10th Ave., Suite 100  
 Denver, CO 80231

## PROJECT DATA

[illegible]

## ARCHITECTURAL SYMBOLS

NO. 7 BUILT NO. 1

BUILDING SECTION  
1E. 3' DIA. 1' THICK ACH

ELEVATION

WALL SECTION  
NO. 2 DIA. 2' THICK ACH

DETAIL SECTION  
1E. 3' DIA. 4' THICK ACH

ELEVATION HT.  
1E. 3' DIA. 1' THICK ACH

DETAIL  
1E. 3' DIA. 1' THICK ACH

## ARCH. ABBREVIATIONS

DATE	NAME	ADDRESS	CITY	STATE	ZIP	TELEPHONE	TELETYPE	FAX	EMAIL	WEB	OTHER
1/1/80	John Doe	123 Main St	New York	NY	10001	212-555-1234					
2/1/80	Jane Smith	456 Elm St	Los Angeles	CA	90001	213-555-5678					
3/1/80	Bob Johnson	789 Oak St	Chicago	IL	60601	312-555-9012					
4/1/80	Alice Brown	101 Pine St	San Francisco	CA	94101	415-555-3456					
5/1/80	Charlie White	202 Cedar St	Philadelphia	PA	19101	215-555-7890					
6/1/80	Diana Green	303 Birch St	Phoenix	AZ	85001	602-555-2345					
7/1/80	Frank Black	404 Maple St	San Diego	CA	92101	619-555-6789					
8/1/80	Grace King	505 Elm St	Portland	OR	97201	503-555-1011					
9/1/80	Henry Lee	606 Oak St	Seattle	WA	98101	206-555-4567					
10/1/80	Irene Hall	707 Pine St	Denver	CO	80201	303-555-8901					
11/1/80	Jack Adams	808 Cedar St	San Jose	CA	95101	408-555-2345					
12/1/80	Karen Baker	909 Birch St	San Antonio	TX	78201	214-555-6789					
1/1/81	Larry Clark	1010 Maple St	San Luis Obispo	CA	93401	805-555-1011					
2/1/81	Mary Evans	1111 Elm St	San Jose	CA	95101	408-555-4567					
3/1/81	Nancy Foster	1212 Oak St	San Jose	CA	95101	408-555-8901					
4/1/81	Oscar Gibson	1313 Pine St	San Jose	CA	95101	408-555-2345					
5/1/81	Peter Harris	1414 Cedar St	San Jose	CA	95101	408-555-6789					
6/1/81	Quinn Ives	1515 Birch St	San Jose	CA	95101	408-555-1011					
7/1/81	Rachel Jones	1616 Maple St	San Jose	CA	95101	408-555-4567					
8/1/81	Samuel King	1717 Elm St	San Jose	CA	95101	408-555-8901					
9/1/81	Tina Lee	1818 Oak St	San Jose	CA	95101	408-555-2345					
10/1/81	Victor Miller	1919 Pine St	San Jose	CA	95101	408-555-6789					
11/1/81	Wendy Nelson	2020 Cedar St	San Jose	CA	95101	408-555-1011					
12/1/81	Xavier Olsen	2121 Birch St	San Jose	CA	95101	408-555-4567					
1/1/82	Yvonne Parker	2222 Maple St	San Jose	CA	95101	408-555-8901					
2/1/82	Zoe Quinn	2323 Elm St	San Jose	CA	95101	408-555-2345					
3/1/82	Adam Reed	2424 Oak St	San Jose	CA	95101	408-555-6789					
4/1/82	Bella Scott	2525 Pine St	San Jose	CA	95101	408-555-1011					
5/1/82	Carl Taylor	2626 Cedar St	San Jose	CA	95101	408-555-4567					
6/1/82	Dora Vance	2727 Birch St	San Jose	CA	95101	408-555-8901					
7/1/82	Eugene Ward	2828 Maple St	San Jose	CA	95101	408-555-2345					
8/1/82	Fiona Young	2929 Elm St	San Jose	CA	95101	408-555-6789					
9/1/82	Gordon Ziegler	3030 Oak St	San Jose	CA	95101	408-555-1011					
10/1/82	Helen Adams	3131 Pine St	San Jose	CA	95101	408-555-4567					
11/1/82	Ivan Baker	3232 Cedar St	San Jose	CA	95101	408-555-8901					
12/1/82	Julia Clark	3333 Birch St	San Jose	CA	95101	408-555-2345					
1/1/83	Kyle Evans	3434 Maple St	San Jose	CA	95101	408-555-6789					
2/1/83	Laura Foster	3535 Elm St	San Jose	CA	95101	408-555-1011					
3/1/83	Mark Gibson	3636 Oak St	San Jose	CA	95101	408-555-4567					
4/1/83	Nancy Harris	3737 Pine St	San Jose	CA	95101	408-555-8901					
5/1/83	Oliver Ives	3838 Cedar St	San Jose	CA	95101	408-555-2345					
6/1/83	Pamela King	3939 Birch St	San Jose	CA	95101	408-555-6789					

## VICINITY MAP



## LOCATION MAP



## GENERAL NOTES

[illegible]

DIVISION 9 - FINCHES

[illegible]

DIVISION D - SPECIALTIES

[illegible][illegible]

2. Consider the following information:

4. Great Britain: June 2, 1974 to off. birth to eldest.
5. 1974-1975 1976-1977 1978-1979 1980-1981 1982-1983 1984-1985 1986-1987 1988-1989 1990-1991 1992-1993 1994-1995 1996-1997 1998-1999 2000-2001 2002-2003 2004-2005 2006-2007 2008-2009 2010-2011 2012-2013 2014-2015 2016-2017 2018-2019 2020-2021 2022-2023 2024-2025 2026-2027 2028-2029 2030-2031 2032-2033 2034-2035 2036-2037 2038-2039 2040-2041 2042-2043 2044-2045 2046-2047 2048-2049 2050-2051 2052-2053 2054-2055 2056-2057 2058-2059 2060-2061 2062-2063 2064-2065 2066-2067 2068-2069 2070-2071 2072-2073 2074-2075 2076-2077 2078-2079 2080-2081 2082-2083 2084-2085 2086-2087 2088-2089 2090-2091 2092-2093 2094-2095 2096-2097 2098-2099 2100-2101 2102-2103 2104-2105 2106-2107 2108-2109 2110-2111 2112-2113 2114-2115 2116-2117 2118-2119 2120-2121 2122-2123 2124-2125 2126-2127 2128-2129 2130-2131 2132-2133 2134-2135 2136-2137 2138-2139 2140-2141 2142-2143 2144-2145 2146-2147 2148-2149 2150-2151 2152-2153 2154-2155 2156-2157 2158-2159 2160-2161 2162-2163 2164-2165 2166-2167 2168-2169 2170-2171 2172-2173 2174-2175 2176-2177 2178-2179 2180-2181 2182-2183 2184-2185 2186-2187 2188-2189 2190-2191 2192-2193 2194-2195 2196-2197 2198-2199 2200-2201 2202-2203 2204-2205 2206-2207 2208-2209 2210-2211 2212-2213 2214-2215 2216-2217 2218-2219 2220-2221 2222-2223 2224-2225 2226-2227 2228-2229 2230-2231 2232-2233 2234-2235 2236-2237 2238-2239 2240-2241 2242-2243 2244-2245 2246-2247 2248-2249 2250-2251 2252-2253 2254-2255 2256-2257 2258-2259 2260-2261 2262-2263 2264-2265 2266-2267 2268-2269 2270-2271 2272-2273 2274-2275 2276-2277 2278-2279 2280-2281 2282-2283 2284-2285 2286-2287 2288-2289 2290-2291 2292-2293 2294-2295 2296-2297 2298-2299 2300-2301 2302-2303 2304-2305 2306-2307 2308-2309 2310-2311 2312-2313 2314-2315 2316-2317 2318-2319 2320-2321 2322-2323 2324-2325 2326-2327 2328-2329 2330-2331 2332-2333 2334-2335 2336-2337 2338-2339 2340-2341 2342-2343 2344-2345 2346-2347 2348-2349 2350-2351 2352-2353 2354-2355 2356-2357 2358-2359 2360-2361 2362-2363 2364-2365 2366-2367 2368-2369 2370-2371 2372-2373 2374-2375 2376-2377 2378-2379 2380-2381 2382-2383 2384-2385 2386-2387 2388-2389 2390-2391 2392-2393 2394-2395 2396-2397 2398-2399 2400-2401 2402-2403 2404-2405 2406-2407 2408-2409 2410-2411 2412-2413 2414-2415 2416-2417 2418-2419 2420-2421 2422-2423 2424-2425 2426-2427 2428-2429 2430-2431 2432-2433 2434-2435 2436-2437 2438-2439 2440-2441 2442-2443 2444-2445 2446-2447 2448-2449 2450-2451 2452-2453 2454-2455 2456-2457 2458-2459 2460-2461 2462-2463 2464-2465 2466-2467 2468-2469 2470-2471 2472-2473 2474-2475 2476-2477 2478-2479 2480-2481 2482-2483 2484-2485 2486-2487 2488-2489 2490-2491 2492-2493 2494-2495 2496-2497 2498-2499 2500-2501 2502-2503 2504-2505 2506-2507 2508-2509 251

1. *Abstract* – provides a brief summary of what the research is about. It should be written last, but placed first in the paper.

[illegible]

2010-2011

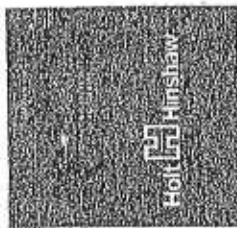
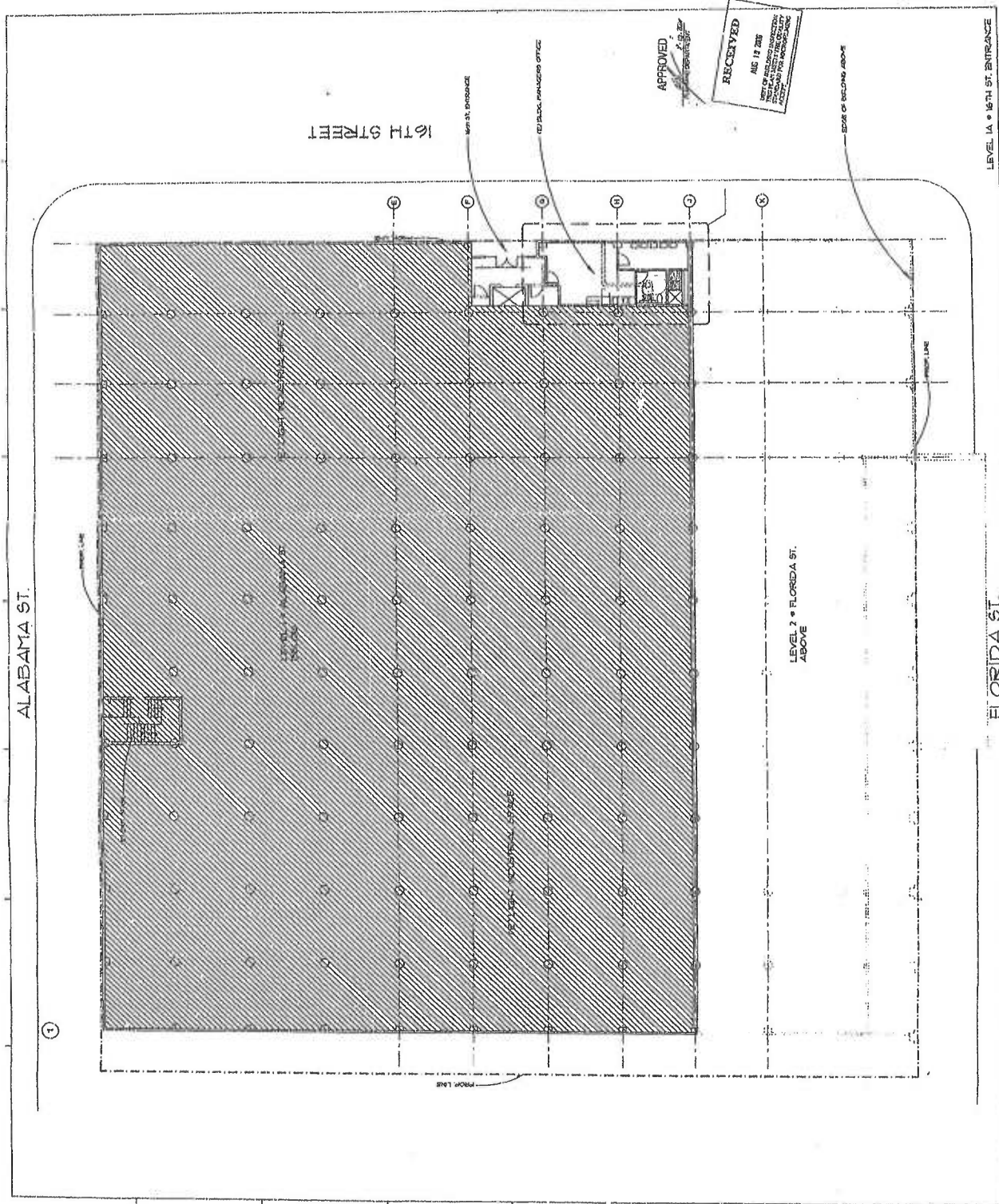
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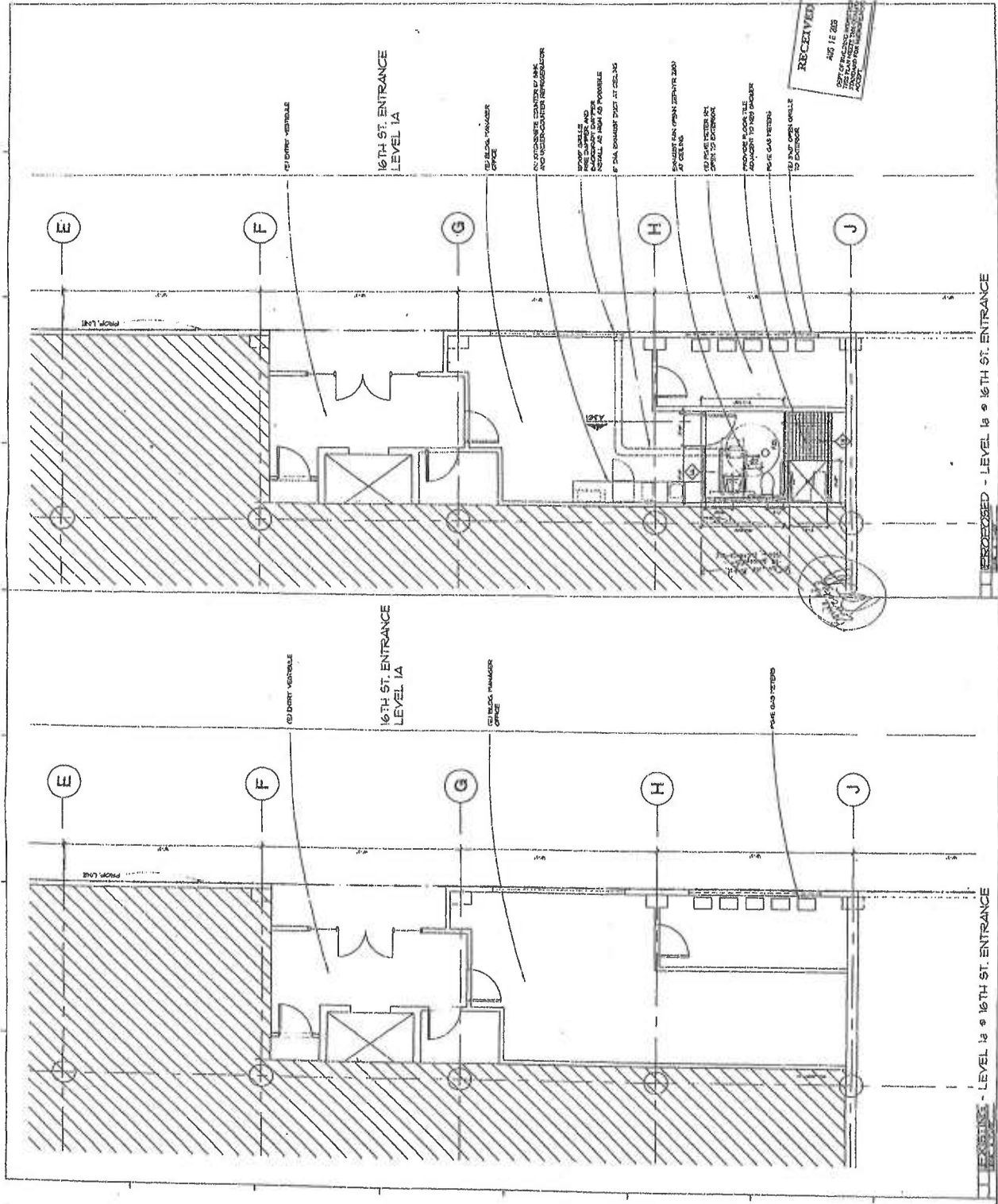
and the other two are the same as in the previous case.

[illegible]

20008107497



[illegible]









APPROVED  
Dept. of Building Insp.

DEC 6 2 2003

APPROVED FOR ISSUANCE

BLDG.  
FORM

3/8

P89-PC

1103 112/02/1451  
APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT OR  
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED  
FORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
BUILDING INSPECTION OF SAN FRANCISCO FOR  
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS  
AND SPECIFICATIONS SUBMITTED HERewith AND  
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE  
HEREINAFTER SET FORTH.

DATE FILED 12/2/03	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB 2525 16th St.	BLOCK & LOT 3966 001
PERMIT NO. 1012174	ISSUED 12/2/03	(2A) ESTIMATED COST OF JOB \$5,200.00	(2B) REVISED COST BY: DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 1	(4B) NO. OF STORIES OF OCCUPANCY 4	(4C) NO. OF BASEMENTS AND CELLARS -	(7A) PRESENT USE OFFICE / LIGHT INDUST.	(8A) OCCUP. CLASS B/P2	(8B) NO. OF DWELLING UNITS 0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4A) TYPE OF CONSTR. 1	(4B) NO. OF STORIES OF OCCUPANCY 4	(4C) NO. OF BASEMENTS AND CELLARS -	(7A) PROPOSED USE (LEGAL USE) OFFICE / LIGHT INDUST.	(8A) OCCUP. CLASS B/P2	(8B) NO. OF DWELLING UNITS 0		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
GENERAL CERTIFICATION		ADDRESS		PHONE		EXPIRATION DATE	
(15) OWNER - (LARGE - CROSS OUT ONE)		ADDRESS		PHONE (FOR CONTACT BY DEPT.)			
Lion Enterprise		2525 16th St 94103		415 843 3532			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
Construct single mt. steel wall w/ gyp bd. sheathing to provide vertical corridor.							

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR BALCONY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING DECK ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		ADDRESS		(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")		ADDRESS	
Ashdown Downing		350 Florida St.		SF CA 94102			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 50' to any wires containing more than 750 volts. See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown (revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval).

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings or installing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
☐ OWNER  
☒ ARCHITECT  
☐ LESSEE  
☐ AGENT  
☐ CONTRACTOR  
☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

0000-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

To conform with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (VI) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to add insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy Number: \_\_\_\_\_
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a correct copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: \_\_\_\_\_ Date: 12/2/03

# CONDITIONS AND STIPULATIONS

REFER TO:

APPROVED: [Signature]  
 TO: [Signature]  
 553-0066. For plumbing inspection scheduling call 553-6030.  
 2004. For electrical inspection scheduling call 553-6030.  
 This application is approved without site inspection, deemed  
 planning or physical plan review and does not constitute an  
 approval of the building. Work authorized must be done in  
 strict accordance with all applicable codes. Any electrical or  
 plumbing work shall require appropriate permits from the Building Inspector, DEPT. OF BLDG. INSP.

By: WING T. GEE, DSI

DEC 02 2003

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

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NOTIFIED MR.

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NOTIFIED MR.

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NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
2525 16TH ST		3966/001		200312021454	
OWNER NAME					
LION ENTERPRISES					
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$55,200	12/02/03	ISSUED	12/02/03	200312021454	12/02/04
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
B 1	B, F-2	2	4	0	3 BID-INSP
CONTACT NAME					
TELEPHONE					
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
OFFICE			CONSTRUCT SINGLE METAL STUD WALL W TH GYP BORD TO PROVIDE CENTRAL CO		
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO		
SPECIAL USE DISTRICT		TIDP	NO		
		PENALTY	NO		
COMPLIANCE WITH REPORTS					

NOTES:

PERMIT INSPECTION RECORD  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
BUILDING INSPECTION JOB CARD

9003-15



## DATE \_\_\_\_\_

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7/28/01

9/21/09

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2014

1.

1

For a complete list of authors, please refer to the full text of the article.

1.

10-25-04 WORK COMPLETED. FINAL CERTIFICATE POSTED

APP. NO.

2003/202/454

## BUILDING INSPECTOR

D



## SAN FRANCISCO PLANNING DEPARTMENT

---

### Letter of Legitimization

January 26, 2016

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

Site Address:	2525 16 <sup>th</sup> Street (aka 350 Florida Street)
Assessor's Block/Lot:	3966/001
Zoning District:	PDR-1-G
Staff Contact:	Corey Teague, (415) 575-9081 or <a href="mailto:corey.teague@sfgov.org">corey.teague@sfgov.org</a>

Dear Mr. Gladstone:

This letter is in response to your request for a Letter of Legitimization per Planning Section 179.1 regarding the property at 2525 16<sup>th</sup> Street. This parcel is located in the PDR-1-G Zoning District and a 68-X Height and Bulk District. The request is to legitimize approximately 51,792 rentable square feet of office space on various floors within the existing approximately 147,660 square foot building. The 51,792 square feet is located in Units 1B, 201, 204, 304, 310, 311, 316, and 400.

#### Procedural Background

The Department received the request for legitimization of office space at 2525 16<sup>th</sup> Street on November 13, 2012. A supplemental letter and documentation was submitted on May 22, 2015. Staff reviewed the request and associated materials and the Zoning Administrator issued a 30-day public notice of the intent to issue the Letter of Legitimization on or after December 6, 2015. The public notice also included a draft letter for review, and was sent to 1) all owners of property within 300 feet of the subject property, 2) all current tenants of the subject property, and 3) all individuals and neighborhood associations that had requested to receive such notice. Notice was posted on each street frontage of the site during the notification period. The notification period expired on December 5, 2015. Finally, staff conducted a site visit to the subject property on January 7, 2016.

#### Eligibility

The land use proposed for legitimization is deemed eligible if it meets the following criteria:

- i. The land use existed as of the date of the application;

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

January 26, 2016  
Land Use Legitimization Letter  
2525 16<sup>th</sup> Street (aka 350 Florida Street)

*A combination of lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs, and marketing materials indicate that office use existed in Units 1B, 201, 304, 310, 311 and 316 as of November 13, 2012 (see Exhibit A). Units 204 and 400 do not meet this criterion.*

- ii. The land use would have been principally permitted or permitted with conditional use authorization under provisions of the Planning Code that were effective on April 17, 2008;

*Prior to the Eastern Neighborhoods rezoning, the subject property was located in the M-1 Zoning District, which principally permitted office uses.*

- iii. The land use would not be permitted under current provisions of the Planning Code;

*The property containing the subject building is located in the PDR-1-G Zoning District, which prohibits office uses.*

- iv. The land use either has been (1) regularly operating for functioning on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1, or (2) functioning in the space since at least April 17, 2008, and is associated with an organization, entity or enterprise which has been located in this space on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1;

*Lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials indicate the office uses operated continuously in Units 1B, 201, 304, 310, 311 and 316 (see Exhibit A), for no less than two years prior to January 19, 2009. Units 204 and 400 do not meet this criterion.*

- v. The land use is not accessory to any other use;

*The subject office uses are divided into individual office units that do not serve as an accessory use to any other uses in the building. This was confirmed for Units 1B, 201, 304, 310, 311 and 316 through lease documentation, owner and tenant affidavits, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials. Units 204 and 400 do not meet this criterion.*

- vi. The land use is not discontinued and abandoned pursuant to the provisions of Planning Code Section 183 that would otherwise apply to nonconforming uses.

*Lease documentation, invoices, owner and tenant affidavits, permit records, online information, photographs (including some provided by the applicant and some taken by staff on January 7, 2016), and marketing materials indicate that Units 1B, 201, 304, 310, 311 and 316 (see Exhibit A) have remained occupied during the required period.*

Brett Gladstone  
Hanson Bridgett LLP  
425 Market Street, 26<sup>th</sup> Floor  
San Francisco, CA 94105

January 26, 2016  
Land Use Legitimization Letter  
2525 16<sup>th</sup> Street (aka 350 Florida Street)

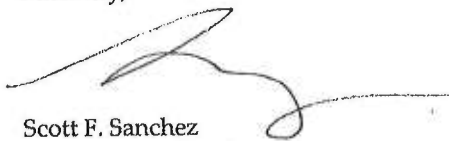
### Determination

It is my determination that of the requested units for legitimization totaling approximately 51,792 rentable square feet of office use, only Units 1B, 201, 304, 310, 311 and 316 (see Exhibits A and B) meet all the required criteria of Planning Code Section 179.1, resulting in a total of approximately 43,569 rentable square feet. These units are deemed eligible to be legalized as legitimate office space as defined in Planning Code 102. A Notice of Special Restrictions shall be filed on the subject property documenting the specific building area legitimized as office space as listed in this letter and documented on the proposed plans, attached as Exhibit B, prior to the approval of a site or building permit establishing such office space. Units 204 and 400 do not meet the required criteria, and therefore are deemed ineligible for legalization.

This determination is not a project approval, or in any way a substitute for a Building Permit Application for the change of use to office space, or an associated Office Allocation per Planning Code Section 321. Such approvals are required to legally convert the subject space to office use. Additionally, the relevant impact fees outlined in Section 179.1(g), and elsewhere in the Municipal Code, shall be assessed as part of the Building Permit Application.

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

Sincerely,



Scott F. Sanchez  
Zoning Administrator

Enclosure: Exhibit A – 2525 16<sup>th</sup> Street Tenant List and Timeline  
Exhibit B – 2525 16<sup>th</sup> Street Floor Plans

cc: Property Owner  
Planning Commissioners  
All Parties on the Notification Request List – (WITHOUT ATTACHMENT)



Exhibit A – Tenant List and Timeline

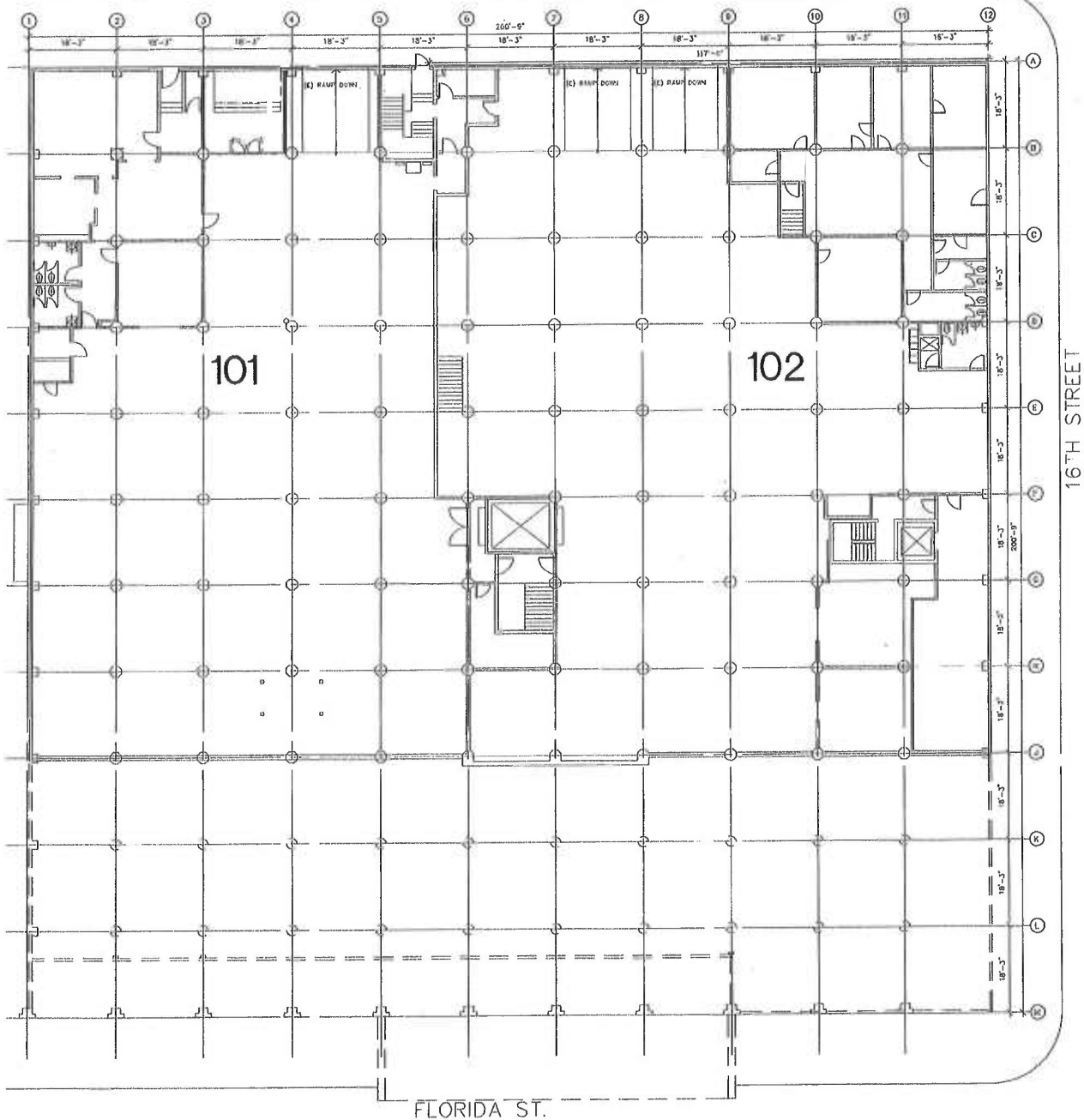
2525 16<sup>th</sup> Street – Letter of Legitimization

Tenant Information for Units Requesting Legitimization*												
Unit	Rentable Sq. Ft.	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	
1B (201 16 <sup>th</sup> St)	420	PO Office	PO Office Events Management (through June)	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	PO Office	
201	12,401	Earnest		Events Management	Events Management	Events Management	Events Management	Events Management	Events Management	Events Management	Events Management	
204	2,045	Shooting Star	Shooting Star	Shooting Star	Belmar Upholstery (through June)	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	Belmar Upholstery	
304	2,643	Vacant	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	Innovative	
310	9,068	GLP	GLP	GLP	GLP	GMC (through July) GLP (as of September)	Timbuk2 (Jan-May) GMC (June-Dec)	Timbuk2	Timbuk2	Timbuk2 (as of May 2007)	Zebra Hall	
311	8,250	Events Management (as of June)	Events Management (as of June)	Tune Up Media	Tune Up Media	Tune Up Media	Holt Hinshaw (through August)	Holt Hinshaw	Holt Hinshaw	Holt Hinshaw	Holt Hinshaw	
316	10,787	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	Talisman (w/GMC sublease)	
400	6,178	Prodesign Eyeware	Prodesign Eyeware	Prodesign Eyeware	GMC Prodesign Eyeware (as of 8/1/12)	GMC (as of May)	Margaret O'Leary (through March)	Margaret O'Leary	Margaret O'Leary	Margaret O'Leary	Margaret O'Leary	
TOTAL RENTABLE SQUARE FEET		51,792										

\*See lease documents and other materials for more specific dates of tenancy.

# EXHIBIT B

ALABAMA ST.



1 | Floor Plan  
1/32" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Project Number

Description  
**1st Floor Layout**

Date  
**05/19/15**

Sheet  
**A.201 Lower Level**  
of

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B



1 | Floor Plan  
1/32" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Project Number

Sheet  
A.201 16th St. Entrance  
of

Description  
16th St. Entrance

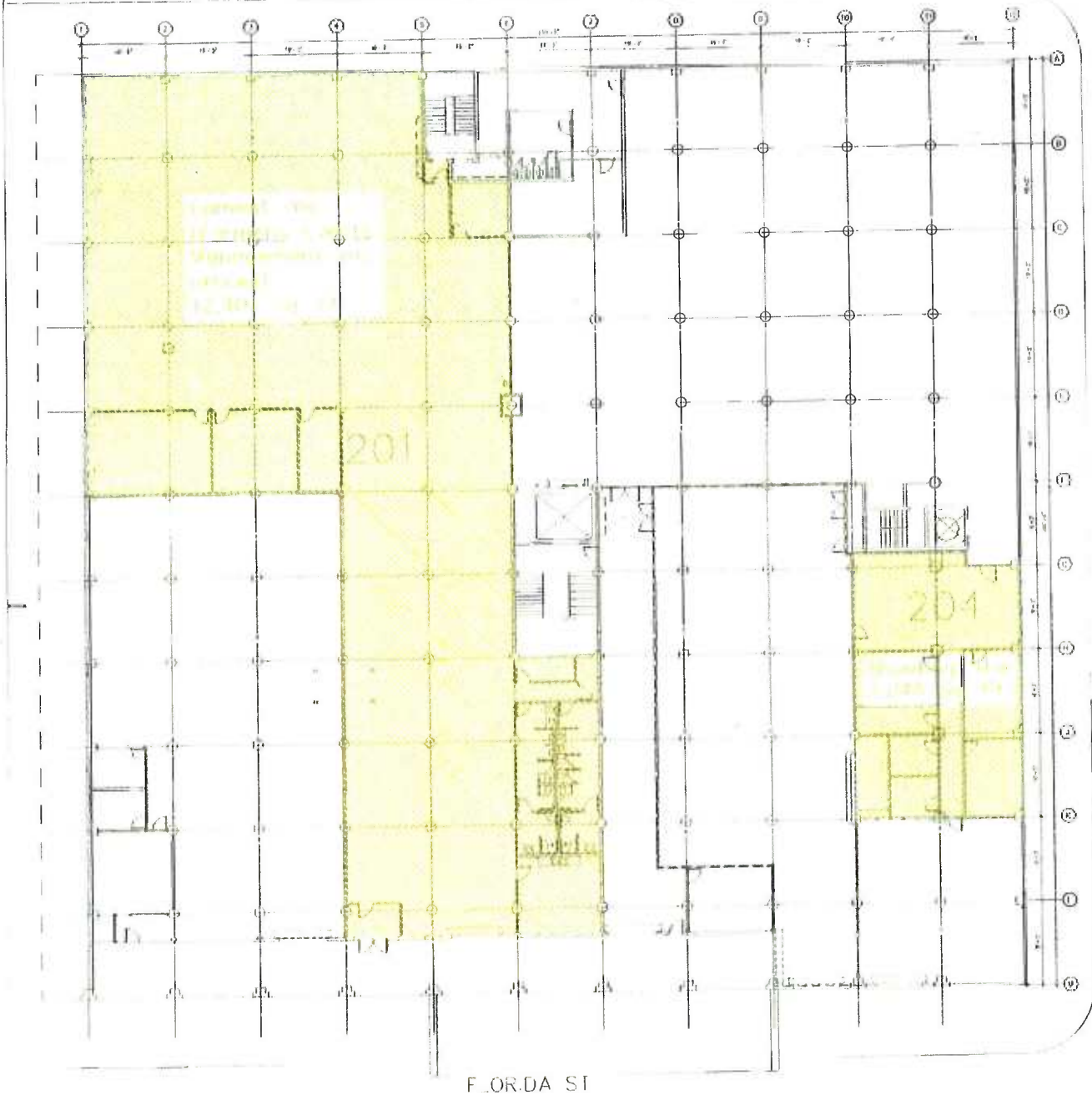
Date  
05/29/15

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B

ALABAMA ST.



FLORIDA ST

1 Floor Plan  
1/32" = 1'-0"

1

Project Name  
**Lion Building**  
2545 16th Street, SF, CA

Project Number

Sheet  
A.202  
of

Description  
2nd Floor Layout

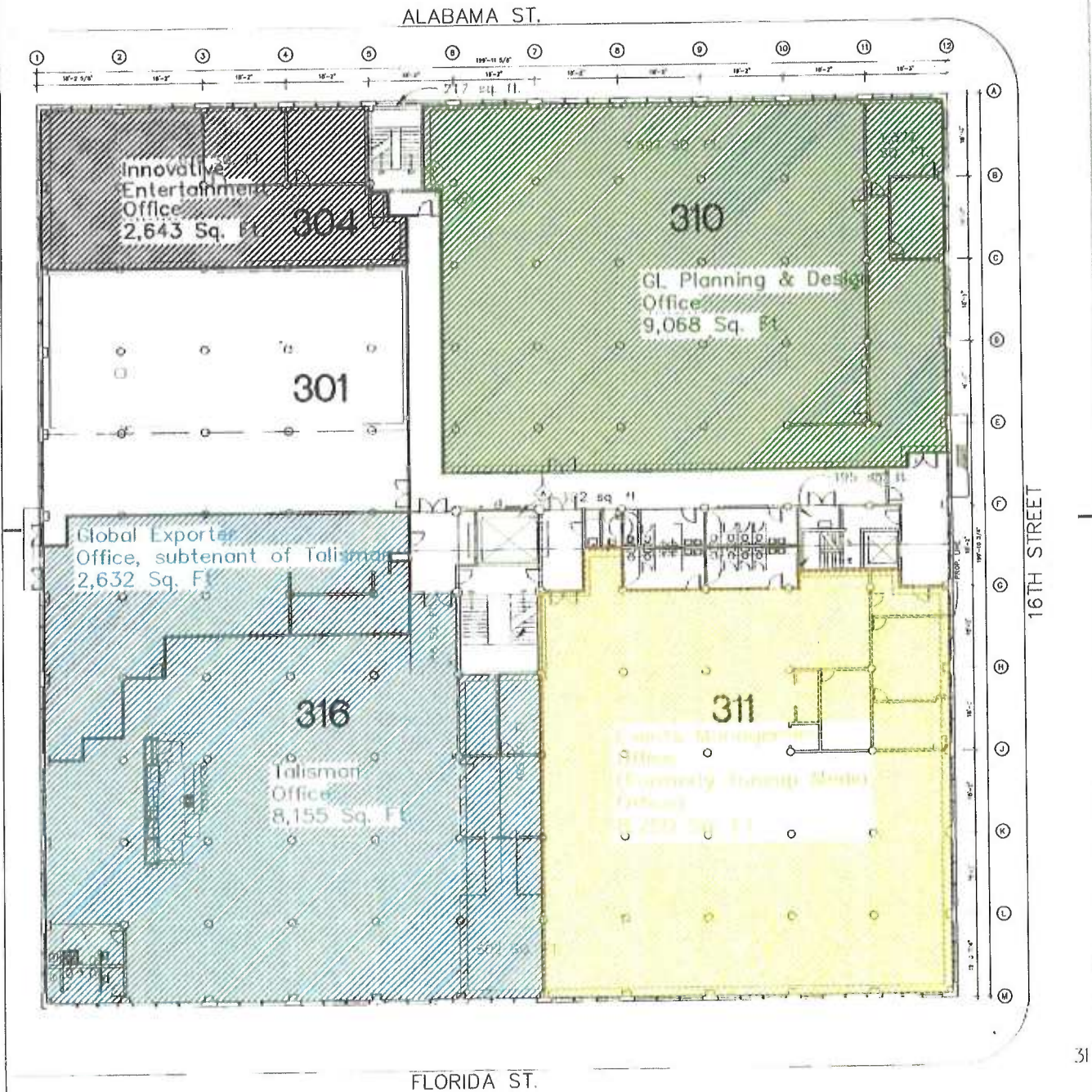
Date  
05/19/15

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**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854



# EXHIBIT B



1 | Floor Plan  
1/32" = 1'-0"

Project Name  
**Lion Building**  
2525 16th St., San Francisco, CA

Description  
**3rd Fl. Plan**

Project Number  
042454

Date  
05/19/15

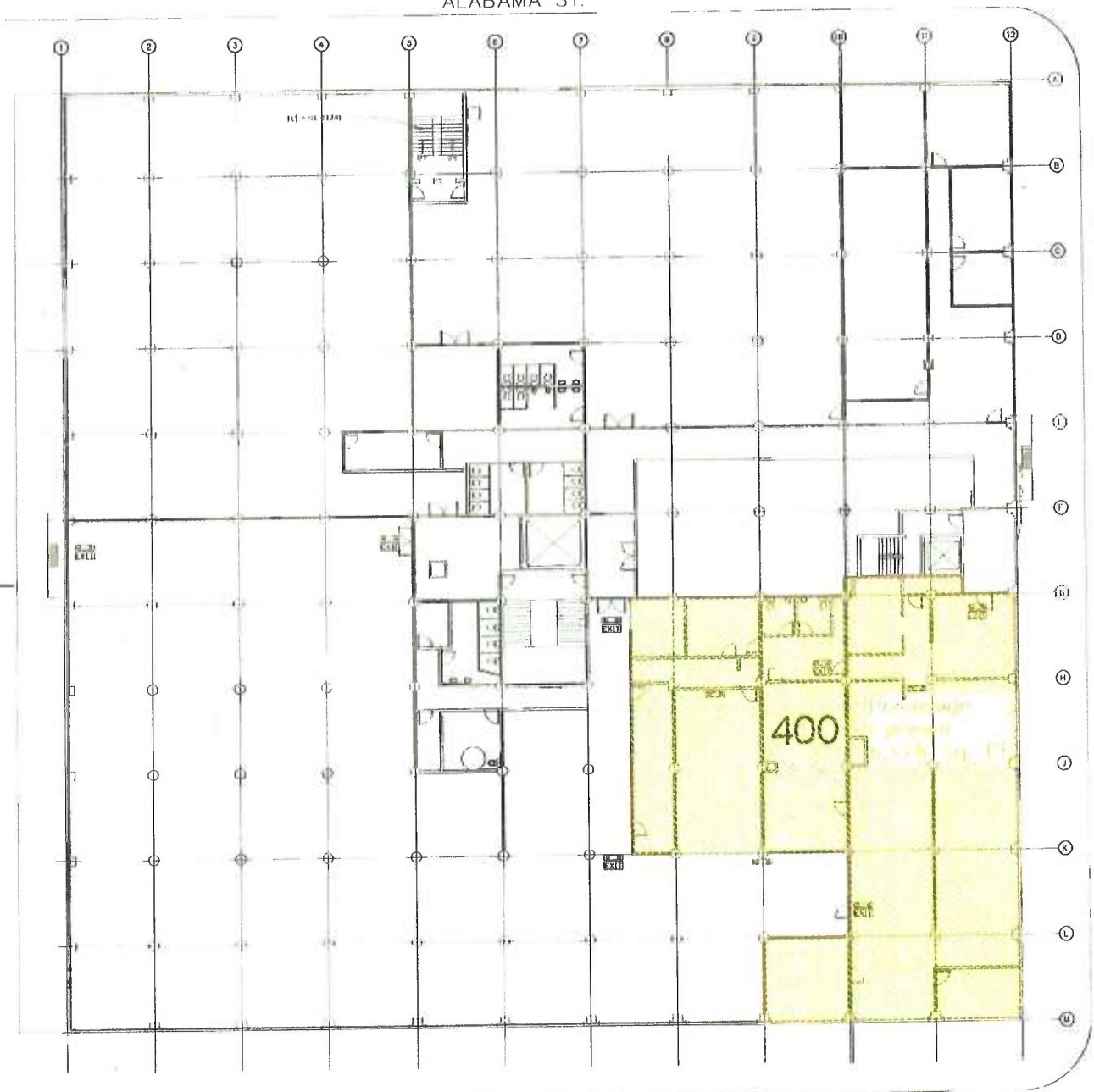
Sheet  
**A.203**  
of

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**NOT FOR CONSTRUCTION**  
Ashdown  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

# EXHIBIT B

ALABAMA ST.



FLORIDA ST.

1 Floor Plan  
1/16" = 1'-0"

Project Name  
**Lion Building**  
2545 16th Street, San Francisco, CA

Description  
**4th Floor Layout**

Project Number

Date  
**05/19/15**

Sheet  
**A.204**  
of

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**NOT FOR CONSTRUCTION**  
**Ashdown**  
Architecture, Inc.  
1681 Folsom Street, SF, CA  
94103  
tel 415 552 5126 fax 415  
552 5854

E

## Exhibit E

### General Plan Objectives and Policies

#### COMMERCE AND INDUSTRY

##### Objectives and Policies

##### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

##### POLICY 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

##### Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

##### OBJECTIVE 2:

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

##### Policy 1.1:

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

##### COMPLIANCE.

The Project will allow existing office and PDR users to maintain their businesses at the Project Site and contribute to the mixture of uses in and vibrancy of the neighborhood. The Project will contribute development fees that will benefit the community. The Project Site's location in close proximity to nearby transit will incentivize employees and visitors to use public transportation to and from the Project Site. The City has already announced major plans to fund better 16th Street transit to connect Mission Bay to the Mission and its 16th Street BART stop.