



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JULY 7, 2016

*Date:* June 30, 2016  
*Case No.:* 2016-000375CUA  
*Project Address:* 1700 CALIFORNIA STREET  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
80-D Height and Bulk District  
Van Ness Special Use District  
Van Ness Automotive Special Use District  
*Block/Lots:* 0642/036-089  
*Project Sponsor:* John Kevlin  
Reuben, Junius & Rose, LLP  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Christopher May – (415) 575-9087  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes to convert 5,179 square feet of the existing ground floor garage space located on the northwest portion of the building into four (4) new dwelling units and residential amenity space. The existing 1,152 square-foot one-story portion of the building at the northwest corner of the property currently used for parking, tenant storage and amenity space, would be demolished for use as the private rear yard open space serving the four new ground floor units. The project also proposes to combine ten (10) existing dwelling units on the 7<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors into six larger units. There would be no net change in the number of dwelling units and none of the proposed ground floor units are more than 25% smaller than any of the existing units on the 7<sup>th</sup>, 9<sup>th</sup> or 10<sup>th</sup> floor that are proposed to be combined.

The project also proposes to convert approximately 4,972 square feet of below-grade parking at the southeast portion of the building to new health service uses with additional glazing to the commercial façade along California Street. The main building entrance is proposed to be reconfigured and the public parking entrance would be relocated approximately 20 feet to the west.

The subject property currently has 200 parking spaces spread across six levels, some of which are below grade and some of which are partially above grade. As a result of the proposed conversion of parking space for residential and health service uses, the amount of off-street parking would be reduced to 163 parking spaces. The project also proposes a total of eighty-four (84) Class 1 and 2 bicycle parking spaces.

## **SITE DESCRIPTION AND PRESENT USE**

The project is located on the northwest corner of the intersection of California Street and Van Ness Avenue, Block 0642, Lots 036-089. The property is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and the 80-D Height and Bulk District. The property is on a laterally-sloping corner lot with approximately 249.5 feet of frontage on California Street and 69.5 feet of frontage on Van Ness Avenue, and is developed with a ten-story, mixed-use building. The concourse level, which is below grade on its west side and is at grade on its eastern side fronting onto Van Ness Avenue, is developed with an approximately 7,713 square-foot restaurant (d.b.a. Ruth's Chris Steak House). The two floors above this level are occupied by off-street vehicular parking and approximately 78,744 square feet of office uses, and floors 2 through 10 are occupied by 47 residential dwelling units. All the existing dwelling units are rental tenancy and are not subject to rent control, as the building was constructed subsequent to the Rent Stabilization and Arbitration Ordinance.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located at the intersection of California Street and Van Ness Avenue in the Pacific Heights neighborhood. The immediate area is characterized by a variety of neighborhood-serving uses including a food establishments, personal services, office uses and retail establishments. Residential uses dominate the nearby area along Franklin Street and further into the Pacific Heights neighborhood. Immediately to the west of the subject property is the First Church of Christ Scientist and immediately to the north is a four-story mixed-use building containing office uses above ground floor retail uses. Across Van Ness Avenue to the east is a three-story mixed-use building containing retail and automobile repair uses. Across California Street to the south is a four-story mixed-use building containing office uses above ground floor automobile sales uses.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

| <b>TYPE</b>        | <b>REQUIRED PERIOD</b> | <b>REQUIRED NOTICE DATE</b> | <b>ACTUAL NOTICE DATE</b> | <b>ACTUAL PERIOD</b> |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days                | June 17, 2016               | June 17, 2016             | 20 days              |
| Posted Notice      | 20 days                | June 17, 2016               | June 17, 2016             | 20 days              |
| Mailed Notice      | 20 days                | June 17, 2016               | June 17, 2016             | 20 days              |

## **BACKGROUND**

On August 18, 1983, the Planning Commission approved a Conditional Use Planned Unit Development request (Case No. 82.224EC, Planning Commission Motion No. 9791M) to allow a mixed-use building of up to eleven (11) stories containing 47 dwelling units, approximately 84,000 gross square feet of office space, approximately 8,750 gross square feet of retail space and three levels of subsurface and above-

grade parking, with space for 201 off-street parking spaces. At that time, the subject property was located in the C-2 (Community Business) Zoning District and a 130-E Height and Bulk District. After construction of the building had been completed, the subject property was subsequently rezoned to the RC-4 (Residential-Commercial, High-Density) Zoning District, an 80-D Height and Bulk District, and became part of the Van Ness Special Use District.

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

To date, the Department has received three emails inquiring about which units are proposed to be combined, the impacts the proposed work might have on existing tenants, and construction timing.

## **ISSUES AND OTHER CONSIDERATIONS**

- Residential Merger. The project proposes to add four (4) new units, and to combine ten (10) existing dwelling units into six (6), resulting in no net change in the number of dwelling units. None of the proposed ground floor units are more than 25% smaller than any of the existing units that are proposed to be combined. Therefore, the project would not constitute a Residential Merger per Section 317 of the Planning Code and is rather considered to be a rearrangement of existing units within a building.
- Rear Yard. The project proposes a rear yard of 15 feet for the ground floor portion of the building where four new dwelling units are proposed. Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet at all levels containing residential uses. Because the lot is approximately 137.5 feet deep, a rear yard of approximately 34.4 feet is required. As such, the project sponsor is requesting a modification of the rear yard requirements through the PUD process, pursuant to Planning Code Section 304.
- Dwelling Unit Exposure. The proposed ground floor units would each gain exposure from the approximately 15-foot deep rear yard created by the demolition of the existing one-story northwest portion of the building. Planning Code Section 140 requires that dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, code-complying rear yard, or an inner court. Given that this rear yard would not be code-compliant, the project sponsor is requesting a modification of the dwelling unit exposure requirements through the PUD process, pursuant to Planning Code Section 304.
- Floor Area Ratio. In April, 2015, Ordinance 52-15 modified the definition of gross floor area to exclude parking up to the maximum allowed as accessory under the Planning Code and located underground. When this Ordinance came into effect, the approximately 34,377 square feet of above-grade parking areas located on levels G2, G1 and the 1<sup>st</sup> floor/lobby level became counted towards the gross floor area, and the building became non-compliant per the Planning Code. Since these areas are already included in the calculation of gross floor area, they can be converted to other uses that count towards the calculation of gross floor area without actually increasing the gross floor area of the building.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization to modify an existing Planned Unit Development (PUD) in order to convert a portion of the ground floor parking garage into health service uses, convert a portion of the ground floor parking garage to add four new dwelling units and residential amenity space, and to combine ten existing dwelling units on the 7th, 9th, and 10th floors into six units within an RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and the 80-D Height and Bulk District, pursuant to Planning Code Section 304. The PUD process would allow for a modification to the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140.

## **BASIS FOR RECOMMENDATION**

- The Project will improve an existing mixed-use development by enhancing the residential building amenities including additional private open space, an outdoor dog run, a new fitness room and conference room.
- The Project will result in a total of 25 two-bedroom units and 3 three-bedroom units, which will be suitable for families with children.
- The Project will improve the streetscape on this prominent corner by adding ground-floor retail space and increasing the transparency of the building by adding fenestration along the façade.
- The Project would reduce the number of off-street parking spaces which will encourage walking, cycling, and transit usage amongst residents and visitors to the building.
- The employees and visitors to the new health services use will likely patronize nearby existing neighborhood serving retail uses.
- The project represents the adaptive reuse of an underutilized off-street parking area and is therefore desirable for, and compatible with the surrounding neighborhood.
- Other than those requirements for which a modification are sought, the project meets all applicable requirements of the Planning Code and proposes land uses that are overall in greater conformity with the Planning Code.

|                        |                                 |
|------------------------|---------------------------------|
| <b>RECOMMENDATION:</b> | <b>Approval with Conditions</b> |
|------------------------|---------------------------------|

### **Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Project Sponsor Submittal, including:

- Planning Rationale
- Previous PUD Approval (Commission Motion No. 9791M)
- Reduced Plans

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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

CM  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |   |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code)            |
| <input 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 checked="" type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: JULY 7, 2016

*Date:* June 30, 2016  
*Case No.:* **2016-000375CUA**  
*Project Address:* **1700 CALIFORNIA STREET**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
80-D Height and Bulk District  
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Van Ness Automotive Special Use District  
*Block/Lots:* 0642/036-089  
*Project Sponsor:* John Kevlin  
Reuben, Junius & Rose, LLP  
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*Staff Contact:* Christopher May – (415) 575-9087  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304, TO MODIFY AN EXISTING PLANNED UNIT DEVELOPMENT (PUD) IN ORDER TO CONVERT A PORTION OF THE GROUND FLOOR PARKING GARAGE INTO HEALTH SERVICE USES, CONVERT A PORTION OF THE GROUND FLOOR PARKING GARAGE TO ADD FOUR NEW DWELLING UNITS AND RESIDENTIAL AMENITY SPACE, AND TO COMBINE TEN EXISTING DWELLING UNITS ON THE 7TH, 9TH, AND 10TH FLOORS INTO SIX UNITS WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, THE VAN NESS SPECIAL USE DISTRICT, THE VAN NESS AUTOMOTIVE SPECIAL USE DISTRICT AND THE 80-D HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 8, 2016, John Kevlin (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 304 to modify an existing Planned Unit Development (PUD) in order to convert a portion of the ground floor parking garage into health service uses, convert a portion of the ground floor

parking garage to add four new dwelling units and residential amenity space, and to combine ten existing dwelling units on the 7th, 9th, and 10th floors into six units within an RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and the 80-D Height and Bulk District. The PUD process would allow for a modification to the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140.

On July 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-000375CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-000375CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of the intersection of California Street and Van Ness Avenue, Block 0642, Lots 036-089. The property is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and the 80-D Height and Bulk District. The property is on a laterally-sloping lot developed with a ten-story, mixed-use building. The subject property is a corner lot, with approximately 249.5 feet of frontage on California Street and 69.5 feet of frontage on Van Ness Avenue. The concourse level, which is below grade on its west side and is at grade on its eastern side fronting onto Van Ness Avenue, is developed with an approximately 7,713 square-foot restaurant (d.b.a. Ruth's Chris Steak House). The two floors above this level are occupied by off-street vehicular parking and approximately 78,744 square feet of office uses, and floors 2 through 10 are occupied by 47 residential dwelling units. All the existing dwelling units are rental tenancy and are not subject to rent control, as the building was constructed subsequent to the Rent Stabilization and Arbitration Ordinance. The lot is almost entirely covered by the subject building, with the rear yard along the north side of the site at floors 2 through 10, which contain residential uses.

3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of California Street and Van Ness Avenue in the Pacific Heights neighborhood. Immediately to the west of the subject property is the First Church of Christ Scientist and immediately to the north is a four-story mixed-use building containing office uses above ground floor retail uses. Across Van Ness Avenue to the east is a three-story mixed-use building containing retail and automobile repair uses. Across California Street to the south is a four-story mixed-use building containing office uses above ground floor automobile sales uses. The Project site is located in an RC-4 Zoning District and the Van Ness Special Use District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, office uses and retail establishments defines the District. Residential uses dominate the nearby area along Franklin Street and further into the Pacific Heights neighborhood.
4. **Previously-Approved Planned Unit Development.** On August 18, 1983, the Planning Commission approved a Conditional Use Planned Unit Development request (Case No. 82.224EC, Planning Commission Motion No. 9791M) to allow a mixed-use building of up to eleven (11) stories containing 47 dwelling units, approximately 84,000 gross square feet of office space, approximately 8,750 gross square feet of retail space and three levels of subsurface and above-grade parking, with space for 201 off-street parking spaces. At that time, the subject property was located in the C-2 (Community Business) Zoning District and a 130-E Height and Bulk District. After construction of the building had been completed, the subject property was subsequently rezoned to the RC-4 (Residential-Commercial, High-Density) Zoning District, an 80-D Height and Bulk District, and became part of the Van Ness Special Use District.
5. **Project Description.** The applicant proposes to convert 5,179 square feet of the existing ground floor garage space (located on the northwest portion of the building) into four (4) new dwelling units and residential amenity space. Three (3) of the units would be studios ranging in size from approximately 547 square feet to 647 square feet, and one 1-bedroom unit would be approximately 812 square feet in size. The existing 1,152 square-foot one-story portion of the building at the northwest corner of the property currently used for parking, tenant storage and amenity space, would be demolished for use as the private rear yard open space serving the four new ground floor units. In the RC-4 Zoning District, the Planning Code requires a rear yard depth equal to 25 percent of the total lot depth, but in no case less than 15 feet, at all levels containing residential uses. Because the lot is approximately 137.5 feet deep, a rear yard of approximately 34.4 feet is required. The proposed rear yard for the new ground floor units would be approximately 15 feet deep. The Planning Code also requires that all dwelling units directly face onto a public street or alley that is at least 20 feet wide or an open area that is at least 25 feet in every horizontal dimension. As such, in order to accommodate the proposed new ground floor units, modifications to the rear yard and dwelling unit exposure requirements of the Planning Code are required through the PUD process.

The project also proposes to combine ten (10) existing dwelling units (Units 709, 710 on the 7th floor, Units 905, 907 and 908 on the 9th floor, and Units 1002, 1004, 1005, 1007 and 1008 on the 10th floor) into six larger units. Currently, seven (7) of these units are 1-bedroom units ranging in size from approximately 639 square feet to 934 square feet, and three (3) are two-bedroom units ranging in size from approximately 1,195 square feet to 1,487 square feet. The proposed

combination would result in three (3) two-bedroom units ranging in size from approximately 1,303 square feet to 1,354 square feet and three (3) three-bedroom units ranging in size from approximately 1,528 square feet to 2,284 square feet. Five (5) new private roof decks for the 10th floor units would also be added and an approximately 560 square foot outdoor dog run is proposed at the ground floor level on the west side of the property.

Section 317 of the Planning Code defines a Residential Merger as “the combining of two or more Residential or Unauthorized Units, resulting in a decrease in the number of Residential Units and Unauthorized Units within a building, or the enlargement of one or more existing units while substantially reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced.” The project proposes to add four (4) new units, and to combine ten (10) existing dwelling units into six (6), resulting in no net change in the number of dwelling units. None of the proposed ground floor units are more than 25% smaller than any of the existing units on the 7<sup>th</sup>, 9<sup>th</sup> or 10<sup>th</sup> floor that are proposed to be combined. Therefore, the project would not constitute a Residential Merger per Section 317 of the Planning Code and is rather considered to be a rearrangement of existing units within a building.

Approximately 4,972 square feet of below-grade parking at the southeast portion of the building would be converted to new health service uses with additional glazing to the commercial façade along California Street for this new space. The main building entrance is proposed to be reconfigured and the public parking entrance would be relocated approximately 20 feet to the west.

The subject property currently has 200 parking spaces spread across six levels, some of which are below grade and some of which are partially above grade. Forty-seven (47) spaces are dedicated to the building’s residents, and the other 153 spaces are shared by the office and restaurant uses. As a result of the proposed conversion of parking space for residential and health service uses, the amount of off-street parking would be reduced to 163 parking spaces – 41 spaces would be dedicated to the residential uses and the remaining 122 spaces would be shared by the office, restaurant and health service uses.

The subject property currently has twelve (12) bicycle parking spaces located in the commercial parking garage on level G2. The project proposes forty-seven (47) Class 1 bicycle parking space in a secure, outdoor area along the west side of the existing building and eighteen (18) Class 1 bicycle parking spaces in a secured area in the portion of the G2-G3 parking garage level for the restaurant, office, and health service uses. Nineteen (19) Class 2 bicycle parking spaces will be provided along the California Street and Van Ness Avenue sidewalks, in accordance with the Better Streets Plan guidelines.

6. **Public Comment.** The Department has received three emails inquiring about which units are proposed to be merged, the impacts the proposed work might have on existing tenants, and construction timing.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size Limits.** Per Planning Code Section 209.3, non-residential uses greater than 6,000 gross square feet require Conditional Use Authorization. A conforming use which is above the threshold but which predates the use size limit requirement may change to a different use occupying the same floor area without a Conditional Use Authorization as long as there is no significant increase in the floor area.

*The Project proposes to convert approximately 4,972 square feet of above-grade off-street parking space to health services uses, which are permitted in the RC-4 zoning district. As it pertains to the expansion or intensification of conforming uses above the use size limit, an interpretation by the Zoning Administrator considers the "expansion of an extraordinarily large development over 500 square feet, but less than 25 percent of the floor area" as an "enlargement that is NOT significant". The proposed expansion of the non-residential floor area for health service uses would amount to less than 3 percent of the total floor area of the building and, as such, would not be considered to be a significant increase in floor area. Therefore, Conditional Use Authorization to permit the conversion of existing garage space for new health service uses is not required.*

- B. **Floor Area Ratio.** Planning Code Section 243(c)(1) states that the basic floor area ratio limit shall be 4.8 to 1 in the 80-foot height district and, notwithstanding Section 124(b) of the Code, shall apply to dwellings, and includes floor space used for non-accessory off-street parking, driveways, and maneuvering areas. Section 125(a) of the Planning Code further states that for a lot or portion thereof which is defined by this Code as a corner lot, a floor area premium may be added by increasing the area of the lot or portion, for purposes of floor area computation, by 25 percent

*At the time of the 1983 PUD approval, the subject property was zoned C-2 and was subject to a 10:1 maximum floor area ratio. The Planning Commission ultimately approved the construction of a mixed-use project totaling approximately 141,800 square feet.*

*The subject property has since been rezoned to the RC-4 district and the current maximum floor area permitted within the Van Ness Special Use District is now 4.8:1. The subject property is a corner lot with frontage on both California Street and Van Ness Avenue and therefore qualifies for a floor area ratio premium of 25 percent for the portion of the lot within 125 feet of the intersection of those streets. As such, the maximum permitted basic floor area ratio would allow for a total of 122,896.8 square feet.*

*Until April, 2015, the definition of gross floor area in the Planning Code excluded all accessory off-street parking. As a result, none of the off-street parking provided within the existing building could be converted to a use that counted towards gross floor area, since the gross floor area of the building already exceeded the 4.8:1 maximum and could not be further increased. In April, 2015, Ordinance 52-15 modified the definition of gross floor area to exclude parking up to the maximum allowed as accessory under the Planning Code and located underground. When this Ordinance came into effect, the approximately 34,377 square feet of above-grade parking areas located on levels G2, G1 and the 1<sup>st</sup> floor/lobby level became counted towards the gross floor area, and the building became non-compliant per the Planning Code.*

*Since these areas are already included in the calculation of gross floor area, they can be converted to other uses that count towards the calculation of gross floor area without actually increasing the gross*

*floor area of the building. In fact, with the demolition of the existing one-story portion at the northwest portion of the building to create the rear yards of the proposed ground floor units, the gross floor area of the Project would actually decrease, from approximately 169,580 square feet to 168,428 square feet.*

- C. **Dwelling Unit Density.** Planning Code Section 243(c)(2) states that in the Van Ness Special Use District, residential density limits shall not apply.

*The Project would maintain the existing density of dwelling units.*

- D. **Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet at all levels containing residential uses.

*Because the lot is approximately 137.5 feet deep, a rear yard of approximately 34.4 feet is required. The proposed rear yard for the new ground floor units would be approximately 15 feet deep. As such, the project sponsor is requesting a modification of the rear yard requirements through the PUD process, pursuant to Planning Code Section 304.*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, code-complying rear yard, or an inner court.

*The proposed ground floor units would each gain exposure from the approximately 15-foot deep rear yard created by the demolition of the existing one-story northwest portion of the building. Given that this rear yard would not be code-compliant, the project sponsor is requesting a modification of the dwelling unit exposure requirements through the PUD process, pursuant to Planning Code Section 304.*

- F. **Off-Street Parking.** Planning Section 151.1 of the Planning Code permits one (1) off-street parking space for every two (2) dwelling units, one (1) off-street parking space for every 200 square feet of occupied floor area for restaurant uses, one (1) off-street parking space for every 300 square feet of occupied floor area for health service uses, and one (1) off-street parking space for every 1,000 square feet of occupied floor area for office uses.

*The Project contains 47 dwelling units, and would have 7,713 square feet of occupied floor area for restaurant uses, 4,972 square feet of occupied floor area for health service uses, and 78,501 square feet of occupied floor area for office uses. As such, a maximum of 154 off-street parking spaces are permitted for the proposed uses within the building. Planning Code Section 188 states that a noncomplying structure may be enlarged, altered or relocated, or undergo a change or intensification of use in conformity with the use limitations of the Code, provided that with respect to such structure there is no increase in any discrepancy, or any new discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction set forth in this Code, and provided the remaining requirements of this Code are met. While the amount of parking proposed would exceed the maximum permitted for new construction set forth in the Planning Code, there would not be an increase in the discrepancy, in terms of excess parking, for any of the proposed uses. In fact, the number of off-street parking spaces currently provided exceeds the amount the Planning Code*

would permit for the existing uses by sixty-two (62) spaces, while the proposed Project would decrease that discrepancy to nine (9) spaces.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of Class 1 and Class 2 bicycle parking spaces when a change of occupancy or increase in intensity of use is proposed which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

*In its 1983 Planning Commission approval, the existing building was not required to provide any bicycle parking spaces. In addition to the existing residential, office and restaurant uses, the proposed new health services use would require the Project to provide a total of sixty-five (65) Class 1 bicycle parking spaces and nineteen (19) Class 2 bicycle parking spaces. The Project complies with this requirement.*

- H. **Street Frontage in Residential-Commercial Districts.** Section 145.1 of the Planning Code requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking ingress or egress.

*The existing building fronts onto both California Street and Van Ness Avenue and active uses are required along both frontages. With the exception of a secondary access corridor, which is exempt from the requirements of Planning Code Section 145.1, the entire Van Ness Avenue frontage is occupied by an existing restaurant use, which is considered an active use.*

*On the California Street side, much of the façade is currently comprised of a blank masonry wall screening the existing above-grade parking garage. The Project would convert the portions of the above-grade parking garage fronting California Street for use as residential amenity space and for a new health services use. Approximately 75 feet of the masonry wall would be fenestrated with transparent glazing to increase visibility into and out of the repurposed street-facing spaces. The approximately 24 foot-wide parking ingress/egress would also be relocated to the west and would be reduced to 20 feet in width, to meet the requirements of Planning Code Section 145.1.*

- I. **Usable Open Space.** Planning Code Section 135 requires that the project provide a minimum of 36 square feet of open space per dwelling unit, if not publically accessible. Further, any private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a

minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.

*Most of the dwelling units in the building currently have private balconies to serve as areas of open space for their occupants, however about half do not meet the minimum 6-foot horizontal dimensional requirement of Planning Code Section 135. The four proposed ground floor units would each have Code-complying private terraces ranging in size from approximately 213 square feet to 392 square feet. Of the six units resulting from the proposed combination of ten existing units on floors 7, 9 and 10, one unit (Unit 905) would retain its existing non-compliant balcony, and two units (Units 710 and 908) would retain their existing Code-compliant terraces measuring approximately 1,144 square feet and 439 square feet, respectively. The other three combined units, plus two existing units on the 10<sup>th</sup> floor, would each have new private rooftop decks approximately 250 square feet in size.*

- J. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project that proposes a change or replacement of use, such that the rate charged for the new use is higher than the rate charged for the existing use.

*The Project proposes the replacement of off-street parking spaces with a new health services use and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.*

- K. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for any residential project that results in additional space in an existing residential unit of more than 800 gross square feet.

*The Project proposes the expansion of existing dwelling units and will be required to pay a fee of \$0.91 for each net new gross square foot of residential development. These fees must be paid prior to the issuance of the first construction document.*

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

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

*The Project is necessary for the creation of family-sized dwelling units within the building and will create new private open spaces for nine units without the need to increase the existing building envelope. The Project is desirable for the neighborhood and community in that it will make more efficient use of underutilized off-street parking space for uses that will provide additional amenities to the building's occupants, activate the streetscape and provide additional medical services to area residents. The removal of excess off-street parking spaces will encourage residents and visitors of the building to walk, cycle or take advantage of the ample public transit options available nearby.*

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

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

*The Project will result in a building that is slightly smaller than that which currently exists on the site. With the exception of the demolition of the one-story portion on the northwestern portion of the building, which will create private open space for the four proposed ground floor units, the remainder of the proposed alterations would take place within the existing building envelope.*

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

*The subject property is well-served by public transit. Building residents, employees and visitors have access to MUNI's 1-California, 19-Polk, 47-Van Ness, 49-Van Ness/Mission bus lines and the California Street cable car line, and Golden Gate Transit's 10, 54, 70, 93 and 101 bus lines along Van Ness Avenue. The subject property is along the route of the planned Van Ness Avenue Bus Rapid Transit (BRT) line, which will improve public transit service along Van Ness Avenue. The Project will result in no net change in the number of dwelling units, and an increase in floor area for health service uses. It is expected that the majority of the employees of and visitors to the new health service uses will take public transit, walk, or cycle to and from the subject property.*

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

*The Project will implement necessary safeguards to prevent noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The Project will include the necessary treatments, as appropriate and the Department shall review all lighting and signs proposed for the new health services business.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed in Subsection 10 below.*

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

*The proposed project is consistent with the stated purposes of RC-4 Districts in that the proposed ground floor dwelling units and residential amenity space will enhance the amenities offered to existing residents of the building and the proposed health services uses will provide compatible personal services for the immediately surrounding neighborhoods during daytime hours.*

9. **Planning Code Section 304(d)** establishes criteria and limitations for the authorization of Planned Unit Developments (PUDs) over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. In cases of outstanding overall design, Projects may merit modification of certain Code requirements. PUDs must also:

A. Affirmatively promote applicable objectives and policies of the General Plan;

*As is further explained in Subsection 10, the Project is, on balance, consistent with the objectives and policies of the General Plan.*

B. Affirmatively promote applicable objectives and policies of the General Plan.

*This Project is consistent with the objectives and policies of the General Plan as outlined in Section 9 below.*

C. Provide off street parking adequate for the occupancy proposed.

*The 200 existing off-street parking spaces approved per Planning Commission Motion No. 9791M on August 18, 1983, far exceed the 141 parking spaces that would be permitted for the existing uses within the building by the Planning Code today and, as a result, the parking garage has become underutilized. Given that 163 off-street parking spaces will remain in the garage and the subject property's proximity to public transit, the amount of parking provided is justified.*

D. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.

*Through the demolition of the existing one-story, northwest portion of the building, the Project would create private open space for the four proposed ground floor units in the 15-foot deep rear yard. The Project would also create five private rooftop decks for the 10<sup>th</sup> floor units.*

E. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a District permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

*The Project proposes no change in dwelling unit density.*

F. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) Districts under the Code.

*The subject property is located in the RC-4 Zoning district. The intent of the above-noted provision is to allow for the creation of commercial space within less dense R Districts, but not to further restrict the amount of commercial uses otherwise permitted in a more intense RC District.*

G. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

*There are no proposed changes to the height of the existing building.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY AFFORDABLE HOUSING.

#### **Policy 1.8:**

Promote mixed-use development, and include housing, particularly permanent affordable housing, in new commercial, institutional or other single-use development projects.

#### **Policy 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking, and bicycling for the majority of daily trips.

*The Project will improve an existing mixed-use development by enhancing the residential use and increasing the commercial space. The Property is well-served by public transportation, and the building's residents, employees, and visitors can easily rely on public transportation, walking, and bicycling for a majority of daily trips.*

#### **OBJECTIVE 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### **Policy 2.2:**

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

#### **Policy 2.3:**

Prevent the removal or reduction of housing for parking.

**Policy 2.4:**

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

*The Project is not considered a Residential Merger and will increase the number of bedrooms in the building by reducing the amount of off-street parking provided on the ground floor. The Project will include several improvements to enhance the amenities of building residents including an outdoor dog run, a new fitness room and conference room.*

**OBJECTIVE 3:**

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

**Policy 3.1:**

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

*The Project would preserve the existing number of rental dwelling units within the building.*

**OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

**Policy 4.1:**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

**Policy 4.4:**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 5.4:**

Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

*The Project will rearrange and remodel existing dwelling units to increase the overall number of bedrooms at the Property, all of which are offered as rental units. The Project will result in a total of 25 two-bedroom units and 3 three-bedroom units, which will be suitable for families with children. The Project will also result in three studio units, which would add a new unit type to allow existing residents an opportunity to downsize within the building as their spatial needs change.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.1:**

Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.3:**

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

*The Project will improve the streetscape on this prominent corner by adding ground-floor retail space and increasing the transparency of the building by adding fenestration along the California Street façade.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The project proposes to intensify the amount of residential and retail sales and services uses in the building within walking distance of the MUNI 1-California, 19-Polk, 47-Van Ness, and 49-Van Ness/Mission bus lines and the California Street cable car line. In addition, the subject site abuts the Van Ness Avenue transit corridor, which is proposed to be redesigned for a bus rapid transit (BRT) line in the near future. The project would reduce the number of off-street parking spaces from 1 space per dwelling unit to 0.87 spaces per dwelling unit, for a total of 6 spaces, and will would reduce the number of off-street parking spaces shared by the office, restaurant and proposed health services uses from 153 spaces to 116 spaces, which will encourage transit usage amongst residents and visitors to the building.*

**OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

**Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The project is located within a neighborhood rich with public transportation and, with a reduction in the number of off-street parking spaces, residents and visitors of the proposed building are expected to rely heavily on public transit, cycling or walking for the majority of their daily trips. Within a few blocks of the*

*subject site, there is an abundance of local and regional transit lines, including MUNI bus lines and the California Street cable car line.*

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

**Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**Policy 28.3:**

Provide parking facilities which are safe, secure, and convenient.

*The project will provide sixty-five (65) Class 1 bicycle parking spaces within secure and convenient spaces as well as nineteen (19) Class 2 bicycle parking spaces along the California Street and Van Ness Avenue frontages that will accommodate both employees and patrons of the building's office, restaurant and health services uses as well as guests of the residential units above.*

11. **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 existing neighborhood-serving retail uses will be enhanced by the remodeling of existing units to create additional family-sized units on site. The Project will result in 25 two-bedroom units and 3 three-bedroom units. The employees and visitors to the new 4,972 square-foot health services use will likely patronize the nearby, existing neighborhood serving retail uses.*

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

*The Property will continue to be consistent with the high-density residential and commercial nature of the neighborhood. The Project will improve the existing housing and neighborhood character by remodeling and reconfiguring some of the residential units and improving both the interior and exterior of the building. The Project will also increase the total amount of commercial space, all without increasing the building envelope.*

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

*The Project will not affect the City's supply of affordable housing.*

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

*The neighborhood is well-served by MUNI bus service, and the Project will not impede that service. Also, the Project will not add any net-new dwelling units. As part of the Property's improvements, the Project will maintain ample off-street parking and provide additional Class I and Class II bicycle parking spaces to ease the burden on transit service and neighborhood parking.*

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

*The Project will not displace any industrial or service uses or activities.*

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

*The Project will conform to the structural and seismic requirements of the San Francisco Building Code, meeting this requirement.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

- 12. 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.
- 13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-000375CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 10, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 2, 2016

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to modify an existing Planned Unit Development (PUD) to convert a portion of the ground floor parking garage into health service uses, four new dwelling units and residential amenity space, and to combine ten existing dwelling units on the 7th, 9th, and 10th floors into six units located at 1700 California Street, Block 0642, Lots 036-089, pursuant to Planning Code Sections 303 and 304 within the RC-4 Zoning District and an 80-D Height and Bulk District; in general conformance with plans, dated May 10, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-000375CUA and subject to conditions of approval reviewed and approved by the Commission on July 7, 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 July 7, 2016 under Motion No **XXXXXX**.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

## Design

### DESIGN – COMPLIANCE AT PLAN STAGE

6. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

7. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

## Parking and Traffic

### PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 84 bicycle parking spaces (47 Class 1 spaces for the residential portion of the Project and 37 Class 1 or 2 spaces for the commercial portion of the Project).  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than 4 showers and 24 clothes lockers.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*
10. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 163 off-street parking spaces.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
11. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## Provisions

### PROVISIONS

12. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
13. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.  
*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*
14. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
15. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## Monitoring

### MONITORING - AFTER ENTITLEMENT

16. **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)*

17. **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

18. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*
19. **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>*
20. **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)*
21. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|   |   |  |  |
|---|---|--|--|
| Project Address                                       |   | Block/Lot(s)                                 |  |
|   |   |  |  |
| Case No.  | Permit No.  | Plans Dated                                  |  |
|   |   |  |  |
| <input type="checkbox"/> Addition/<br>Alteration      | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br><b>(GO TO STEP 7)</b> |
| Project description for Planning Department approval. |   |  |  |

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

|  |   |
|--|---|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |   |
| <input type="checkbox"/>   | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.   |
| <input type="checkbox"/>   | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>   | <b>Class</b> ___  |

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

|   |   |
|---|---|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |   |
| <input type="checkbox"/>  | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>             |
| <input type="checkbox"/>  | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|  |   |
|--|---|
|  | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>  |
| <input type="checkbox"/>   | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?  |
| <input type="checkbox"/>   | <b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>  |
| <input type="checkbox"/>   | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>   |
| <input type="checkbox"/>   | <b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>                              |
| <input type="checkbox"/>   | <b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>                |
| <input type="checkbox"/>   | <b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b> |
| <b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |   |
| <input type="checkbox"/>   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>  |
| <b>Comments and Planner Signature (optional):</b>  |   |

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

|   |  |
|---|--|
| <b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i> |  |
| <input type="checkbox"/>  | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>  | <b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>  | <b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

| <b>Check all that apply to the project.</b>                          |  |
|--|--|
| <input type="checkbox"/>   | 1. <b>Change of use and new construction.</b> Tenant improvements not included.  |
| <input type="checkbox"/>   | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.  |
| <input type="checkbox"/>   | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.   |
| <input type="checkbox"/>   | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.  |
| <input type="checkbox"/>   | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .  |
| <input type="checkbox"/>   | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input type="checkbox"/>   | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>   | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>   |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

| <b>Check all that apply to the project.</b> |   |
|---|---|
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>   |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.   |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> . |
| <input type="checkbox"/>                    | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                     |

|   |  |
|---|--|
| <input type="checkbox"/>  | <p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>   |
| <input type="checkbox"/>  | <p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p> |
| <p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p> |  |
| <input type="checkbox"/>  | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>  |
| <input type="checkbox"/>  | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>   |
| <p><b>Comments (optional):</b></p>  |  |
| <p><b>Preservation Planner Signature:</b></p>   |  |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|   |   |                          |
|---|---|--------------------------|
| <input type="checkbox"/>  | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |                          |
| <input type="checkbox"/>  | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>  |                          |
|   | <p><b>Planner Name:</b></p>   | <p><b>Signature:</b></p> |
|   | <p><b>Project Approval Action:</b></p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>   |                          |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |   |                          |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|  |                              |   |
|--|------------------------------|---|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|  |                              |   |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|  |                              |   |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|  |                              |   |
| Modified Project Description:                  |                              |   |
|  |                              |   |

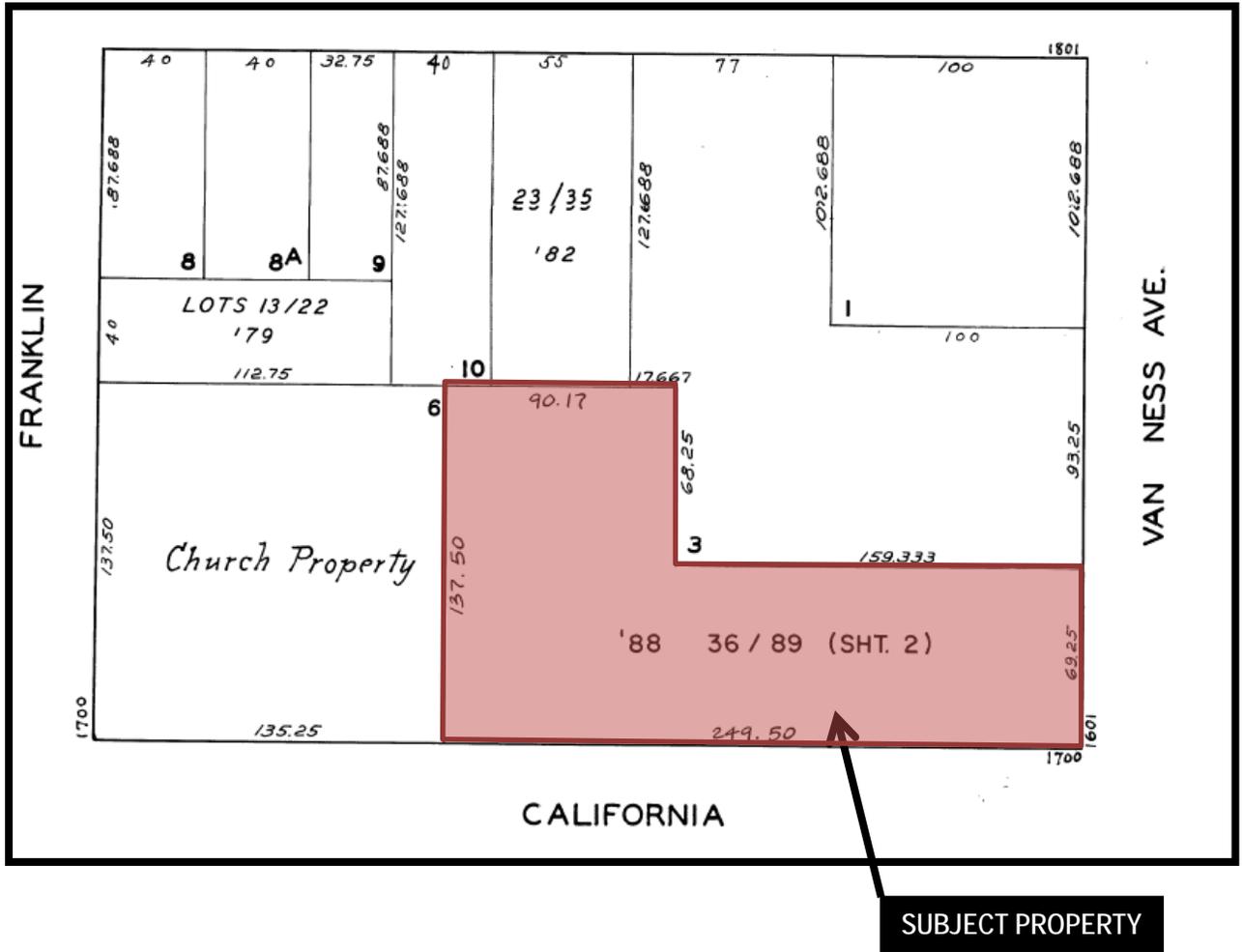
**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|   |  |
|---|--|
| Compared to the approved project, would the modified project:                                   |  |
| <input type="checkbox"/>  | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/>  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/>  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/>  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| <b>If at least one of the above boxes is checked, further environmental review is required.</b> |  |

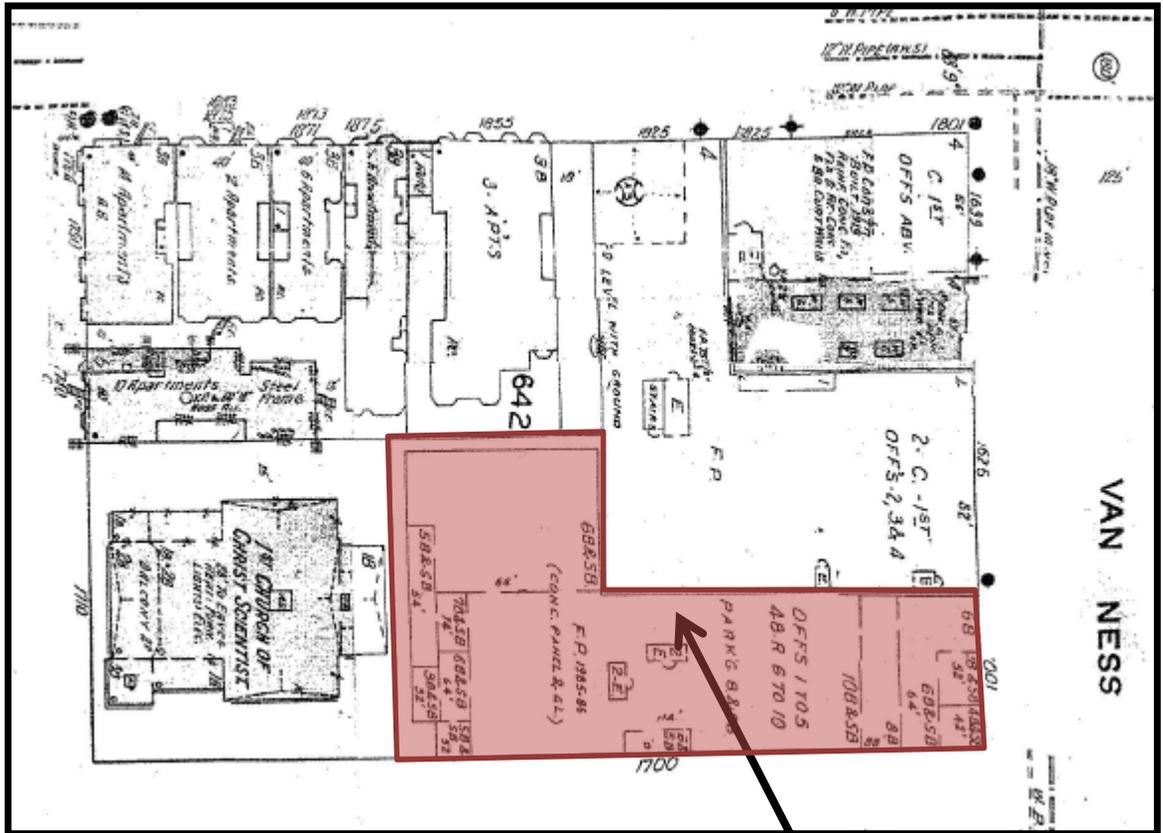
**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|  |   |
|--|---|
| <input type="checkbox"/>   | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |   |
| <b>Planner Name:</b>   | <b>Signature or Stamp:</b>  |
|  |   |

# Block Book Map



# Sanborn Map\*



**SUBJECT PROPERTY**

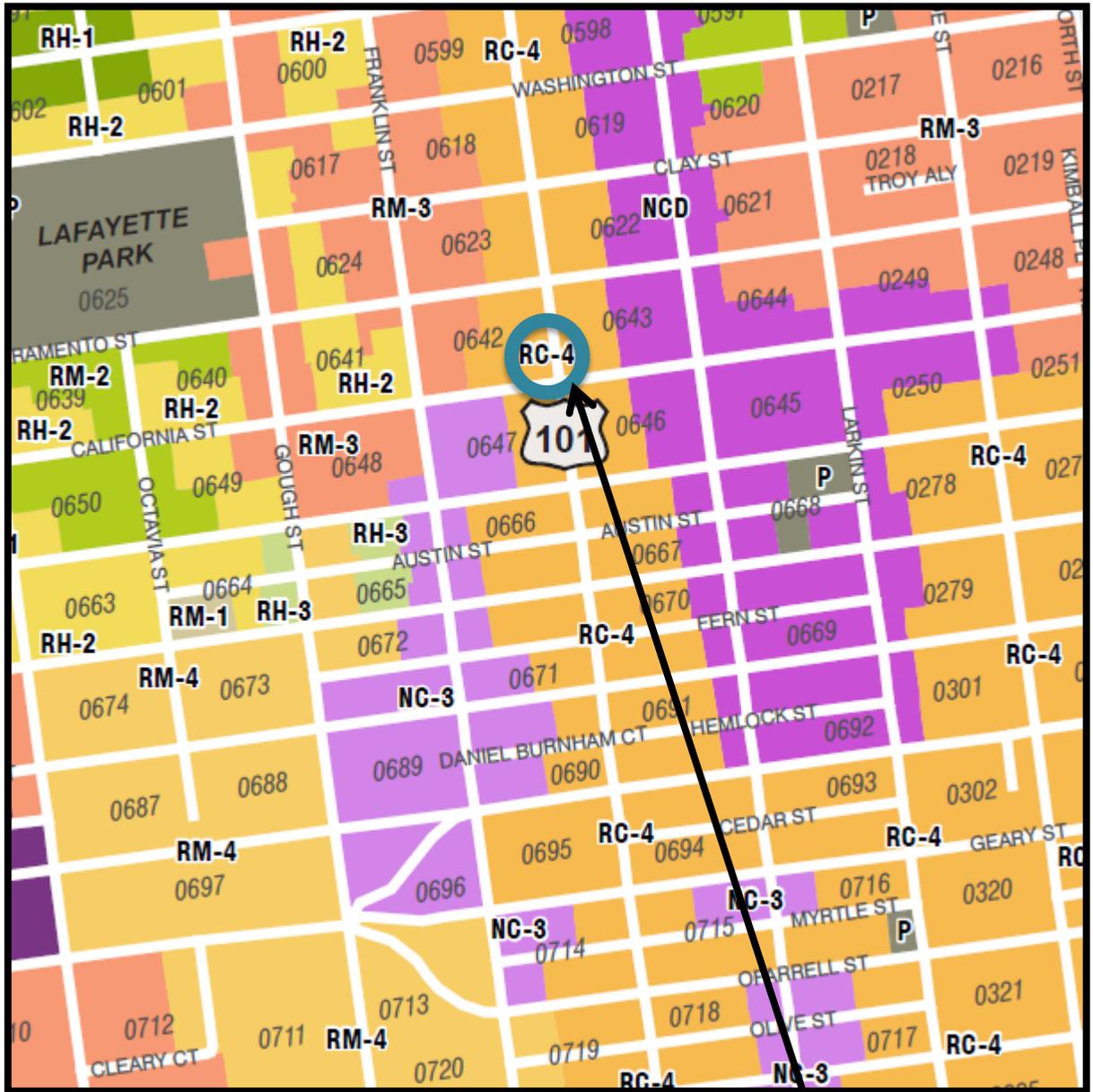
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
Case Number 2016-000375CUA  
1700 California Street  
Block 0642 Lots 036-089

# Zoning Map



**SUBJECT PROPERTY**

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-000375CUA**  
1700 California Street  
Block 0642 Lots 036-089

# Height & Bulk Map



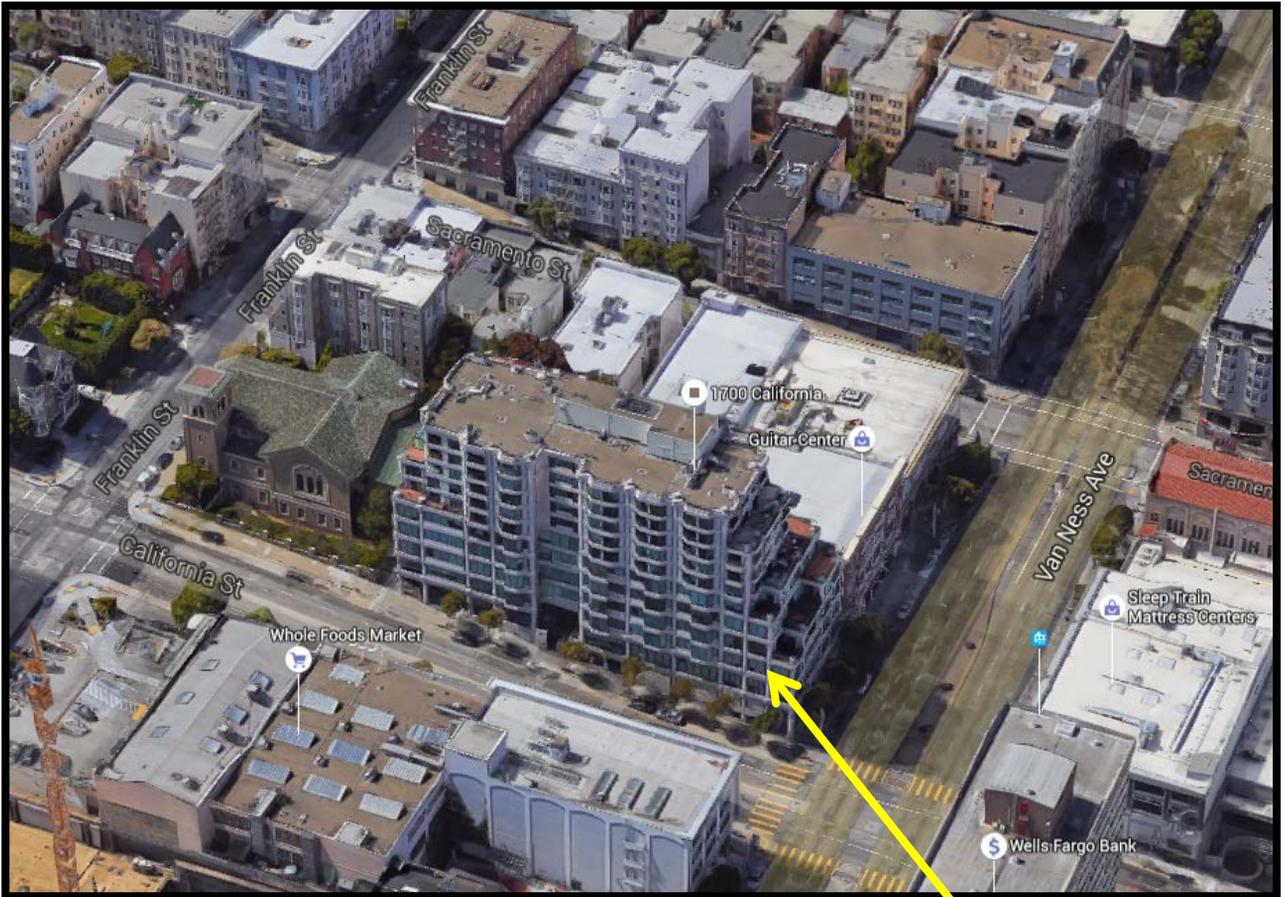
**SUBJECT PROPERTY**

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
Case Number 2016-000375CUA  
1700 California Street  
Block 0642 Lots 036-089

# Aerial Photo



**SUBJECT PROPERTY**

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-000375CUA**  
1700 California Street  
Block 0642 Lots 036-089

# Site Photo



SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-000375CUA**  
1700 California Street  
Block 0642 Lots 036-089

# REUBEN, JUNIUS & ROSE, LLP

June 23, 2016

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

**Re: 1700 California Street  
Planning Case No. 2016-000375CUA  
Hearing Date: July 7, 2016  
Our File No.: 8608.03**

Dear President Fong and Commissioners:

This office represents Mosser Capital Management, LLC, the Project Sponsor of a proposed renovation and modernization of the existing mixed-use building at 1700 California Street (the “Property” or “Project Site”). The Property is located along the Van Ness corridor at California Street. The Project Sponsor proposes a number of modifications to the building, including updating the ground floor frontage of the building, converting parking area to health service use, adding four dwelling units and merging existing units for a net zero change in unit count, adding private roof decks for seven dwelling units, and adding bike parking. The Project will result in a building that is significantly more consistent with the current Planning Code and city policies.

The Project Sponsor respectfully requests that the Planning Commission approve the Project and approve a modification to the previous Planned Unit Development granted in 1983.

## **A. Existing Building and PUD Approval**

The existing mixed-use building at the Property was approved pursuant to a Planned Unit Development (“PUD”) approved by the Planning Commission on August 18, 1983. The 11-story building consists of 47 dwelling units, 84,000 square feet of office space, 8,750 square feet of retail space, and 87,450 square feet of parking area (with 200 parking spaces). Since it was constructed after 1979, the building is not subject to rent control.

## **B. Project Description**

The Project aims to renovate and modernize the existing building. Due to the original PUD approval for the building, modification of the PUD is necessary to pursue these modifications. The Project proposes the following:

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> | Tuija I. Catalano | Thomas Tunny  
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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- Adding transparency to the commercial façade on California Street; and
- Reconfiguring the main building entry and relocating the public parking entrance along California Street;
- Converting 4,972 square feet of area from parking to health service use on floor G2;
- Converting space on the first floor of the building from a parking use to four new dwelling units and residential amenity space;
- Demolishing the 1,019 square-foot, one-story portion of the building at the northwest corner of the Property; to be replaced by open space serving four new units on ground floor;
- Merging 10 units into 6 units on the 7<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> floors;
- Creating seven, private roof decks;
- Adding 65 Class 1 and 19 Class 2 bicycle parking spaces.

### **C. Increased Consistency with Current Planning Code and City Policy**

The Project will bring the existing building more in-line with current city policy, including:

Reduction in Parking. When the original PUD was approved for the building, the Planning Code required off-street parking. The Project proposes to reduce the parking at the building by almost 25% from 200 spaces to 154 spaces. These spaces will be converted into health service use. This recognizes the lower demand for automobile parking and the growing demand for medical offices in the vicinity of the new CPMC hospital.

Increase in Bike Parking. The existing building only provides 12 bike parking spaces. The Project would increase that to 65 Class 1 and 19 Class 2 spaces. This recognizes the shifting of automobile usage to bicycle and other non-automobile modes of transportation.

Increase in Housing Diversity. The reconfiguration of dwelling units in the existing building will create four new smaller-sized dwelling units between 547 and 812 square feet and create three new three-bedroom and three new two-bedrooms dwelling units, with no

change in the unit count in the building. This increases both the number of smaller, more naturally affordable units and larger family-sized units in the building.

Improves Street Frontage on California Street. The building was approved and constructed at a time where very little attention or regulation of ground floor street frontages was in place. Since then, the city has adopted a significant number of Planning Code and policy changes to encourage active, ground floor frontages. The Project improves the ground floor frontage along California Street by eliminating a currently blank wall by adding significant transparency on floor G2, creates a new outdoor patio area, and adds street trees and other plantings.

#### **D. Conclusion**

The Project would renovate and modernize an existing mixed-use building built in the 1980s. It brings the building more in-line with policies and Planning Code provisions that have been adopted since the building was constructed. For these reasons, we urge you to support this Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Vice-President Dennis Richards  
Commissioner Michael Antonini  
Commissioner Rich Hillis  
Commissioner Christine Johnson  
Commissioner Kathrin Moore  
Commissioner Cindy Wu  
Jonas P. Ionin – Commission Secretary  
John Rahaim – Planning Director  
Scott Sanchez – Zoning Administrator  
Chris May – Project Planner

File No. 82,224EC  
Motion No. 9791M  
1700 California Street

MOTION

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE PLANNED UNIT DEVELOPMENT (FILE NO. 82.224EC) BY THE CITY PLANNING COMMISSION FOR A PROPOSED MIXED USE RESIDENTIAL, OFFICE AND RETAIL BUILDING AT 1700 CALIFORNIA STREET

Preamble

Grosvenor Properties, Ltd. ("Project Sponsor") filed Conditional Use Application Number 82.224EC on or about July 14, 1983.

A Preliminary Negative Declaration for the proposed project was published by the Department of City Planning on July 22, 1983.

No parties appealed the Preliminary Negative Declaration within the appeal period ending on August 1, 1983.

The Department's determination that the Project could not have a significant effect on the environment became final on August 8, 1983.

The Commission conducted duly noticed public hearings on August 11, and August 18, 1983 on the merits of Conditional Use Application Number 82.224EC.

The proposed project will be a mixed-use residential/office/retail building ("Project") of up to eleven (11) stories one hundred and thirty (130') feet in height] which includes approximately 47 residential units, approximately 84,000 gross square feet of office space, approximately, 8,750 gross square feet of retail space, and three subsurface levels for 201 parking spaces (a minimum of 201 spaces to a maximum of 206 spaces).

The Planned Unit Development application requests an exception to Planning Code Section 134 to allow a slight encroachment (1-3/4 foot) to the 15 foot rear yard requirement.

Both the Conditional Use application and the Planned Unit Development application request an exception to the strict bulk limit requirements of Planning Code Section 270, as authorized by Section 271, in order to achieve a distinctively better design. Without a Section 271 exception, the dimensions of a building above 65 feet, in a 130E district, cannot exceed 110 feet in length or 140 feet diagonally; the project would exceed those limits by a maximum of 111 feet at the 5th story.

The Project is within a C-2 (Community Business) district and an 130E Height and Bulk District, on property located at 1700 CALIFORNIA STREET, between Van Ness and Franklin Streets, Lots 4 and 5 in Assessor's Block 642.

In reviewing Application 82.224EC, 1700 California Street, the Commission has reviewed and considered the information contained in the Negative Declaration and accompanying Background Documents, has had available to it for its review and consideration studies, plans and reports pertaining to the project contained in the Department of City Planning's case files, and has heard testimony from interested parties.

CITY PLANNING COMMISSION

File No. 82.224EC  
Motion No. 9791M  
1700 California Street  
Page Two

Findings

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

1. The Project is in conformity with all applicable standards of the San Francisco City Planning Code ("Code") and is allowed as a Conditional Use and Planned Unit Development under current zoning regulations.
2. The Project proposes the development of an 11-story, mixed use residential/office/retail building with five office levels above a retail ground floor, five residential levels above the office levels containing 47 condominium units and three subsurface levels containing approximately 201 parking spaces.
3. The proposed uses are principal permitted uses within the applicable C-2 zoning district.
4. The City Planning Commission has determined that the project will produce an integrated mixed use environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole, and which meets all requirements for a Conditional Use and Planned Unit Development under Code Sections 303 and 304.
  - (a) The Project is a mixed use office/residential/retail project which has been designed to fit into the existing pattern of development in the area, both physically and functionally. The existing uses in the area are predominantly commercial, retail and residential. The city is interested in encouraging revitalization of the Van Ness corridor to a relatively high density mixed commercial/retail/residential use area, and this project affirmatively advances that objective. The project will make more efficient use of scarce land resources through mixed use development. Therefore, the Project is desirable for and compatible with the neighborhood.
  - (b) The Project will provide adequate and convenient access for both vehicles and pedestrians as well as adequate off-street parking and loading. Public transit adequately serves the site and will not be overburdened by project-created demand.
  - (c) The arrangement, size and shape of the structure on the site conform with the nature of the site. The minor deviation in the rear yard setback requirement is necessary to protect the significant California Street view corridor and will not encroach upon any existing or foreseeable rear yards. A departure from the strict bulk limits of Code Section 270, authorized by Code Section 271, is necessary not only to protect the California Street view corridor but also to produce a distinctly better design than would be possible with a project strictly conforming to Code Section 270.

CITY PLANNING COMMISSION

File No. 82.224EC  
Motion No. 9791M  
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- (d) The project provides landscaping, pedestrian amenities, open space for occupants and lighting designed to maximize safety and minimize conflicts with nighttime views of adjacent residents.
- (e) The project site is more than one-half acre in size and the dwelling unit density of the project is less than that permitted by the Code.
- (f) The height of the project conforms to the applicable 130-foot height limit.
- (g) The project affirmatively promotes the following objectives and policies of the Master Plan, among others;

1. Urban Design Plan:

- A. Objective 1, Policy 6, by protecting the view corridor along California Street looking east.
- B. Objective 1, Policy 8, by emphasizing the Van Ness-California corner, the terminus of the California Street cable car line, as a visual focal point.
- C. Objective 3, Policy 1, by providing harmony in the visual relationship and transition between the project and adjacent older buildings, through setbacks, landscaping and various design elements.
- D. Objective 3, Policy 2, by avoiding extreme contrasts in color, shape or other characteristics which would cause the project to stand out in excess of its public importance.
- E. Objective 3, Policy 5, by conforming in height to both the natural topography and neighboring level of development, and incorporating setbacks and landscaped terraces to soften the project's visual impact.
- F. Objective 4, Policy 12, by providing and maintaining landscaping in public and private areas.
- G. Objective 4, Policy 13, by providing ground level retail space with clear glass frontages, ground level colonnades and street trees to promote human scale and pedestrian interest.

2. Residence Element:

- A. Objective 1, Policy 2, by converting an underused commercial area of the city to residential use.
- B. Objective 2, Policy 2, by providing higher residential density adjacent to downtown in a commercial area where higher densities will not have harmful effects.

CITY PLANNING COMMISSION

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- C. Objective 2, Policy 6, by providing well designed housing, complementary to the surrounding area.
  - D. Objective 2, Policy 7, by expanding the opportunity for home ownership.
3. Community Safety:
- A. Objective 1, Policy 1, San Francisco Building Code for seismic safety and emergency electricity and water.
  - B. Objective 1, Policy 4, by conforming the project's design to the findings of a geologic study.
4. Transportation Element:
- A. Objective 1, Policy 1, by providing adequate parking.
5. Commerce and Industry Element:
- A. Objectives 1 and 3, Policy 1, by providing fiscal and employment benefits to city residents without adverse environmental effects.
  - B. Objective 8, Policy 2, by contributing to the revitalization of the Van Ness corridor.

5. Section 304 of the Code authorizes the Commission to grant Planned Unit Development exceptions from other Code sections, including Code Section 134, which requires 15-foot rear setbacks on residential structures in C districts. The project structure is situated on the site in such a way that strict compliance with that 15-foot requirement is not possible if the significant California Street view corridor is to be protected. As proposed, the rear yard setback would be slightly less than 15 feet on the northeast side of the structure. Because no other residential structures, in existence or foreseeable, abut the northeast side of the project, the slight deviation will not encroach upon any other rear yards. Therefore, to permit the project to achieve a distinctly better design which will protect the California Street view corridor, the Commission authorizes the exception to Code Section 134.
6. Section 271 of the Code permits the Commission to grant Conditional Use authorization to projects which deviate from Section 270 bulk limits when necessary to achieve a distinctively better design in both a public and private sense than would be possible with strict adherence to the bulk limits of Code Section 270. Section 304 also authorizes the Commission to grant Planned Unit Developments exceptions from other Code sections, including Section 270. Previous designs of the

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project contemplated two separate towers and conformed to the bulk limits. However, those designs resulted in a substantial blockage of the existing view corridor east along California Street, presented a bulky profile when the project was viewed from the east or west, and placed residential units lower than adjacent buildings, depriving them of substantial air and light. In response to comments of the Planning Department, the Project Sponsor redesigned the project, thus preserving the California Street view corridor, reducing the project's east-west profile, and elevating residential units above adjacent structures. The redesign required that the project become one structure rather than two separate towers, thereby exceeding horizontal bulk limits on the south and north facades and diagonal bulk limits. In order to mitigate this bulk the structure has been designed as two separate masses, which will give the apparent impression of two distinct elements, each of which substantially conform to applicable bulk limits. The following design features are incorporated in the project to produce an impression of an aggregate of parts rather than a single building mass. These features will reduce the appearance of bulk in the project and render it compatible with the character and development of the surrounding area:

- (a) A 15-foot deep recess (21% of lot depth) in the California Street facade breaks up the mass into two distinct elements -- one relating to the Van Ness side, the other relating to the midblock portion of the site.
- (b) The design treatment of windows and solid elements and materials in the recess is intentionally different from the facades of the two adjacent masses.
- (c) The mechanical penthouse is intentionally situated over the easterly portion of the project to distinguish the heights of the two massing elements.
- (d) The building form steps back from both the west and east (Van Ness) property lines as the height of the building increases, thereby creating continuity with adjacent structures and avoiding sunlight blockage on Van Ness.
- (e) The portion of the project on the northerly half of the western portion of the site will be approximately the same height as the adjacent building (1625 Van Ness), thereby avoiding blockage of the California Street view corridor, that would otherwise occur if the project strictly adhered to the bulk limits of Section 270.
- (f) The facade design incorporates many design elements characteristic of existing Van Ness buildings, including a classical bay spacing with expressed columns, an industrial type pattern of columns and spandrels, and fenestration characteristic of many Van Ness showrooms.

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- (g) The width of the upper portion of the building is only 54 feet, achieving a slender design when viewed from the east or west. Sensitive transition to the adjacent buildings is accomplished by landscaped terraces and setbacks.
  - (h) The pedestrian environment will be enhanced through the use of clear glass at lower elevations and appropriate street landscaping. Therefore, the Commission believes that a distinctively better design has been achieved which comports with all of the requirements of Section 271 and 304 of the Code.
7. To make land available for the development of the Project will require the demolition of an existing five story vacant auto showroom structure that is not rated in the Department of City Planning 1976 Architectural Survey.
  8. The Project will generate about 90 peak-hour auto trips, which will not have a significant effect on air quality or on frequency of violations of air quality standards. Reasonably foreseeable cumulative development in the area will not have a significant impact on air quality or result in significantly increased frequency of violations of air quality standards under the Bay Area Air Quality Plan.
  9. Mitigation measures set forth in the Negative Declaration and imposed by the Department as conditions of granting the Negative Declaration for the Project will mitigate environmental and other impacts of the proposed project.
  10. Conditions imposed by the Commission are specifically set forth in Exhibit B, attached hereto and incorporated herein by reference thereto as though fully set forth.
  11. The housing demand created by the commercial portion of this project will be mitigated by the 47 residential units provided on the site. The 25 two-bedroom and 22 one-bedroom units will generate 72 housing credits, thus substantially satisfying the 74 unit demand calculated under OHPP Guidelines.

DECISION

The Provisions of Section 303 and 304 of the City Planning Code are met in accordance with the standards specified.

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The Commission, after carefully balancing the competing public and private interests, hereby APPROVES the Project as a Planned Unit Development and APPROVES Conditional Uses Application 82.224EC for a mixed residential/office/retail building at 1700 California Street subject to the conditions attached hereto as Exhibit B, which is incorporated hereby reference as though fully set forth.

ADOPTED - CITY PLANNING COMMISSION - August 18, 1983

AYES: Commissioners Bierman, Klein, Nakashima, Rosenblatt, Wortman, Wright

NOES: None

ABSENT: Commissioner Salazar

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission.

Lee Woods, Jr.  
Secretary

5216A/194A

File No. 82.224EC

Motion No. 9791M

1700 California Street

EXHIBIT B

A. GENERAL MITIGATION MEASURES

"Mitigation Measures To Be Included In The Project", as outlined in the final negative declaration, shall be conditions of approval and are accepted by the project sponsor or its successor in interest. If said measures are less restrictive than the following conditions, the more restrictive and protective control, as determined by the Zoning Administrator, shall govern.

B. CONDITIONS TO BE MET PRIOR TO THE RELEASE OF BUILDING PERMIT BY THE DEPARTMENT OF CITY PLANNING.

Land Use/Density

- a. This approval is for the mixed use commercial/retail/residential project containing 11 occupied floors, 130 feet in height and consisting of approximately 47 dwelling units, approximately 84,000 gross square feet of office space and approximately 8,750 gross square feet of retail space, with a parking garage accommodating approximately 201 cars.

Design

- a. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans accepted by the City Planning Commission on August 11, 1983, and filed with the Department of City Planning as Exhibit A, 1700 California Street, Mixed Use Development.
- b. Final materials, glazing, color, texture and detailing shall be reviewed and approved by the Department of City Planning. Reflective coated mirrored glass or deeply tinted glass shall not be permitted. Only clear glass shall be used at pedestrian levels. Project sponsor shall present to and review with staff, detailed design development aspects of the project, prior to filing for a building permit.
- c. The project may be constructed to a height no greater than 130 feet except that a structure shielding the mechanical penthouse from view may be added to a maximum additional height of 16 feet substantially as shown in Exhibit A.

Open Space

- i. A landscape plan prepared by a licensed landscape architect shall be submitted for review and approval by the department before release of the superstructure addendum to the building permit application.

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2. Plant materials shall be chosen for hardiness and adaptability whenever necessary.
3. There shall be installed and maintained landscaping of a quality and design in conformity with or substantially similar to the landscaping design in plans accepted by the City Planning Commission on August 18, 1983 and filed with Department of City Planning as Exhibit A, 1700 California Street, Mixed Use Development.
4. There shall be installed and maintained street trees as per Section 143 of the City Planning Code.

Transportation

- a. The project sponsor shall, in consultation with Municipal Railway, install eyebolts or make provisions for direct attachment of eyebolts for Muni trolley wires on the proposed building wherever necessary or agree to waive the right to refuse the attachment of eyebolts to the proposed building if such attachment is done at City expense.
- b. The project sponsor shall provide a minimum of ten (10) secure spaces for bicycles and/or mopeds within the project for use by commercial tenants and visitors to the project.
- c. The placement of paving, landscaping or structures in the sidewalk area (subject to City approval) shall be done in such a way as to minimize interference with pedestrian traffic.
- d. While subsurface sidewalk vaults are discouraged, should they be needed, project sponsor shall design subsurface sidewalk vaults to allow for possible future widening of adjacent street and vault design shall be of sufficient strength to carry maximum vehicular live and dynamic loads. Provision in the vault area for the placement of street trees shall also be made, subject to staff approval. In addition should vaults exist or be installed as part of the project, project sponsor shall accommodate and pay for the installation of all subsurface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, etc. within project vault areas. Placement of such improvements is entirely within the discretion of the City.
- e. Project sponsors shall provide a minimum of one on-site loading service vehicle spaces meeting the guidelines adopted by the City Planning Commission resolution No. 9286, on January 21, 1982.

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Energy

- a. The project sponsor shall consider all appropriate energy conservation measures in building design and operations. Prior to issuance of the building permit, or structural addendum, (as directed by the Department of City Planning) the sponsor shall submit to that Department a report containing its assessment of the cost effectiveness of utilizing the various measures outlined in the following checklist including reasons for rejecting any of the measures. Measures to be considered shall include:

- (i) passive solar energy design;
- (ii) maximum use of natural illumination (daylighting through window designs, atriums, light shelves, skylights, etc.;
- (iii) other lighting reduction strategies, including high efficiency outdoor lights, low energy ballasts, task lighting, time switches on storerooms, occupancy sensors, etc.;
- (iv) heat absorptive glass for all windows, except ground level;
- (v) alternates to air conditioning, including natural ventilation and operable windows;
- (vi) economizer cycle (which increases use of outside air) in HVAC systems;
- (vii) computer monitoring systems for HVAC, lighting, etc.;
- (viii) load shedding capacity;
- (ix) alternative energy systems for hot water preheating;
- (x) heat recovery systems;
- (xi) multiple metering of structure (ex. metering every floor);
- (xii) operable and/or fixed shading on all south and west facing glazing.

Performance

- a. The authorization and rights vested by virtue of this action shall be deemed void and cancelled, if within one year of this motion a site permit has not been issued.

This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issued a permit by the Bureau of Building Inspection to construct the proposed building is delayed by a City agency or by appeal of the issuance of such a permit. In no case shall the period for securing a site permit extend beyond three years without express authorization by the City Planning Commission.

Recordation

- a. Prior to the issuance of any building permit for the construction of 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, which notice shall state that construction of the project has been authorized by and is subject to the conditions of this motion. From time to time after the recordation of such notice, at the request of the project sponsor or the successor thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this resolution have been satisfied.

EXHIBIT B

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C. CONDITIONS TO BE MET FOLLOWING APPROVAL OF BUILDING PERMITS WITH PERFORMANCE AS SPECIFIED.

Transportation

- a. Off-street parking spaces, with the exception of those specifically assigned to residential units, shall be controlled to assure priority for vanpool and carpool vehicles and vehicles driven by the physically handicapped.
- b. The Project Sponsor, following building completion, shall, on an ongoing basis, retain a transportation broker responsible for coordinating, implementing and monitoring the programs among tenants and employees to encourage flex-time transit use and ridesharing, including but not limited to the following: On-site sale of BART tickets and MUNI passes and employer subsidized transit passes, establishment of an employee carpool/vanpool system in cooperation with RIDES for Bay Area Commuters or other such enterprises.

Energy

- a. One year after occupancy of the structure, actual energy consumption converted to thousands of British Thermal Units, from Pacific Gas and Electric monthly billings, shall be reported to the Department of City Planning by the project sponsor. If consumption exceeds energy use projections contained in the project Negative Dislocation, a P.G. & E. or other certified energy audit shall be performed at the sponsor's cost, and a copy supplied to the Department of City Planning. Those recommended energy conservation measures which have a 3-year or less payback shall be implemented by the project sponsor.

Employment

- a. The project sponsor shall notify the City's Employment and Training System (CETS) at least six months prior to project completion of prospective building tenants and job opportunities within the building, particularly entry level positions. This information will be used by CETS to design and structure job training programs and help direct those seeking employment to job opportunities.

Preservation/Archeology

- a. Should evidence of historic or prehistoric artifacts be uncovered at the site during construction, the project sponsor shall be required to:
  - (i) Ensure that the contractor notify the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board;

EXHIBIT B

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- (ii) Ensure that the contractor suspend construction in the area of the discovery for a maximum of four (4) weeks to permit review of the find and, if appropriate, retrieval of artifacts;
  - (iii) Pay for an archaeologist or historian acceptable to the Environmental Review Office to assist in the review of the findings and identify feasible measures, if any, to preserve or recover artifacts; and
  - (iv) Implement feasible mitigation measures which are identified, provided that the cost of implementation would not exceed 1 percent of total construction cost as indicated on the Building Permit application on file with the Department of Public Works.
- Noise
- a. Project sponsor shall pre-auger holes for piles unless project sponsor can establish, to the satisfaction of the Department of City Planning, that such a procedure is unnecessary or undesirable.

5216A/194A

# Mosser Capital Management

1700 California  
1700 California Street  
San Francisco, CA 94109

## Planning Submittal Update

May 10, 2016

Project no. : 2015-00146-000



# HARLEY ELLIS DEVEREAUX

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Planning  
Architecture  
Engineering  
Interiors  
Landscape Architecture  
Construction Services

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**1700 California - Planning Submittal Package**  
April 19, 2016

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| A2-4                               | Original Garage Level G1 Floor Plan (N.T.S.)           |
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**PROJECT INFO & SUMMARY**

San Francisco Zoning Info: 1700 California St., San Francisco Construction Year: 1987  
 Neighborhood: Pacific Heights  
 Planning Team: NW Team  
 Parcels: 0642/036-089 (54 lots)  
 Parcel: 642036  
 Current Building Height: 130 feet  
 Zoning Districts: RC-4 Residential-Commercial, High Density  
 Occupancy (1973 UBC): F1-Garage; F2-Office/Commercial; & H-Apartment  
 Height & Bulk District: 80-D  
 Allowable FAR: 4.8 : 1  
 Special Use Districts: Van Ness Automotive; Van Ness  
 Signage Requirement: Sign Illumination SSD Sect. 607 & 607.3  
 \*Gross Area Calculation: Per C-3 Districts and the Van Ness Special Use District Guideline - For Floor Gross Area Calculation.  
 No Parking Required based on **PUD** (Planned Unit Development) Sect. 151.1 for RC-4 Zoning District) per SFD/BI No. DA-09; SFBC 1109A.1-1109A.6; Provide average of 4% for Assigned & Unassigned Current Code Applies (Previous Approval: 10 Bikes)  
 Parking Requirement: 1 space for Service Vehicles (Current)  
 Rear Yard - 25% of lot depth, not less than 15 feet at dwelling unit only  
 Open Space (Dwelling): 36 sq.ft. per unit if all private; Per Sect. 135

Current Density: 200 sf/du  
 Existing Total Units: 47  
 Proposed Total Units: 47  
 Current Office Area: 78,501 SF  
 Office & Health Service Area w/o Restaurant: 83,473 SF  
 Health Service Area: 4,972 SF  
 Restaurant Area: 7,542 SF  
 Existing Gross Area: 175,736 SF\*  
 Proposed Gross Area: 174,261 SF\*  
 Mailbox (11units)per box: 4 4 Mailbox & 4 Storage  
 Demolition Area: (1,152) SF  
 New Gross Area: 9,999 SF

| Shower & Locker Requirement  | SF                      | Showers | Lockers | Per Sect 155.4  |
|------------------------------|-------------------------|---------|---------|---|
| Offices                      | 78,501                  | 4       | 24      | Four showers & 24 clothes lockers are req'd where occupied floor area exceeds 50,000 sf |
| Health Services & Restaurant | 12,514                  | 0       | 0       | One shower and six clothes lockers where the occupied floor area exceeds 25,000 sf      |
| Restroom                     | Provided on G2-G3 Level |         |         | Unisex - 1 Toilet / 1 Urinal / 1 Sink   |

| Existing Building Area (Areas Above Grade) |             | SEE EXISTING PLANS FOR SECTION DIAGRAM |       |         |            |         |
|--|-------------|--|-------|---------|------------|---------|
| Levels                                     | Residential | Office                                 | Rest. | Parking | Gross Area |         |
| 10   | 9,362       | -                                      | -     | -       | 9,362      |         |
| 9  | 9,398       | -                                      | -     | -       | 9,398      |         |
| 8  | 11,037      | -                                      | -     | -       | 11,037     |         |
| 7  | 11,506      | -                                      | -     | -       | 11,506     |         |
| 6  | 13,966      | -                                      | -     | -       | 13,966     |         |
| 5  | -           | 17,623                                 | -     | -       | 17,623     |         |
| 4  | -           | 17,362                                 | -     | -       | 17,362     |         |
| 3  | -           | 17,941                                 | -     | -       | 17,941     |         |
| 2  | -           | 17,920                                 | -     | -       | 17,920     |         |
| 1st & Plaza                                | 2,900       | 7,655                                  | -     | 6,331   | 16,886     |         |
| G1   | 81          | -                                      | -     | -       | 8,827      |         |
| **G2 - G3                                  | 98          | -                                      | -     | -       | 14,247     |         |
| G4 - C (Restaurant)                        | -           | -                                      | 7,713 | -       | 11,538     |         |
| G5 - G6                                    | -           | -                                      | -     | -       | 20,228     |         |
| G7 - G8                                    | -           | -                                      | -     | -       | 20,907     |         |
| Total Net Area                             | 58,348      | 86,214                                 | -     | 87,450  | 144,562    |         |
| Bldg. Gross Area Without Parking           |             |  |       |         |            | 144,562 |
| Existing Parking Above Grade G2            |             |  |       |         |            | 34,377  |
| Existing Bldg. Gross Area                  |             |  |       |         |            | 169,580 |

| Proposed Building Area (Areas Above Grade)        |             |         |              |       |         |            |         |
|---|-------------|---------|--------------|-------|---------|------------|---------|
| Levels  | Residential | Office  | Health Serv. | Rest. | Parking | Gross Area |         |
| 10  | 9,362       | -       | -            | -     | -       | 9,362      |         |
| 9   | 9,398       | -       | -            | -     | -       | 9,398      |         |
| 8   | 11,037      | -       | -            | -     | -       | 11,037     |         |
| 7   | 11,506      | -       | -            | -     | -       | 11,506     |         |
| 6   | 13,966      | -       | -            | -     | -       | 13,966     |         |
| 5   | -           | 17,623  | -            | -     | -       | 17,623     |         |
| 4   | -           | 17,362  | -            | -     | -       | 17,362     |         |
| 3   | -           | 17,941  | -            | -     | -       | 17,941     |         |
| 2   | -           | 17,920  | -            | -     | -       | 17,920     |         |
| 1st & Plaza                                       | 8,079       | (1,152) | -            | -     | -       | 15,734     |         |
| G1  | 81          | -       | -            | -     | -       | 8,827      |         |
| **G2 - G3   | 98          | -       | 4,972        | -     | -       | 14,247     |         |
| G4 - C (Restaurant)                               | -           | -       | -            | 7,713 | -       | 11,538     |         |
| G5 - G6   | -           | -       | -            | -     | -       | 20,228     |         |
| G7 - G8   | -           | -       | -            | -     | -       | 20,907     |         |
| Total Net Area                                    | 63,527      | -       | 91,186       | -     | 76,147  | 154,713    |         |
| Bldg. Gross Area Without Parking                  |             |         |              |       |         |            | 154,713 |
| Parking (1st /Plaza & G2) Converted to Commercial |             |         |              |       |         |            | 10,151  |
| New Bldg. Gross Area                              |             |         |              |       |         |            | 168,428 |

Demolition Area: Front Entry Area & Rear Res. Area See Sheet AS-01 (1,152)

\* Gross Area: Based on C-3 Districts and Van Ness Special Use District Definition of Gross Area Calculation  
 \*\* 9,332 SF of Below Grade at G3 Level Parking to be Excluded from Gross Area

| Proposed Parking Summary:                    |   | Res. Standard | Res. Compact | Retail Standard | Retail Compact | Standard           | Compact   | H/C      | Total          | PUD Exception Applies   |
|--|---|---------------|--------------|-----------------|----------------|--------------------|-----------|----------|----------------|---|
| Office/ Health Service                       | G7 - G8                                   |               |              | 24              | 23             |                    |           | 4        | 51             | H/C Van Parking per CBC (Sect. 11B-208.2/502)   |
| Office/ Health Service                       | G5 - G6                                   |               |              | 21              | 22             |                    |           | 1        | 44             |   |
| Office/ Health Service / Restaurant          | G4  |               |              | 15              | 7              |                    |           |          | 22             |   |
| Residential / Health Service                 | G2 - G3                                   | 9             | 7            |                 |                |                    |           | 1        | 21             |   |
| Residential (w/ New Addition)                | G1  | 18            | 7            |                 |                |                    |           |          | 25             |   |
| <b>Total</b>                                 |   | <b>27</b>     | <b>14</b>    | <b>60</b>       | <b>56</b>      |                    |           | <b>6</b> | <b>163</b>     | Includes new addition to exist. residential parking                                   |
| New Addition to Existing Residential Parking |   |               |              |                 |                |                    |           |          |                |   |
|  | G2 - G3                                   |               |              | 5               |                |                    |           |          |                | Converting existing tenant storage into compact stalls for residents                  |
|  | G1  |               |              | 5               |                |                    |           |          |                |   |
| <b>Total</b>                                 |   |               |              |                 |                |                    |           |          | <b>10</b>      |   |
| Existing Parking Summary                     |   |               |              |                 |                |                    |           |          |                |   |
|  | G7 - G8                                   |               |              | 27              | 27             | 27                 | 27        |          | 54             | H/C stalls added to Retail Standard   |
|  | G5 - G6                                   |               |              | 23              | 23             | 23                 | 23        |          | 46             |   |
|  | G4  |               |              | 16              | 9              | 16                 | 9         |          | 25             |   |
|  | G2 - G3                                   | 14            | 2            | 4               | 15             | 14                 | 17        | 4        | 35             |   |
|  | G1  | 9             | 2            | 9               |                | 18                 | 2         |          | 20             |   |
|  | 1st & Plaza                               | 18            | 2            |                 |                | 15                 | 5         |          | 20             |   |
| <b>Existing Total Parking</b>                |   | <b>41</b>     | <b>6</b>     | <b>79</b>       | <b>74</b>      | <b>113</b>         | <b>83</b> | <b>4</b> | <b>200</b>     | The existing retail parking includes parking for both existing retail and office uses |
| Max. Allowable Parking per Sect. 151.1       |   |               |              |                 |                |                    |           |          |                |   |
|  | 47 Residential Units                      |               |              |                 |                | 0.5 Stall per Unit |           |          | (ALLOWABLE) 23 | 1 stall per 1000 sf of gross area   |
|  | 7,713 Restaurant                          |               |              |                 |                | 200 SF per Stall   |           |          | (EXISTING) 47  |   |
|  | 4,972 Health Services                     |               |              |                 |                | 300 SF per Stall   |           |          |                |   |
|  | 78,501 Offices                            |               |              |                 |                | 1,000 SF per Stall |           |          |                |   |
| <b>Total Max. Allowable Parking</b>          |   |               |              |                 |                |                    |           |          | <b>154</b>     |   |
| ADA Stalls per Sect. 155 (i)                 |   |               |              |                 |                |                    |           |          |                |   |
|  | Residential Parking                       |               |              |                 |                |                    |           |          | 6              | **ADA Stalls per Sect. 155 (i)<br>4% 1 per 25 off street parking / 4%                 |
|  | Health Service/Office /Restaurant Parking |               |              |                 |                |                    |           |          | 41 (NEW TOTAL) |   |
|  | Cal Green Fuel Efficient (CGFE)           |               |              |                 |                |                    |           |          | 122            | Cal Green Required: 13C.5.106.5   |
|  | Cal Green Fuel Efficient (CGFE)           |               |              |                 |                |                    |           |          | 13             |   |
| <b>Total Parking Provided</b>                |   |               |              |                 |                |                    |           |          | <b>163</b>     |   |

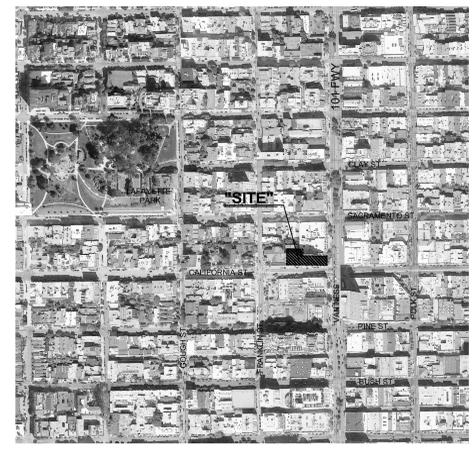
|  |   |             |
|--|---|-------------|
| Cal Green (Title 24 Part 11)               | SFBC 13C  | Code        |
| Fuel Efficient Vehicle and Carpool Parking | 8% of Total Parking Stalls (low-emitting, fuel efficient & carpool/van pool vehicles)                               | 13C.5.106.5 |
| Recycling by Occupants                     | Provide Adequate space and equal access for storage, collection and loading of compostable, recyclable, landfill... |             |

| Bike Requirement: Table 155.2 (.11) | Requirement   | Additional Req'd | Occupied Floor Area per Sect. 102 | Total Required |
|-------------------------------------|---------------|------------------|-----------------------------------|----------------|
| Residential Class 1                 | Long-Term 47  |                  | 1 per Unit                        | 47             |
| Residential Class 2                 | Short-Term 2  |                  | 1 per 20 Units                    | 2              |
| Health Service (155.2.14)           | Long-Term 1   | 1 per 5,000      |                                   | 1              |
|                                     | Short-Term 1  | 1 per 15,000     | 3 per Sect. 153.2                 | 4              |
| Offices (155.2)                     | Long-Term 16  | 1 per 5,000      |                                   | 16             |
|                                     | Short-Term 2  | 2 per 50,000     | 1 per +50,000                     | 3              |
| Limited Restaurant (155.2.16)       | Long-Term 1   | 1 per 7,500      |                                   | 1              |
|                                     | Short-Term 10 | 1 per 750        |                                   | 10             |
| <b>Total Required</b>               |               |                  |                                   | <b>84</b>      |

| ***Bike Provided:    | Residential                                    | Health Service | Offices | Limited Restaurant | Total Provided |
|----------------------|--|----------------|---------|--------------------|----------------|
| Class 1 (long-term)  | 47   | 1              | 16      | 1                  | 65             |
| Class 2 (short-term) | 2  | 4              | 3       | 10                 | 19             |
|                      | ***Based on Bulletin No. 9 for Design & Layout |                |         |                    | 84             |

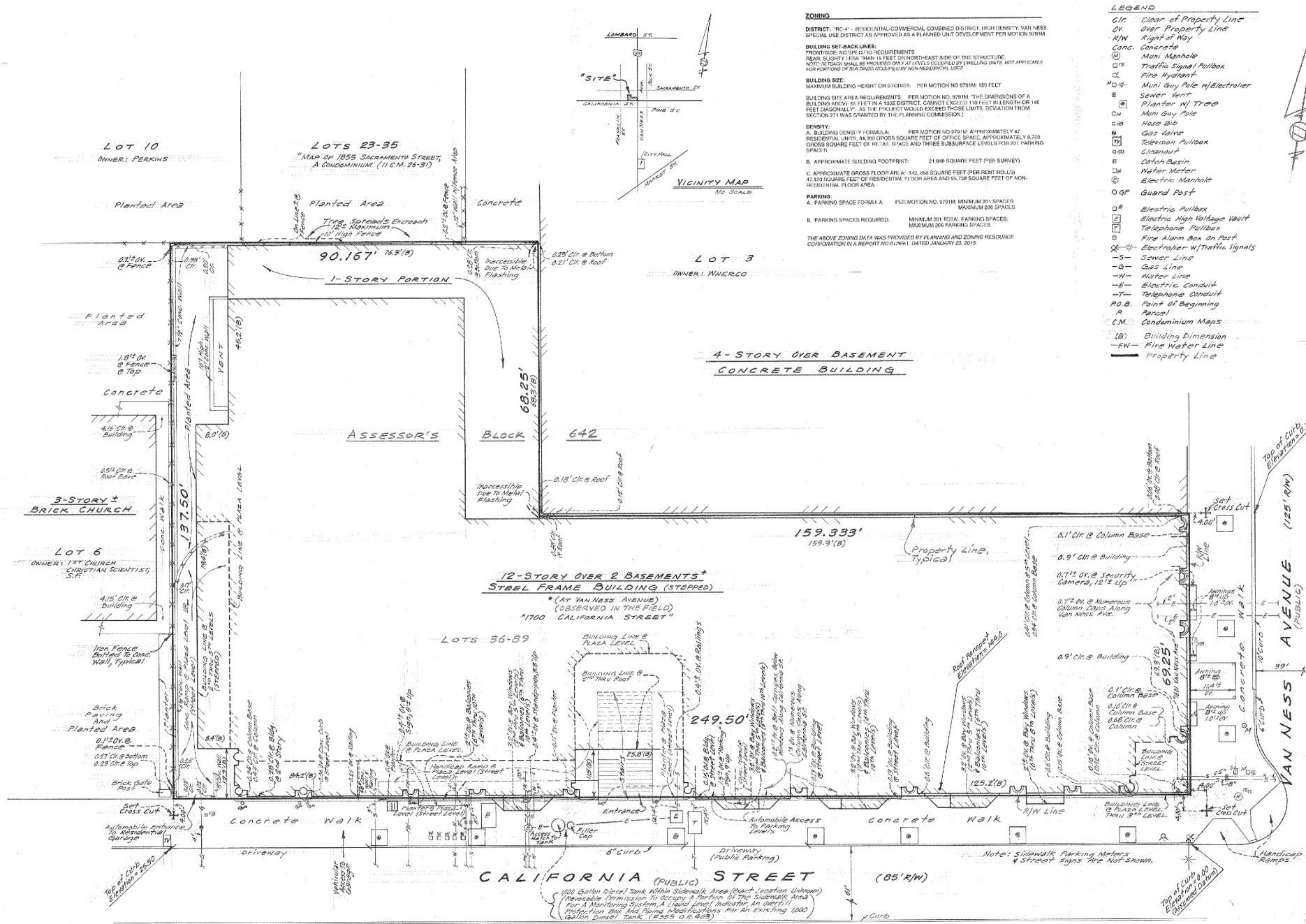
| Open Space Required: per Sect. 135  | Total Units            | Requirement    | Total Open Space Required |           |           |            |            |                |
|---|------------------------|----------------|---------------------------|-----------|-----------|------------|------------|----------------|
|   | 47                     | 36 sf per Unit | 1,692                     |           |           |            |            |                |
| Open Space Provided:  |                        |                |                           |           |           |            |            |                |
| SF per Level (Based on 6'-0" x 6'-0" Req. Min. Deck Size for New Units @ 1st & Plaza) |                        |                |                           |           |           |            |            |                |
| 1st & Plaza Common Area   | 1st & Plaza Res. Patio | 6th Level      | 7th Level                 | 8th Level | 9th Level | 10th Level | Roof Level | Total Provided |
| 429   | 1081                   | 2,589          | 2,302                     | 459       | 1,253     | 0          | 1,250      | 9,363 SF       |
| Dog Park Area at Plaza Level Excluded for Open Space: 560 SF                          |                        |                |                           |           |           |            |            |                |

| Residential Unit Summary |              |                      |                      |                                   |                  |                  |                  |                 |                  |   |   |
|--------------------------|--------------|----------------------|----------------------|-----------------------------------|------------------|------------------|------------------|-----------------|------------------|---|---|
| Proposed Unit            | # of Bedroom | Existing Unit Sq.Ft. | Proposed Unit Sq.Ft. | Studio Unit Type                  | 1 Bdrm Unit Type | 2 Bdrm Unit Type | 3 Bdrm Unit Type | Units per Level | Open Space       | COMMENTS  |   |
| 101                      | 0            |                      | 579                  | 1                                 |                  |                  |                  |                 | 244              |   |   |
| 102                      | 1            |                      | 812                  |                                   | 1                |                  |                  |                 | 392              |   |   |
| 103                      | 0            |                      | 547                  | 1                                 |                  |                  |                  |                 | 213              |   |   |
| 104                      | 0            |                      | 647                  | 1                                 |                  |                  |                  |                 | 232              |   |   |
| Level 1                  |              |                      |                      | 3                                 | 1                | 0                | 0                | 4               |                  |   |   |
| 601                      | 2            | 1,060                | 1,060                |                                   |                  | 1                |                  |                 | 156              |   |   |
| 602                      | 2            | 1,030                | 1,030                |                                   |                  | 1                |                  |                 | 1,088            |   |   |
| 603                      | 1            | 639                  | 639                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 604                      | 1            | 1,030                | 1,030                |                                   | 1                |                  |                  |                 | 282              |   |   |
| 605                      | 1            | 666                  | 666                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 606                      | 2            | 1,195                | 1,195                |                                   |                  | 1                |                  |                 |                  |   |   |
| 607                      | 2            | 1,263                | 1,263                |                                   |                  | 1                |                  |                 | 303              |   |   |
| 608                      | 1            | 753                  | 753                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 609                      | 1            | 900                  | 900                  |                                   | 1                |                  |                  |                 | 104              |   |   |
| 610                      | 2            | 1,176                | 1,176                |                                   |                  | 1                |                  |                 | 512              |   |   |
| 611                      | 1            | 804                  | 804                  |                                   | 1                |                  |                  |                 | 71               |   |   |
| 612                      | 1            | 759                  | 759                  |                                   | 1                |                  |                  |                 | 73               |   |   |
| Level 6                  |              |                      |                      | 0                                 | 7                | 5                | 0                | 12              |                  |   |   |
| 701                      | 2            | 1,055                | 1,055                |                                   |                  | 1                |                  |                 |                  |   |   |
| 702                      | 2            | 1,045                | 1,045                |                                   |                  | 1                |                  |                 |                  |   |   |
| 703                      | 1            | 639                  | 639                  |                                   | 1                |                  |                  |                 | 271              |   |   |
| 704                      | 2            | 1,060                | 1,060                |                                   |                  | 1                |                  |                 |                  |   |   |
| 705                      | 1            | 666                  | 666                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 706                      | 2            | 1,195                | 1,195                |                                   |                  | 1                |                  |                 |                  |   |   |
| 707                      | 2            | 1,421                | 1,421                |                                   |                  | 1                |                  |                 | 887              |   |   |
| 708                      | 1            | 753                  | 753                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 709                      |              | 797                  | 797                  | Unit merged with 710 Unit         |                  |                  |                  |                 |                  |   | (E) UNIT 709 (1 BDRM) + (E) UNIT 710 (2 BDRM) = (N) UNIT 710 (3 BDRM)                         |
| 710                      | 3            | 1,487                | 2,284                |                                   |                  | 1                |                  |                 | 1,144            |   |   |
| Level 7                  |              |                      |                      | 0                                 | 3                | 5                | 1                | 9               |                  |   |   |
| 801                      | 2            | 1,055                | 1,055                |                                   |                  | 1                |                  |                 |                  |   |   |
| 802                      | 2            | 1,045                | 1,045                |                                   |                  | 1                |                  |                 |                  |   |   |
| 803                      | 1            | 639                  | 639                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 804                      | 2            | 1,062                | 1,062                |                                   |                  | 1                |                  |                 |                  |   |   |
| 805                      | 1            | 666                  | 666                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 806                      | 2            | 1,195                | 1,195                |                                   |                  | 1                |                  |                 |                  |   |   |
| 807                      | 2            | 1,414                | 1,414                |                                   |                  | 1                |                  |                 |                  |   |   |
| 808                      | 1            | 753                  | 753                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 809                      | 2            | 1,603                | 1,603                |                                   |                  | 1                |                  |                 | 459              |   |   |
| Level 8                  |              |                      |                      | 0                                 | 3                | 6                | 0                | 9               |                  |   |   |
| 901                      | 2            | 1,537                | 1,537                |                                   |                  | 1                |                  |                 | 814              |   |   |
| 902                      | 1            | 639                  | 639                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 903                      | 2            | 1,062                | 1,062                |                                   |                  | 1                |                  |                 |                  |   |   |
| 904                      | 1            | 666                  | 666                  |                                   | 1                |                  |                  |                 |                  |   |   |
| 905                      | 3            | 1,195                | 1,528                |                                   |                  | 1                | 1                |                 |                  | (E) UNIT 905 (2 BDRM) + (E) UNIT 907 (1 BDRM) + (E) UNIT 908 (3 BDRM) = (N) UNIT 905 (3 BDRM) |   |
| 906                      | 2            | 1,414                | 1,414                |                                   |                  | 1                |                  |                 |                  |   |   |
| 907                      |              | 753                  | 753                  | Unit merged with 908 & 905 Unit   |                  |                  |                  |                 |                  |   | (E) UNIT 907 (1 BDRM) + (E) UNIT 908 (1 BDRM) + (E) UNIT 905 (3 BDRM) = (N) UNIT 908 (2 BDRM) |
| 908                      | 2            | 934                  | 1,354                |                                   |                  | 1                |                  |                 | 439              |   |   |
| Level 9                  |              |                      |                      | 0                                 | 2                | 4                | 1                | 7               |                  |   |   |
| 1001                     | 2            | 1,534                | 1,534                |                                   |                  | 1                |                  |                 | 250              |   |   |
| 1002                     | 2            | 639                  | 1,305                |                                   |                  | 1                |                  |                 | 250              | (E) UNIT 1002 (1 BDRM) + (E) UNIT 1004 (1 BDRM) + (N) UNIT 1002 (2 BDRM)                      |   |
| 1003                     | 2            | 1,062                | 1,062                |                                   |                  | 1                |                  |                 |                  |   |   |
| 1004                     |              | 666                  | 666                  | Unit merged with 1002 Unit        |                  |                  |                  |                 |                  |   | (E) UNIT 1004 (1 BDRM) + (E) UNIT 1007 (1 BDRM) + (N) UNIT 1005 (3 BDRM)                      |
| 1005                     | 3            | 1,195                | 1,528                |                                   |                  | 1                | 1                |                 | 250              |   |   |
| 1006                     | 2            | 1,414                | 1,414                |                                   |                  | 1                |                  |                 | 250              |   |   |
| 1007                     |              | 753                  | 753                  | Unit merged with 1005 & 1008 Unit |                  |                  |                  |                 |                  |   | (E) UNIT 1007 (1 BDRM) + (E) UNIT 1008 (1 BDRM) + (N) UNIT 1008 (3 BDRM)                      |
| 1008                     | 2            | 883                  | 1,303                |                                   |                  | 1                |                  |                 | 250              |   |   |
| Level 10                 |              |                      |                      | 0                                 | 0                | 5                | 1                | 6               |                  |   |   |
| Total Units              |              |                      |                      | 3                                 | 16               | 25               | 3                | 47              | Total Open Space |   |   |
| Unit Mix                 |              |                      |                      | 6.4%                              | 34.0%            | 53.2%            | 6.4%             | 100.0%          | 8,934            |   |   |
| Total Res. Area          |              |                      |                      | 1,773                             | 11,784           | 30,859           | 5,340            | 49,756          |                  |   |   |



3 AG-01 VICINITY MAP SCALE : NTS





"1700 CALIFORNIA STREET"  
SAN FRANCISCO CALIFORNIA

**ZONING**  
DISTRICT: "RC-4" - RESIDENTIAL-COMMERCIAL COVENED DISTRICT, HIGH DENSITY, VAN NESS SPECIAL USE DISTRICT AS APPROVED AS A PLANNED UNIT DEVELOPMENT PER MOTION 9791M

**BUILDING SET-BACK LINES:**  
FRONT: 10 FEET OR MORE  
REAR: 10 FEET OR MORE  
SIDE: 5 FEET OR MORE

**BUILDING SIZE:**  
MAXIMUM BUILDING HEIGHT ON STOREYS: PER MOTION NO. 9791M: 130 FEET

**DENSITY:**  
A. BUILDING DENSITY: NORMAL PER MOTION NO. 9791M: APPROXIMATELY 41 RESIDENTIAL UNITS PER GROSS SQUARE FOOT OF OFFICE SPACE, APPROXIMATELY 8,750 GROSS SQUARE FEET OF RETAIL SPACE AND THREE SUBSURFACE LEVELS FOR 201 PARKING SPACES

**PARKING:**  
A. PARKING SPACE FORMULA: PER MOTION NO. 9791M: MINIMUM 201 SPACES  
B. PARKING SPACES REQUIRED: MINIMUM 201 TOTAL PARKING SPACES; MAXIMUM 206 PARKING SPACES

THE ABOVE ZONING DATA WAS PROVIDED BY PLANNING AND ZONING RESOURCE CORPORATION IN A REPORT NO. 81269-1, DATED JANUARY 23, 2015.

**LEGEND**

- CL Clear of Property Line
- OV Over Property Line
- R/W Right of Way
- Conc. Concrete
- Manhole Manhole
- TS Traffic Signal Pullbox
- Fire Hydrant Fire Hydrant
- Muni Guy Pole w/ Electroliner Muni Guy Pole w/ Electroliner
- Sewer Vent Sewer Vent
- Planter w/ Tree Planter w/ Tree
- Muni Guy Pole Muni Guy Pole
- Gas Valve Gas Valve
- Telephone Pullbox Telephone Pullbox
- Cleanout Cleanout
- Catch Basin Catch Basin
- Water Meter Water Meter
- Electric Manhole Electric Manhole
- Guard Post Guard Post
- Electric Pullbox Electric Pullbox
- Electric High Voltage Vault Electric High Voltage Vault
- Telephone Pullbox Telephone Pullbox
- Fire Alarm Box on Post Fire Alarm Box on Post
- Electroliner w/ Traffic Signals Electroliner w/ Traffic Signals
- Sewer Line Sewer Line
- Gas Line Gas Line
- Water Line Water Line
- Telephone Conduit Telephone Conduit
- P.O.B. Point of Beginning Parcel P.O.B. Point of Beginning Parcel
- C.M. Condominium Maps C.M. Condominium Maps
- BD Building Dimension BD Building Dimension
- FW Fire Water Line FW Fire Water Line
- Property Line Property Line

**ALTA/ACSM TABLE 'A' ITEMS NOTES:**

- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY AGENCY (FEMA). FEMA HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREA WITHIN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE CITY DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM (TABLE A, ITEM 3).
- THERE ARE NO PARTY WALLS WITH RESPECT TO THE ADJOINING PROPERTIES (TABLE A, ITEM 10A).
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING EITHER BUILDING CONSTRUCTION OR BUILDING ADDITIONS (TABLE A, ITEM 16).
- THERE ARE NO KNOWN CHANGES IN STREET HEIGHT OF WAY LINES EITHER COMPLIANT OR NON-COMPLIANT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS (TABLE A, ITEM 17).
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL (TABLE A, ITEM 18).
- THE SUBJECT PROPERTY IS NOT LOCATED IN A WETLAND AREA PER U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY (TABLE A, ITEM 19).
- THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SUBJECT PROPERTY AS DISCLOSED WITHIN THE PRELIMINARY REPORT (TABLE A, ITEM 20).
- THE SURVEYOR HAS A PROFESSIONAL LIABILITY INSURANCE POLICY OF 2 MILLION DOLLARS THAT IS IN EFFECT THROUGHOUT THE CONTRACT TERM (TABLE A, ITEM 21).

**NOTES**

- THERE ARE NO PLOTTABLE RECIPROCAL EASEMENTS (REAs) AS DEFINED IN THE REFERENCED PRELIMINARY TITLE REPORT.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE PRELIMINARY TITLE REPORT OR ANY EXCEPTIONS HAVE BEEN NOTED.

**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY AS DESCRIBED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF 1700 CALIFORNIA STREET A CONDOMINIUM PROJECT," WHICH MAP WAS FILED FOR RECORD, AUGUST 28, 1986, BOOK 26 OF CONDOMINIUM MAPS, PAGES 16, 25, 126, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: LOTS 036-039 BLOCK 042

**SURVEYOR'S CERTIFICATION**

TO: HILL 1700 CALIFORNIA OWNER, LLC, HILL 1700 CALIFORNIA MEZZANINE, LLC, MESA WEST CORE LEASING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5848 MORTGAGE FUND LENDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 5848 MORTGAGE FUND HOLDING-1700 CALIFORNIA, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR. PRICER, NICHOLS & SCORIO, CHICAGO, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2015.

Revised: [Signature]  
BRUCE A. GOWDY PLS. 5225  
DATE: JANUARY 26, 2016

**SURVEY REFERENCE**

CHICAGO TITLE COMPANY, PRELIMINARY REPORT NO. PWP-N-10401212, J.M. DATED OCTOBER 1, 2014.

THE FOLLOWING EXCEPTIONS TO TITLE WITHIN THE ABOVE REPORT:

- RECALLS AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF 1700 CALIFORNIA STREET, A CONDOMINIUM PROJECT" RECORDED AUGUST 26, 1986 IN BOOK 26 OF CONDOMINIUM MAPS, AT PAGES 16, 25 AND 126, OFFICIAL RECORDS, (NOT PLOTTABLE) (EXCEPTION NO. 59)
- "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ESTABLISHING A PLAN FOR REAL ESTATE DEVELOPMENT OWNERSHIP OF 1700 CALIFORNIA STREET" RECORDED JULY 21, 1987 IN REEL 1389, IMAGE 109 (INSTRUMENT NO. 873560), OFFICIAL RECORDS, "NOTICE OF SUBSTITUTION OF DECLARANT" RECORDED MAY 3, 2009 IN REEL 603, IMAGE 17 (INSTRUMENT NO. 2006-077081), OFFICIAL RECORDS, (NOT PLOTTABLE) (EXCEPTION NO. 60)
- "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF 1700 CALIFORNIA STREET RESIDENTIAL PARCEL" RECORDED JULY 21, 1987 IN REEL 1389, IMAGE 109 (INSTRUMENT NO. 873560), OFFICIAL RECORDS, (NOT PLOTTABLE) (EXCEPTION NO. 61)
- CONDITIONS AND RESTRICTIONS FOUND IN THAT CERTAIN DOCUMENT ENTITLED, "CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ORDER NO. 188487," RECORDED FEBRUARY 3, 1992, IN REEL 1555, IMAGE 0403, OFFICIAL RECORDS, (PLOTTED HEREON) (EXCEPTION NO. 62)

**BASIS OF SURVEY**

1. THAT CERTAIN MAP ENTITLED "MAP OF 1700 CALIFORNIA STREET, A CONDOMINIUM PROJECT" RECORDED AUGUST 26, 1986, IN BOOK 26 OF CONDOMINIUM MAPS, AT PAGES 16, 25 AND 126, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

2. CITY OF SAN FRANCISCO MONUMENT MAP NO. 17 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**GENERAL NOTES**

1. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.

2. ALL PROPERTY LINE ANGLES ARE IN DECIMALS UNLESS NOTED OTHERWISE.

3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**UTILITY NOTE:**

LOCATION OF UNDERGROUND UTILITY LINES WERE EITHER FIELD LOCATED AS THEY ENTERED THROUGH THE BASEMENT WALL OR TAKEN FROM UTILITY COMPANY RECORDS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, INDICATED LOCATION OR SIZE OF UTILITY LINES TAKEN FROM UTILITY RECORDS. THE PURPOSE OF SHOWING THE UTILITY LINES IS TO CONFIRM THAT THE PROPERTY IS BEING SURVEYED BY ALL MAJOR UTILITIES, NOT ALL UTILITY LINES ARE SHOWN HEREON.

**PARKING GARAGE:**

COMMERCIAL PARKING OPEN TO THE PUBLIC:  
A TOTAL OF 145 MARKED PARKING SPACES, INCLUDES 5 DESIGNATED HANDICAP SPACES.

RESIDENTIAL PARKING:  
A TOTAL OF 50 MARKED PARKING SPACES, NO HANDICAP SPACES.

TOTAL COMMERCIAL AND RESIDENTIAL PARKING SPACES = 195

**LIST OF ENCROACHMENTS**

- 0.00' over @ concrete curb @ street level
- 0.30' over @ grading
- 0.14' over @ planter
- 0.24' over @ sign 3' x 4'
- 2.71' over @ columns (6th thru 10th levels)
- 3.7' over @ bay windows (2nd thru 5th levels) & balconies (6th thru 10th levels)
- 0.61' over @ stilette
- 0.61' over @ stilette
- 0.84' over @ railing
- 0.15' over @ flag @ base wall
- 4.81' over @ parking sign 5' x 7'
- 3.2' over @ bay windows (2nd thru 5th levels) & balconies (6th thru 10th levels)
- 0.2' over @ base column below windows along California Street
- 1.41' over @ numerous columns caps along California Street
- 0.13' over @ building @ street level
- 3.2' over @ bay windows (2nd thru 5th levels) & balconies (6th thru 10th levels)
- 0.13' over @ building @ street level
- 3.7' over @ bay windows (2nd thru 5th levels) & balconies (6th thru 10th levels)
- 2.71' over @ bay windows (2nd thru 5th levels)
- 0.15' over @ column base
- 0.16' over @ column base
- 3.00' gallon diesel tank within sidewalk area (exact location unknown) removable permission to occupy portion of the sidewalk per Ref 1555, Image 0103, of Official Records.

**SUBJECT PROPERTY ONTO VAN NESS AVENUE:**

- Assegs by 1.21' x 1.21' @ sp 13
- Assegs by 1.81' x 1.81' over @ 1'
- 0.71' over @ numerous column caps
- 0.71' over @ security camera 374' x 1'

**LOTS 10-12 ONTO SUBJECT PROPERTY:**

- 0.21' over @ fence
- 1.81' over @ fence top
- 0.11' over @ fence

**LOTS 23-35 ONTO SUBJECT PROPERTY:**

- 0.21' over @ bottom

**NOTE: Sidewalk Parking Markers & Street Signs Are Not Shown.**

**SITE AREA = 23,432± SQ. FT. OR 0.538± ACRES**

**EXTERIOR PERIMETER BUILDING AREA = 21,848± SQ. FT.**

**ALTA/ACSM LAND TITLE SURVEY OF 1700 CALIFORNIA STREET**

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'

DATE: 7-13-92

SHEET: 1

BY: [Signature]

JOB NO. 5-8354

MARTIN M. RON ASSOCIATES LAND SURVEYORS  
855 HARRISON STREET, SUITE 200  
SAN FRANCISCO, CA 94107  
(415) 543-4933

SURV: HK  
DRY: JP  
CHK: BR  
REV: ND

OWNER  
MOSSER CAPITAL MANAGEMENT  
308 JESSIE STREET  
SAN FRANCISCO, CA 94103

PROJECT  
1700 CALIFORNIA  
170 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109

Date: Jan 5, 2016  
Issue: Planning Submittal  
Mar 25, 2016  
May 10, 2016

LEGAL DESCRIPTION

HARLEY ELLIS DEVEREAUX

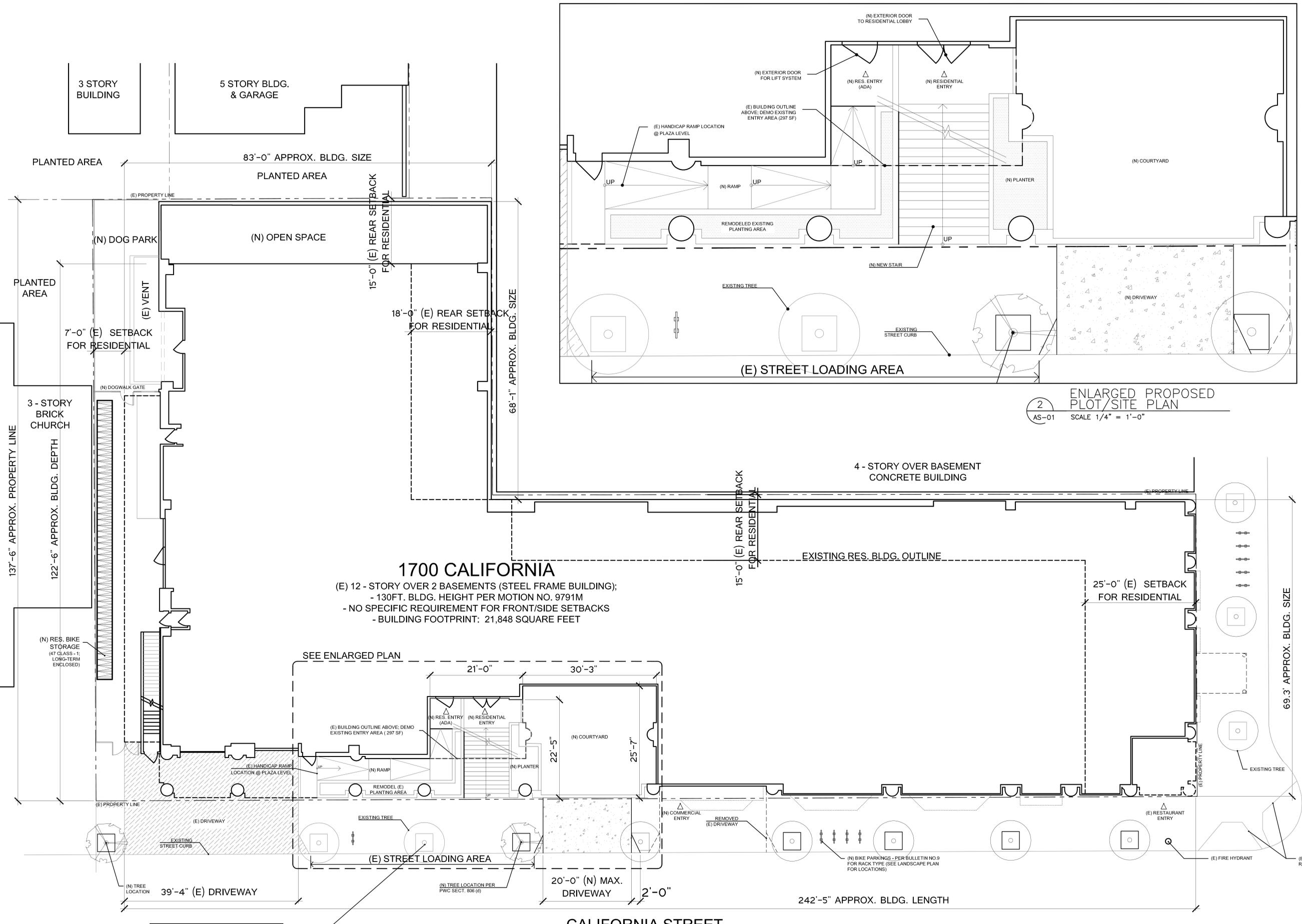
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Title: SITE SURVEY - FOR REFERENCE

Sheet No. AS-S1



**1700 CALIFORNIA**  
 (E) 12 - STORY OVER 2 BASEMENTS (STEEL FRAME BUILDING);  
 - 130FT. BLDG. HEIGHT PER MOTION NO. 9791M  
 - NO SPECIFIC REQUIREMENT FOR FRONT/SIDE SETBACKS  
 - BUILDING FOOTPRINT: 21,848 SQUARE FEET

2 ENLARGED PROPOSED PLOT/SITE PLAN  
 AS-01 SCALE 1/4" = 1'-0"

1 PROPOSED PLOT/SITE PLAN  
 AS-01 SCALE 1/8" = 1'-0"

REFER TO STREET TREE PLANTS, STREET IMPROVEMENTS PER CIVIL DRAWING



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**PLANNING SUBMITTAL UPDATE**

**VAN NESS AVENUE**



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Title **SITE PLAN**

Sheet No. **AS-01**

1"=10'

1"=20'

1"=30'

1"=40'

1"=50'

1"=100'

**LEGEND:**

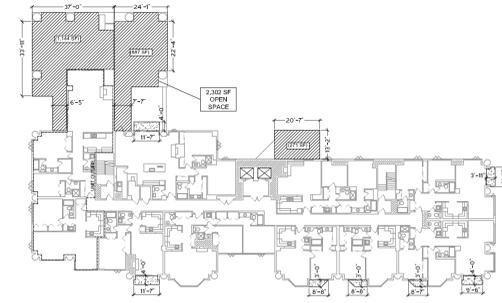
-  OPEN SPACE BASED ON CURRENT CODE SECT. 135 (7X6' MIN. DECK SIZE)
-  EXISTING OPEN SPACE (EXCLUDED FROM SUMMARY)

| Open Space Required: per Sect. 135  |                        | Total Units | Requirement    |           |           |            |            |                 | Total Open Space Required |
|---|------------------------|-------------|----------------|-----------|-----------|------------|------------|-----------------|---------------------------|
|   |                        | 47          | 36 sf per Unit |           |           |            |            |                 | <b>1,692</b>              |
| Open space Provided:  |                        |             |                |           |           |            |            |                 |                           |
| SF per Level (Based on 6'-0" x 6'-0" Req. Min. Deck Size for New Units @ 1st & Plaza) |                        |             |                |           |           |            |            |                 |                           |
| 1st & Plaza Common Area   | 1st & Plaza Res. Patio | 6th Level   | 7th Level      | 8th Level | 9th Level | 10th Level | Roof Level | Total Provided  |                           |
| 429   | 1081                   | 2,589       | 2,302          | 459       | 1,253     | 0          | 1,250      | <b>9,363 SF</b> |                           |

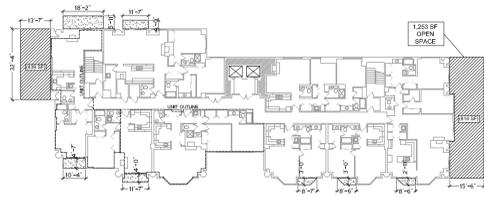
Dog Park Area at Plaza Level Excluded for Open Space: 560 SF



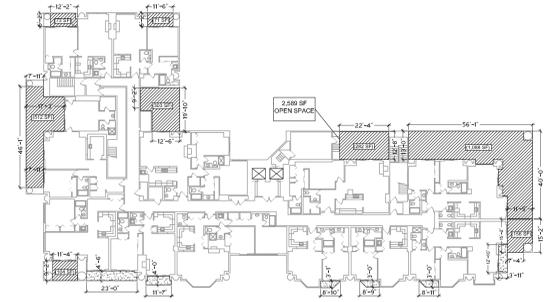
6 10TH LEVEL PLAN  
SCALE 1/32" = 1'-0"



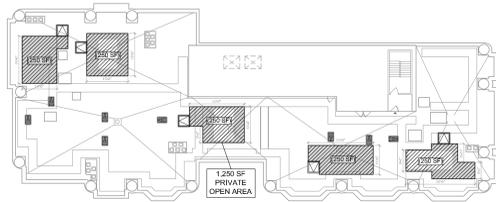
3 7TH LEVEL PLAN  
SCALE 1/32" = 1'-0"



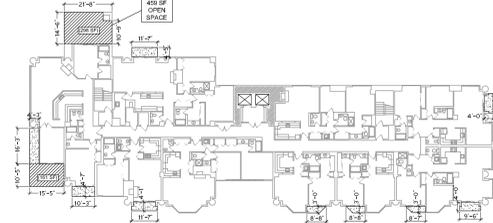
5 9TH LEVEL PLAN  
SCALE 1/32" = 1'-0"



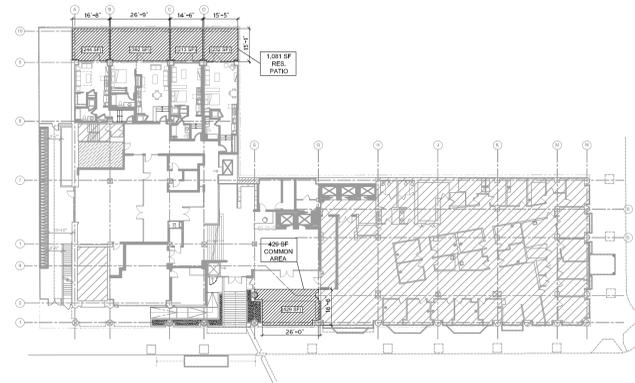
2 6TH LEVEL PLAN  
SCALE 1/32" = 1'-0"



7 ROOF PLAN  
SCALE 1/32" = 1'-0"



4 8TH LEVEL PLAN  
SCALE 1/32" = 1'-0"



1 1ST & PLAZA LEVEL PLAN  
SCALE 1/32" = 1'-0"



3"=1'-0"

1 1/2"=1'-0"

3/4"=1'-0"

1/4"=1'-0"

1/8"=1'-0"

1/16"=1'-0"

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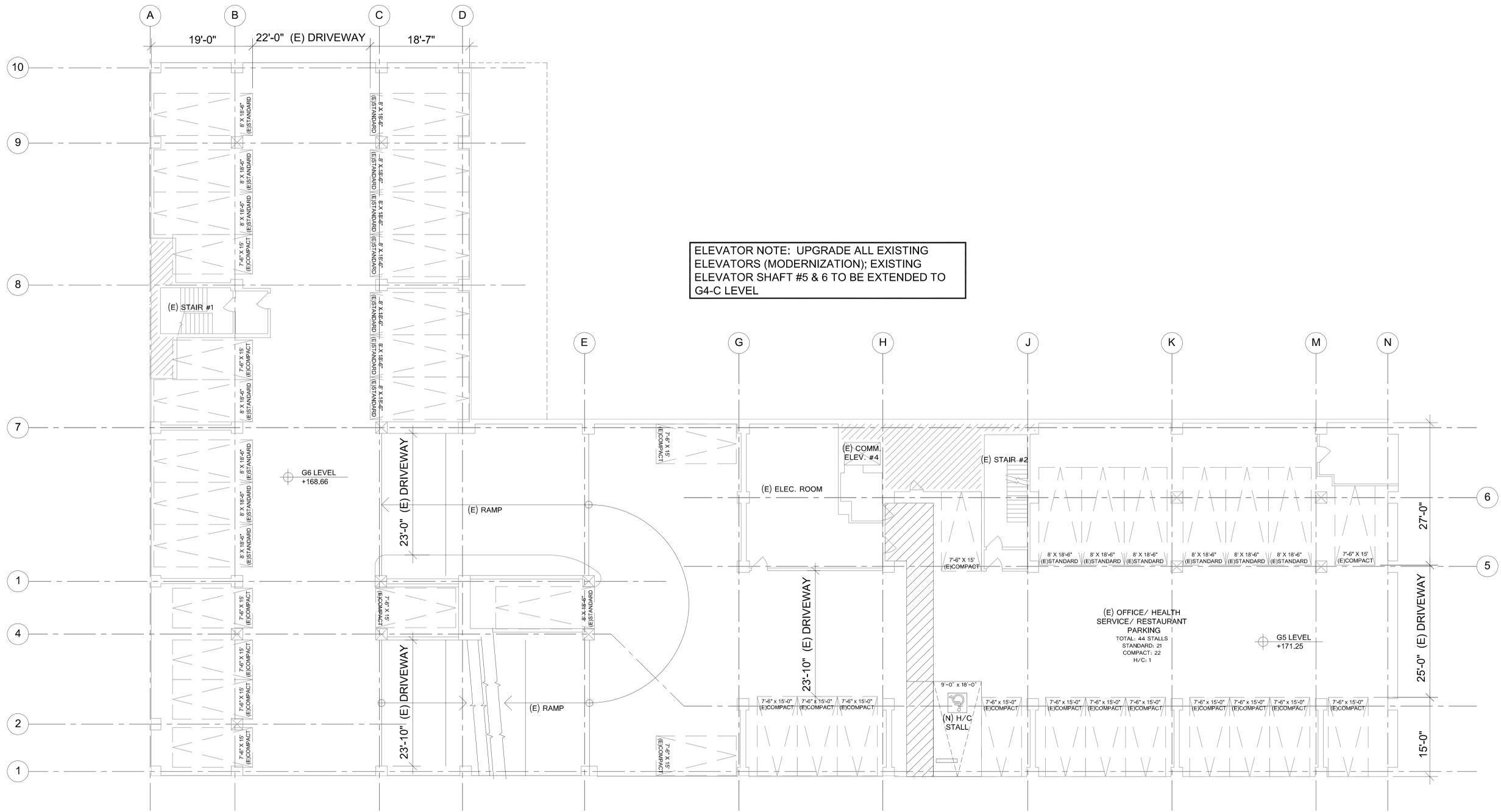
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Title **OPEN SPACE EXHIBIT**

Sheet No. **AS-02**





**ELEVATOR NOTE: UPGRADE ALL EXISTING ELEVATORS (MODERNIZATION); EXISTING ELEVATOR SHAFT #5 & 6 TO BE EXTENDED TO G4-C LEVEL**

(E) OFFICE/ HEALTH SERVICE/ RESTAURANT PARKING  
 TOTAL: 44 STALLS  
 STANDARD: 21  
 COMPACT: 22  
 H/C: 1

1 GARAGE LEVEL G5 -G6 FLOOR PLAN  
 AC-01 SCALE 1/8" = 1'-0"



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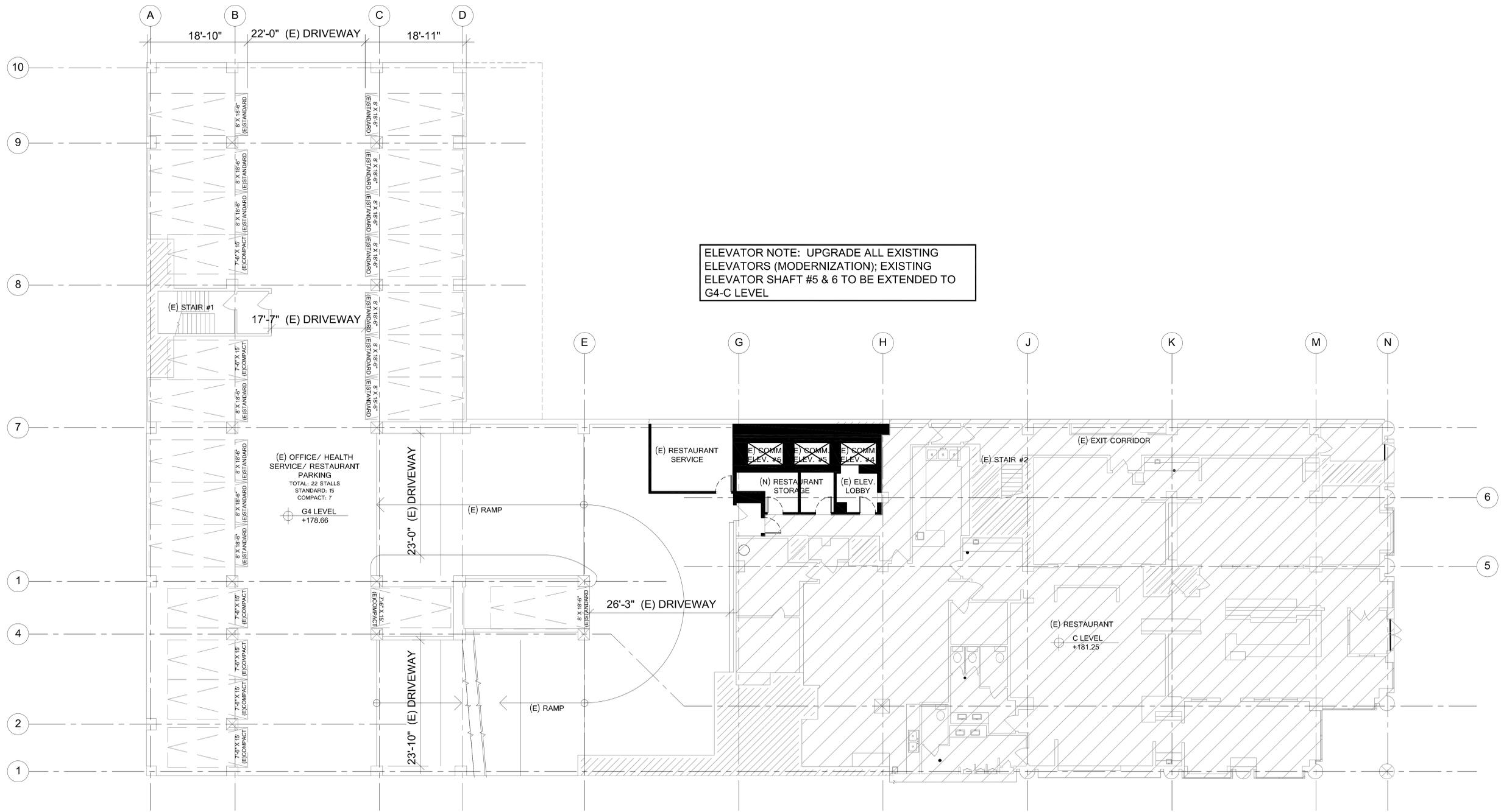
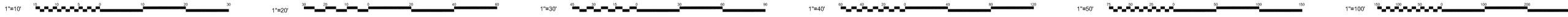
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Title **GARAGE LEVEL G5 -G6 FLOOR PLAN**

Sheet No. **AC-02**

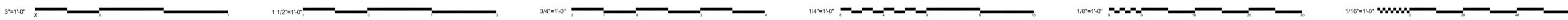


ELEVATOR NOTE: UPGRADE ALL EXISTING ELEVATORS (MODERNIZATION); EXISTING ELEVATOR SHAFT #5 & 6 TO BE EXTENDED TO G4-C LEVEL

**WALL LEGEND:**

|  |                               |
|--|-------------------------------|
|  | EXISTING WALL                 |
|  | NEW WALL                      |
|  | NEW RESIDENTIAL INTERIOR WALL |
|  | NEW INTERIOR LOW-WALL         |
|  | ALTERNATIVE WALL              |

1 GARAGE LEVEL G4-C FLOOR PLAN  
AC-01 SCALE 1/8" = 1'-0"



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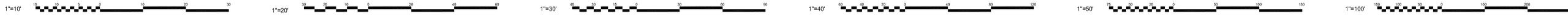
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Title **GARAGE LEVEL G4 - C FLOOR PLAN**

Sheet No. **AC-03**



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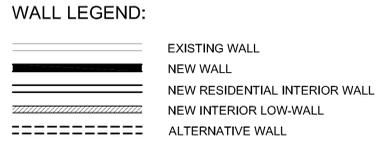
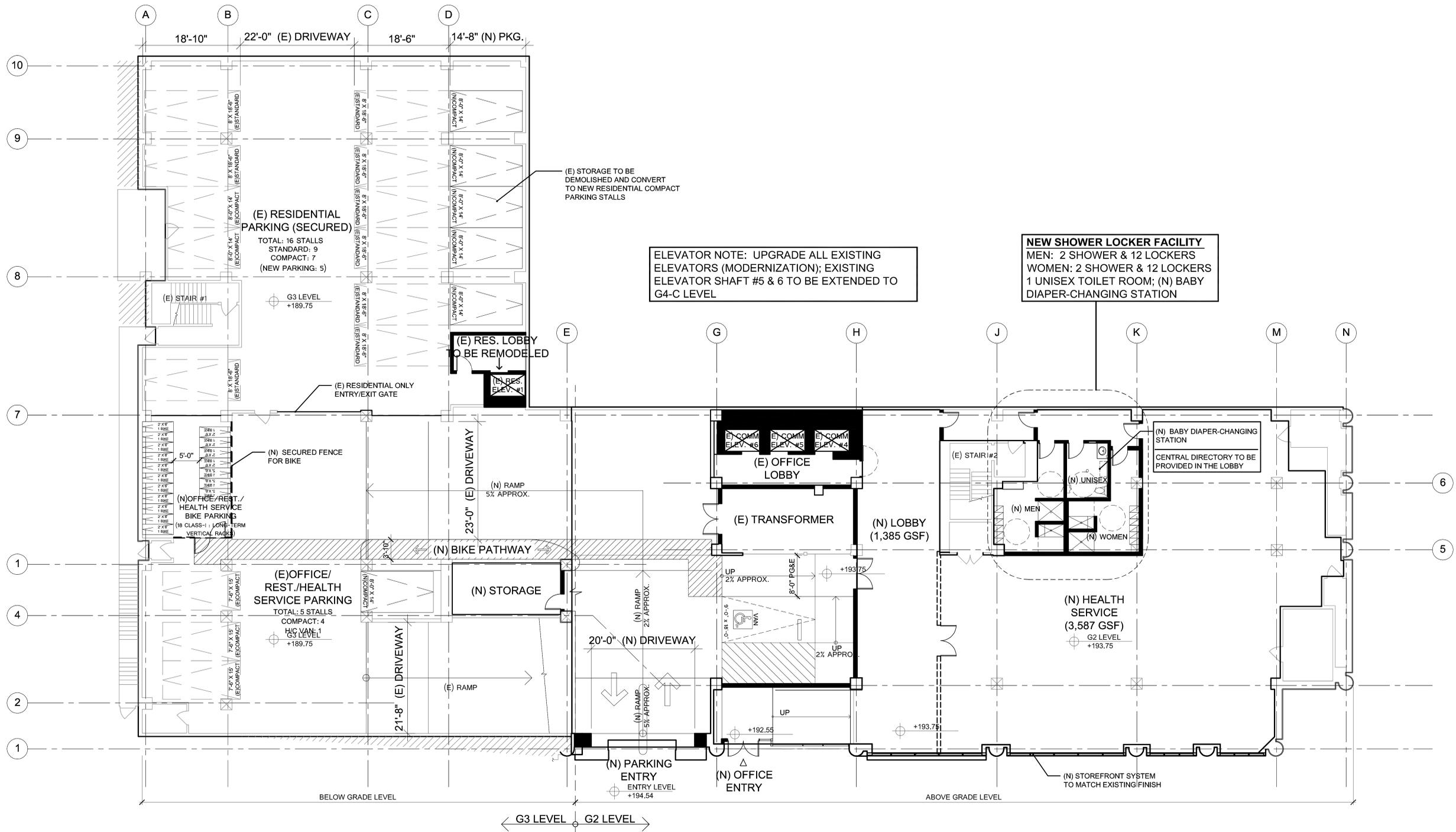
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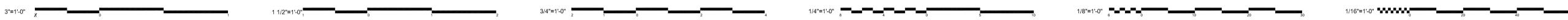


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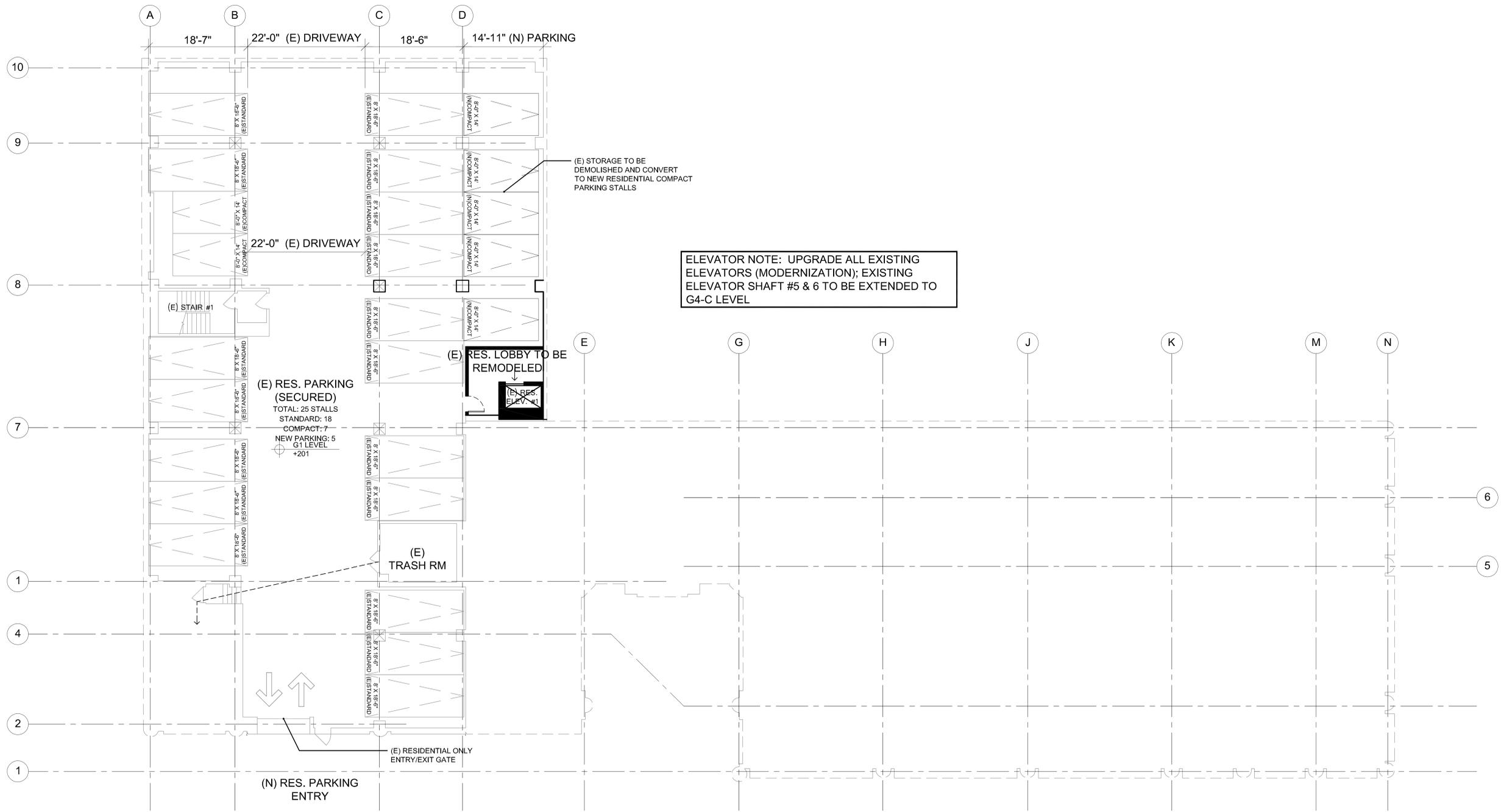
**GARAGE LEVEL G2-G3  
 FLOOR PLAN**  
 1  
 AC-04 SCALE 1/8" = 1'-0"



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Title **GARAGE  
 LEVEL G2 - G3  
 FLOOR PLAN**

Sheet No. **AC-04**



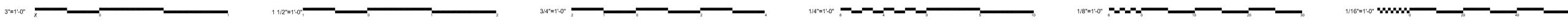
**WALL LEGEND:**

|  |                               |
|--|-------------------------------|
|  | EXISTING WALL                 |
|  | NEW WALL                      |
|  | NEW RESIDENTIAL INTERIOR WALL |
|  | NEW INTERIOR LOW-WALL         |
|  | ALTERNATIVE WALL              |

1  
AC-05

GARAGE LEVEL G1  
FLOOR PLAN

SCALE 1/8" = 1'-0"



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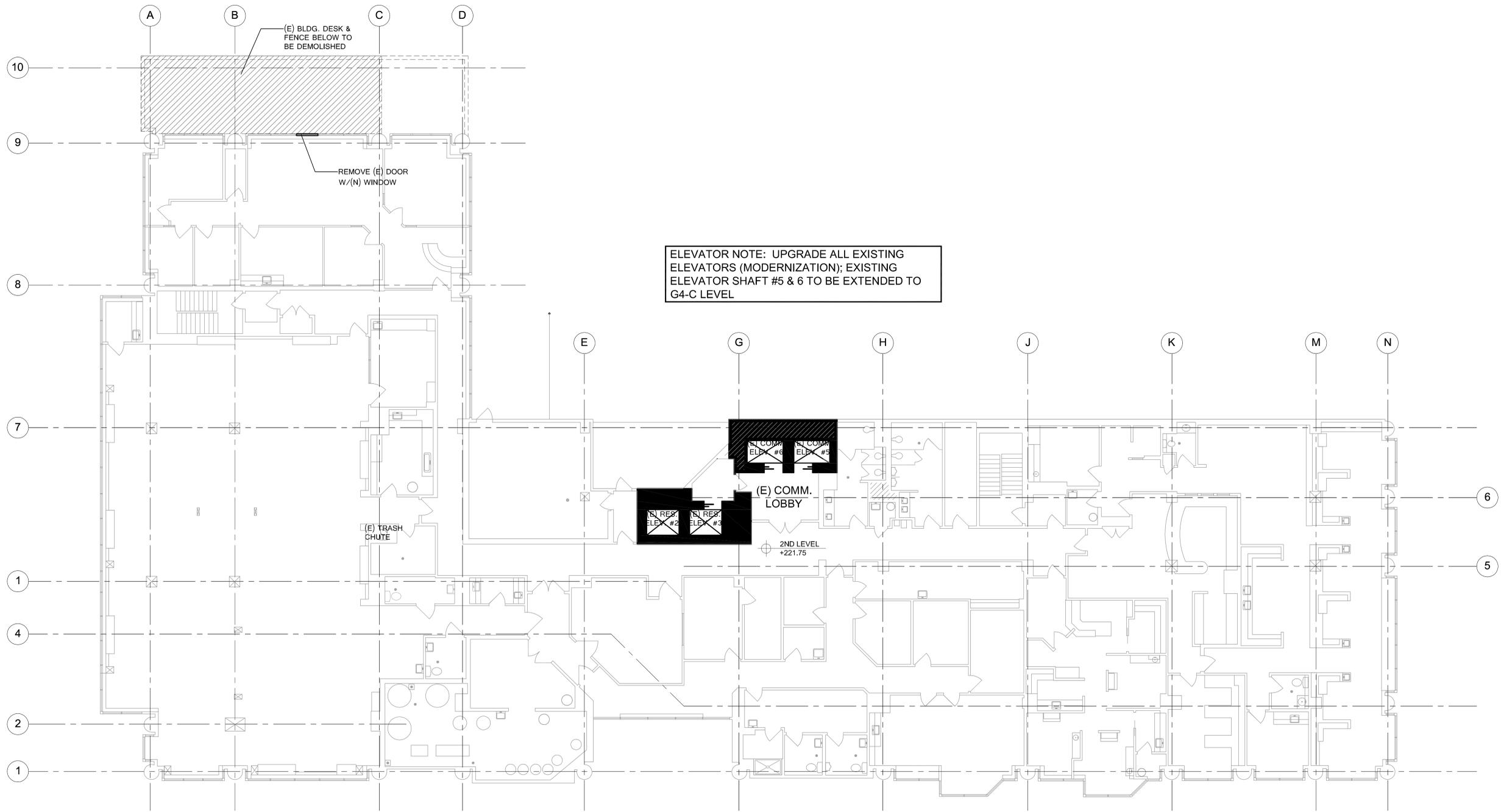
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Title GARAGE  
LEVEL G1  
FLOOR PLAN

Sheet No. AC-05





**WALL LEGEND:**

|  |                               |
|--|-------------------------------|
|  | EXISTING WALL                 |
|  | NEW WALL                      |
|  | NEW RESIDENTIAL INTERIOR WALL |
|  | NEW INTERIOR LOW-WALL         |
|  | ALTERNATIVE WALL              |

1 2ND LEVEL FLOOR PLAN  
 AP-02 SCALE 1/8" = 1'-0"



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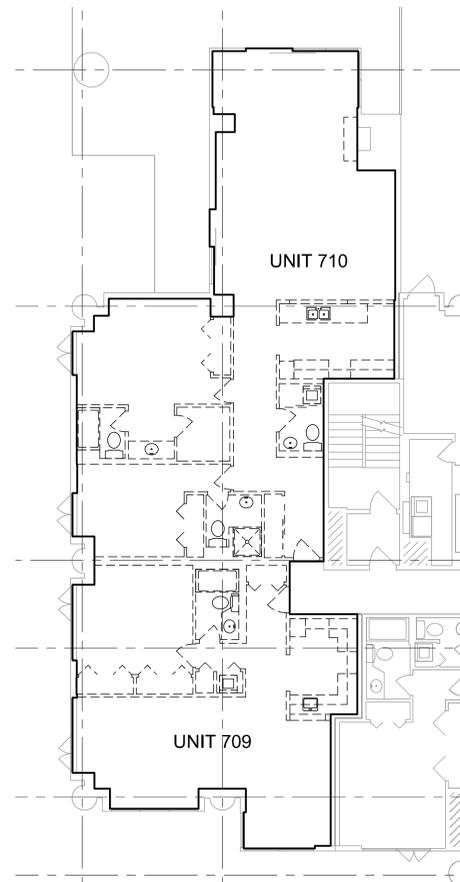
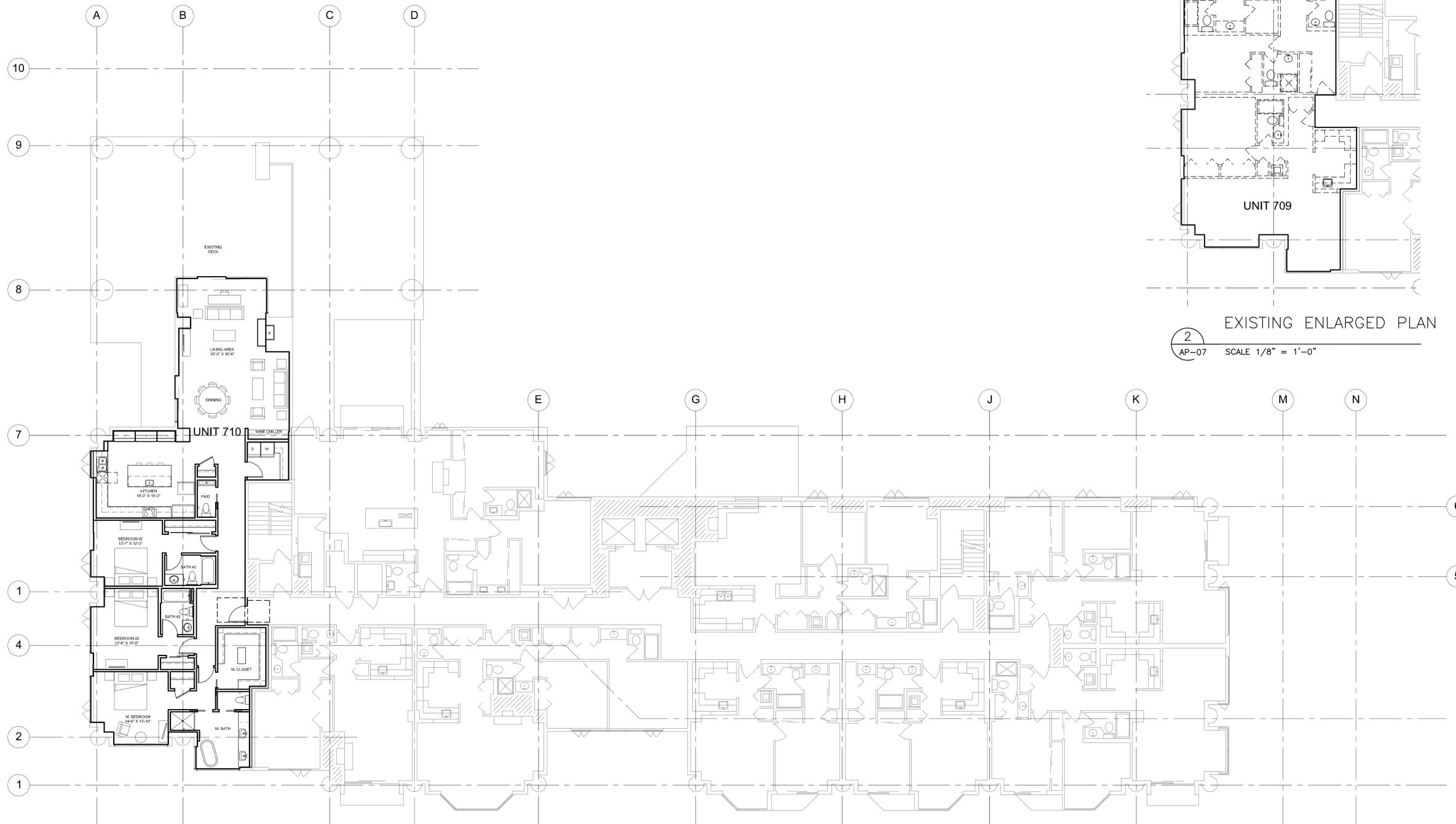


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Title 2ND LEVEL FLOOR PLAN

Sheet No. AP-02



2  
AP-07 SCALE 1/8" = 1'-0"

1  
AP-07 7TH LEVEL FLOOR PLAN SCALE 1/8" = 1'-0"



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Title **7TH LEVEL  
 FLOOR PLAN**

Sheet No. **AP-07**

1"=10'

1"=20'

1"=30'

1"=40'

1"=50'

1"=100'

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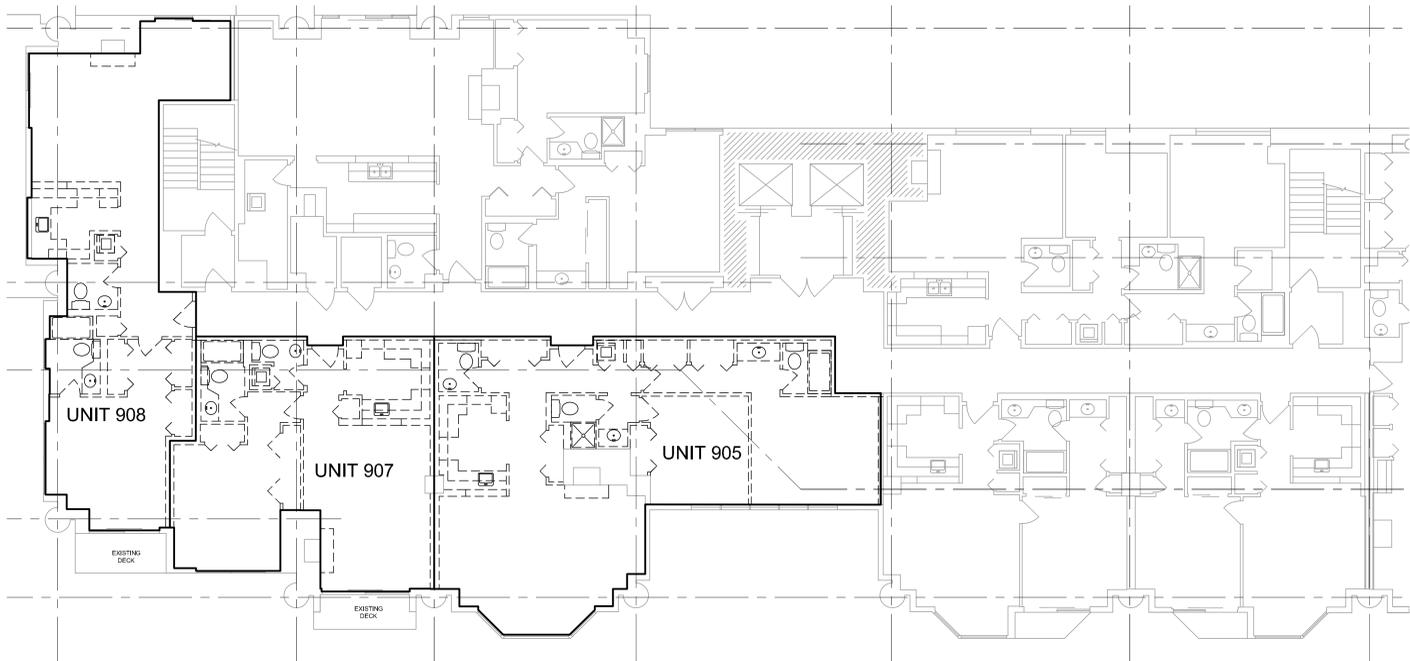
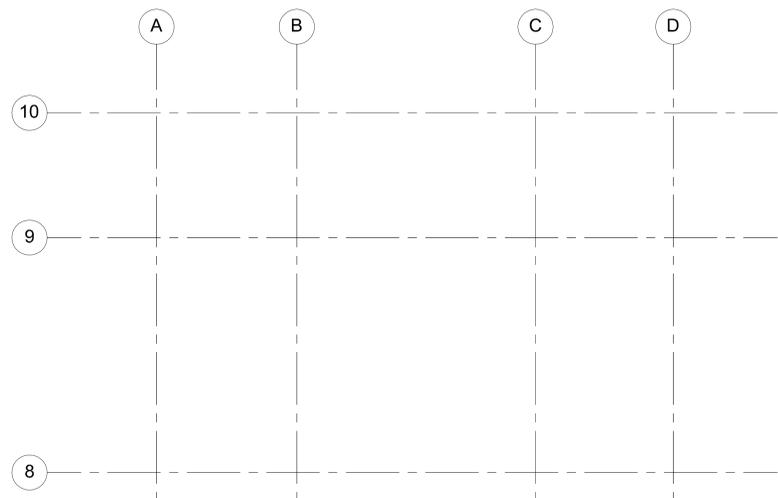
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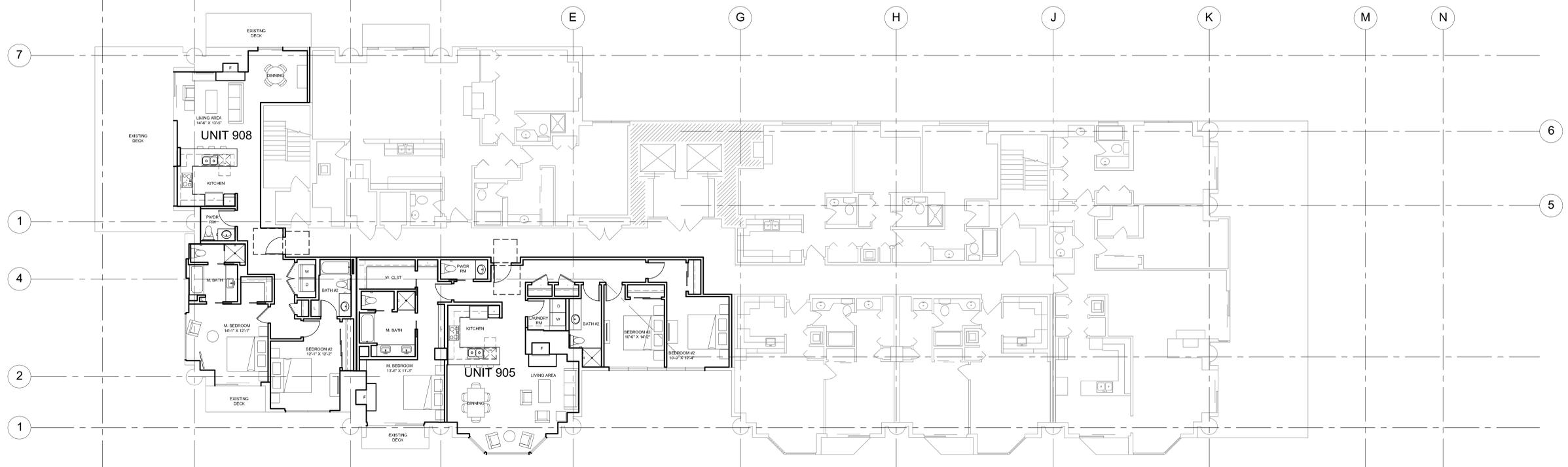
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Title 9TH LEVEL FLOOR PLAN

Sheet No. AP-09



2 EXISTING ENLARGED PLAN  
 AP-09 SCALE 1/8" = 1'-0"



1 9TH LEVEL FLOOR PLAN  
 AP-09 SCALE 1/8" = 1'-0"



3"=1'-0"

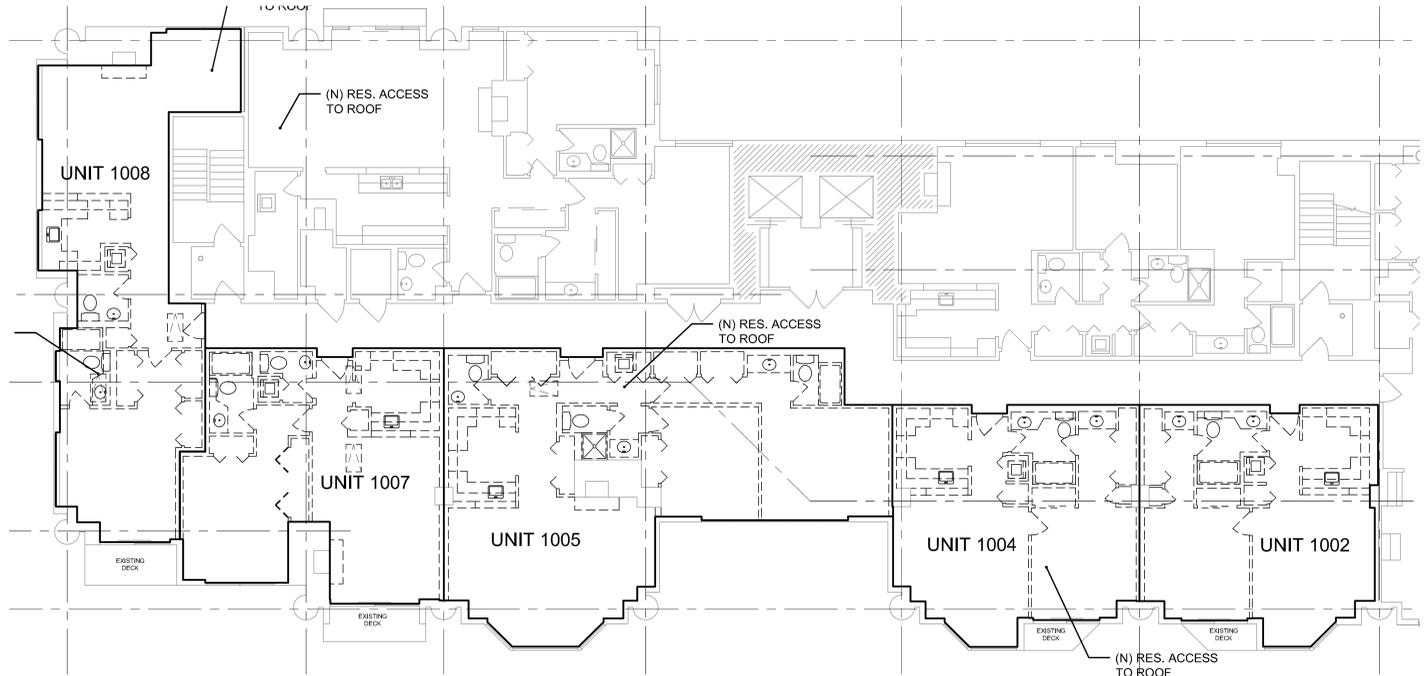
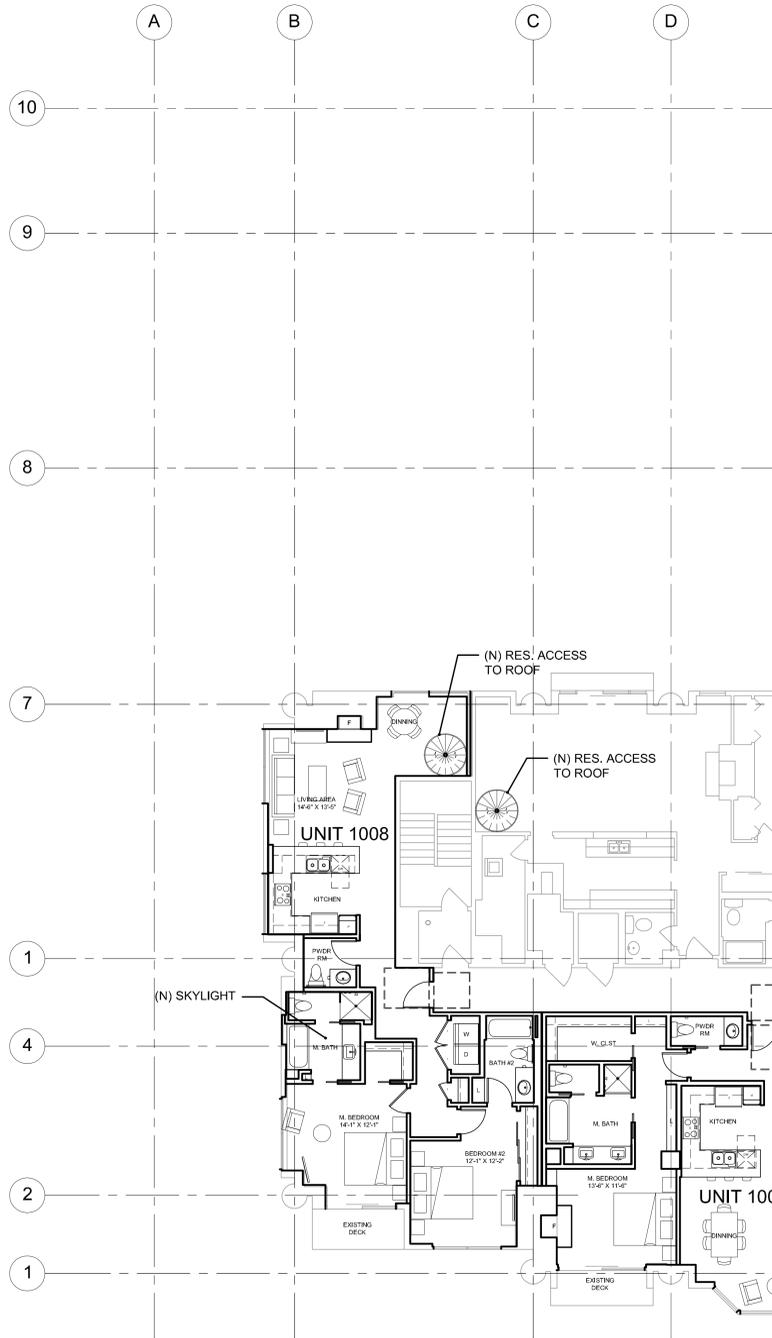
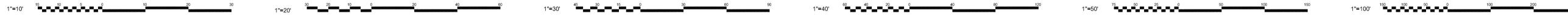
1 1/2"=1'-0"

3/4"=1'-0"

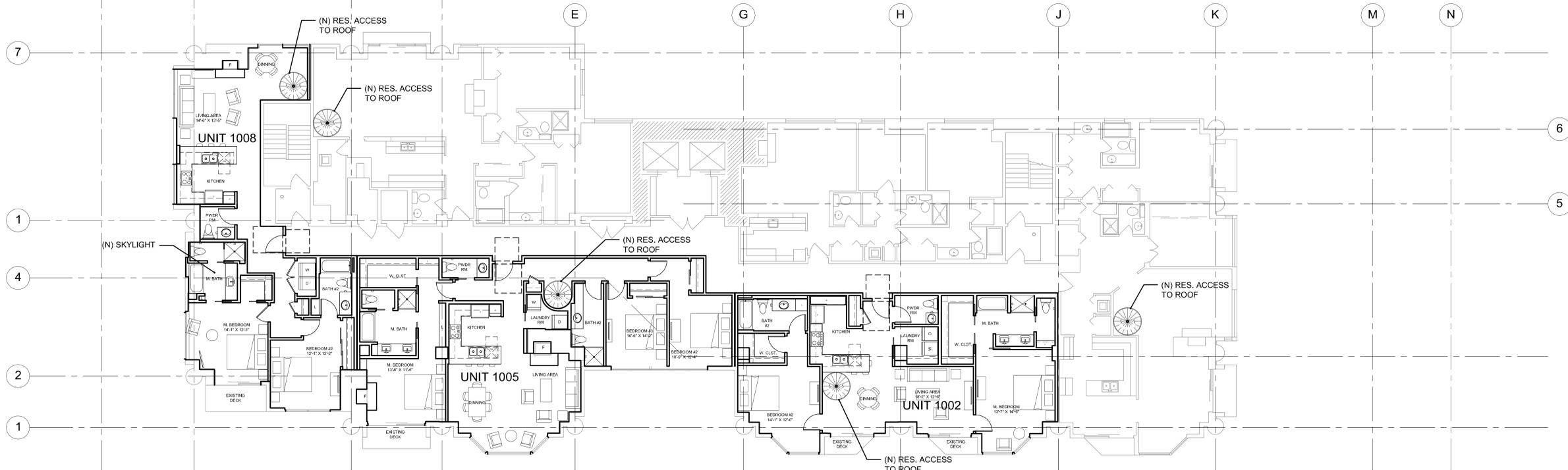
1/4"=1'-0"

1/8"=1'-0"

1/16"=1'-0"



2 EXISTING ENLARGED PLAN  
AP-10 SCALE 1/8" = 1'-0"



1 10TH LEVEL FLOOR PLAN  
AP-10 SCALE 1/8" = 1'-0"



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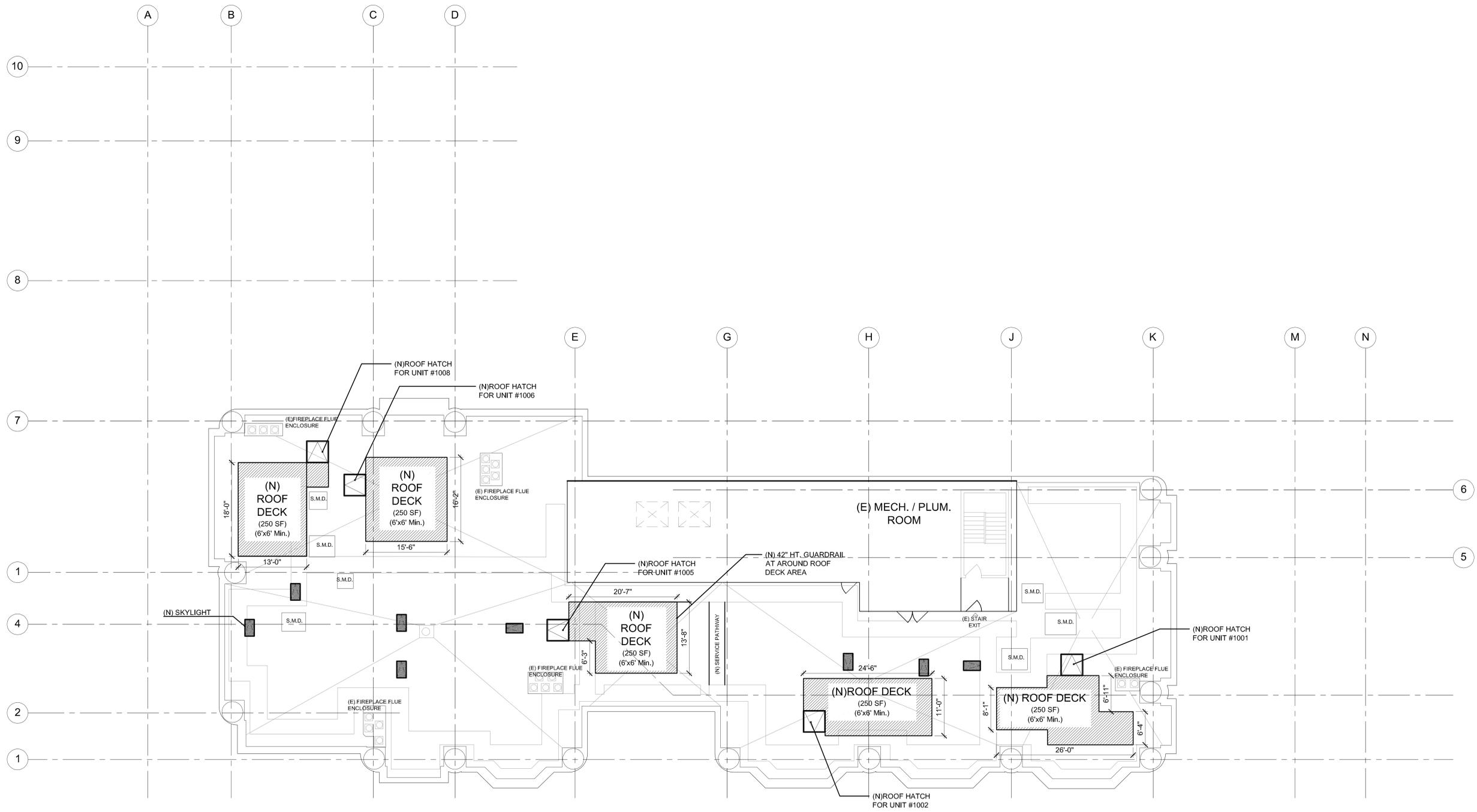


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Title 10TH LEVEL  
FLOOR PLAN

Sheet No. AP-10



1 ROOF PLAN  
 AP-11 SCALE 1/8" = 1'-0"



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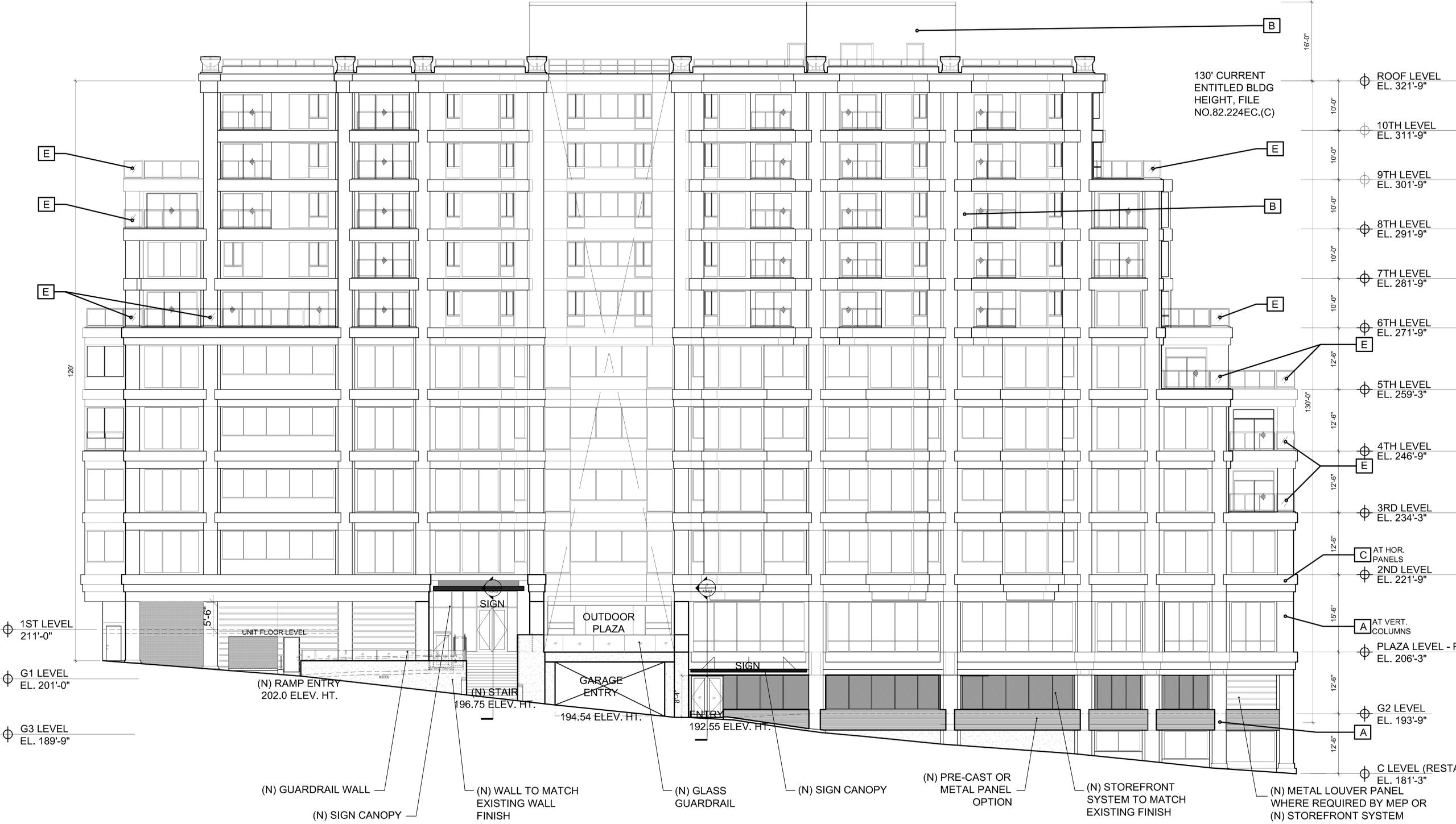
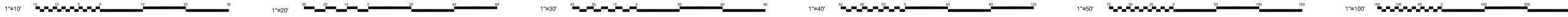
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Title ROOF  
 PLAN

Sheet No. AP-11



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 Mar 1, 2016 Planning Sub. Update  
 Mar 25, 2016 Planning Sub. Update  
 May 10, 2016 Planning Sub. Update

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 DEVEREAUX  
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 Los Angeles, California  
 90017 | USA  
 (tel) (213) 542.4500  
 (fax) (213) 542.4515  
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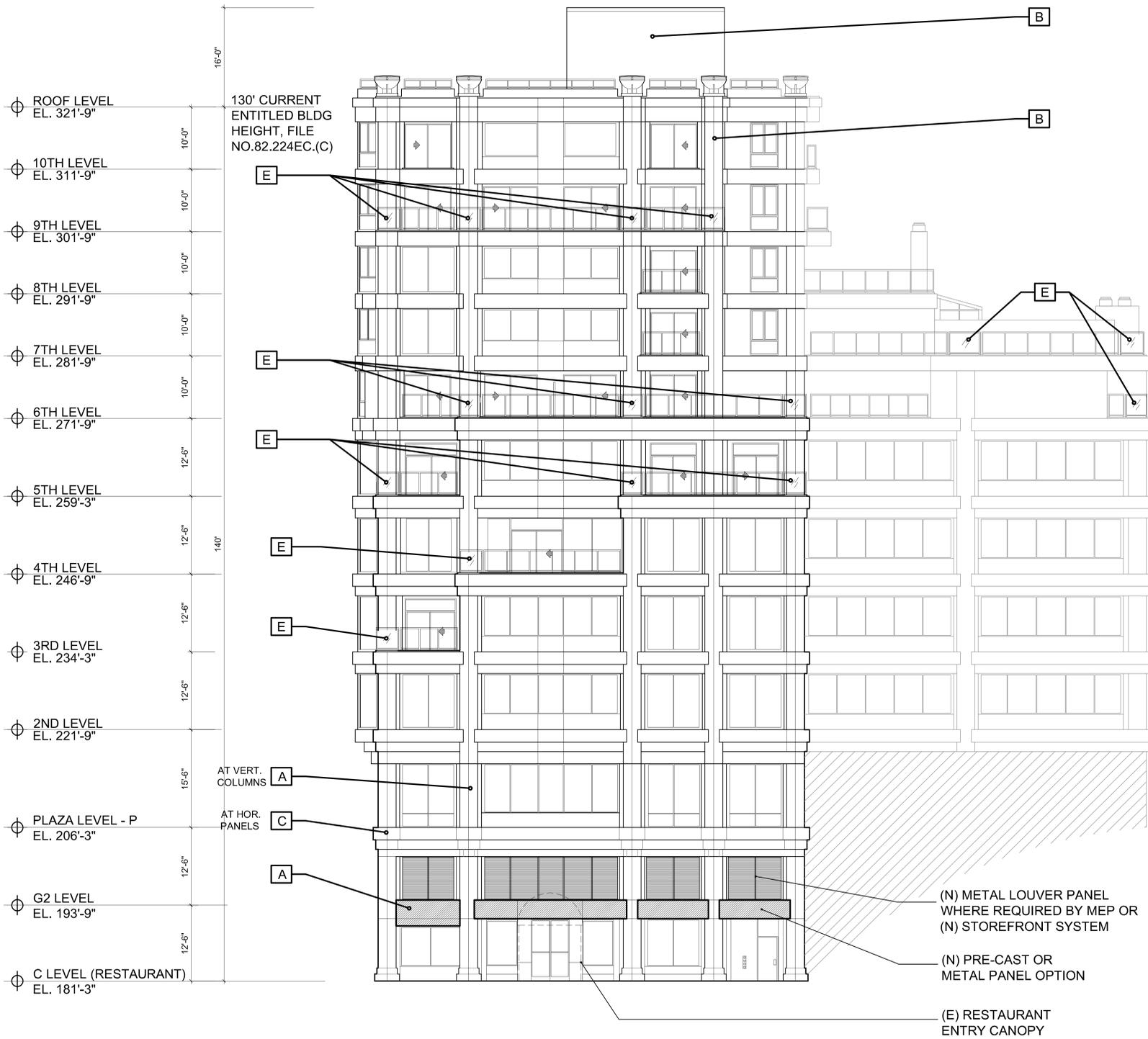
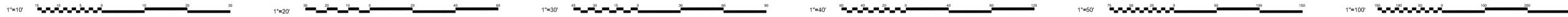
1 SOUTH EXTERIOR ELEVATION  
 A2-01 SCALE 1/8" = 1'-0"

DESCRIPTION:  
 REMOVAL OF EXISTING URNS WITH ROOFTOP  
 URNS TO REMAIN IN PLACE AND REPLACE WITH  
 GLASS GUARDRAILS TO MATCH THE EXISTING  
 ADJACENT GUARDRAILS. PROVIDE NEW PAINT  
 FINISH. PROVIDE RECONFIGURED ACCESSIBLE  
 ENTRY PLAZA AND VEHICULAR DRIVEWAY AT  
 LEVELS G2, LEVEL 1 AND PLAZA LEVEL. SEE  
 SHEET A2-06 FOR TYPICAL EXTERIOR MATERIAL  
 DESIGNATIONS.

Project No. BD15-00146-000  
 Drawn  
 Checked  
 Approved

Title SOUTH EXTERIOR ELEVATION

Sheet No. A2-01



1 EAST EXTERIOR ELEVATION  
 A2-02 SCALE 1/8" = 1'-0"

**DESCRIPTION:**  
 REMOVAL OF EXISTING URNS WITH ROOFTOP URNS TO REMAIN IN PLACE AND REPLACE WITH GLASS GUARDRAILS TO MATCH THE EXISTING ADJACENT GUARDRAILS. PROVIDE NEW PAINT FINISH. PROVIDE RECONFIGURED ACCESSIBLE ENTRY PLAZA AND VEHICULAR DRIVEWAY AT LEVELS G2, LEVEL 1 AND PLAZA LEVEL. SEE SHEET A2-06 FOR TYPICAL EXTERIOR MATERIAL DESIGNATIONS.

OWNER  
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 308 JESSIE STREET  
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PROJECT  
 1708  
 CALIFORNIA  
 170 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109

| Date         | Issue                |
|--------------|----------------------|
| Jan 5, 2016  | Planning Submittal   |
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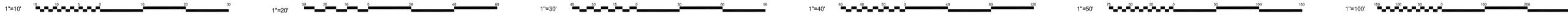
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| Project No. | BD15-00146-000 |
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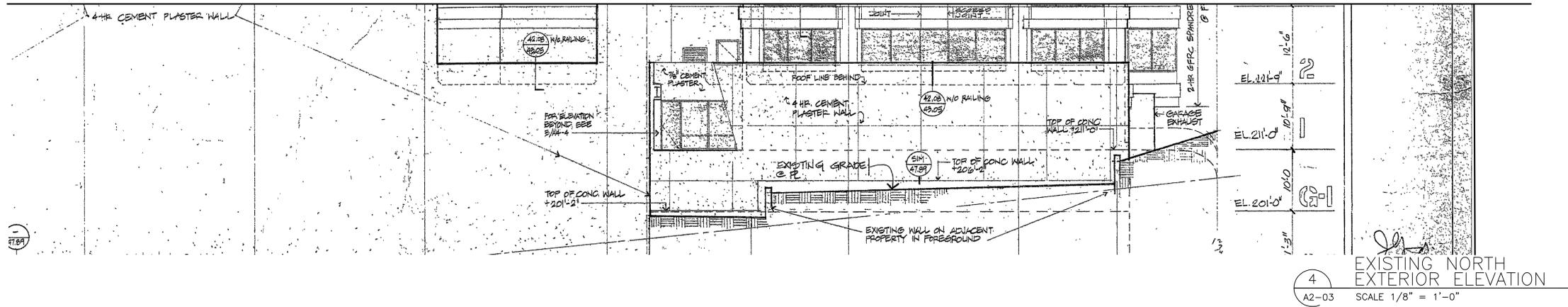
Title EAST EXTERIOR ELEVATION

Sheet No. A2-02



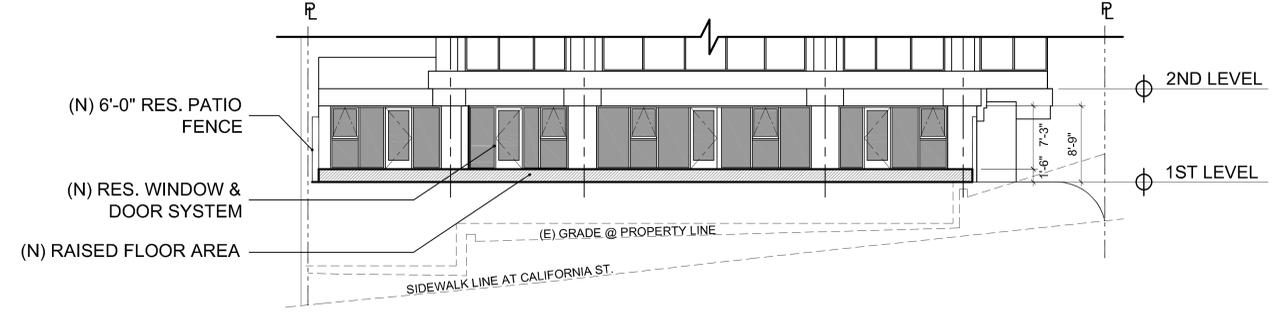


REFERENCE TO A3-4 SHEET FOR EXISTING NORTH ELEVATION



EXISTING NORTH EXTERIOR ELEVATION

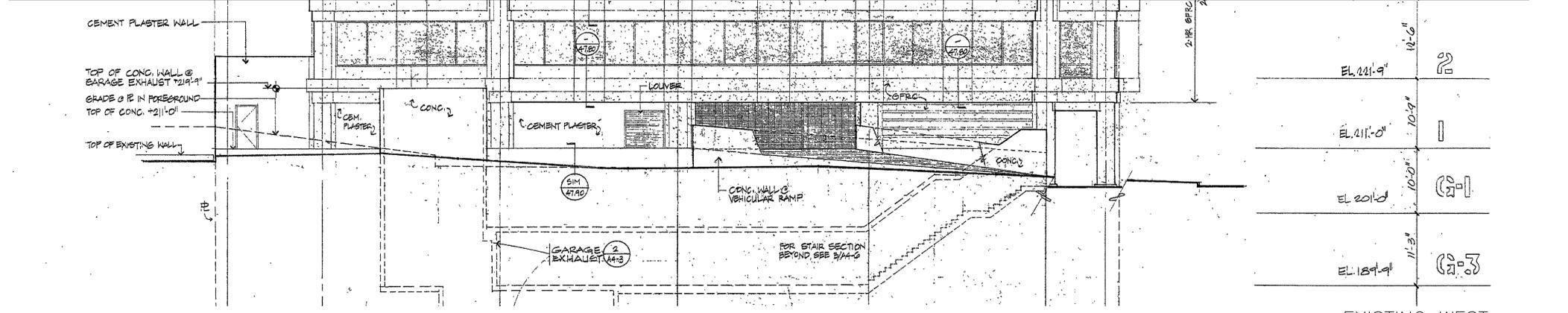
4  
A2-03 SCALE 1/8" = 1'-0"



NEW NORTH EXTERIOR ELEVATION

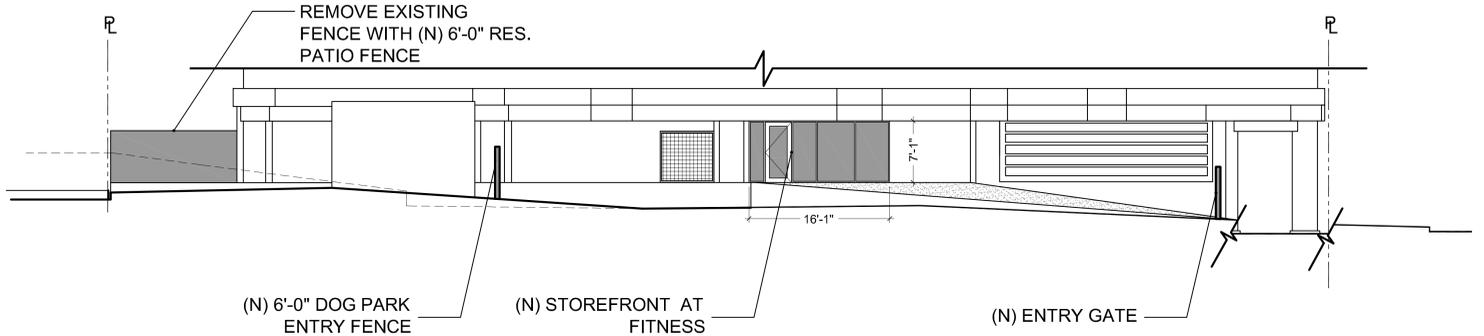
3  
A2-03 SCALE 1/8" = 1'-0"

REFERENCE TO A3-3 SHEET FOR EXISTING WEST ELEVATION



EXISTING WEST EXTERIOR ELEVATION

2  
A2-03 SCALE 1/8" = 1'-0"



NEW WEST EXTERIOR ELEVATION

1  
A2-03 SCALE 1/8" = 1'-0"



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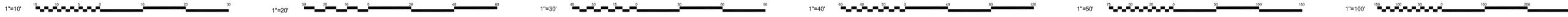
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Title NORTH & WEST  
PARTIAL EXT  
ELEVATION

Sheet No. A2-03



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1  
 NORTH EXTERIOR ELEVATION  
 A2-04 SCALE 1/8" = 1'-0"

DESCRIPTION:  
 REMOVAL OF EXISTING URNS WITH ROOFTOP  
 URNS TO REMAIN IN PLACE AND REPLACE WITH  
 GLASS GUARDRAILS TO MATCH THE EXISTING  
 ADJACENT GUARDRAILS. PROVIDE NEW PAINT  
 FINISH. PROVIDE RECONFIGURED ACCESSIBLE  
 ENTRY PLAZA AND VEHICULAR DRIVEWAY AT  
 LEVELS G2, LEVEL 1 AND PLAZA LEVEL. SEE  
 SHEET A2-06 FOR TYPICAL EXTERIOR MATERIAL  
 DESIGNATIONS.

Project No. BD15-00146-000  
 Drawn  
 Checked  
 Approved

Title NORTH  
 EXTERIOR  
 ELEVATION

Sheet No. A2-04







- B** TRIARCH - DUROPLEX EXT FINISH TYPE TO MATCH PAINT (SHERWIN WILLIAMS - SW 7000 IBIS WHITE)
- E** REMOVE EXISTING URN PROVIDE GLASS GAURDRAIL TO MATCH ADJACENT EXISTING GUARDRAIL, TYPICAL. NOTE URNS AT ROOF LEVEL TO REMAIN
- C** TRIARCH - DUROPLEX EXT FINISH TYPE TO MATCH PAINT (SHERWIN WILLIAMS - SW 7059 UNUSUAL GRAY)
- A** TRIARCH - DUROPLEX DRYVIT REFLECTIT METAL FINISH (SHERWIN WILLIAMS - SW 7071 GRAY SCREEN) APPLICABLE ALONG VAN NESS AVE & CALIFORNIA ST.
- A** NOTE: STOREFRONT & WINDOW SYSTEM FINISH T.B.D.
- D** TRIARCH - GRANYTE EXTERIOR #365 GRANYTE VISCOUNT WHITE #151 & EXCLUDE BLUE, BLACK, & WHITE PARTICLE PIGMENTS FROM MIX

**TRIARCH - EXTERIOR MATERIAL FINISH**  
 EXTERIOR MATERIAL FINISH  
**1700 CALIFORNIA**

1  
 A2-06 VIEW FROM SOUTH EAST CORNER  
 SCALE - N.T.S.

DESCRIPTION:  
 REMOVAL OF EXISTING URNS WITH ROOFTOP URNS TO REMAIN IN PLACE AND REPLACE WITH GLASS GUARDRAILS TO MATCH THE EXISTING ADJACENT GUARDRAILS. PROVIDE NEW PAINT FINISH. PROVIDE RECONFIGURED ACCESSIBLE ENTRY PLAZA AND VEHICULAR DRIVEWAY AT LEVELS G2, LEVEL 1 AND PLAZA LEVEL.

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 DEVEREAUX

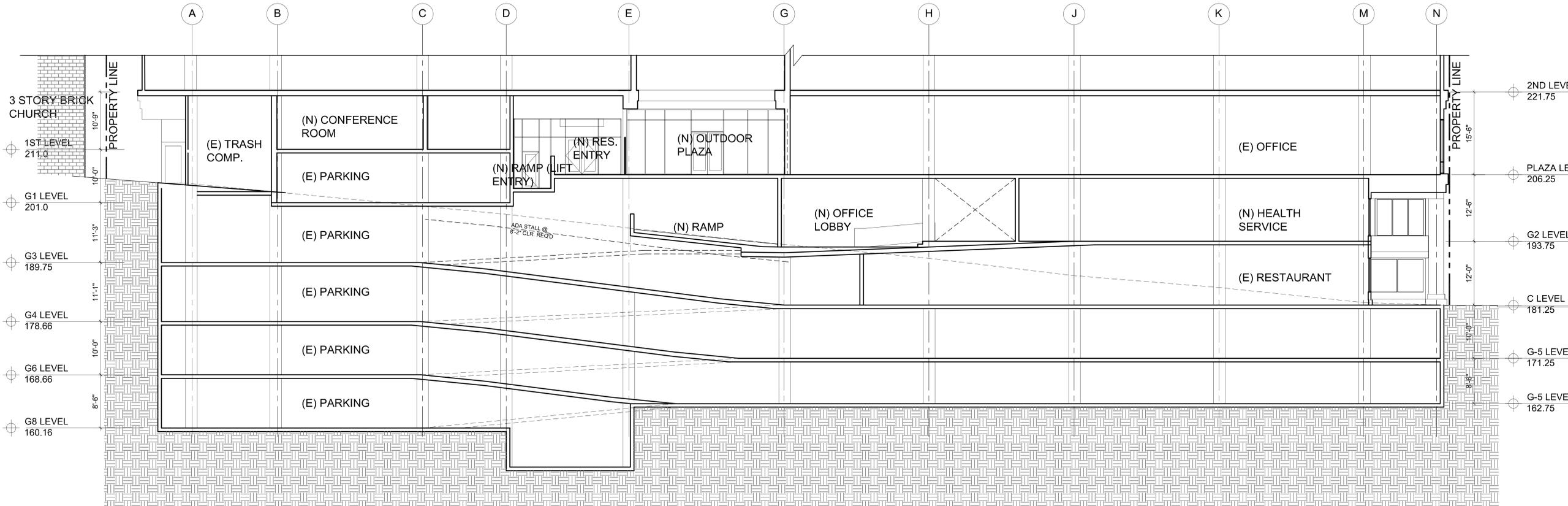
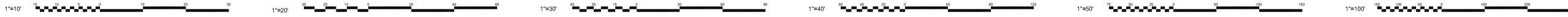
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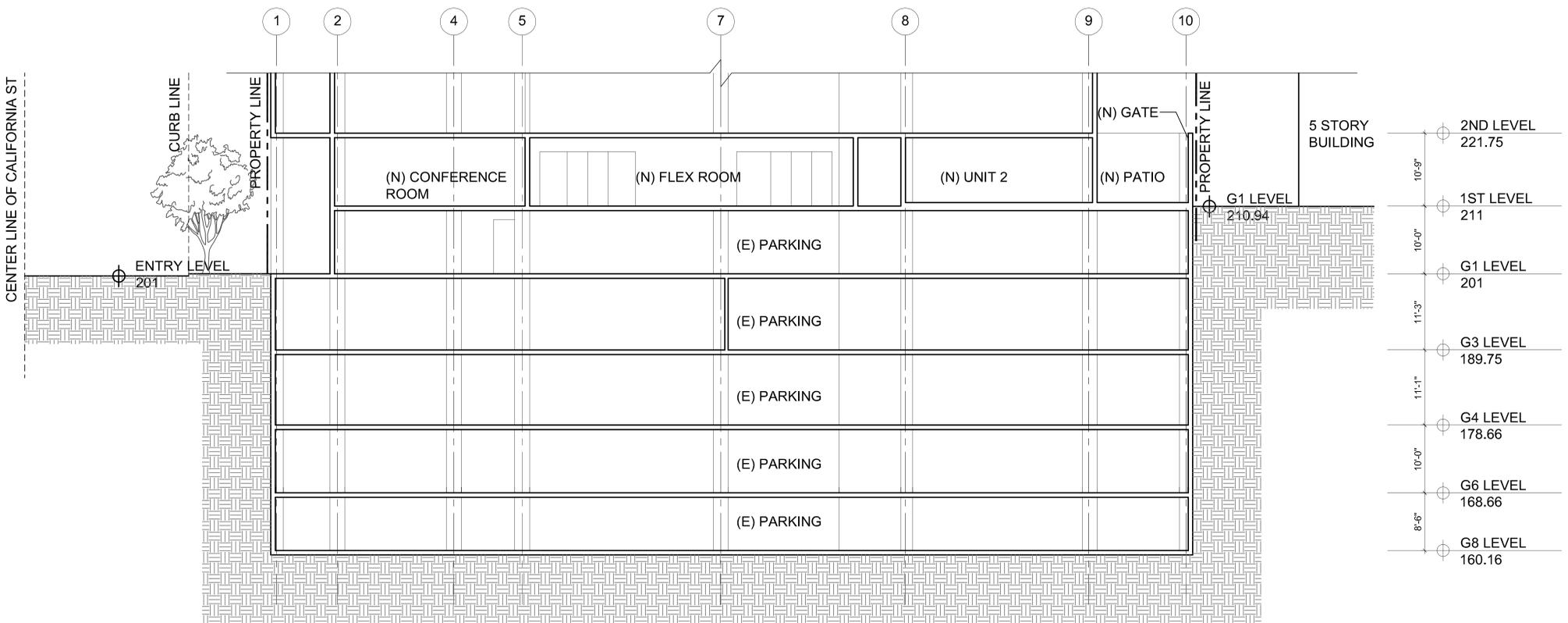
Project No. BD15-00146-000  
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 Checked  
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Title VIEW FROM SOUTH EAST CORNER

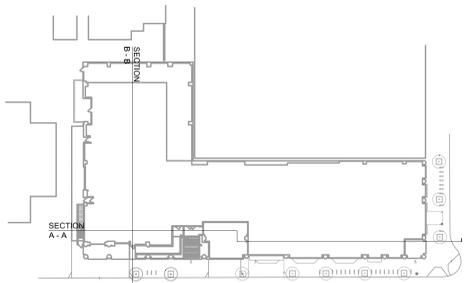
Sheet No. A2-06



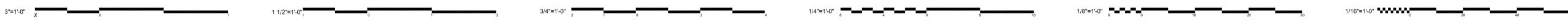
1 SECTION A-A  
A3-01 SCALE 1/8" = 1'-0"



2 SECTION B-B  
A3-01 SCALE 1/8" = 1'-0"



3 SECTION KEYPLAN  
A3-01 SCALE 1/48" = 1'-0"



OWNER  
**MOSSER CAPITAL MANAGEMENT**  
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VAN NESS AVE

PLANNING SUBMITTAL  
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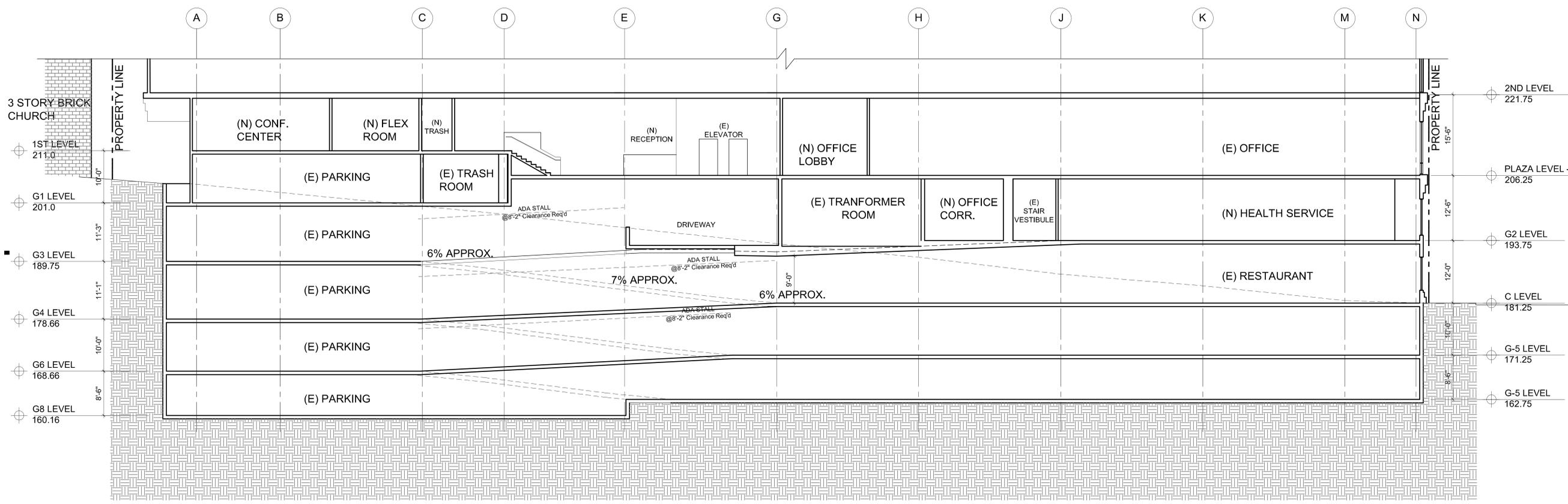
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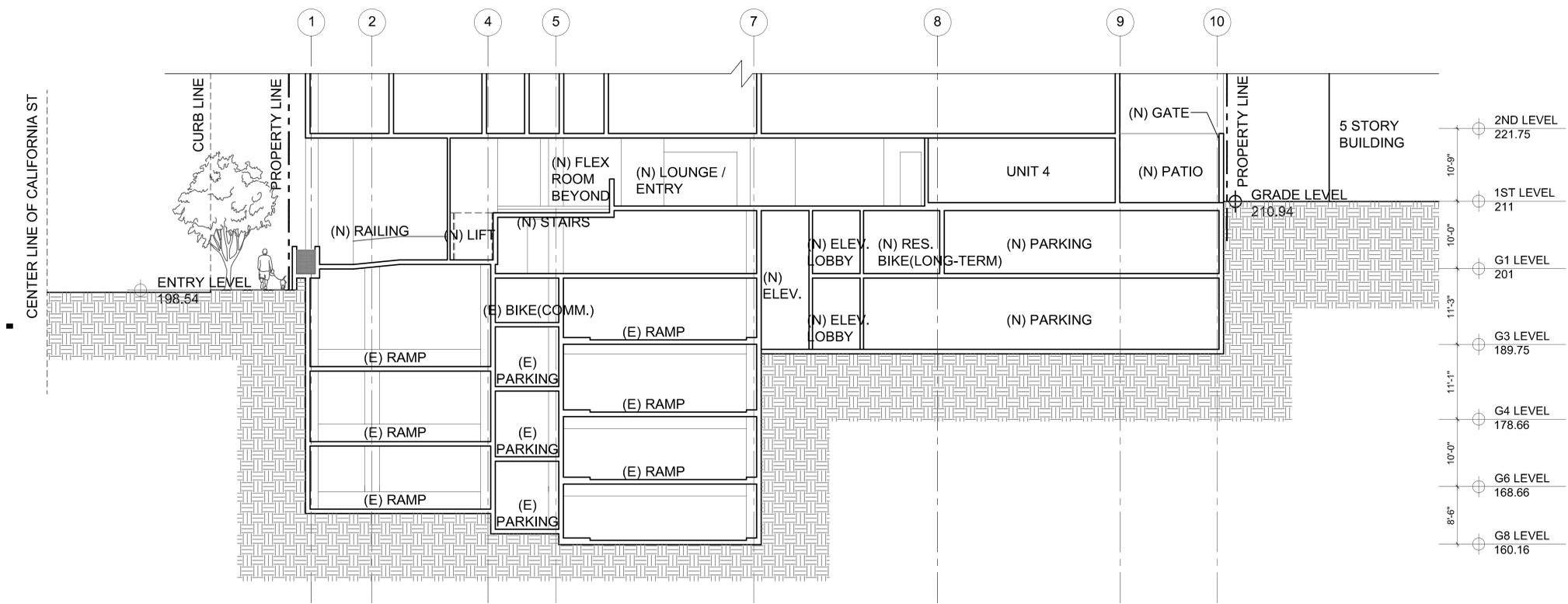
Project No. BD15-00146-000  
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Title SECTION

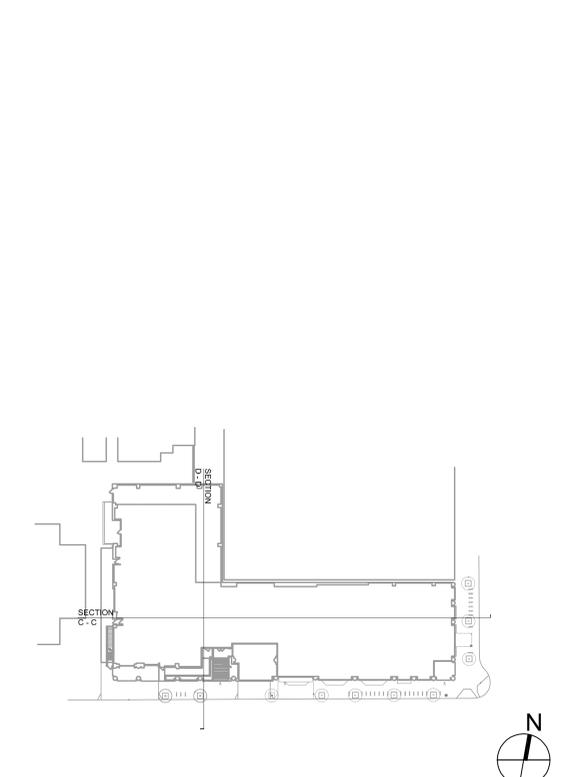
Sheet No. A3-01



1 SECTION C-C  
A3-02 SCALE 1/8" = 1'-0"



2 SECTION D-D  
A3-02 SCALE 1/8" = 1'-0"



3 SECTION KEYPLAN  
A3-02 SCALE 1/16" = 1'-0"



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**MOSSER CAPITAL MANAGEMENT**  
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**170 CALIFORNIA**  
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 SAN FRANCISCO, CA 94109  
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VAN NESS AVE

PLANNING SUBMITTAL  
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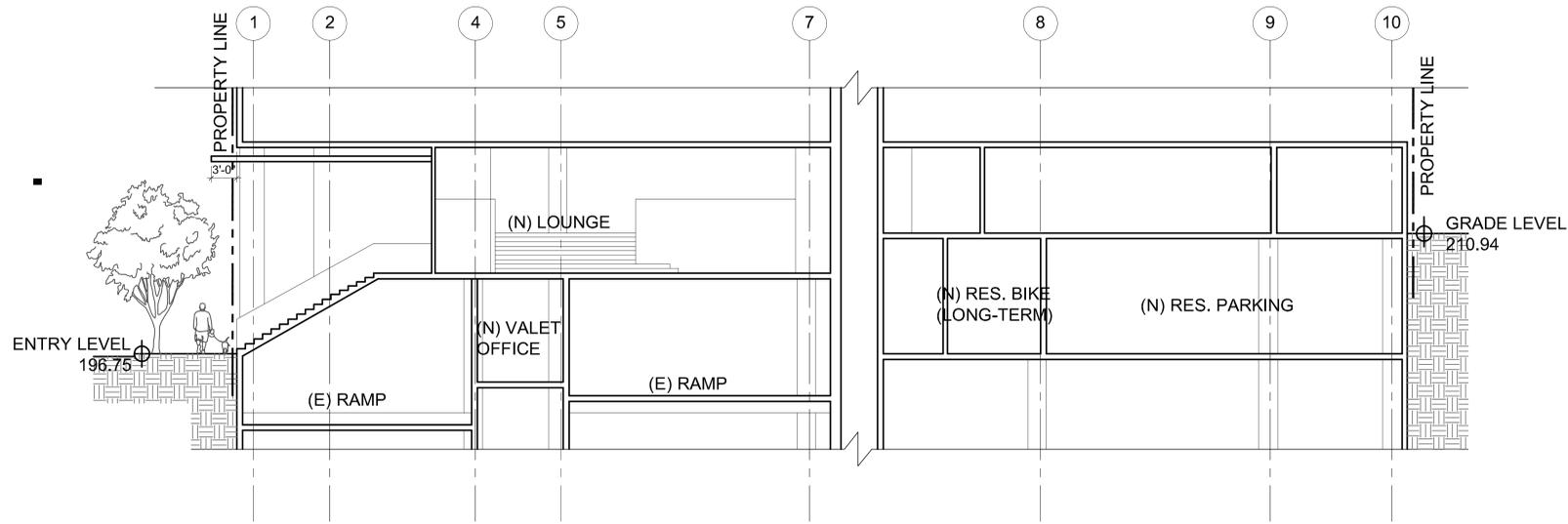


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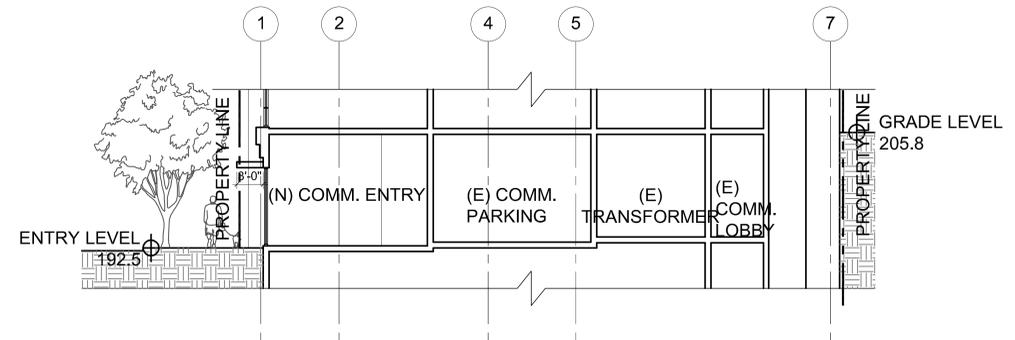
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 Checked  
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Title SECTION

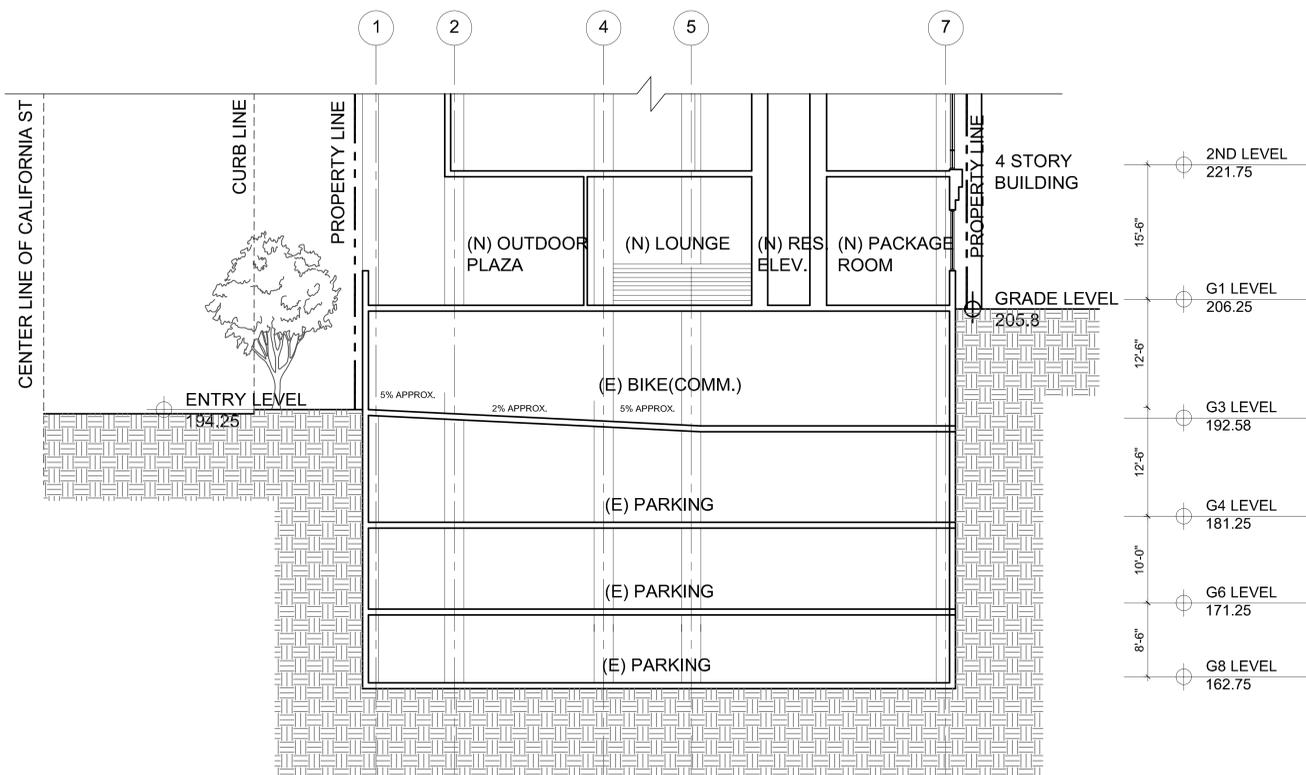
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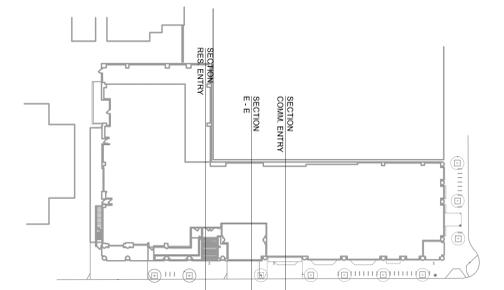
SECTION 1  
RES. ENTRY  
A3-01 SCALE 1/8" = 1'-0"



SECTION 2  
COMM. ENTRY  
A3-03 SCALE 1/8" = 1'-0"



SECTION 3  
E-E  
A3-03 SCALE 1/8" = 1'-0"



SECTION 4  
KEYPLAN  
A3-03 SCALE 1/48" = 1'-0"



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1700  
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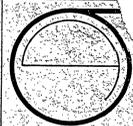
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title SECTION

Sheet No. A3-03





**JORGE DE QUESADA INC.**  
 ARCHITECTURE  
 PLANNING  
 CONSTRUCTION MANAGEMENT  
 1700 MONTGOMERY STREET, SAN FRANCISCO  
 SUITE 208  
 TEL: (415) 441-9988

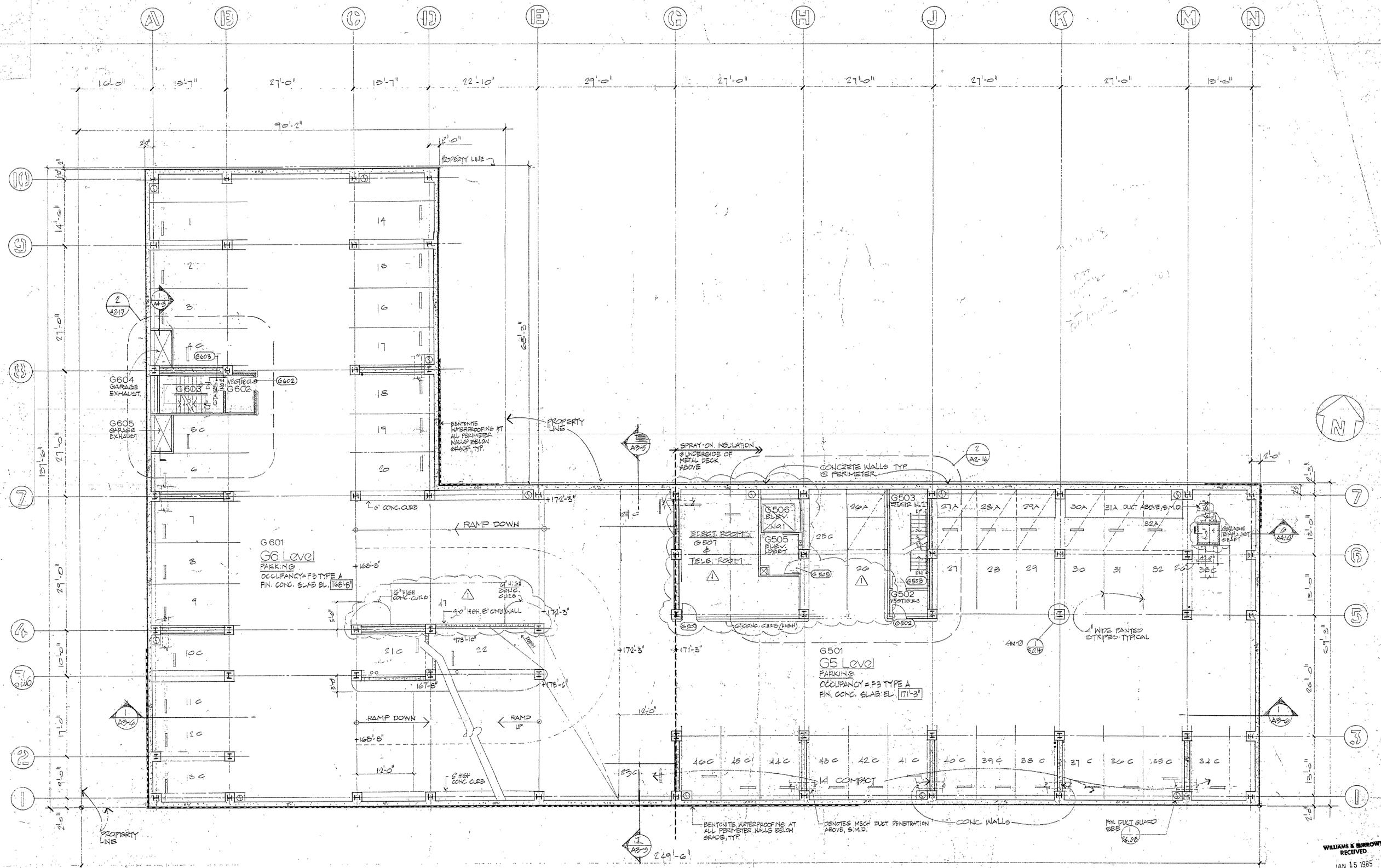
**1700 CALIFORNIA ST.  
 RESIDENTIAL/OFFICE  
 BUILDING**  
 San Francisco, California

JOB NUMBER: 81-05  
 DRAWN BY:  
 CHECKED BY:  
 DATE OF ISSUE:  
 JULY 15TH 1984  
 REVISIONS:  
 1/14/85

SHEET TITLE:  
 GARAGE FLOOR  
 PLAN  
 LEVEL G-5 &  
 G-6

SCALE - 1/8" = 1'-0"

SHEET No. **A2-1**



**SHEET NOTES:**  
 1. REFER TO ENLARGED PLAN FOR WALL AND PARTITION TYPES NOT SHOWN.  
 2. CONCRETE SLAB WITH TROWEL FINISH TYP. CRACK-PROOF BEARERS CONCRETE SLAB @ PARKING - BROOM FINISH AT VEHICULAR RAMP.  
 3. SEE ENLARGED PLANS & FIRE PROTECTION DWGS FOR STANDPIPE LOCATIONS.

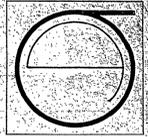
| PARKING STALLS |             |
|----------------|-------------|
| STANDARD       | = 23        |
| COMPACT        | = 24        |
| <b>TOTAL</b>   | <b>= 47</b> |

SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
**ADDENDUM No. 3**  
 SUPERSTRUCTURE  
 OCT. 5TH 1984

WILLIAMS & BURROWS  
 RECEIVED  
 JAN 15 1985

**FOR REFERENCE ONLY**

**GARAGE LEVEL G5 - 6  
 FLOOR PLAN (N.T.S.)**



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 100 ANTONIO STREET, SAN FRANCISCO, CALIFORNIA 94101  
 TEL: (415) 441-3800

**1700 CALIFORNIA ST.**  
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 San Francisco, California

JOB NUMBER: 01-05  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE OF ISSUE: JUL 10, 1984  
 REVISIONS:

1/14/84

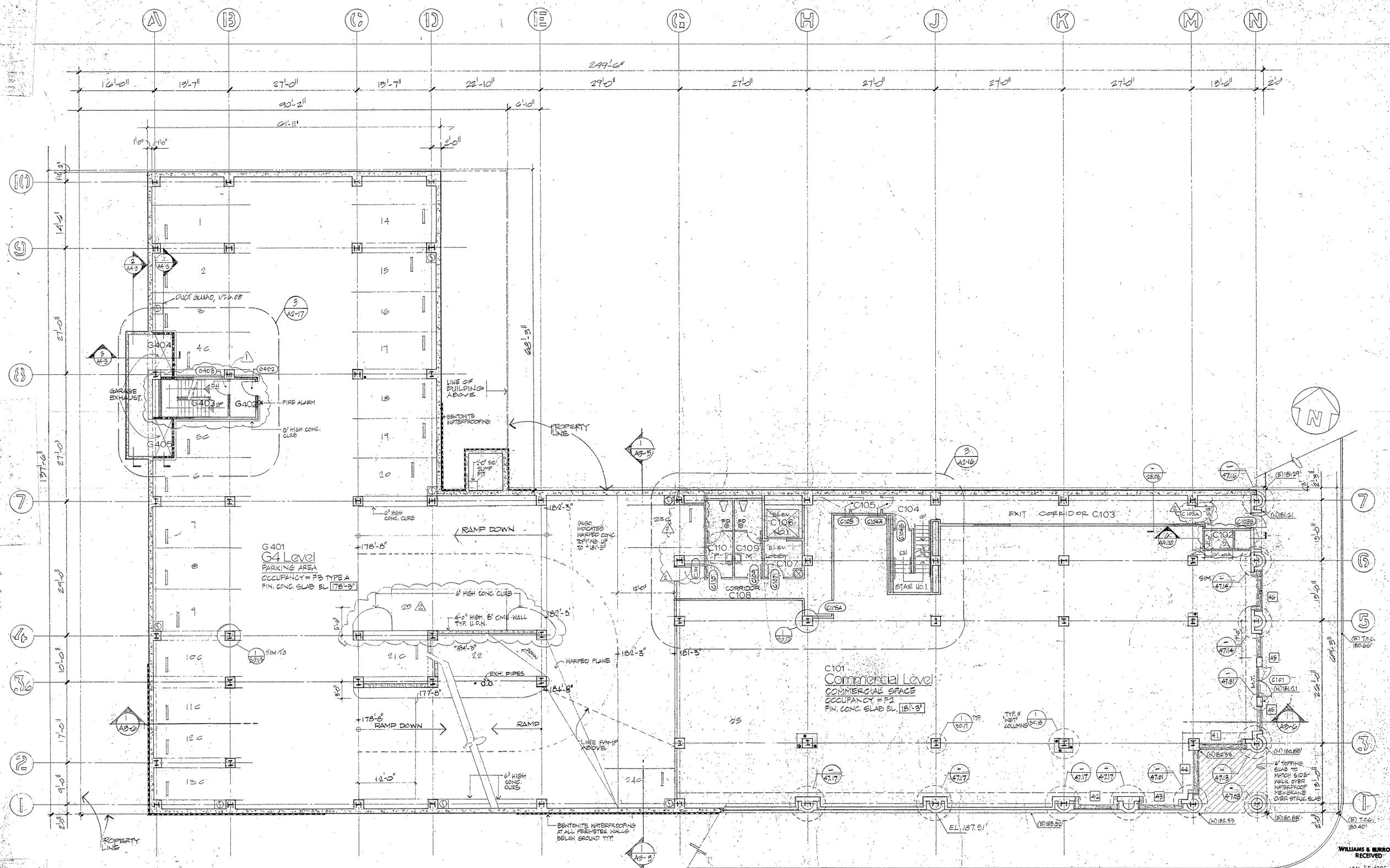
99-1  
 C-3884

SHEET TITLE:  
 COMMERCIAL  
 LEVEL AND  
 G4 LEVEL

SCALE: 1/8" = 1'-0"

SHEET No.:

**A2-2**



**G401**  
**G4 Level**  
 PARKING AREA  
 OCCUPANCY = P2 TYPE A  
 FIN. CONC. SLAB EL. 178'-2"

**C101**  
**Commercial Level**  
 COMMERCIAL SPACE  
 OCCUPANCY = P2  
 FIN. CONC. SLAB EL. 181'-3"

- SHEET NOTES:**
1. REFER TO ENLARGED PLANS FOR WALL AND PARTITION TYPES NOT SHOWN.
  2. AT PARKING AREA, CONC. FLOOR W/STEEL TROUBLED FINISH WITH DUSTPROOF SEALER - BROOM FINISH & VEHICULAR RAMP.
  3. SEE ENLARGED PLANS AND FIRE PROTECTION LOGS FOR LOCATION OF STANDPIPES.

**PARKING STALLS**

STANDARD = 10  
 COMPACT = 9  
 TOTAL = 25

SITE PERMIT FOR CONSTRUCTION OF  
 APPENDIX N.3  
 SUPERSTRUCTURE  
 OCT. 5TH 1984

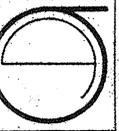
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**GARAGE LEVEL G4**  
**FLOOR PLAN (N.T.S.)**







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 TEL: (415) 434-3800

**1700 CALIFORNIA ST.  
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 San Francisco, California

JOB NUMBER: 01-05  
 DRAWN BY:  
 CHECKED BY:  
 DATE OF ISSUE:  
 SEP 15 1985  
 JULY 10 1984  
 REVISIONS:  
 1. EXTEND GARAGE  
 2. WALKWAY  
 3. ADD 'S'  
 4. 7/17/84

SHP: FEB. 11, 1985  
 3-1-85

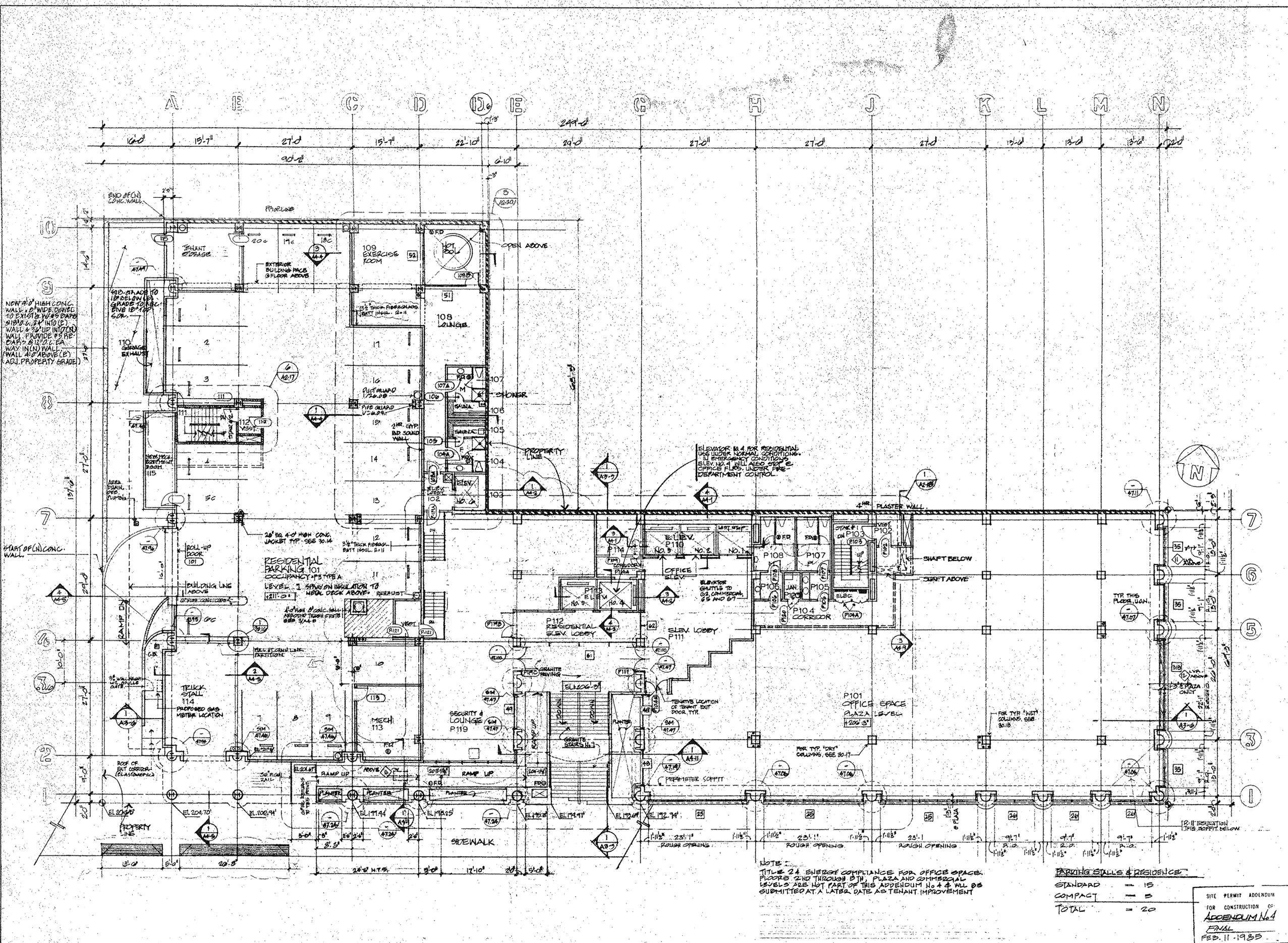
JG  
 C-3844

SHEET TITLE:  
 PLAZA LEVEL  
 & LEVEL 1  
 FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET NO.:

**A2-5**



NOTE:  
 TITLE 24 ENERGY COMPLIANCE FOR OFFICE SPACE:  
 FLOORS 2ND THROUGH 5TH, PLAZA AND COMMERCIAL  
 LEVELS ARE NOT PART OF THIS APPENDUM NO. 4 & WILL BE  
 SUBMITTED AT A LATER DATE AS TENANT IMPROVEMENT

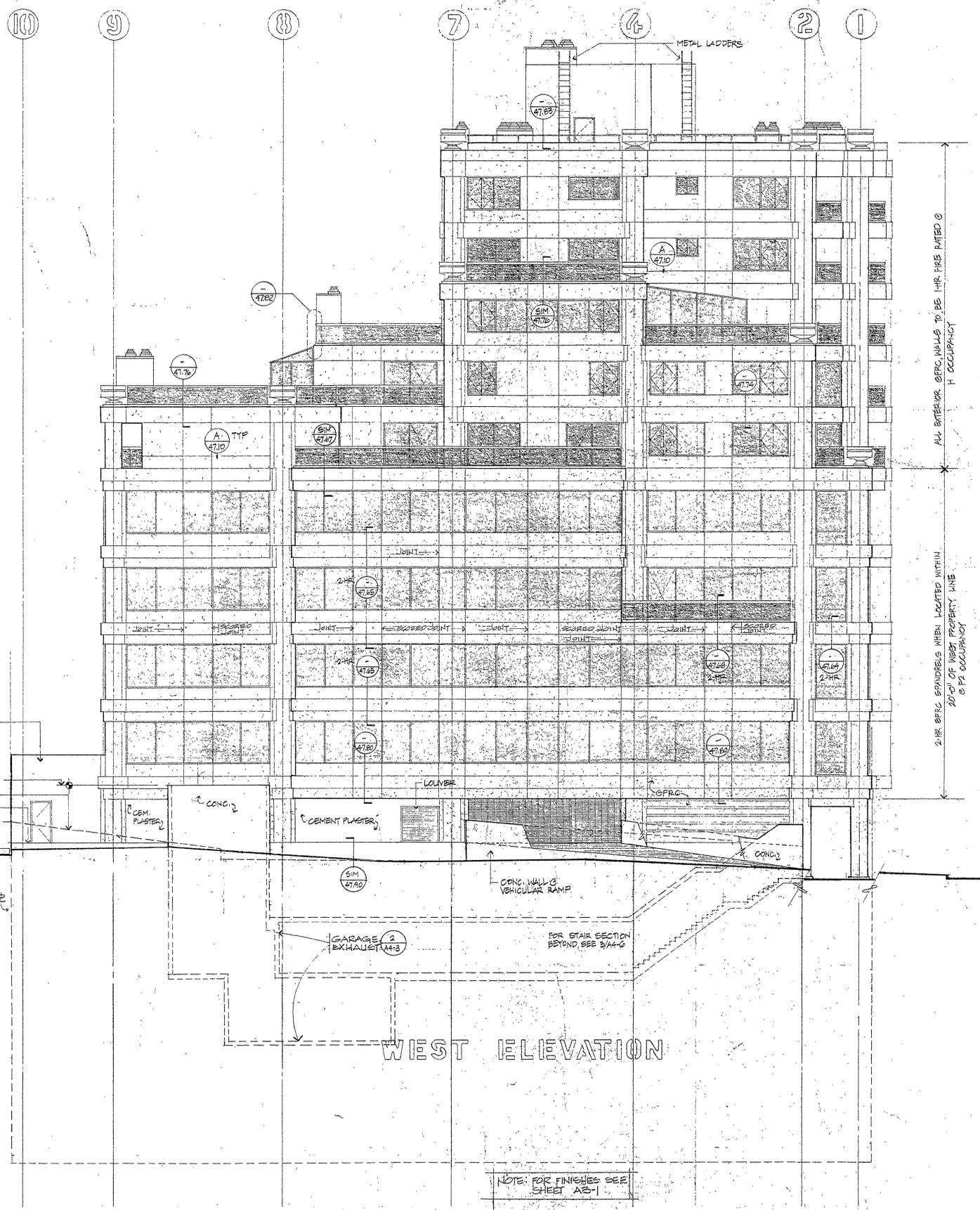
**PARKING STALLS & RESIDENCE:**

|              |             |
|--------------|-------------|
| STANDARD     | = 15        |
| COMPACT      | = 5         |
| <b>TOTAL</b> | <b>= 20</b> |

SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
**APPENDUM No. 4**  
**FINAL**  
 FEB. 11, 1985

**FOR REFERENCE ONLY**

**1ST & PLAZA LEVEL  
 FLOOR PLAN (N.T.S.)**



|             |      |
|-------------|------|
| EL. 321'-9" | R    |
| EL. 311'-9" | 10   |
| EL. 301'-9" | 9    |
| EL. 291'-9" | 8    |
| EL. 281'-9" | 7    |
| EL. 271'-9" | 6    |
| EL. 259'-3" | 5    |
| EL. 246'-9" | 4    |
| EL. 234'-3" | 3    |
| EL. 221'-9" | 2    |
| EL. 211'-0" | 1    |
| EL. 201'-0" | C1-1 |
| EL. 189'-9" | C1-3 |
| EL. 178'-8" | C1-4 |
| EL. 168'-8" | C1-6 |
| EL. 160'-2" | C1-8 |

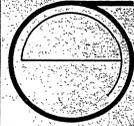
CEMENT PLASTER WALL  
 TOP OF CONC. WALL @ GARAGE EXHAUST 221'-9"  
 GRADE @ R IN FOREGROUND  
 TOP OF CONC. 221'-0"  
 TOP OF EXISTING WALL

WEST ELEVATION

NOTE: FOR FINISHES SEE SHEET A2-1

FOR REFERENCE ONLY

WILLIAMS & BURROWS RECEIVED  
 JAN 15 1985  
 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
 APPENDUM No. 3  
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 OCT. 5TH 1984

  
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 CONSTRUCTION MANAGEMENT  
 1700 MONTGOMERY STREET, SAN FRANCISCO  
 SUITE 200, SAN FRANCISCO, CALIF. 94111  
 TEL. (415) 434-8888

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**1700 CALIFORNIA ST.**  
**RESIDENTIAL/OFFICE**  
**BUILDING**  
 San Francisco, California

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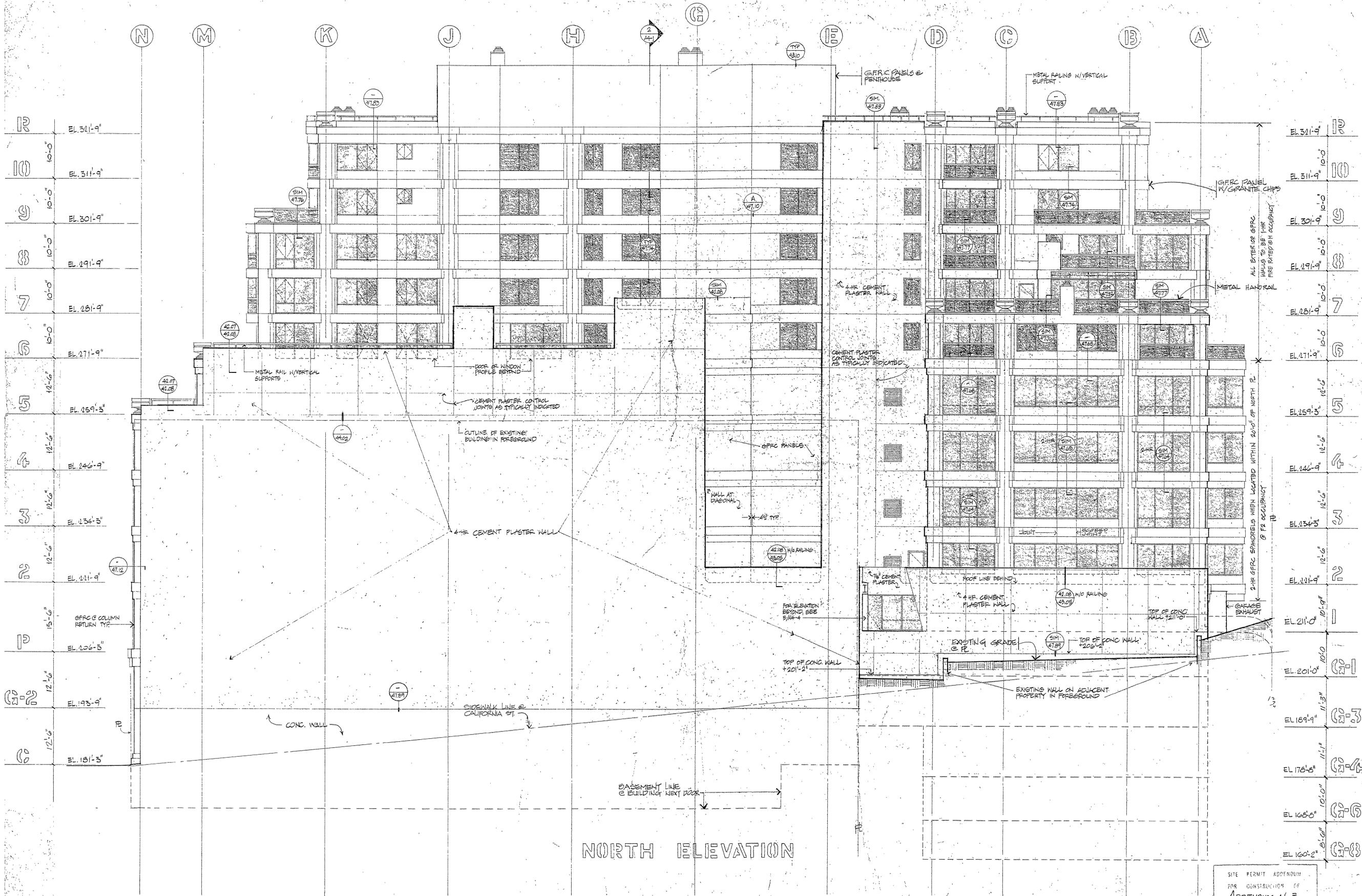
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 DRAWN BY:  
 CHECKED BY:  
 DATE OF ISSUE:  
 SEP 15TH 1984  
 REVISIONS:  
 JAN 14 1985

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SHEET TITLE:  
**WEST ELEVATION**

---

SHEET No.:  
**A3-3**

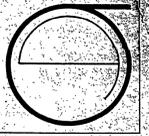


NORTH ELEVATION

SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
 ADDENDUM No. 3  
 SUPERSTRUCTURE  
 OCT. 5TH 1984

FOR REFERENCE ONLY

WILLIAMS & BURROWS  
 RECEIVED  
 JAN 15 1985



JORGE DE QUESADA INC.  
 ARCHITECTURE  
 CONSTRUCTION MANAGEMENT  
 1700 MONTGOMERY STREET, SAN FRANCISCO  
 CALIFORNIA 94111  
 TEL: (415) 434-8880

1700 CALIFORNIA ST  
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 BUILDING  
 San Francisco, California

JOB NUMBER: 5205  
 DRAWN BY:  
 CHECKED BY:  
 DATE OF ISSUE:  
 DATE OF REVISION:  
 REVISIONS:  
 JAN 14 1985

C-3844

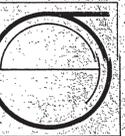
SHEET TITLE:  
 NORTH ELEVATION

JAN 20 1985

1/8" = 1'-0"

SHEET No.:

A3-4



**JORGE DE QUESADA INC.**  
 ARCHITECTURE  
 PLANNING  
 CONSTRUCTION MANAGEMENT  
 1001 MONTGOMERY STREET, SAN FRANCISCO  
 CALIFORNIA 94111  
 TEL: (415) 441-8800

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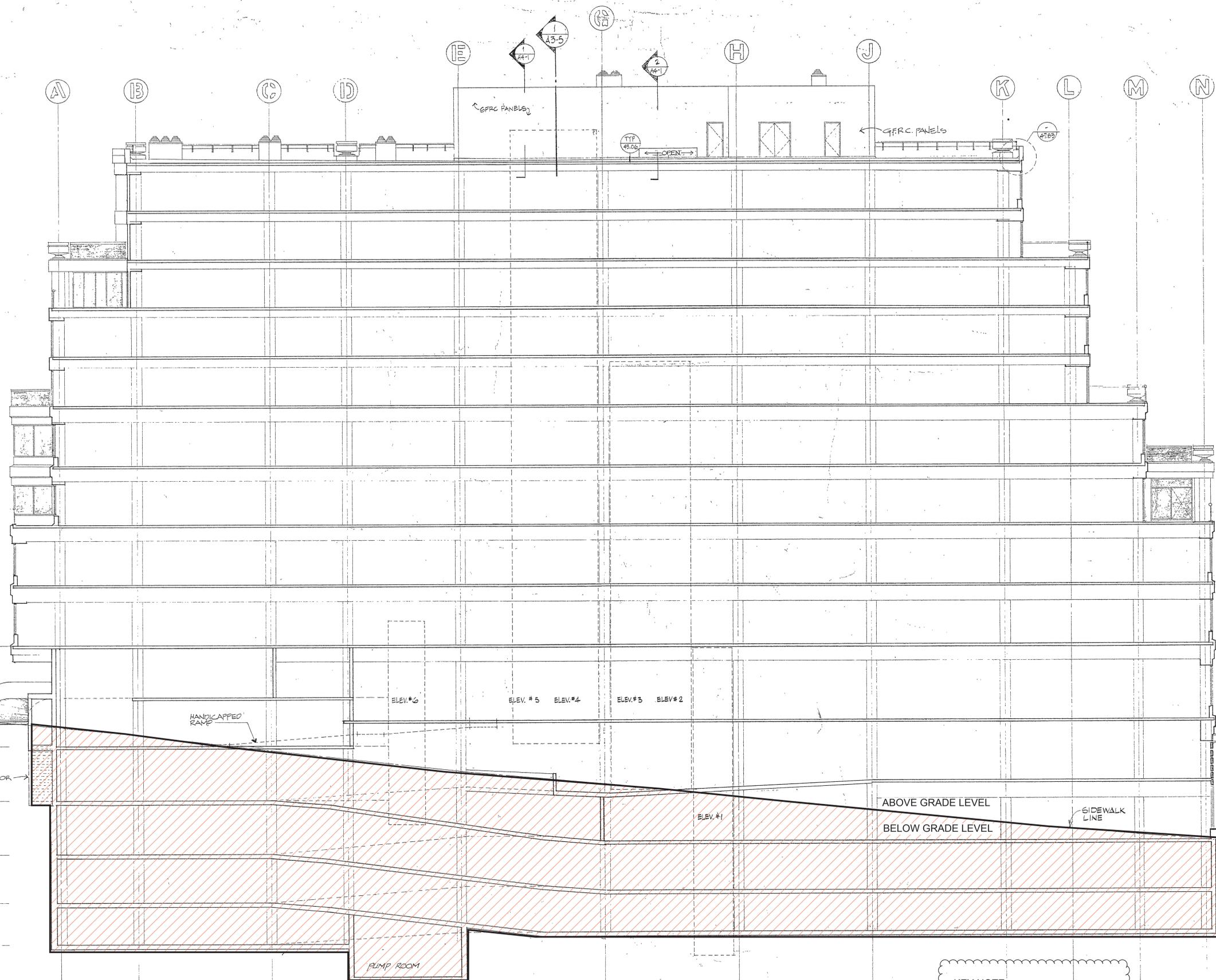
JOB NUMBER: 81-05  
 DRAWN BY:  
 CHECKED BY:  
 DATE OF ISSUE: SEP 15TH 1985  
 REVISIONS: JUL 10TH 1984  
 JAN 12 1985

C-3894

SHEET TITLE:  
**BUILDING SECTION**

SCALE: 1/8" = 1'-0"

SHEET No.:  
**A3-6**



|             |       |
|-------------|-------|
| EL. 321'-9" | ROOF. |
| EL. 311'-9" | 10    |
| EL. 301'-9" | 9     |
| EL. 291'-9" | 8     |
| EL. 281'-9" | 7     |
| EL. 271'-9" | 6     |
| EL. 259'-3" | 5     |
| EL. 246'-9" | 4     |
| EL. 234'-3" | 3     |
| EL. 221'-9" | 2     |
| EL. 206'-3" | PLAZA |
| EL. 193'-9" | C-2   |
| EL. 181'-3" | C     |
| EL. 171'-3" | C-5   |
| EL. 162'-9" | C-7   |

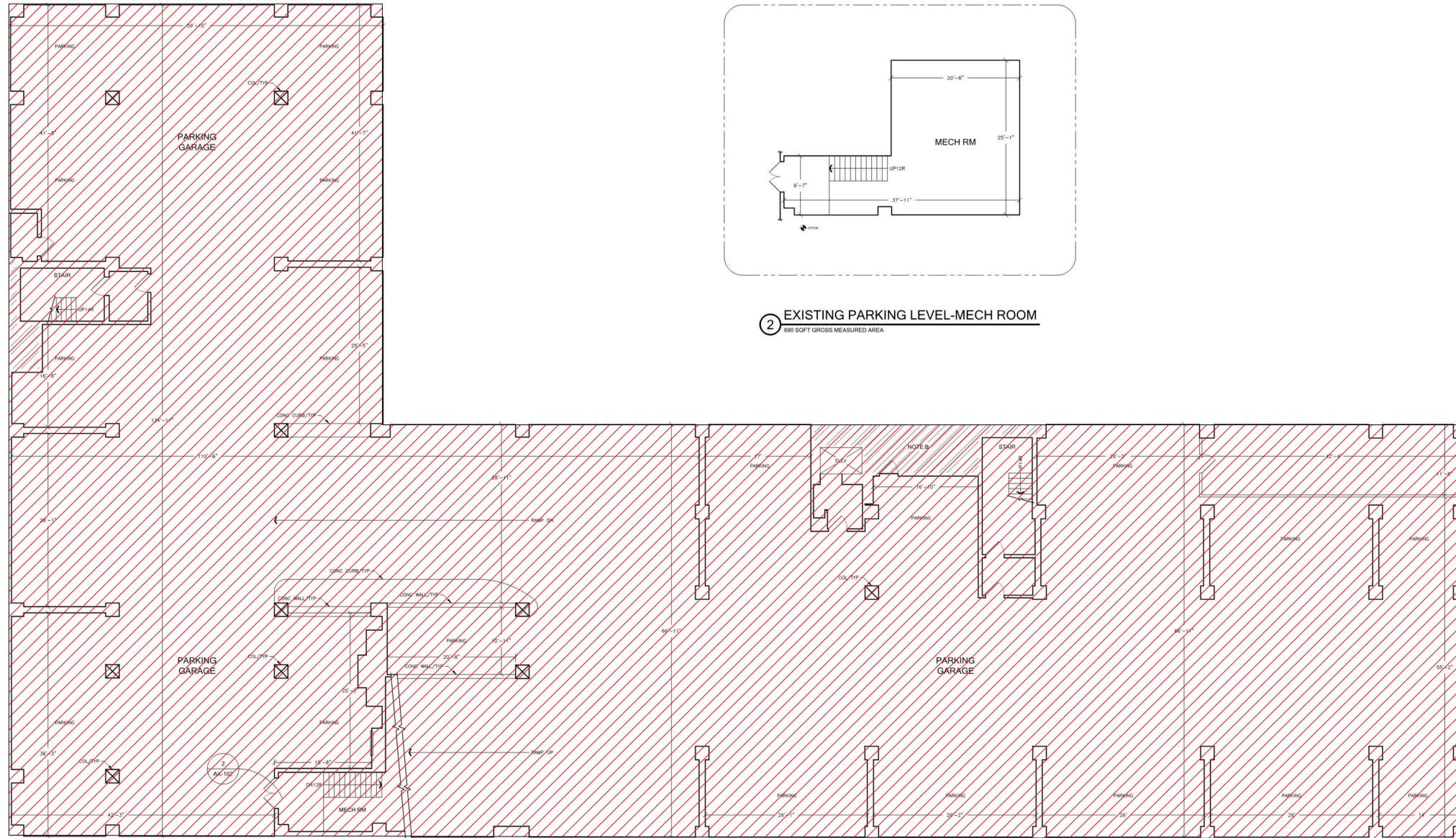
**BUILDING SECTION**

KEY NOTE:  
 BELOW GRADE LEVEL

SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
 ADDENDUM No. 5  
 SUPERSTRUCTURE  
 OCT. 5TH 1984

**FOR REFERENCE ONLY**

WILLIAMS & BURROWS  
 RECEIVED  
 JAN 15 1985



2 EXISTING PARKING LEVEL-MECH ROOM  
890 SQFT GROSS MEASURED AREA

1 GARAGE LEVEL - G7-G8 FLOOR PLAN

BELOW GRADE LEVEL



KEY NOTE:  
 BELOW GRADE LEVEL

- THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.
- NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.
- NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.
- NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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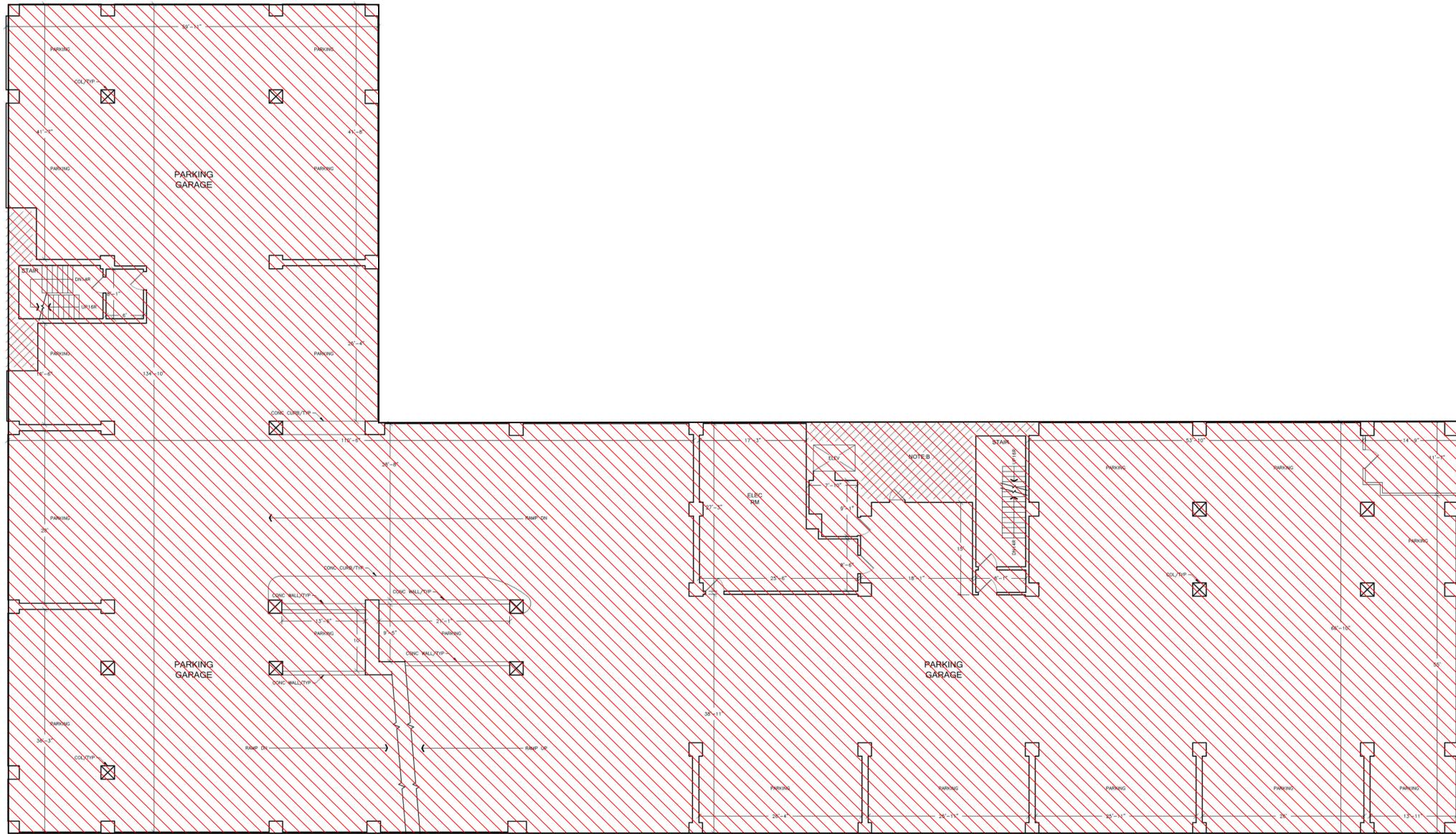
EXISTING FLOOR PLAN

REF: 1700\_California  
 REV: 0  
 DRAWN BY: CB  
 AUDITED BY: CB

SHEET SIZE: 30x42  
 SCALE: 1/8"=1'-0"  
 FIELD MEASURE:  
 05/2015

AX-102  
 2 OF 19

FOR REFERENCE ONLY



BELOW GRADE LEVEL

1 GARAGE LEVEL - G5 - G6 FLOOR PLAN



KEY NOTE:

 BELOW GRADE LEVEL

- THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.
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- NOTE B:  
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1700 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109

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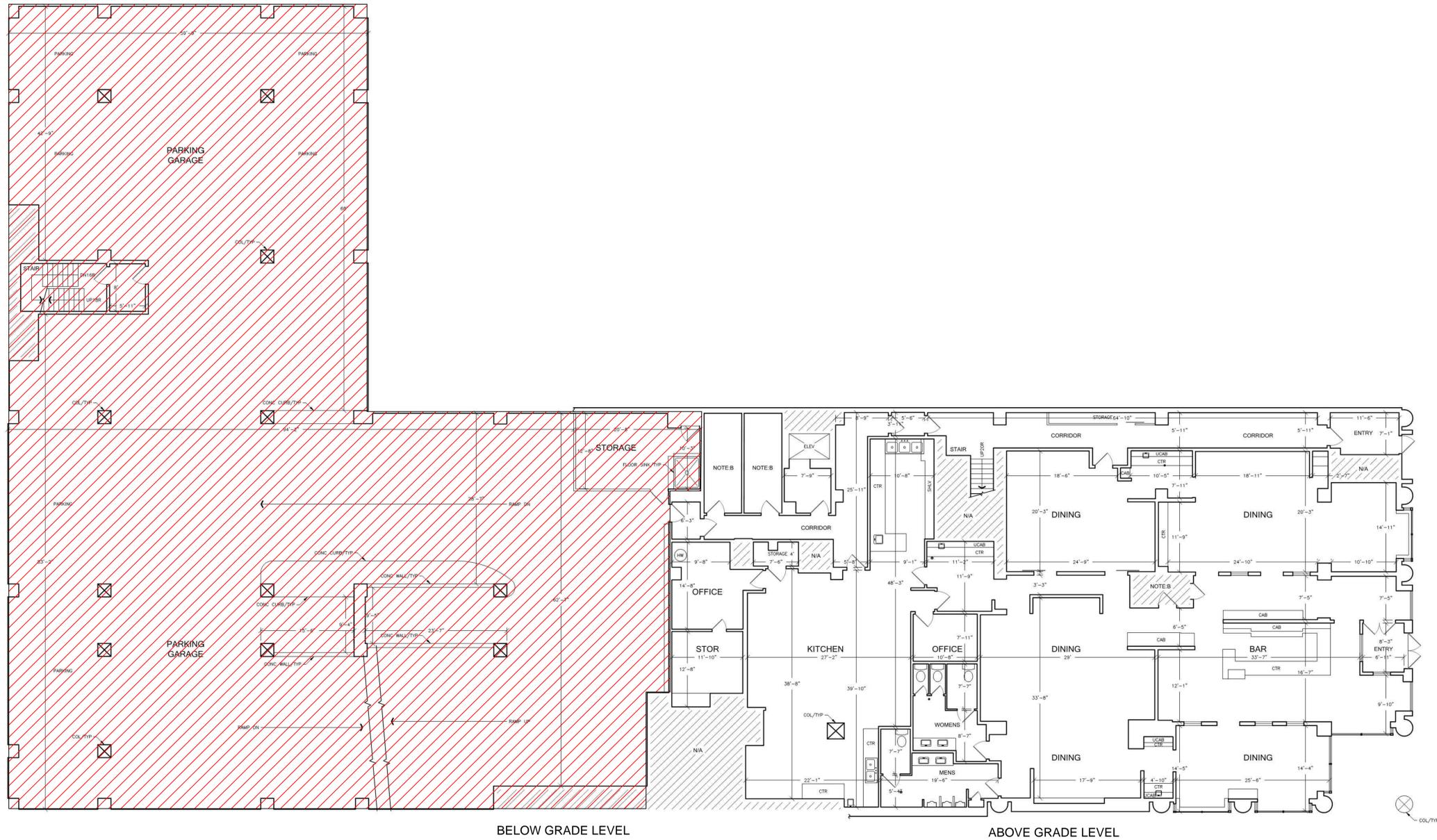
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REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

AX-103  
3 OF 19

FOR REFERENCE ONLY



1 GARAGE LEVEL G4 - C FLOOR PLAN

DATUM

KEY NOTE:

 BELOW GRADE LEVEL

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.

NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE C:  
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1700 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109

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EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.

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1-800-318-0099  
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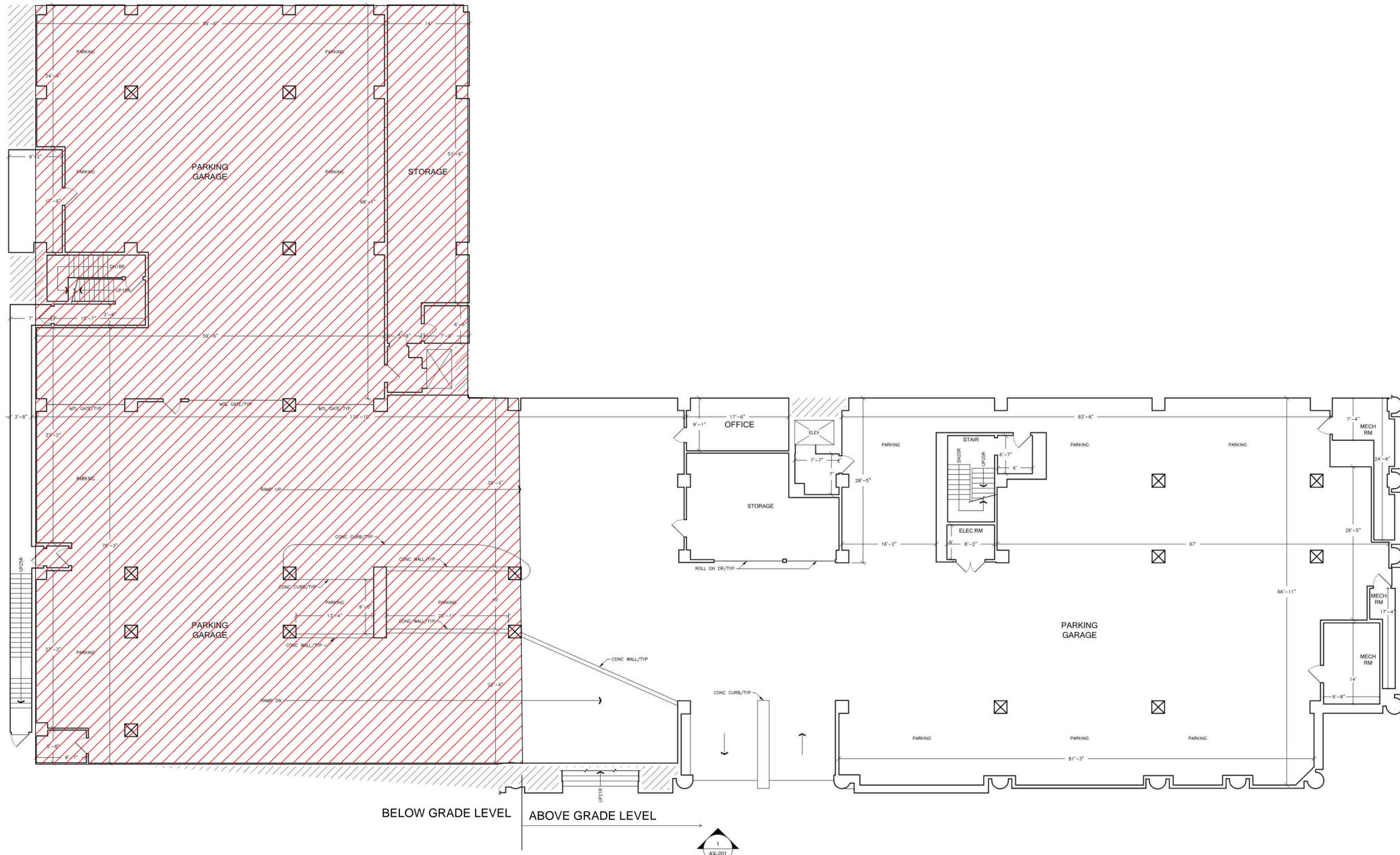
EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

**AX-104**  
4 OF 19

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1 GARAGE LEVEL G2 - G3 FLOOR PLAN

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.

NOTE A:  
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NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

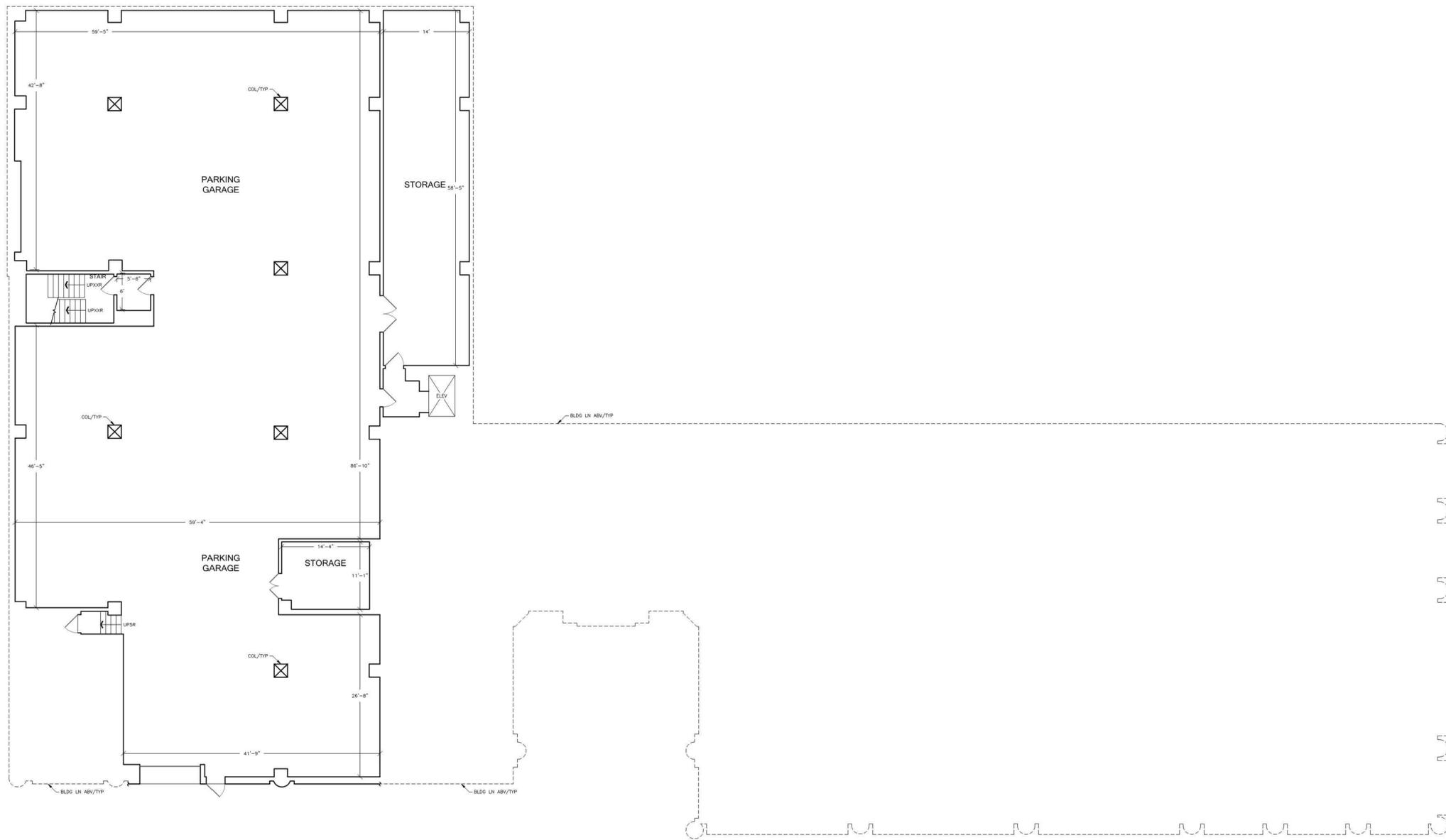
NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

DATUM

KEY NOTE:  
 BELOW GRADE LEVEL

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|   |   |
|---|---|
| <b>1700 CALIFORNIA STREET<br/>SAN FRANCISCO, CA 94109</b>   |   |
| THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OR SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. |  |
| EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.   | FOR THE RECORD SINCE 1990<br>1-800-318-0099    WWW.ASBUILTSERVICES.COM                |
| REF: 1700_California<br>REV: 0<br>DRAWN BY: CB<br>AUDITED BY: CB  | SHEET SIZE: 30x42<br>SCALE: 1/8"=1'-0"<br>FIELD MEASURE:<br>05/2015                   |
| <b>EXISTING FLOOR PLAN</b>  |   |
| <b>AX-105</b><br><small>5 OF 19</small>   |   |



① GARAGE LEVEL G1 FLOOR PLAN  
ABOVE GRADE LEVEL



THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.

NOTE A:  
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NOTE B:  
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NOTE C:  
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SAN FRANCISCO, CA 94109

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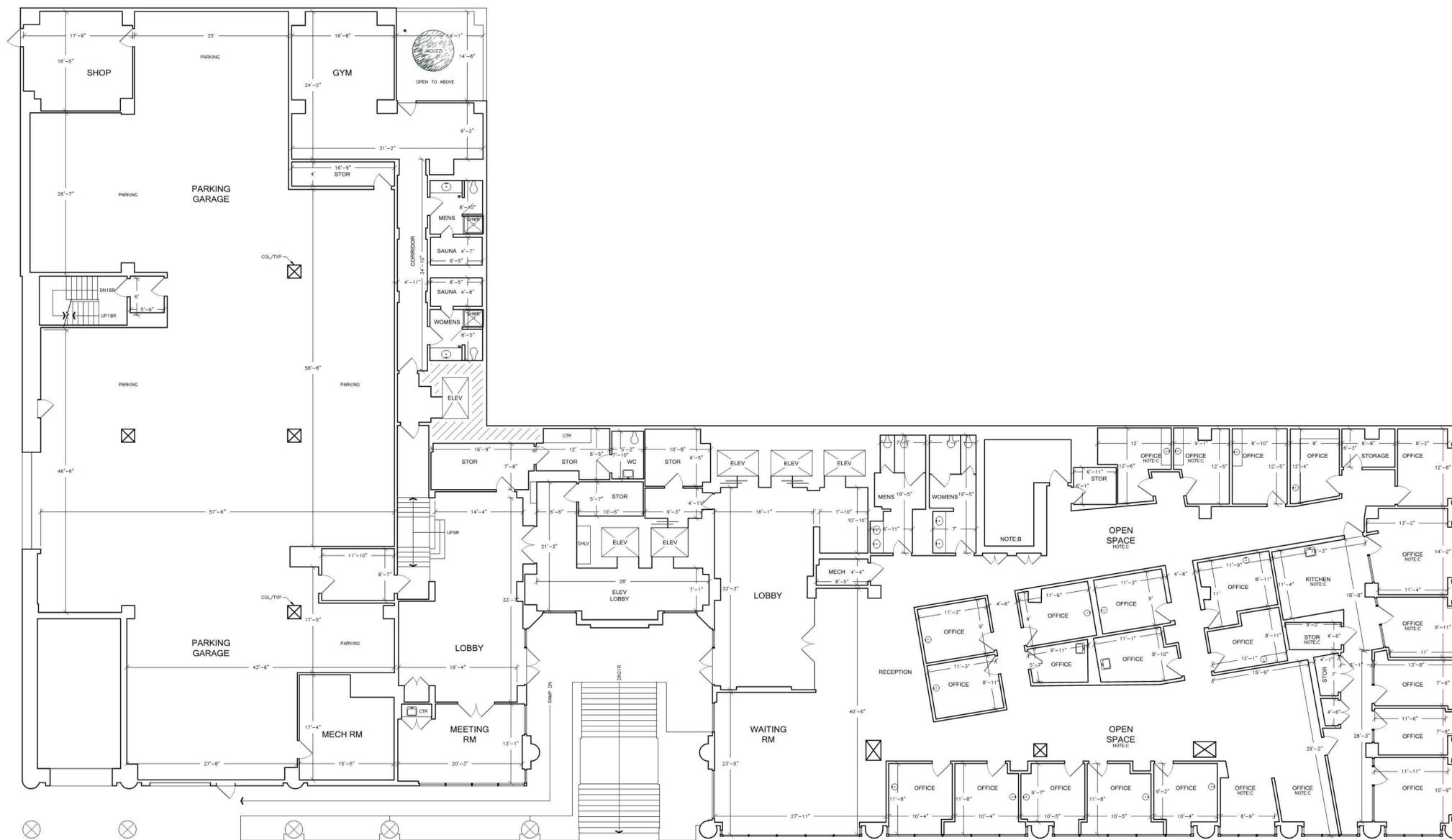
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REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

**AX-106**  
6 OF 19

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1 1ST & PLAZA LEVEL FLOOR PLAN

THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

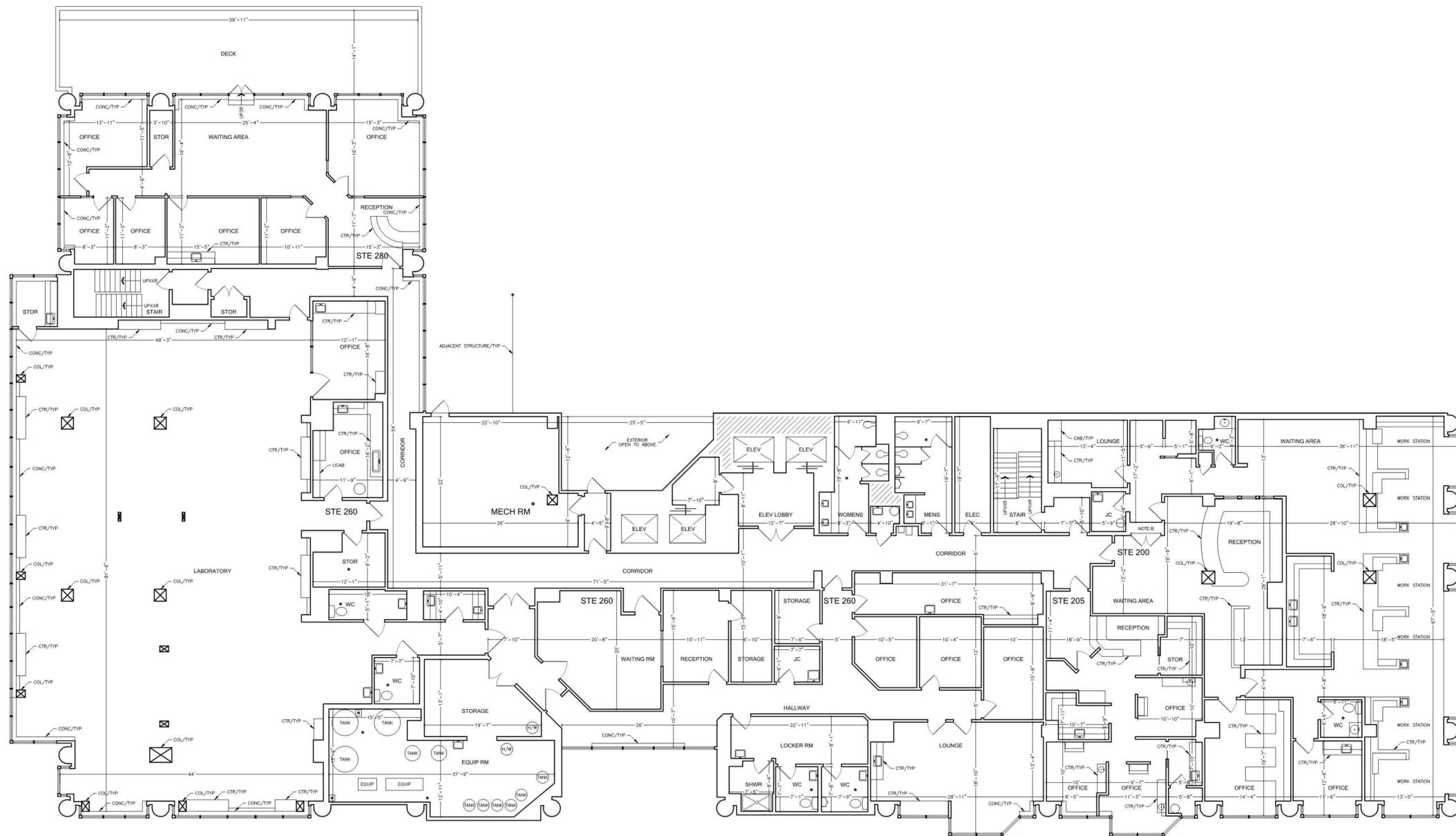
NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

DATUM

|   |   |
|---|---|
| 1700 CALIFORNIA STREET<br>SAN FRANCISCO, CA 94109   |   |
| THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE RELIABLE FOR USE IN PLANNING, DESIGN, LEASE AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. | <br>FOR THE RECORD SINCE 1990<br>1-800-318-0099 WWW.ASBUILTSERVICES.COM |
| EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY. THIS IS NOT A SURVEY.  |   |
| EXISTING FLOOR PLAN   |   |
| REF: 1700_California<br>REV: 0<br>DRAWN BY: CB<br>AUDITED BY: CB  | SHEET SIZE: 30x42<br>SCALE: 1/8" = 1'-0"<br>FIELD MEASURE:<br>09/2015   |
| AX-107  |   |
| 7 OF 19   |   |

FOR REFERENCE ONLY



1 2ND LEVEL FLOOR PLAN

THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A: THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

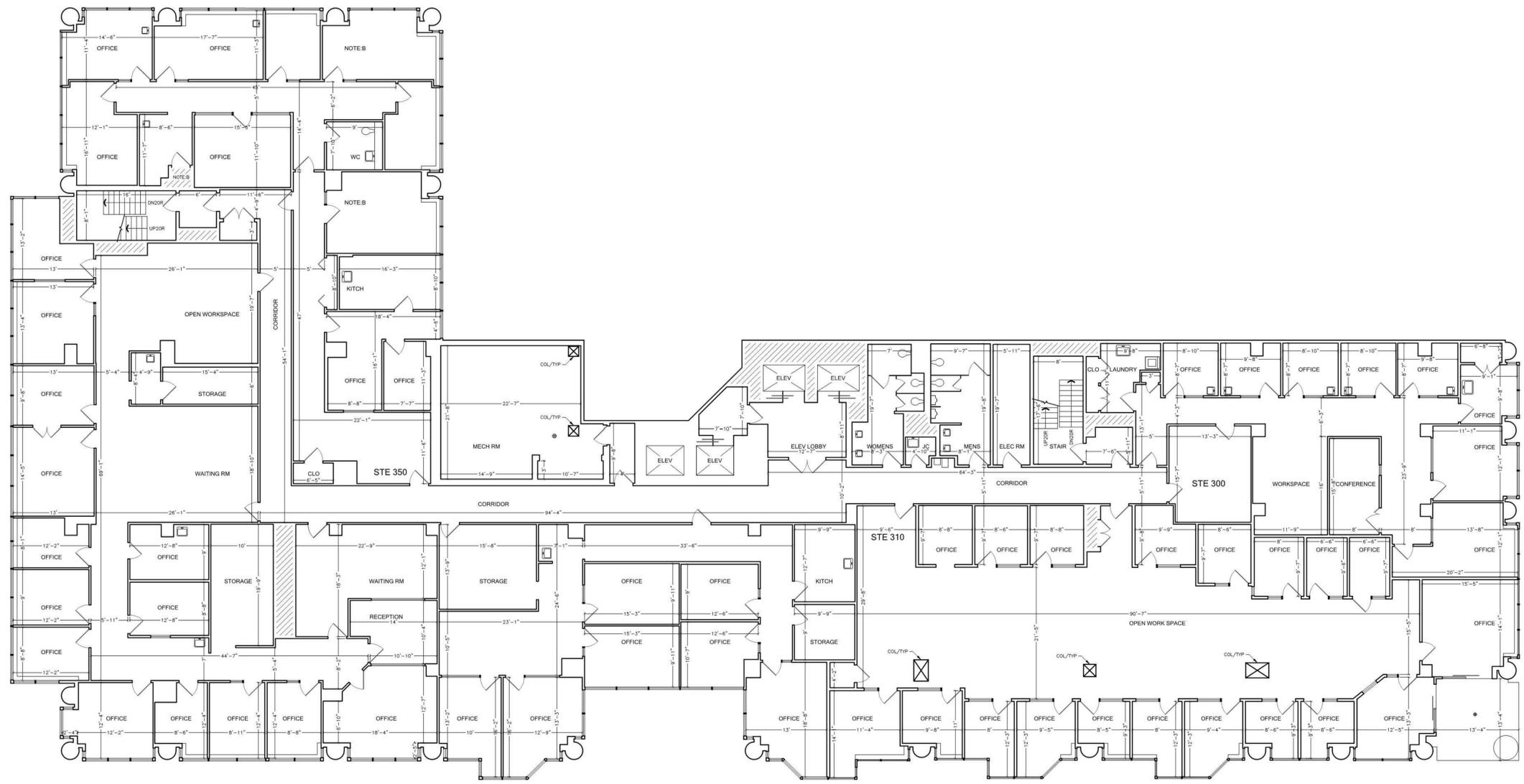
NOTE B: THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE C: DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.



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|   |   |
|---|---|
| 1700 CALIFORNIA STREET<br>SAN FRANCISCO, CA 94109   |   |
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|   |   |
| FOR THE RECORD SINCE 1990   |   |
| 1-800-318-0099      WWW.ASBUILTSERVICES.COM   |   |
| EXISTING FLOOR PLAN   |   |
| <small>REF: 1700_California</small><br><small>REV: 0</small><br><small>DRAWN BY: CB</small><br><small>AUDITED BY: CB</small>  | <small>SHEET SIZE: 30x42</small><br><small>SCALE: 1/8"=1'-0"</small><br><small>FIELD MEASURE:</small><br><small>05/2015</small> |
| AX-108  |   |
| 8 OF 19   |   |



1 3RD LEVEL FLOOR PLAN

THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

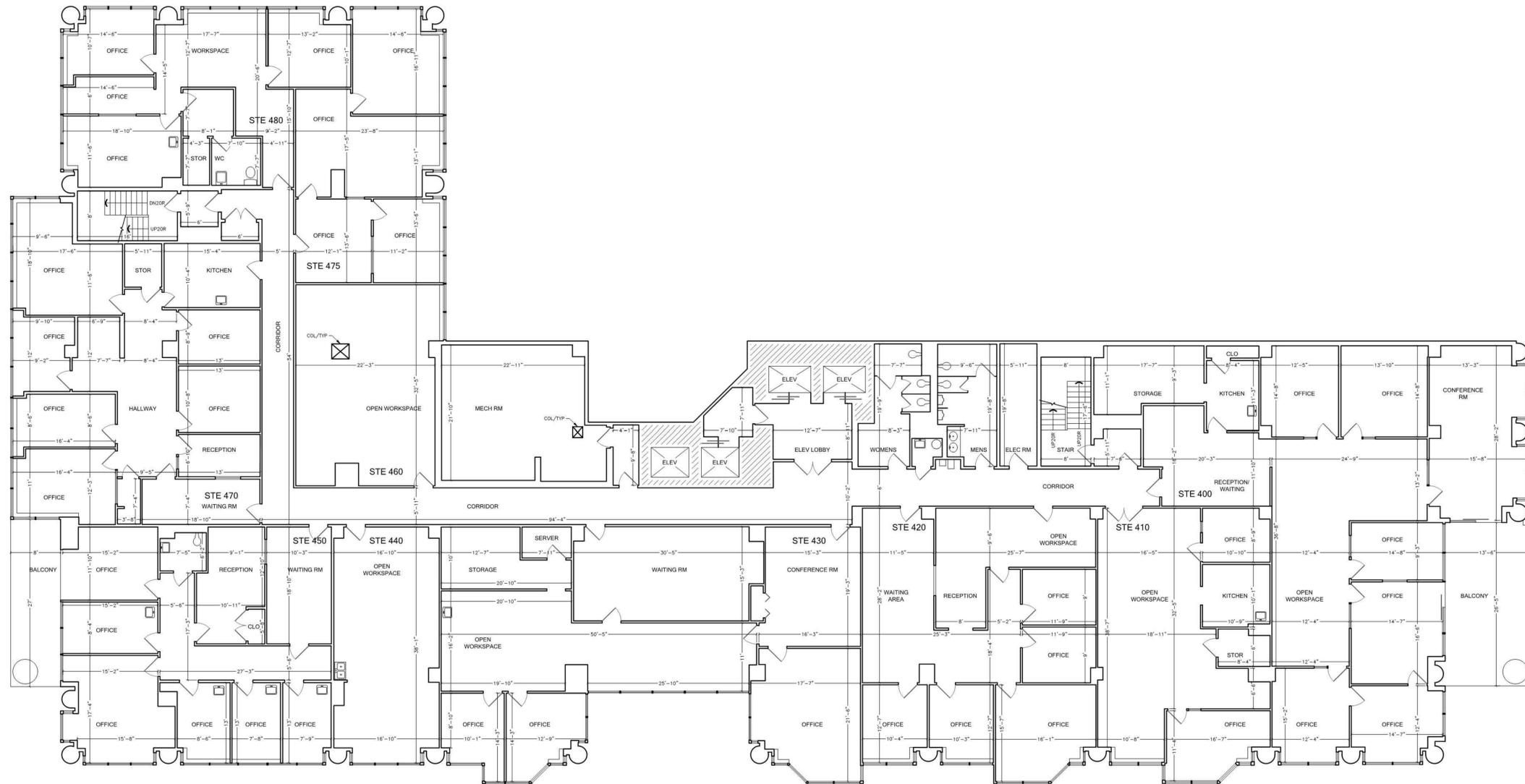
NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

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|  |   |
|--|---|
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| EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.  | 1-800-318-0099<br>WWW.ASBUILTSERVICES.COM                           |
| EXISTING FLOOR PLAN  |   |
| REF: 1700_California<br>REV: 0<br>DRAWN BY: CB<br>AUDITED BY: CB   | SHEET SIZE: 30x42<br>SCALE: 1/8"=1'-0"<br>FIELD MEASURE:<br>05/2015 |
| <b>AX-109</b>  |   |
| 9 OF 19  |   |

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① 4TH LEVEL FLOOR PLAN



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NOTE A:  
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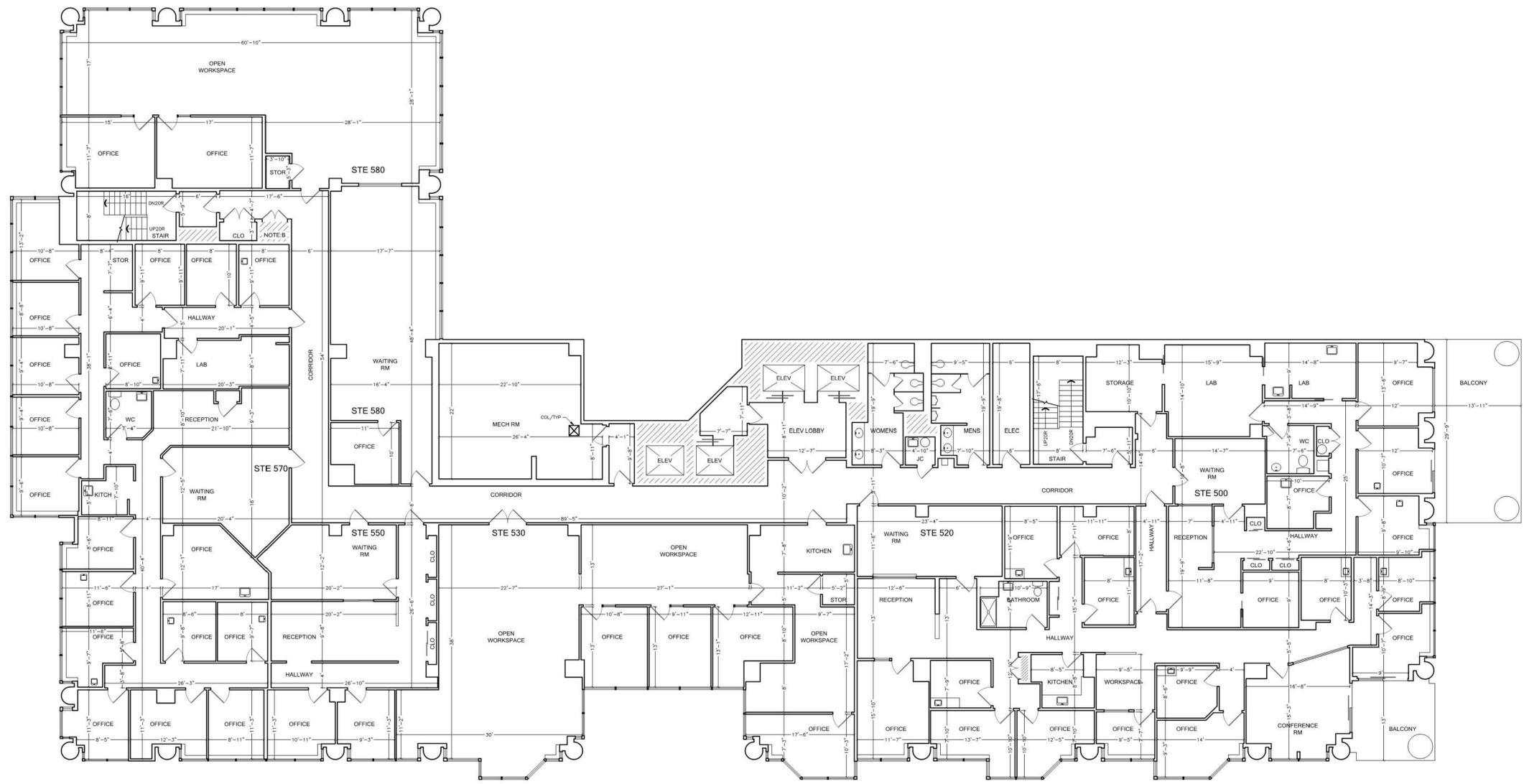
EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

**AX-110**  
10 OF 19

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1 5TH LEVEL FLOOR PLAN

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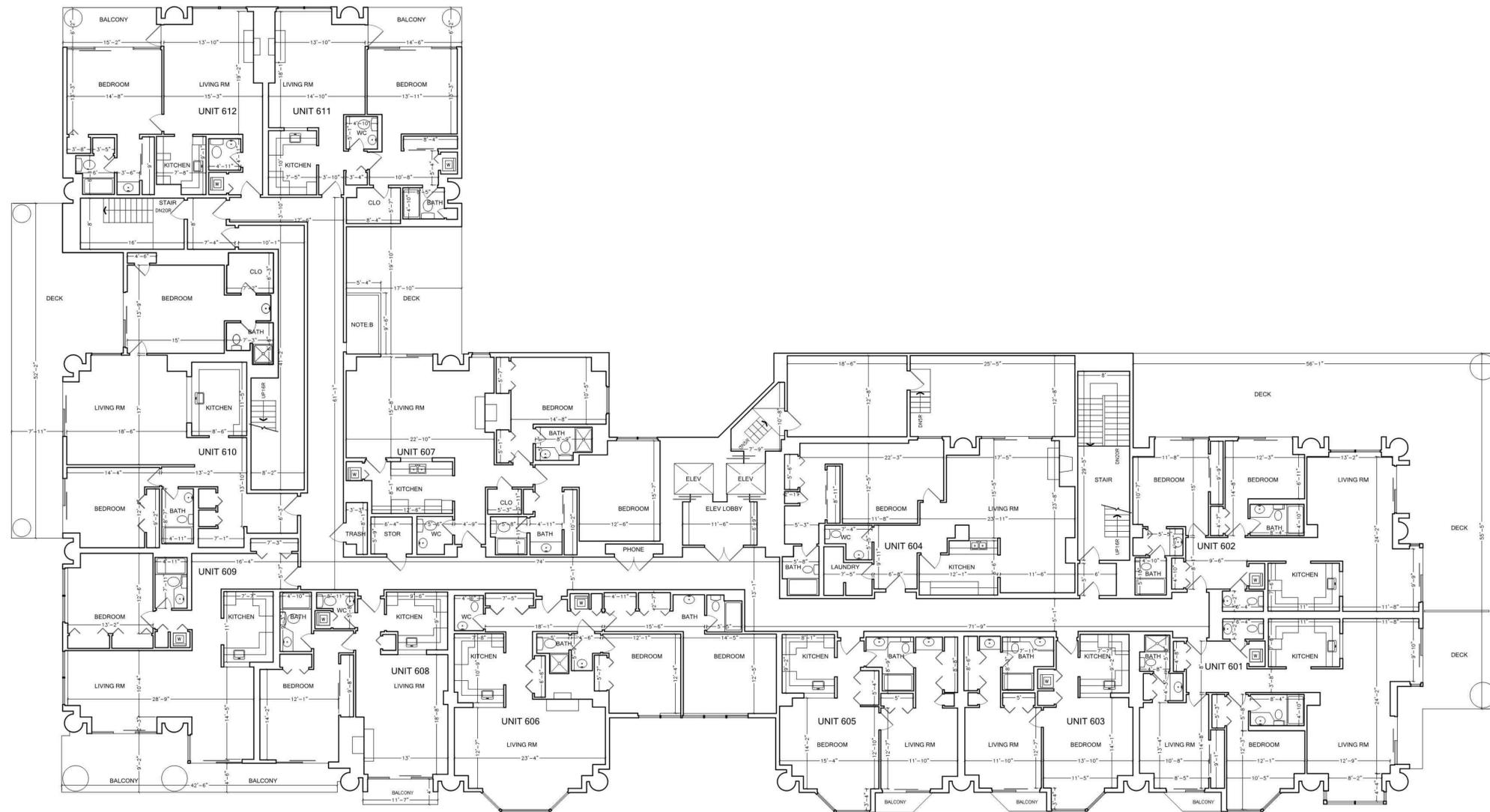
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EXISTING FLOOR PLAN

|                      |                   |
|----------------------|-------------------|
| REF: 1700_California | SHEET SIZE: 30x42 |
| REV: 0               | SCALE: 1/8"=1'-0" |
| DRAWN BY: CB         | FIELD MEASURE:    |
| AUDITED BY: CB       | 05/2015           |

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1 6TH LEVEL FLOOR PLAN

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NOTE A:  
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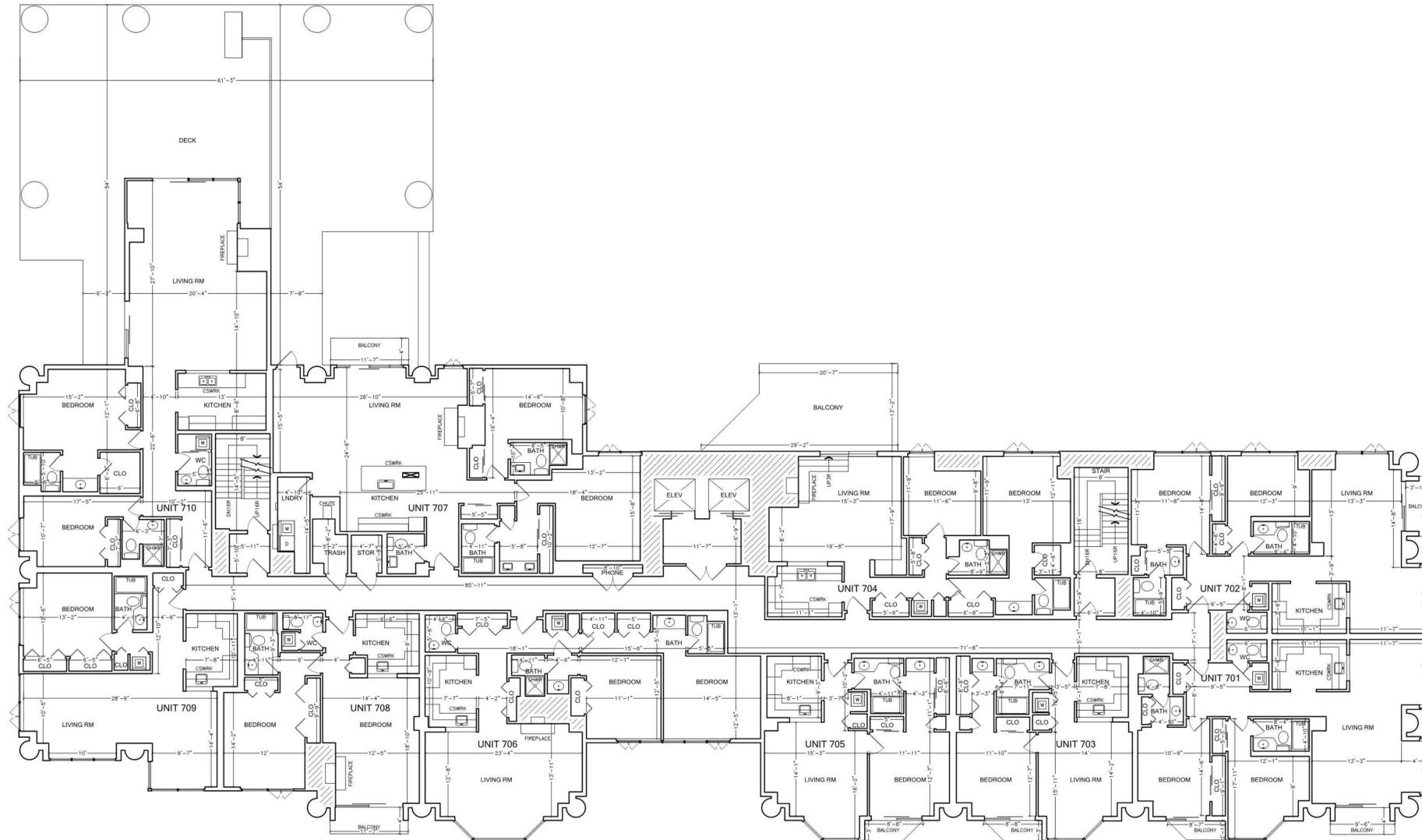
EXISTING FLOOR PLAN

REV: 1700\_California  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

AX-112  
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1 7TH LEVEL FLOOR PLAN



THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A:  
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NOTE B:  
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1700 CALIFORNIA STREET  
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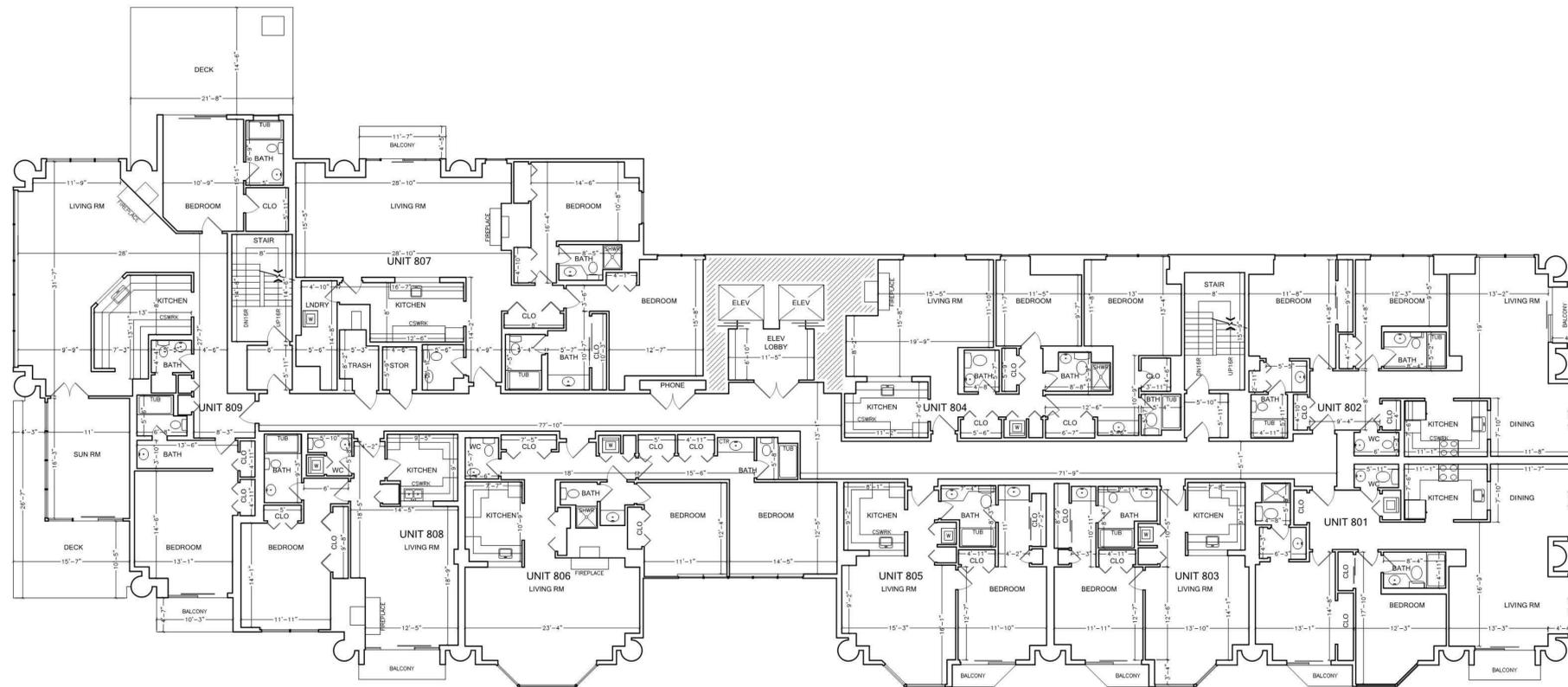
FOR REFERENCE ONLY

EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

AX-113  
13 OF 19



1 8TH LEVEL FLOOR PLAN

DATUM

THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A:  
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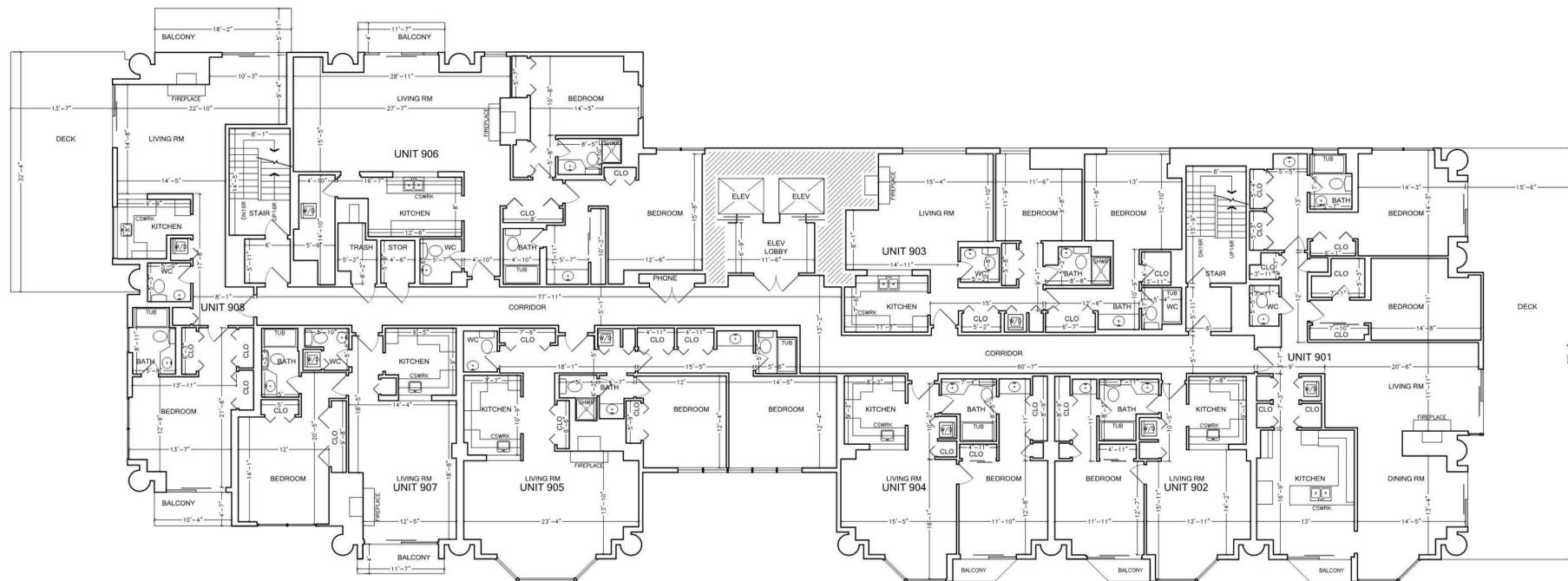
EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

**AX-114**  
14 OF 19

**FOR REFERENCE ONLY**



1 9TH LEVEL FLOOR PLAN

THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.

NOTE A: THIS ELEMENT NOT MEASURED. ILLUSTRATORS RENDERING.

NOTE B: THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION. AREA NOT MEASURED.

NOTE C: DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

1700 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OR SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.



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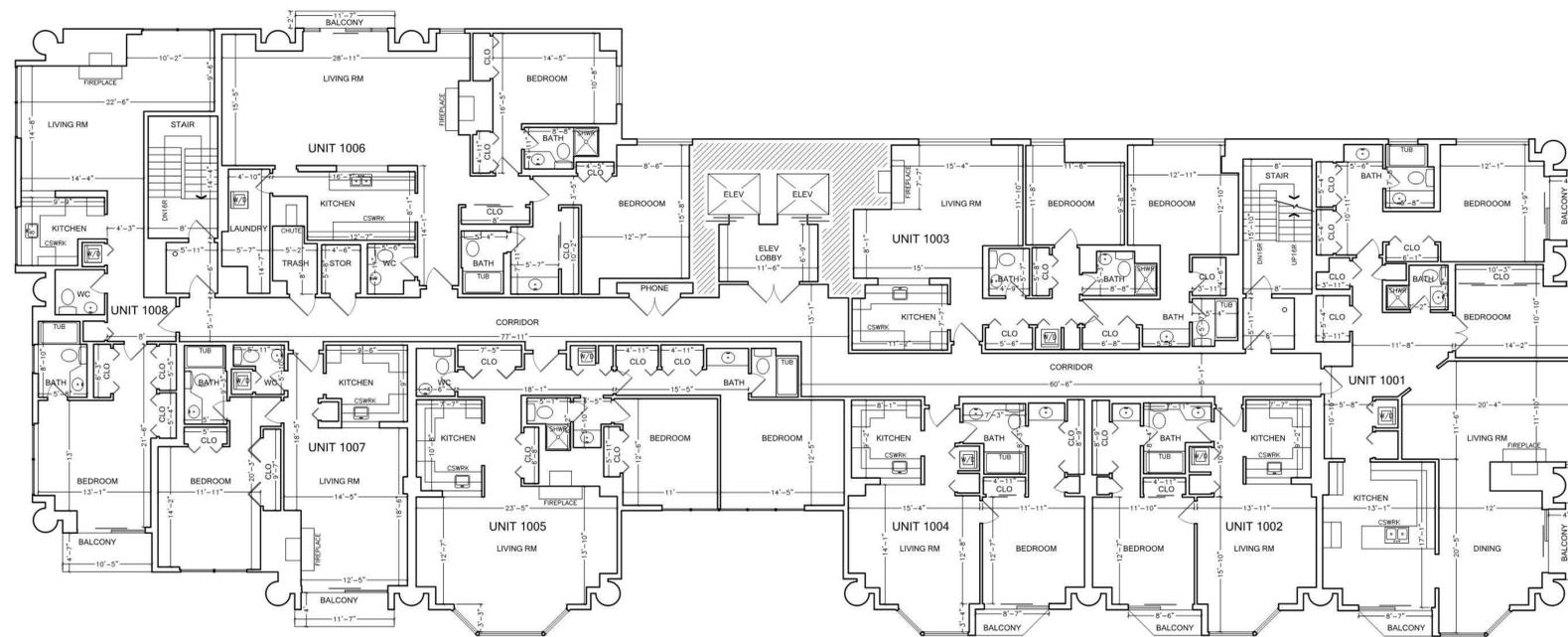
EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

AX-115  
15 OF 19

FOR REFERENCE ONLY



1 10TH LEVEL FLOOR PLAN

- THESE ARE BASIC FLOOR PLANS WITH SPECIFIC ELEMENTS SHOWN PER CLIENT REQUEST. NOT ALL INTERIOR ELEMENTS SHOWN.
- NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.
- NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.
- NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

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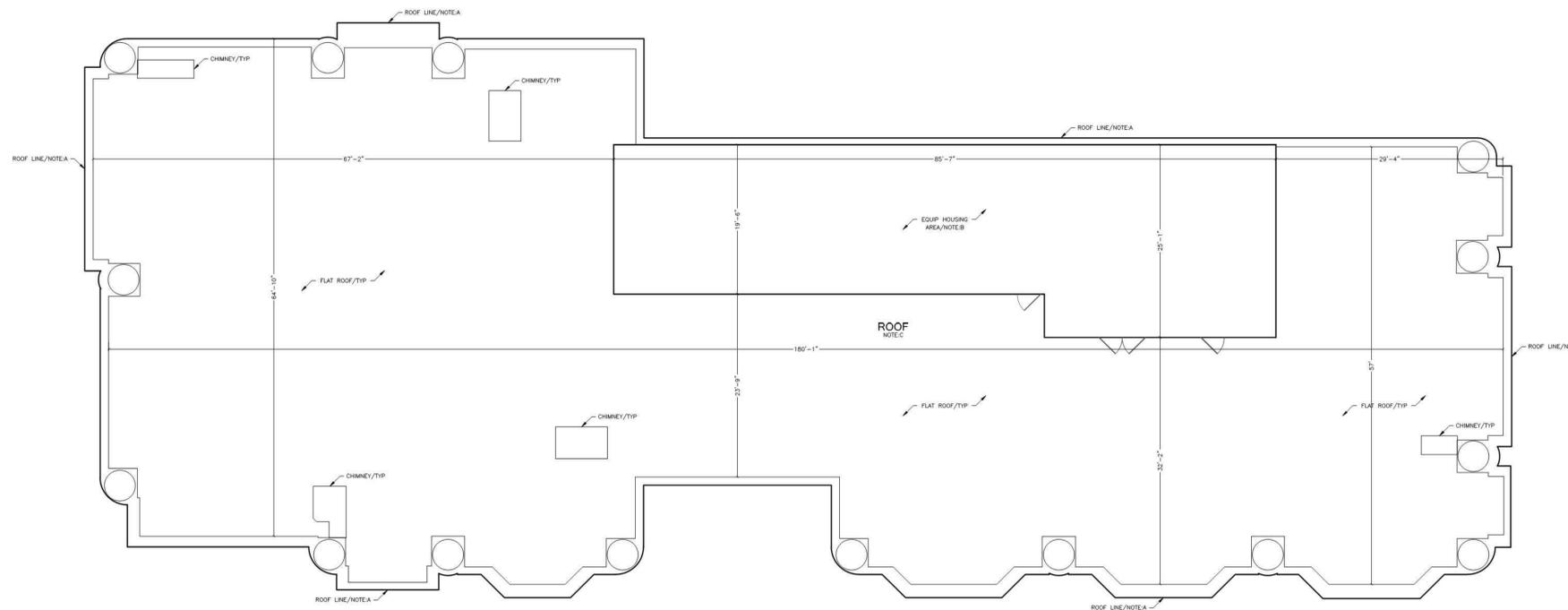
EXISTING FLOOR PLAN

REF: 1700\_California  
REV: 0  
DRAWN BY: CB  
AUDITED BY: CB

SHEET SIZE: 30x42  
SCALE: 1/8"=1'-0"  
FIELD MEASURE:  
05/2015

AX-116  
16 OF 19

FOR REFERENCE ONLY



1 ROOF PLAN

- NOTE A:  
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.
- NOTE B:  
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.
- NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.
- GUTTERS AND DOWNSPOUTS NOT SHOWN, UNLESS NOTED OTHERWISE.

|  |  |
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| THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. | <br><b>AS BUILT SERVICES</b><br><small>FOR THE RECORD SINCE 1990</small><br><small>1-800-318-0099      WWW.ASBUILTSERVICES.COM</small> |
| EXISTING ROOF PLAN   |  |
| REF: 1700_California<br>REV: 0<br>DRAWN BY: CB<br>AUDITED BY: CB   | SHEET SIZE: 30x42<br>SCALE: 1/8"=1'-0"<br>FIELD MEASURE:<br>05/2015  |
| AX-101   |  |
| 1 OF 19  |  |

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