



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Revocations of Office Allocations

HEARING DATE: OCTOBER 24, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.	Project Address	Block/Lot	Zoning
2006.0660B	100 California Street	0236/017	C-3-O
2012.0605B	300 California Street	0238/002	C-3-O
98.714B	350 Rhode Island Street	3957/002-004	UMU

Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org

Recommendation: **Revoke as Proposed**

PROJECT DESCRIPTION

The proposal before the Planning Commission is to revoke full and/or partial office allocations from three separate projects previously granted authorizations by the Commission. The specific amounts proposed for revocation are as follows:

Address	Motion No.	Year Granted	Total GSF Allocated	Proposed GSF For Revocation
100 California Street	17544	2008	76,500	76,500
300 California Street	19034	2013	56,459	56,459
350 Rhode Island Street	14988	2000	250,000	87,700
TOTAL			399,100	226,800

REQUIRED COMMISSION ACTION

In order to proceed, the Planning Commission must take action on each proposed revocation pursuant to Planning Code Section 321(g), which provides that failure of a project to commence construction within 18 months, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development.

ISSUES AND OTHER CONSIDERATIONS

- On the date of this report, the amount of office space available to be allocated from the “Large Cap” (i.e. projects of 50,000 square feet and larger) received its annual allotment of 875,000 square feet, bringing the available total to **896,752 square feet**.

- However, the amount of square feet of office projects “pending” to be approved by the Planning Commission is more than 6,000,000 square feet. These pending projects include those with Office Allocation applications on file, and projects on SF Port property that will draw down from the Large Cap as individual buildings obtain building permits.
- On July 22, 2019, the Planning Director issued a memo (attached) to the Planning Commission providing an update on the Office Annual Limit Program. That memo addressed potentially unused office space that was previously allocated by the Commission. The memo further stated that the Zoning Administrator was researching the issue and that a hearing for potential revocations would be scheduled later in 2019. The projects proposed for revocation were included in that memo. The other projects listed in the memo but not before the Planning Commission for revocation have either 1) voluntarily forfeited their unused allocations through written correspondence to the Zoning Administrator, or 2) are undergoing additional research and analysis to determine if and/or what quantity of allocated office space may be unused.

The following four projects are therefore proposed for Planning Commission revocation:

- **100 California Street:** This allocation was for a 75,500 square foot addition to an existing office building downtown. No building permit was ever filed for this project, and no other action indicates any intent to move forward with the project.
- **300 California Street:** This allocation was for a 56,459 square foot addition to an existing office building downtown. No building permit was ever filed for this project, and no other action indicates any intent to move forward with the project.
- **350 Rhode Island St:** This allocation was for a new 250,000 square foot office building. However, while the building was under construction, 87,700 square feet were instead authorized for an Industrial Arts post-secondary educational institution use (dba California Culinary Academy – CCA) through the issuance and completion of a building permit. This change was further documented through a Letter of Determination from the Zoning Administrator confirming that the Jobs Housing Linkage Program (JHLP) fee paid for that 87,700 square feet could be refunded to the property owner. The current UMU zoning for this property limits office use in such a way that the remaining 87,700 square feet may not be legally established.
- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department received no public comment on these revocations as of the date of this report.

ENVIRONMENTAL REVIEW

Revocation of the entitlements for the Project is exempt from environmental review, as set forth in Public Resources Code section 21080(b)(5) and CEQA Guidelines Section 150601(b)(4) and 15270.

BASIS FOR RECOMMENDATION

Planning Commission Resolution No. 17846A states “The Planning Commission believes that a policy of monitoring projects authorized under Planning Code Section 321 (Office Development Annual Limit), but not yet under construction, and ensuring that those projects under construction proceed as expeditiously as possible under the circumstances, serves the City well; however, the Planning Commission believes that authorized projects that are not diligently pursued should be revoked.” The Department finds that the four projects listed above have failed to commence construction within the 18-month time period or diligently carry forward the establishment of some or all of their allocated office space.

ATTACHMENTS:

Planning Director Memo from July 22, 2019
Office Development Annual Limitation Program – 10/17/19 Tracking Sheet
Planning Commission Resolution No. 17846A
Draft Motions with Exhibits
Maps and Context Photos