



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Revocations of Office Allocations

HEARING DATE: OCTOBER 24, 2019

1650 Mission St.
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San Francisco,
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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
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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



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 22, 2019
TO: San Francisco Planning Commission
FROM: John R. Naim, Director of Planning
RE: Office Allocation Update

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Commissioners:

As a follow-up to previous discussions on office allocation, and to the memo of May 2, attached, and to my comments at the public hearing on July 11, I wanted to provide you with the Department's updated recommendations on the allocation of office space.

1. Current Status of Office Allocation

As a reminder, Proposition M, approved by voters in 1986, gives the Planning Commission the sole authority to allocate office space, and provides for appeals of Commission actions to the Board of Appeals. (Proposition O, adopted in 2016, exempts Hunters Point Shipyard and Candlestick Point from this approval requirement.)

As of this date, with the recent allocation of approximately 2.09M square feet (sf) for the projects at 598 Brannan and 610-698 Brannan (aka. Flower Mart site) and assuming approval of the requested 775,000 sf for 88 Bluxome on July 25, 2019, there will be approximately 21,752 sf of office space available for allocation in the "Large Cap" allocation pool. An additional 875,000 sf will be available in the Large Cap after October 17, 2019.

2. Unused Space Previously Allocated

Per recent discussions with Commissioners, and the request of a member of the public, the Zoning Administrator has reviewed the amount of office space that the Commission had previously allocated, but had not been actually built. This includes projects that were approved and not built in their entirety, and projects that were built but used less than their approved allocation. The total amount of unused, allocated space is approximately 485,770 sf, substantially larger than staff had anticipated. The chart below shows the list of those seven projects and the amount of unbuilt space. You will note that the available space for two of the projects are approximate numbers, since we are still gathering information from those sponsors on the exact amount of space that was constructed.

In order for this space to be made available in the Large Cap allocation pool, one of two actions must be taken:

- 1) The project sponsors must voluntarily relinquish their rights to this space, followed by a Zoning Administrator determination that the space is indeed available; or,
- 2) The Planning Commission must revoke your approval of the space in an action at a public hearing.

Staff anticipates that both of these will likely occur, that is, some project sponsors will likely give up their allocation, and others will require Commission action to revoke. At this time, we anticipate that a revocation hearing will be scheduled for early September 2019.

Projects with unused allocated space	SF
350 Mission St	40,000*
601 Townsend	72,600
100 California St	76,500
300 California St	56,459
Golden State Warriors site, Mission Bay	100,000*
350 Rhode Island St	87,700
CPMC	52,511
TOTAL	485,770

*estimate

3. Updated Staff Proposal

In light of the additional space that will become available with the unused space, and the proposal to approve 88 Bluxome Street as a somewhat smaller project in one phase on July 25, the Department proposes to bring the three projects noted below to the Commission in the Fall, after the annual allotment becomes available on October 17, 2019. Given the current status of the Department's review of these projects and the available information from the project sponsors, we believe these projects will be ready for Commission consideration between late-October 2019 and January 2020.

Also shown on the chart below are three projects on Port property; it is anticipated that a 60,000 sf building on Pier 70 will proceed later this year, while the other Port related buildings shown will likely go forward early in 2020.¹

¹ The Planning Commission does not approve office allocation for projects on Port-controlled property. The amount of office space for each building is nonetheless taken from the pool when a building permit is issued by the Port of San Francisco and/or Department of Building Inspection (DBI).

You will note that with the proposed allocations in 2019, and assuming the projects on Port land proceed on the schedule assumed here, the “bank” will be substantially in the negative early in 2020, until the annual allotment in October. At that point, less than 60,000 sf will be available to allocate until the next annual allotment in October 2021.

Proposed 4Q 2019/1Q 2020 Office Allocations:

Available Prop M October 17, 2019: 1,382,522 square feet

- 22,700 available after July 25
- 875,000 annual new Prop M into the bank October 17
- 485,770 Prop M recovered from previous projects

Harrison Gardens (Phase 1) Boston Properties	-500,000
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Transbay Parcel F (Full Project) Hines	-275,000
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One Vassar (Full Project) One Vassar, LLC	-432,795
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Port Projects:

Pier 70 (Phase 1) Brookfield	-60,000
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Pier 70 (Phase 2) Brookfield	-390,000
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Mission Rock (Phase 1) SF Giants / Tishman Speyer	-550,000
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Remaining Prop M (Spring 2019)² -818,299 square feet

I hope this clarifies the Department’s current proposal on the allocation of office space. Please do let us know if you would like further discussion or clarification of this proposal.

² Overall timing is based on currently anticipated schedules for Port projects.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 2, 2019
TO: San Francisco Planning Commission
FROM: John Rahaim, Director of Planning
RE: Central SoMa and Prop M

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Commissioners:

As a follow-up to your April 4th hearing on the allocation of office space, we wanted to provide you with some additional details in response to your questions, and to further explain the basis of our recommendation.

1. Summary of current status of office allocation

Proposition M, approved by voters in 1986, gives the Planning Commission the sole authority to allocate office space, and provides for appeals of Commission actions to the Board of Appeals. (Proposition O, adopted in 2016, exempts Hunters Point Shipyard and Candlestick Point from this approval requirement).

As of the end of March, there was nearly 2.9 M sf of office space available for allocation in the Large Cap. (See attached chart). An additional 875,000 sf will be available in mid- October. Citywide, there are formal office proposals for 6.6M sf of office space. Of this, approximately 5.2M sf is in Central SOMA. The Planning Commission must therefore decide how to allocate the available space to the pool of projects currently proposed; this means that some projects, or parts of some projects, cannot be approved as-proposed at this time.

2. Public Benefits

There has been substantial interest in the topic of "public benefit" with respect to how the Commission might consider weighing proposed projects. The language of Sec 320-325 does not use the term "public benefit." Instead, the Code directs the Commission to act on office projects according to the following, excerpted from the code:

" (3) In determining which office developments best promote the public welfare, convenience and necessity, the Board of Supervisors, Board of Appeals and Planning Commission shall consider:

- (A) Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other
- (B) The contribution of the office development to, and its effects on, the objectives and policies of the General Plan;
- (C) The quality of the design of the proposed office development;

Memo

- (D) The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;
- (E) The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;
- (F) The extent to which the proposed development will be owned or occupied by a single entity;
- (G) The use, if any, of TDR by the project sponsor.

Payments, other than those provided for under applicable ordinances, which may be made to a transit or housing fund of the City, shall not be considered.” (Emphasis added)

The last sentence has been the cause of some discussion, since it implies that additional financial benefits shall not be considered by the Commission when allocating office space.

3. Review of previous allocations with insufficient space in the cap

The Commission asked staff to research the process by which earlier Planning Commission decisions were considered, when insufficient space was available to allocate for proposed projects. Specifically, questions arose as to whether the Commission adopted criteria beyond the provisions of the code, to guide their decisions.

There were two periods since 1986 where the amount of requested space from the Large Cap exceeded the amount of space available. One was in the late 1980s to early 1990s, and the second was in 2001. The Commission considered competing projects at public hearings, where each sponsor presented their project knowing that not all could be approved. This procedure led to the informal designation of the process as a “Beauty Contest” because projects were presented in competition to each other, and much of the discussion was based on the design of the projects.

In both time periods, the Commission adopted a resolution that references a Directors Memo; the Director outlined the recommended approach to approving office projects. That memo uses the 7 criteria outlined above in Section 320-325 (3) (A) – (G) above as the basis of the recommendation. To implement these criteria, the Director recommended a list of 10 criteria, each of which would be judged as “excellent”, “good”, “fair” or “poor”. The criteria changed in the two time periods, but the system was basically the same.

While the Director’s memo suggests the four-tiered ranking noted above, it does not suggest a way of comparing one criterion to another, nor does it rank the importance of the criteria. Further, to our knowledge, there was no formal process by which projects publicly competed with each other in such a way as to offer competing bids for public amenities, other than the aforementioned presentations at public hearings. Obviously, if such a process occurred in private, there is no public record of those discussions.

Our assumption is that the criteria specifically did not include items such as affordable housing or provision of additional open space, because of the paragraph noted above at the end of Section 325, regarding payments beyond those required in the code.

4. Proposed projects

Below is the chart of proposed "Large Cap" projects that have filed Office Allocation applications. All five of the Central SOMA projects presented at the Commission hearing are on this list as are other proposed projects outside Central SOMA. It is important to note that other office projects have been proposed but have not yet filed for their Office Allocation approvals.

Case No.	Address	Proposed Square Feet
2012.0640	598 Brannan Street	922,291
2013.1593	2 Henry Adams	245,697
2014.0154	1800 Mission Street	119,599
2012.1384	400 2nd Street	421,000
2017-000663	610-698 Brannan Street	2,030,560
2015-012490	88 Bluxome Street	833,040
2016-013312	542-550 Howard Street - Transbay Parcel F	288,677
2015-009704	505 Brannan Street	165,000
2005.0759	725-735 Harrison	770,301

5. Provision of affordable housing

All office projects in the city, including those in Central SOMA, must provide the required Jobs/Housing Linkage Program Fee (JHLP). In Central SOMA, projects are permitted to provide a portion of this fee in the form of land dedication. The four largest of the known office projects are using this option in Central SOMA. This information was also presented at the April 4 hearing.

With the combination of the JHLP Fee for the Central SOMA office projects and the in-lieu fee for the Creamery site, which is proposed to build nearly 1000 units, staff believes that sufficient funds will be available to the city to build affordable housing on the land dedication sites. Assuming these projects are approved this year, they could

move forward into construction by late 2020 or early 2021, and the affordable housing projects would proceed on that same schedule.

As you will recall, the Central SOMA plan requires that all JHLP fees and Affordable Housing in-lieu fees be expended within SOMA in order to achieve the voter approved goal that 33% of all new housing units in new plan areas and major re-zonings be affordable.

6. Prop K Shadow Impacts

All proposed projects are subject to Proposition K and require analysis of shadow impacts on Recreation and Park Department property. Of the Large Cap office allocation applications on file, only two projects would or have the potential to shade a Recreation and Park Department property. The project at 542-550 Howard Street (Transbay Parcel F) has completed a shadow study finding that the project would shade Union Square and Willie "Woo Woo" Wong Playground. The project at 400 Second Street has not completed a detailed shadow study, but initial evaluation indicates this project may add net new shadow to South Park. The review of this project will not be completed until mid to late Fall of this year.

No Central SOMA projects currently under consideration, except possibly 400 Second Street, will have shadow impacts on Rec/Park property. Shadows on other types of open spaces have been considered, per the normal procedures of the environmental review analysis.

7. Staff proposal

As presented at the hearing of April 4th, staff recommends that the Commission approve the available Large Cap office space by allocating the first tranch to Central SOMA projects in a phased manner, and to allocate these approvals in the order that the projects are otherwise ready to be approved. In other words, in Central SOMA, we believe the Commission should continue to approve projects on a case-by-case basis, with the only difference being a recommendation of phasing, to allow the first phase of several projects to proceed.

The reasons for this recommendation are as follows:

- a. Central SOMA projects should be considered before other proposed projects, because they have been in the department's queue for the longest time, and, are providing a type of office space not available in other parts of the city. Further, as noted above, apart from the project at 400 Second Street, no other Central SOMA projects have Prop K shadow impacts.
- b. All Central SOMA projects have been designed in parallel to the plan itself, and staff worked with project sponsors of the Key Sites for several years to help ensure that their projects fulfill the goals of the Plan. The Central SOMA plan establishes the most robust exactions of any area plan in the city, due to the substantial up-zoning, infrastructure and design standards for the area, and the impacts to be addressed. These provisions were established in the plan and Planning Code, and, are therefore consistent with the provisions of Sec. 325 as noted above. This menu of exactions and requirements is well in excess of anything contemplated in 1986 when Proposition M was approved. Further, each site is different in size and scale and each is offering a package

of benefits — all within the Central SOMA menu — that suits that site based on the unique conditions of the site, and the impacts on the community.

- c. Staff does not believe that the Commission, or any approving entity, should base their decisions on a “pay to play” model, and should particularly not encourage an auction-type approach to these decisions, such that the highest bidder wins. We would submit that this is an inappropriate way of making land use decisions, both legally and with respect to appropriate planning.
- d. Some have suggested that, even within the menu of exactions and requirements of the Central SOMA plan, the Commission should create a weighted scale to compare one project to another. For example, one proposed weighted scale would suggest that the replacement of an existing private athletic facility should be weighted greater than the replacement of an existing PDR space with 250 jobs. Staff believes that such a comparison is not possible, given the variety and size of improvements proposed. The question is NOT whether projects are providing significant benefits, but whether the staff and Commission should be in a position of COMPARING one type of benefit against the other.
- e. The Commission has approved many large cap projects in the past several years. Each was judged on its own merits, on the basis of code provisions, design, and other criteria established in the Planning Code. The Commission has not weighted one project against another.

In summary, it is likely that all of the projects in Central SOMA would be recommended for approval by staff, and that the Commission would likely approve these projects based on their previous actions on similar projects.

Staff is continuing to recommend that the Commission allocate the first round of office space to the first three Central SOMA projects that we discussed on April 4: 598 Brannan at approximately 700,000 sf of a total of 922,000 sf proposed, 88 Bluxome at approximately 470,000 sf of a total of 833,000 sf proposed, and 610-698 Brannan at approximately 1.4M sf of a total 2.0M sf proposed.

8. Proposed Schedule

As requested, due to the size of the projects proposed, staff has proposed to schedule an informational hearing on each project, with the approval action scheduled several weeks later. For the three office projects noted above, we have tentatively scheduled these hearings in May, June, and July. This timeframe will also include at least one residential project at the Creamery site, 655 4th Street.

For the first informational hearing scheduled for May 9, staff will present an overview of the open spaces proposed in the plan and the overall system of interconnected open spaces that would result from the implementation of these projects.

Staff recognizes the challenge that is before the Commission in considering these projects. This challenge has not been before the Commission in 18 years. We are available to Commission for additional technical support as needed.

Office Development Annual Limitation ("Annual Limit") Program

The Office Development Annual Limit (Annual Limit) Program became effective in 1985 with the adoption of the Downtown Plan Amendments to the Planning Code (Sections 320–325) and was subsequently amended by Propositions M (1986) and C (1987). The Program defines and regulates the allocation of any office development project that exceeds 25,000 gross square feet (gsf) in area. **However, pursuant to Proposition O (2016), office development within the Hunters Point Shipyard Phase 2 and Candlestick Point areas is not subject to this Program.**

A total of 950,000 gsf of office development potential becomes available for allocation in each approval period, which begins on October 17th every year. Of the total new available space, 75,000 gsf is reserved for Small Allocation projects (projects with between 25,000 and 49,999 gsf of office space), and the remaining 875,000 gsf is available for Large Allocation projects (projects with at least 50,000 gsf of office space). Any available office space not allocated in a given year is carried over to subsequent years.

This document reflects the status of the Annual Limit Program, including current availability and summaries of previously approved and pending projects.

Information in this document was last updated on **October 17, 2019**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org.

Summary of Key Figures

Small Allocation Projects (<50,000 gsf of office space)	Current Availability 979,637 gsf <i>Current total square footage available for allocation.</i>	Pending Availability 419,499 gsf <i>Currently available square footage less 560,138 gsf of pending* projects.</i>	Pipeline Availability 212,609 gsf <i>Currently available square footage less 560,138 gsf of pending* projects and 206,890 gsf of pre-application** projects.</i>
Large Allocation Projects (>50,000 gsf of office space)	Current Availability 896,752 gsf <i>Current total square footage available for allocation.</i>	Pending Availability -5,111,925 gsf <i>Currently available square footage less 6,008,677 gsf of pending* projects.</i>	Pipeline Availability -6,047,648 gsf <i>Currently available square footage less 6,008,677 gsf of pending* projects and 935,723 gsf of pre-application** projects.</i>

* A "pending project" is one for which an office allocation application has been submitted but not yet acted upon.

** A "pre-application" project is one for which an environmental review application, preliminary project assessment application, or other similar application has been submitted but for which no office allocation application has yet been submitted.

PENDING OFFICE PROJECTS*

*Projects that have submitted an application (B or OFA) pursuant to Planning Code Section 321 (Office Development Annual Limit) but on which no Commission action has yet occurred.

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2015-010219	462 Bryant Street	49,990	OFA filed on 12/20/16	Esmeralda Jardines	5-story addition to existing 1-story building. (Central SoMa Project)
2016-004392	531-535 Bryant Street	47,810	OFA filed on 3/2/17	Ella Samonsky	Demo existing commercial building and construct new 65-ft, six-story office and retail sales/food service building. (Central SoMa Project)
2016-010589	2300 Harrison Street	27,152	OFA filed on 12/4/17	Linda Ajello Hoagland	Vertical addition to existing 3-story office building via new construction of a 5-story; new addition will be constructed over existing surface parking lot.
2018-007267	865 Market Street	49,999	OFA filed on 5/17/18.	Jonathan Vimr	Conversion of existing retail on floors 7-8 (Westfield) to office.
2018-007289	233 Geary Street	49,999	OFA filed on 5/18/18.	Jonathan Vimr	Conversion of existing retail on floors 5-7 (Macy's) to office.
2017-008051	30 Van Ness Avenue	49,999	OFA filed on 9/26/18	Nick Foster	Project would expand office use of existing five-story office/retail building and add a residential tower; project would amend Zoning Map and Code to increase permitted height to 520' and permit general office use above the 4th floor.
2019-015122	444 Townsend Street	49,240	OFA filed on 8/8/19	Monica Giacomucci	Convert first and second floors of existing building to office.
2018-017279	501 Tunnel Avenue	49,999	OFA filed on 7/10/19	Ella Samonsky	New office space for Recology regional HQ.
2018-014357	1450 Owens Street	49,950	OFA filed on 6/18/19	Mat Snyder	New building with approx. 150,000sf lab use and less than 50k sf office space.
2019-011944	660 3rd Street	36,699	OFA filed on 5/30/19	Alex Westhoff	Legalize first and second floor office space in existing building.
2018-010838	543 Howard Street	49,500	OFA filed on 4/25/19	Andrew Perry	Addition to an existing office building.
2018-008661	701 Harrison Street	49,801	OFA filed on 1/8/19	Esmeralda Jardines	Seven-story office building with ground floor retail.
Subtotal		560,138			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014-001272	Pier 70 (Forest City Only)	1,810,000	Planning Commission approvals on 8/24/17	Rich Sucre	SF Port project. Office allocation will be provided automatically on a per-permit basis, at the time of issuance of each building permit.
2013.0208	SWL 337 ("Mission Rock")	1,300,000	Planning Commission approvals on 10/5/17	Rich Sucre	SF Port project. Office allocation will be provided automatically on a per-permit basis, at the time of issuance of each building permit.
2012.0640	598 Brannan Street	211,601	Phase 2	Rich Sucre	Phase 2 (May have different Case No. in future).
2013.1593	2 Henry Adams	245,697	B filed on 2/6/14	Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation. Eligible area limited by recent legislation.
2014.0154	1800 Mission Street	119,599	OFA filed on 1/27/15	Natalia Kwiatkowska	Conversion in the Armory.
2012.1384	400 2nd Street	421,000	OFA filed on 4/29/16	Esmeralda Jardines	Proposed 350' office building within a three-building project including a 325' residential building and 200' tall hotel. (Central SoMa Project)
2017-000663	610-698 Brannan Street	676,802	Phase 2	Rich Sucre	Phase 2 (May have different Case No. in future).
2016-013312	542-550 Howard Street - Transbay Parcel F	288,677	OFA filed on 3/14/17	Nick Foster	New 61-story, approximately 800-ft mixed-use tower with 10 hotel floors containing approximately 220 guest rooms, 16 floors of office, 26 residential floors with 175 units, seven floors of shared amenity space.
2015-009704	505 Brannan Street	165,000	OFA filed on 3/6/18.	Ella Samonsky	"Phase II" addition (165', 11 stories) of office space onto an approved 85' "Phase I" office building approved by the Planning Commission on 12/11/14. With this newly planned addition, total building height would now be 250' and contain a total of approx. 300,000sf (Central SoMa Project).
2005.0759	725-735 Harrison	770,301	OFA filed on 3/30/18	Esmeralda Jardines	"Harrison Gardens" (Central SoMa Project). Demolition of existing buildings and construction of new office building ground floor retail and PDR.
Subtotal		6,008,677			

PRE-APPLICATION OFFICE PROJECTS*

*Projects that have submitted a pre-application (PPA or ENV) but on which no Office Allocation (OFA) entitlement application has been yet submitted

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014.1616	1200 Van Ness Ave	27,000	EE filed on 9/21/15.	Mary Woods	Exact office square footage TBD.
2016-000346	Pier 70 (Orton)	40,000	CEQA clearance issued 7/6/17.	Don Lewis	Conversion of existing buildings to office.
2018-008661	701 Harrison Street	49,891	PPA issued on 8/20/18.	Esmeralda Jardines	New construction of 7-story office building with ground floor retail.
2019-017481	530 Sansome Street	40,000	PPA filed on 9/27/19.	Nick Foster	New mixed use building.
2019-017141	545 Sansome Street	49,999	PPA filed on 9/20/19.	Samantha Updegrave	Horizontal addition to existing office building.
Subtotal		206,890			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2017-011878	1201A Illinois Street	597,723	EE filed on 9/15/17.	Rachel Schuett	Proposed project would involve construction of up to approximately 5.3 million gross square feet in a mixed commercial office, laboratory, PDR, and hotel use. Most new buildings would range in height of 65-180 ft, with one building at 300-ft.
2019-004290	490 Brannan Street	338,000	PPA filed on 3/26/19.	Esmeralda Jardines	New office construction (Central SoMa Project).
Subtotal		935,723			

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	979,637
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	75,000	75,000	No Projects	N/A	0	0	
1986-1987	75,000	75,000	150,000	1199 Bush	1985.244	46,645	46,645	
1987-1988	103,355	75,000	178,355	3235-18th Street	1988.349	45,350	45,350	aka 2180 Harrison Street
1988-1989	133,005	75,000	208,005	2601 Mariposa	1988.568	49,850	49,850	
1989-1990	158,155	75,000	233,155	No Projects	N/A	0	0	
1990-1991	233,155	75,000	308,155	No Projects	N/A	0	0	
1991-1992	308,155	75,000	383,155	1075 Front	1990.568	32,000	32,000	
1992-1993	351,155	75,000	426,155	No Projects	N/A	0	0	
1993-1994	426,155	75,000	501,155	No Projects	N/A	0	0	
1994-1995	501,155	75,000	576,155	No Projects	N/A	0	0	
1995-1996	576,155	75,000	651,155	No Projects	N/A	0	0	
1996-1997	651,155	75,000	726,155	No Projects	N/A	0	0	
1997-1998	726,155	75,000	801,155	No Projects	N/A	0	0	
1998-1999	801,155	75,000	876,155	1301 Sansome	1998.362	31,606	31,606	
1999-2000	844,549	75,000	919,549	435 Pacific	1998.369	32,500		
				2801 Leavenworth	200.459	40,000		
				215 Fremont	1998.497	47,950		
				845 Market	1998.090	49,100		169,550
2000-2001	749,999	75,000	824,999	530 Folsom	2000.987	45,944		
				35 Stanford	2000.1162	48,000		
				2800 Leavenworth	2000.774	34,945		
				500 Pine	2000.539	44,450		173,339
2001-2002	651,660	75,000	726,660	No Projects	N/A	0	0	See also 350 Bush Street - Large
2002-2003	726,660	75,000	801,660	501 Folsom	2002.0223	32,000	32,000	
2003-2004	769,660	75,000	844,660	No Projects	N/A	0	0	
2004-2005	844,660	75,000	919,660	185 Berry Street	2005.0106	49,000	49,000	
2005-2006	870,660	75,000	945,660	No Projects	N/A	0	0	
2006-2007	945,660	75,000	1,020,660	No Projects	N/A	0	0	
2007-2008	1,020,660	75,000	1,095,660	654 Minnesota	no case number	43,939	0	UCSF
2008-2009	1,095,660	75,000	1,170,660	No Projects	N/A	0	0	
2009-2010	1,170,660	75,000	1,245,660	660 Alabama Street	2009.0847	39,691	39,691	
2010-2011	1,205,969	75,000	1,280,969	No Projects	N/A	0	0	
2011-2012	1,280,969	75,000	1,355,969	208 Utah / 201 Potrero	2011.0468	48,732		EN Legitimization
				808 Brannan Street	2012.0014	43,881		EN Legitimization

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	979,637
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
				275 Brannan Street	2011.1410	48,500		
				385 7th/1098 Harrison	2011.1049	42,039		EN Legitimization
				375 Alabama Street	2012.0128	48,189	231,341	EN Legitimization
2012-2013	1,124,628	75,000	1,199,628	No Projects	N/A	0	0	
2013-2014	1,199,628	75,000	1,274,628	3130 20th Street	2013.0992	32,081		
				660 3rd Street	2013.0627	40,000	72,081	
2014-2015	1,202,547	75,000	1,277,547	340 Bryant Street	2013.1600	47,536		
				101 Townsend Street	2014-002385	41,206		
				2101 Mission Street	2014.0567	46,660	135,402	
2015-2016	1,142,145	75,000	1,217,145	135 Townsend Street	2014.1315	49,995		
				360 Spear Street	2013.1511	49,992		aka 100 Harrison St
				1125 Mission Street	2015-000509	35,842	135,829	Approved 12/17/15, Motion No. 19538
2016-2017	1,081,316	75,000	1,156,316	300 Grant Avenue	2015-000878	29,703		Motion No. 19813
				2525 16th Street	2015-011529	43,569		Motion No. 19799
				144 Townsend Street	2015-017998	42,510		Motion No. 19846
				1088-1090 Sansome Street	2016-010294	49,814		Motion No. 19889
				77-85 Federal Street	2.012	49,840	215,436	Motion No. 19996
2017-2018	940,880	75,000	1,015,880	945 Market Street	2017-011465	47,552		
				120 Stockton Street	2016-016161	49,999		
				345 4th Street	2017-001690	49,901		
				420 Taylor Street	2017-016476	38,791	186,243	
2018-2019	829,637	75,000	904,637	No Projects	N/A	0	0	
2019-2020	904,637	75,000	979,637					
Total						1,689,302		

¹ Each approval period begins on October 17

² Carried over from previous year

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	896,752
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	875,000	(475,000)	400,000	No Projects	N/A	0	0	
1986-1987	400,000	875,000	(475,000)	800,000	600 California	1986.085	318,030	625,979	
					235 Pine	1984.432	147,500		
					343 Sansome	1985.079	160,449		
1987-1988	174,021	875,000	(475,000)	574,021	No Projects	N/A	0	0	
1988-1989	574,021	875,000	(475,000)	974,021	No Projects	N/A	0	0	
1989-1990	974,021	875,000	(475,000)	1,374,021	150 California	1987.613	195,503	195,503	
1990-1991	1,178,518	875,000	(475,000)	1,578,518	No Projects	N/A	0	0	
1991-1992	1,578,518	875,000	(475,000)	1,978,518	300 Howard	1989.589	382,582	382,582	aka 199 Fremont Street
1992-1993	1,595,936	875,000	(475,000)	1,995,936	No Projects	N/A	0	0	
1993-1994	1,995,936	875,000	(475,000)	2,395,936	No Projects	N/A	0	0	
1994-1995	2,395,936	875,000	(475,000)	2,795,936	No Projects	N/A	0	0	
1995-1996	2,795,936	875,000	(475,000)	3,195,936	No Projects	N/A	0	0	
1996-1997	3,195,936	875,000	(475,000)	3,595,936	101 Second	1997.484	368,800	368,800	
1997-1998	3,227,136	875,000	(37,582)	4,064,554	55 Second Street	1997.215	283,301	1,685,346	aka One Second Street
					244-256 Front	1996.643	58,650		aka 275 Saramento Street
					650 Townsend	1997.787	269,680		aka 699-08th Street
					455 Golden Gate	1997.478	420,000		State office building - see also Case No. 1993.707
					945 Battery	1997.674	52,715		
					475 Brannan	1997.470	61,000		
					250 Steuart	1998.144	540,000		aka 2 Folsom/250 Embarcadero
1998-1999	2,379,208	875,000	0	3,254,208	One Market	1998.135	51,822	1,061,322	
					Pier One	1998.646	88,350		Port office building
					554 Mission	1998.321	645,000		aka 560/584 Mission Street
					700 Seventh	1999.167	273,650		aka 625 Townsend Street
					475 Brannan	1999.566	2,500	1,061,322	addition to previous approval - 1997.470
1999-2000	2,192,886	875,000	0	3,067,886	670 Second	1999.106	60,000	2,178,504	
					160 King	1999.027	176,000		
					350 Rhode Island	1998.714	250,000		
					First & Howard	1998.902	854,000		First & Howard bldg #2 (405 Howard), #3 (505-525 Howard) & #4 (500 Howard)
					235 Second	1999.176	180,000		
					500 Terry Francois	2000.127	280,000		Mission Bay 26a
					550 Terry Francois	2000.329	225,004		Mission Bay 28
					899 Howard	1999.583	153,500	2,178,504	
2000-2001	889,382	875,000	0	1,764,382	First & Howard	1998.902	295,000		First & Howard bldg #1 (400 Howard)

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	896,752
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					550 Terry Francois	2000.1293	60,150	355,150	Additional allocation (see also 2000.329)
2001-2002	1,409,232	875,000	0	2,284,232	350 Bush	2000.541	344,500	1,146,040	See also 500 Pine Street - Small
					38-44 Tehama	2001.0444	75,000		modify 1999.176
					235 Second	2000.319	64,000		
					250 Brannan	2001.0689	113,540		
					555 Mission	2001.0798	549,000		
					1700 Owens	2002.0300	0		Alexandria District - West Campus (160,100)
2002-2003	1,138,192	875,000	0	2,013,192	7th & Mission GSA	No Case	514,727	514,727	Federal Building
2003-2004	1,498,465	875,000	0	2,373,465	Presidio Dig Arts	No Case	839,301	839,301	Presidio Trust
2004-2005	1,534,164	875,000	0	2,409,164	No Projects	N/A	0	0	
2005-2006	2,409,164	875,000	0	3,284,164	201 16th Street	2006.0384	430,000	430,000	aka 409/499 Illinois
2006-2007	2,854,164	875,000	0	3,729,164	1500 Owens	2006.1212	0	736,832	Alexandria District - West Campus (158,500)
					1600 Owens	2006.1216	0		Alexandria District - West Campus (228,000)
					1455 Third Street/455 Mission Bay South Blvd/450 South Street	2006.1509	0		Alexandria District - North Campus (373,487)
					1515 Third Street	2006.1536	0		Alexandria District - North Campus (202,893)
					650 Townsend	2005.1062	375,151		
					120 Howard	2006.0616	67,931		
					535 Mission	2006.1273	293,750		
2007-2008	2,992,332	875,000	0	3,867,332	100 California	2006.0660	76,500	1,122,980	Additional allocation for First & Howard Building #3
					505-525 Howard	2008.0001	74,500		Redevelopment - Yerba Buena
					680 Folsom Street	No Case	117,000		Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") for which previously allocated office space and future allocations would be limited to 1,350,000 gsf to be distributed among designated buildings within district.
					Alexandria District	2008.0850	1,122,980		
					600 Terry Francois	2008.0484	0		Alexandria District - East Campus (312,932)

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	896,752
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					650 Terry Francois	2008.0483	0		Alexandria District - East Campus (291,367)
					1450 Owens	2008.0690	0	1,390,980	Alexandria District - West Campus (61,581)
2008-2009	2,476,352	875,000	0	3,351,352	No Projects	N/A	0	0	
2009-2010	3,351,352	875,000	0	4,226,352	850-870 Brannan Street	2009.1026	138,580		aka 888 Brannan Street
					222 Second Street	2006.1106	430,650	569,230	LEED
2010-2011	3,657,122	875,000	0	4,532,122	350 Mission Street	2006.1524	340,320		
					Alexandria District	n/a	200,000		under terms of Motion 17709
					Treasure Island	2007.0903	0	540,320	Priority Resolution Only
2011-2012	3,991,802	875,000	0	4,866,802	Alexandria District	n/a	27,020		under terms of Motion 17709
					850-870 Brannan St	2011.0583	113,753		aka 888 Brannan Street
					444 DeHaro St	2012.0041	90,500		
					460-462 Bryant St	2011.0895	59,475		
					185 Berry St	2012.0409	101,982		aka China Basin Landing
					100 Potrero Ave.	2012.0371	70,070		EN Legitimization
					601 Townsend Street	2011.1147	72,600	535,400	EN Legitimization
2012-2013	4,331,402	875,000	0	5,206,402	101 1st Street	2012.0257	1,370,577		Transbay Tower; aka 425 Mission
					181 Fremont Street	2007.0456	404,000		new office/residential building
					1550 Bryant Street	2012.1046	108,399		EN Legitimization
					1100 Van Ness Ave	2009.0885	242,987		CPMC Cathedral Hill MOB
					3615 Cesar Chavez	2009.0886	94,799		CPMC St. Luke's MOB
					345 Brannan Street	2007.0385	102,285		
					270 Brannan Street	2012.0799	189,000		
					333 Brannan Street	2012.0906	175,450		
					350 Mission Street	2013.0276	79,680		Salesforce (No. 2)
					999 Brannan Street	2013.0585	143,292		EN Legitimization - Dolby
					1800 Owens Street	2012.1482	700,000	3,610,469	Mission Bay Block 40
2013-2014	1,595,933	875,000	0	2,470,933	300 California Street	2012.0605	56,459		
					665 3rd Street	2013.0226	123,700		
					410 Townsend Street	2013.0544	76,000		
					888 Brannan Street	2013.0493	10,000		AirBnB - See Also 2011.0583B
					81-85 Bluxome Street	2013.0007	55,000	321,159	
2014-2015	2,149,774	875,000	0	3,024,774	501-505 Brannan Street	2012.1187	137,446		
					100 Hooper Street	2012.0203	284,471		
					390 Main Street	2012.0722	137,286		MTC Project - Verified on 4/14/15
					250 Howard Street	2014-002085	766,745		aka Transbay Block 5 (195 Beale St)
					510 Townsend Street	2014.0679	269,063		

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	896,752
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments	
					901-925 Mission Street	2011.0409	633,500	2,228,511	5M (Motions 19467 & 19468)	
2015-2016	796,263	875,000	0	1,671,263	MBS Blocks 29 & 31	2014-002701	0		GSW Event Center (Design Only)	
					645 Harrison Street	2013.1545	98,964	1,227,394	Uber/Alexandria (Design Only)	
					1455 & 1515 3rd St	2008.0850	0			
					50 1st St	2006.1523	1,057,549			
					875 Howard St	2015-009141	70,881			
2016-2017	443,869	875,000	0	1,318,869	633 Folsom St	2014.1063	90,102			
					1500 Mission Street	2014-000362	0	90,102	Motion No. 19887 - DNX Approval (City Gov't. Office Bldg. - Approx. 464,000 GSF)	
2017-2018	1,228,767	875,000	0	2,103,767	1 De Haro Street	2015-015010	86,301	86,301		
2018-2019	2,017,466	875,000	0	2,892,466	598 Brannan Street	2012.0640	711,136	2,870,714	Flower Mart	
					610 Brannan Street	2017-000663	1,384,578			
					88 Bluxome Street	2015-012490	775,000			
2019-2020	21,752	875,000	0	896,752					Tennis Club	
Total							23,990,666			

¹ Each approval period begins on October 17

² Carried over from previous year

³ Excludes 75,000 gsf dedicated to "small" projects per Section 321(b)(4)

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1985.244	1199 Bush	0280-031	46,645	11026	complete	1991	St. Francis Hospital
1987-1988	1988.349	3235-18th Street	3591-001/030	45,350	11451	complete		PG&E, aka 2180 Harrison Street
1988-1989	1988.568	2601 Mariposa	4016-001	49,850	11598	complete	1991	KQED
	1988.287	1501 Sloat	7255-002	39,000	11567	doesn't count	n/a	revoked 12/00
1990-1991	1990.238	350 Pacific	0165-006	45,718	13114	doesn't count	n/a	revoked 12/00
1991-1992	1990.568	1075 Front	0111-001	32,000	13381	complete	1993	
	1987.847	601 Duboce	3539-001	36,000	13254	doesn't count	n/a	revoked 12/00
1992-1993								No Projects Approved During Allocation Period
1993-1994								No Projects Approved During Allocation Period
1994-1995								No Projects Approved During Allocation Period
1995-1996								No Projects Approved During Allocation Period
1996-1997								No Projects Approved During Allocation Period
1997-1998								No Projects Approved During Allocation Period
1998-1999	1998.362	1301 Sansome	0085-005	31,606	14784	complete	1999	
1999-2000	1998.369	435 Pacific	0175-028	32,500	14971	complete	2003	
	2000.459	2801 Leavenworth	0010-001	40,000	15922	complete	2001	The Cannery
	1998.497	215 Fremont	3738-012	47,950	15939	complete	2002	
	1999.668	38-44 Tehama	3736-111	49,950	15967	doesn't count	n/a	reapproved as large project
	1998.090	845 Market	3705-09:18 into 3705-049	49,100	15949	complete	2006	Bloomingdale's
2000-2001	1999.821	178 Townsend	3788-012	49,002	16025	doesn't count	n/a	18mos exp 5/2/02; 2005.0470 new E & K appl for residential, building permit application no.200608290851 for residential submitted on 8/29/07; 9/4/08 CPC approves conversion to Residential (M17688) - Revoked on 1/23/09
	2000.987	530 Folsom	3736-017	45,944	16023	complete	2006	
	1999.300	272 Main	3739-006	46,500	16049	doesn't count	n/a	18mos exp 6/7/02; permit 200502185810 filed 2/05. 12/15/08 - Building Permit Application No. 200811136470 issued for demolition of two buildings on property. To be used for temp Transbay facility. REVOCATION LETTER ISSUED 3/16/09
	2000.1162	35 Stanford	3788-038	48,000	16070	complete	2007	
	2000.774	2800 Leavenworth	0011-007/008	34,945	16071	complete	2001	The Anchorage
	2000.552	199 New Montgomery	3722-021	49,345	16104	doesn't count	n/a	revoked 1/6/05

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2000.1269	3433 Third	5203-23	42,000	16107	doesn't count	n/a	building permit application no. 200011014657 withdrawn on 11/9/06. REVOCATION LETTER ISSUED 9/25/07
	1999.795	177 Townsend	3794-4,7	46,775	16122	doesn't count	n/a	revoked 1/6/05
	2000.539	500 Pine	258-4 to 9/033	44450	16113	complete	n/a	BPA No. 200011024683 complete as of 3/22/17.
	2000.986	150 Powell	327-22	39,174	16118/164 23	doesn't count	n/a	time limit for construction extended (see Case No. 2002.0363B). Project converted to residential use (see Case No. 2006.1299)
	1998.281	185 Berry	3803-005	49,500	16143	doesn't count	n/a	new approval 2005
	2000.190	201 Second	3736-097	44,500	16148	doesn't count	n/a	converted to residential use
	2000.660	35 Hawthorne	3735-047	40,350	16174	doesn't count	n/a	converted to residential use - see 2004.0852 and building permit application no. 200509082369
	2000.122	48 Tehama	3736-084/085	49,300	16235	doesn't count	n/a	revoked at Planning Commission hearing on 6/9/11
	2000.723	639 Second	3789- 005/857:971	49,500	16241	doesn't count	n/a	revoked 1/6/05
	1999.423	699 Second	3789- 004/857:971	49,500	16240	doesn't count	n/a	revoked 1/10/05
2001-2002	2001.0050	3251 18th Street	3591-018	49,500	16451	doesn't count	n/a	6/28/07 - building permit application no. 200706285450 submitted to revise project and reduce office space to approx. 10,000 gsf. - REVOCATION LETTER ISSUED 8/16/07
2002-2003	2002.0223	501 Folsom Street	3749-001	32,000	16516	complete	2006	
2003-2004								No Projects Approved During Allocation Period
2004-2005	2005.0106	185 Berry Street	3803-005	49,000	17070	complete	2008	
2005-2006								No Projects Approved During Allocation Period
2006-2007	No Case	654 Minnesota	4042-003 & 004	43,939	none	complete	2009	Confirmed by UCSF via 7/13/2007 letter from UCSF and associated LoD
2007-2008								No Projects Approved During Allocation Period
2008-2009	2006.1294	110 The Embarcadero	3715-002	41,940	17804	doesn't count	n/a	18mos exp 7/14/10 - E appealed to BoS and overturned on 3/17/09. Application withdrawn and case closed on 12/30/09.
2009-2010	2009.0847	660 Alabama Street	4020-002	39,691	17973	complete	2011	CFC for building permit application no. 201001144798 issued on 3/23/11
2010-2011								No Projects Approved During Allocation Period
2011-2012	2011.0468	208 Utah / 201 Potrero	3932-017	48,732	18608	complete	2012	BPA No. 201205090093

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2012.0014	808 Brannan Street	3780-004D	43,881	18559	complete	2013	BPA No. 201201031584
	2012.0128	375 Alabama Street	3966-002	48,189	18574	complete	2013	BPA No. 201209210308
	2011.1049	385 7th / 1098 Harrison	3754-017	42,039	18700	complete	2013	BPA No. 201212115895
	2011.1410	275 Brannan Street	3789-009	48,500	18672	complete	2013	BPA No. 201207164925
2012-2013								No Projects Approved During Allocation Period
2013-2014	2013.0992	3130 20th Street	4083-002	32,081	19188	complete	n/a	BPA No. 201409297604 issued 10/28/16.
	2013.0627	660 3rd Street	3788-008	40000	19234	complete	2015	BPA No. 201411252480 issued on 2/24/15.
2014-2015	2013.1600	340 Bryant Street	3764-061	47536	19311	complete	n/a	BPA 201305177189 issued 7/15/15.
	2014-002385	101 Townsend Street	3794-015	41,206	19338	complete	2015	BPA No. 201505055374 for change of use completed 9/10/15.
	2014.0567	2101 Mission Street	3575-091	46,660	19445	complete	2018	BPA No. 201312033192 issued 11/3/15. CFC issued 5/10/18.
2015-2016	2014.1315	135 Townsend Street	3794-022	49,995	19517	complete	2017	BPA No. 201601086717 complete 3/10/17.
	2013.1511	360 Spear Street	3745-009	49,992	19515	approved	n/a	BP No. 201809119777 issued on 9/28/18.
	2015-000509	1125 Mission Street	3727-091	35,842	19538	complete	2017	BPA No. 201511021472 complete 3/14/17.
2016-2017	2015-000878	300 Grant Avenue	0287-014	29,703	19813	approved	n/a	BPA No. 201612275920 issued on 12/22/17.
	2015-011529	2525 16th Street	3966-001	43,569	19799	approved	n/a	BPA No. 201604185006 issued on 9/5/18.
	2016-010294	1088-1090 Sansome Street	0135-009	49,814	19889	approved	n/a	No BPA yet filed.
	2015-017998	144 Townsend Street	3788-009A	42,510	19846	complete	2019	BPA No. 201806263016 filed on 6/26/18 and under review by Planning.
	2012.1410	77-85 Federal Street	3774-444	49,840	19996	approved	n/a	BPA No. 201306200082 issued on 6/14/18.
2017-2018	2017-011465	945 Market Street	3704-240	47,552	20137	approved	n/a	BPA No. 201805017929 filed on 5/1/18 and under review by Planning.
	2016-016161	120 Stockton Street	0313-017	49,999	20173	approved	n/a	BPA No. 201805048215 filed on 5/4/18 and under review by Planning.
	2017-001690	345 4th Street	3751-165	49,901	20222	approved	n/a	BPA No. 201807194942 approved by Planning on 9/14/18.
	2017-016476	420 Taylor Street	0316-010	38,791	20289	approved	n/a	BPA No. 20171214645/ filed on 12/4/17 and under review by Planning.
2018-2019								No Projects Approved During Allocation Period
2019-2020								

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1986.085	600 California	0241-003 into 0241-027	318,030	11077	complete	1992	
	1984.432	235 Pine	0267-015	147,500	11075	complete	1991	
	1984.274	33 Columbus	0195-004	81,300	11070	doesn't count	n/a	revoked 12/00
	1985.079	343 Sansome	0239-002	160,449	11076	complete	1991	
1987-1988								No Projects Approved During Allocation Period
1988-1989	1984.199	524 Howard	3721-013	199,965	11683	doesn't count	n/a	reapproved in 1998 under Case No. 1998.843.
1989-1990	1987.613	150 California	0236-003 into 0236-019	195,503	11828	complete	2001	
1990-1991	1989.589	300 Howard	3719-005 into 3719-018	382,582	13218	complete	2001	aka 199 Fremont Street
1991-1992								No Projects Approved During Allocation Period
1992-1993								No Projects Approved During Allocation Period
1993-1994								No Projects Approved During Allocation Period
1994-1995	1994.105	101 Second Street	3721-072	386,655	13886	doesn't count	n/a	Reapproved in 1997 under Case No. 1997.484.
1995-1996								No Projects Approved During Allocation Period
1996-1997	1997.484	101 Second Street	3721-72:75 into 3721-089	368,800	14454	complete	2000	
1997-1998	1997.215	55 Second Street	3708-019A/033/034 into 3708-096	283,301	14542	complete	2002	aka One Second Street
	1996.643	244-256 Front	0236-018	58,650	14601	complete	2001	aka 275 Sacramento Street
	1997.787	650 Townsend	3783-009	269,680	14520	complete	2001	aka 699-08th Street
	No Case	455 Golden Gate	0765-002/003	420,000	none	complete	1998	State office building. See also case no. 1993.707.
	1997.674	945 Battery	0135-001	52,715	14672	complete	1998	
	1997.470	475 Brannan	3787-031	61,000	14685	complete	2001	
	1998.144	250 Steuart	3741-028 into 3741-035	540,000	14604	complete	2002	aka 2 Folsom/250 Embarcadero
1998-1999	1998.135	One Market	3713-006	51,822	14756	complete	2000	
	1998.843	524 Howard	3721-013	201,989	14801	doesn't count	n/a	revoked 6/11 under Case No. 2011.0503
	1998.646	Pier One	9900-001	88,350	none	complete	2003	Port office building

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1998.321	554 Mission	3708-015/017/018 into 3708-095	645,000	14893	complete	2003	aka 560/584 Mission
	1999.167	700 Seventh	3799-001 into 3799- 008	273,650	14895	complete	2006	aka 625 Townsend
	1999.566	475 Brannan	3787-031	2,500	14884	complete	2001	addition to previous approval - 1997.470
	1998.268	631 Folsom	3750-090	170,000	14750	doesn't count	n/a	project converted to residential - allocation revoked 12/00.
1999-2000	1999.106	670 Second	3788-043/044	60,000	14907	complete	2001	
	1999.027	160 King	3794-025	176,000	14956	complete	2002	
	1998.714	350 Rhode Island	3957-001	250,000	14988	complete	2004	
	1998.902	First & Howard	3721; 3736; 3737	854,000	15006	complete	2003	18 mos exp 9/2/01. Includes 3 of 4 buildings at First & Howard (see bldg #1 - 400 Howard - below): bldg #2 - 405 Howard (3737-030) - 460,000 gsf office - 200002172133 - complete); bldg #3 - 505-525 Howard (3736-121/114) - 178,000 gsf office - 200610316514 currently (8/4/08) under review by Planning (see also 2008.0001 for additional allocation); bldg #4 - 500 Howard - Howard (3721-119) - 216,000 gsf office - 200006172952 - complete).

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1999.176	235 Second	3736-061 into 3736-123	180,000	15004	complete	2002	
	2000.127	500 Terry Francois	3838; 3839 into 8721-001/010	280,000	15010	complete	2008	MB 26a
	1998.766	535 Mission	3721-068	252,000	15027	doesn't count	n/a	revoked and reapproved as residential
	1998.635	2101 Bryant	4080-007	148,000	15044	doesn't count	n/a	project converted to residential - allocation revoked 1/10/05
	2000.329	550 Terry Francois	3839; 3840 into 8721-001/011	225,004	15055	complete	2002	MB 28
	1999.583	899 Howard	3733-079	153,500	15062	complete	2005	
2000-2001	1998.902	First & Howard	3720-008	295,000	16069	complete	2008	First & Howard - Building #1 (400 Howard)
	2000.1293	550 Terry Francois	3839; 3840 into 8721-001/011	60,150	16110	complete	2002	addition to 2000.329.
	2000.1295	Mission Bay 26/2	3840; 3841 into 8721-001-012	145,750	16111	doesn't count	n/a	AKA MB 26 East. returned to cap for approval of 2002.0301
	1999.603	555 Mission	3721-69,70,78...	499,000	16130	doesn't count	n/a	project revised - allocation revoked and reapproved under Case No. 2007.0798.
	2000.277	801 Market	3705-48	112,750	16140	doesn't count	n/a	project abandoned per letter from sponsor
2001-2002	2000.541	350 Bush	269-2,2a,3,22...	344,500	16273	complete	2019	Building permit application no. 200708078938 issued 12/19/14.
	2001.0444	38-44 Tehama	3736-111	75,000	16280	complete	2003	
	2000.319	235 Second	3736-61,62,64-67	64,000	16279	complete	2002	modify 1999.176 - convert warehouse from PDR to office.
	2001.0689	250 Brannan	3774-25	113,540	16285	complete	2002	
	2001.0798	555 Mission	3721-69,70,78-81,120	549,000	16302	complete	2008	
	2002.0301	Mission Bay 42/4	8709-10	80,922	16397	doesn't count	n/a	revoked and reapproved as 2002.1216 (1600 Owens)
	2002.0300	1700 Owens	8709-007	0	16398	complete	2007	Alexandria District (160,100). West Campus. 164,828
2002-2003	No Case	7th/Mission GSA	3702-15 ...	514,727	none	complete	2007	Federal Building

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2002.0691	499 Illinois/201-16th Street	3940-001	429,542	16483	doesn't count	n/a	revoked and reapproved as 2006.0384 (201 16th Street) MB Block X4
2003-2004	2001.1039	55 9th Street	3701-063	268,000	16760	doesn't count	n/a	200408111247 issued 5/19/05 - Authorization REVOKED by Planning Commission Motion Nos. 17521 and 17522 for proposal to convert project to residential use.
	2000.1229	Pier 30-32	3770-001	370,000	none	doesn't count	n/a	E, K & ! Cases created, no B case created. BCDC permit approved in 2003 and allocation made for accounting purposes, but permit never acted upon. 2/09 - 370,000 added back to cap because project does not appear to be moving forward.
	No Case	Presidio - Letterman Digital Arts		839,301	none	complete	2006	
2004-2005								No Projects Approved During Allocation Period
2005-2006	2006.0384	201-16th Street	3940-001	430,000	17223	complete	2008	aka 1409-1499 Illinois/MB Block X-4. 18 mos exp 10/6/07. Project (200607186938) complete 11/19/08
2006-2007	2006.1212	1500 Owens	8709-006	0	17333	complete	2009	Alexandria District - West Campus (158,500); 200611298694 issued 5/24/07 (aka MBS Blk 41-43, Parcel 5). Under construction. Estimated completion in March 2009.
	2006.1216	1600 Owens	8709-004/010	0	17332	complete	2016	BPA 200711097802 completed 2/4/16.
	2006.1509	Alexandria District - North Campus (MB 26/1-3; 1455 Third Street/455 Mission Bay South Blvd/450 South Street)	8721-012/8720-011/016/017	0	17401	complete/under construction	n/a	Alexandria District - North Campus (373,487); aka MBS Blk 26, Parcels 1-3, project proposes 3 buildings - building permit application no. 200704279921 (455 Mission Bay South Blvd.) COMPLETE on 11/17/09 for 5 story office/lab; 200705090778 (450 South Street) COMPLETE on 10/23/09 for "parking garage with 7 stories new building." BPA 201508245071 for 12-story office issued 11/2/16 and 201508245062 issued 11/3/16 for 7 story office/retail building.
	2006.1536	1515 Third Street	8721-012	0	17400	under construction	n/a	Alexandria District - North Campus (202,893); aka MBS Blk 27, Parcel 1 see also 2006.1509. BPA 200806265407 withdrawn 11/3/16; new BPA 201508245062 issued 11/3/16 for 7 story office/retail building.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2005.1062	650 Townsend	3783-009	375,151	17440	complete	2009	18 mos exp 12/7/08. 200705151356 issued 2/20/08 - Conversion of existing structure into office - no major construction required. Final Inspection (3/16/09)
	2006.0616	120 Howard	3717-019	67931	17466	complete	n/a	Construction completed in 2012
	2006.1273	535 Mission	3721-068, 083	293750	17470	complete	n/a	18 mos exp 2/2/09; 2/12/08 - 200508049463 issued by CPB on 8/21/08. Appealed to Board of Permit Appeals on 8/29/08 (Appeal No. 08-137) - appeal withdrawn and permit reinstated on 8/29/08. Separate permits issued for pile indicators, site cleanup and fencing. 10/24/08 - Construction started in early 2013.
2007-2008	2006.0660	100 California	0236-017	76,500	17544	approved	n/a	18 mos exp 7/31/09. No building permit on file as of 5/18/11. Beacon Capital started the process and then allegedly sold to Broadway Partners, who are reputed to be current owners- no current status 6/16/14 update - Broadway Partners website lists the property as theirs. No building permits relating to project on file. Site visit on 6/17/14 shows no signs of upcoming construction activity.
	2008.0001	505-525 Howard	3736-001:004/114/121	74,500	17641	complete	n/a	18 mos exp 12/26/09. 200610316514 for new construction COMPLETED on 3/11/14. "First & Howard" bldg 3 - see 1998.902. 2005.0733 on file to legalize existing surface parking lot.
	No Case	680 Folsom Street	3735-013	117,000	none	complete	n/a	Redevelopment (Yerba Buena)
	2008.0850	Alexandria District	various	1122980	17709	approved	n/a	Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") to consolidate previous and future allocations.
	2008.0484	600 Terry Francois	8722-001	0	17710	approved	n/a	Alexandria District - East Campus (312,932) - schematic design.
	2008.0483	650 Terry Francois	8722-001	0	17711	approved	n/a	Alexandria District - East Campus (291,367) - schematic design.
	2008.0690	1450 Owens	8709-006	0	17712	approved	n/a	Alexandria District - West Campus (61,581) - schematic design as of 4/2011
2008-2009								No Projects Approved During Allocation Period

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
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18 MOS. EXPIRED
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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2009-2010	2009.1026	850-870 Brannan Street	3780-006/007/007A/072	138,580	18095	complete	2013	aka 888 Brannan Street
	2007.0946	Candlestick Point - Hunter's Point	Candlestick Point and Hunter's Point Shipyard	800000	18102	approved	n/a	NO ALLOCATION GRANTED YET. First 800,000 gsf of office development within the Candlestick Point - Hunter's Point Project Area to receive priority office allocation over all projects except the Transbay Transit Tower or those within Mission Bay South.
	2006.1106	222 Second Street	3735-063	430650	18170	complete	n/a	BPA No. 200711309386 additional allocation per terms of Motion 17709 by Letter of Determination
2010-2011	No Case	Alexandria District	various	200000	17709	approved	n/a	
	2006.1524	350 Mission Street	3710-017	335000	18268	complete	n/a	
	2007.0903	Treasure Island	1939-001/002	0	18332	approved	n/a	Priority Resolution Only for 100,000gsf. additional allocation per terms of Motion 17709 by Letter of Determination
2011-2012	No Case	Alexandria District	various	27020	17709	approved	n/a	
	2011.0583	850-870 Brannan Street	3780-006, 007, 007A, and 072	113,753	18527	complete	2013	aka 888 Brannan Street
	2011.1147	601 Townsend Street	3799-001	72,600	18619	approved	n/a	BPA No. 201408063120 approved by Planning on 8/8/14, but not yet issued by DBI. Project sponsor proposed to withdraw on 8/3/16.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18599	doesn't count	n/a	CPMC - Cat Hill MOB; rescinded & reallocated in 2013 cycle
	2011.0895	460-462 Bryant St	3763-015A	59475	18685	complete	n/a	BPA No. 201312194664 issued on 5/22/14.
	2012.0041	444 DeHaro St	3979-001	90500	18653	complete	2013	BPA No. 201312194626 issued on 12/31/13.
	2012.0409	185 Berry St	3803-005	101982	18690	complete	n/a	aka China Basin Landing.
	2012.0371	100 Potrero Ave.	3920-001	70070	18704	complete	2013	EN Legitimization. BPA No. 201212286973 issued 5/6/13.
	2009.0886	3615 Cesar Chavez	6576-021	99,848	18595	doesn't count	n/a	CPMC - St. Luke's MOB; rescinded & reallocated in 2013 cycle
2012-2013	2012.0257	101 1st Street	3720-001	1,370,577	18725	complete	n/a	Transbay Tower; aka 425 Mission St. BPA No. 201303132080.
	2007.0456	181 Fremont Street	0308-001	361038	18764	under construction	n/a	BPA No. 201305015894 issued 12/26/13. TCOs issued on 5/10 and 8/13/19.
	2012.1046	1550 Bryant Street	3923-006	108,399	18732	complete	2013	EN Legitimization. BPA No. 201302069627
	2012.1482	1800 Owens	8727-005	700,000	18807	complete	2017	Mission Bay Block 40. BPA No. 201409045458 issued 11/12/15.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18890	complete	2019	CPMC - Cat Hill MOB; BPA 201112090400
	2009.0886	3615 Cesar Chavez	6576-021	94799	18886	under construction	n/a	CPMC - St. Luke's MOB

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2007.0385	345 Brannan Street	3788-039	102285	19000	complete	2015	BPA 200810275193 completed and CFC issued 10/14/15
	2012.0799	270 Brannan Street	3774-026	189000	18988	complete	2016	BPA No. 201312174402 issued on 4/25/14. Foundation and Superstructure Addendum approved. Architectural Addendum under review by DBI/DPW/PUC. "Groundbreaking" in August 2014.
	2012.0906	333 Brannan Street	3788-042	175,450	18952	complete	2015	BPA No. 201306280744 completed and CFC issued 10/14/15.
	2013.0276	350 Mission Street	3710-017	79,680	18956	complete	2017	Salesforce (No. 2). BPA No. 201108011461 complete 3/23/17.
	2013.0585	999 Brannan Street	3782-003	143292	18950	complete	2014	EN Legitimization. BPA No. 201306280728 issued 4/28/14.
2013-2014	2012.0605	300 California Street	0238-002	56459	19034	approved	n/a	Approved 12/5/13. No BPA filed.
	2013.0226	665 3rd Street	3788-041	123,700	19012	complete	2013	BPA No. 201311222636 issued on 12/31/13 to legalize office space.
	2013.0544	410 Townsend Street	3785-002A	76,000	19062	complete	2015	BPA No. 201306260587 issued on 10/29/15.
	2013.0493	888 Brannan Street	3780-006, 007, 007A, and 072	10000	19049	complete	2014	AirBnB (No. 2) to convert GF parking to office.
	2013.0007	81-85 Bluxome Street	3786-018	55,000	19088	complete	2016	BPA No. 201404072588 completed and CFC issued on 12/1/16.
2014-2015	2012.1187	501-505 Brannan Street	3786-038	137,446	19295	complete	2018	BPA No. 201508285498 issued on 2/8/16.
	2012.0203	100 Hooper Street	3808-003	284471	19315	under construction	n/a	BPA Nos. 201410239755 and 201410209377 issued 12/17/15.
	2012.0722	390 Main Street	3746-002		n/a	complete	2017	Conversion of former gov. agencies to office space.
	2014-002085	250 Howard Street	3718-012, 025, 027	766,745	19413	under construction	n/a	BPA No. 201504274732 issued on 10/28/15.
	2014.0679	510 Townsend Street	3784-007, 080	269,063	19440	complete	2019	
	2011.0409	901-925 Mission Street	3725-005, 006, 008, 009, 012, 098, 093	633,500	19467, 19468	approved	n/a	5M Project; No building permit filed.
2015-2016	2013.1545	645 Harrison Street	3763-105	98,964	19524	under construction	n/a	BPA No. 201703101213 issued on 4/3/2017.
	2014-002701	MBS Blocks 29 & 31	8722-001	0	19502	complete	2019	GSW Event Center (Design Only); BPA No. 201606149952 (11-story office bldg.) issued on 4/11/17.
	2008.0850	1455 & 1515 3rd St	8721-029, 033	0	19619	under construction	n/a	Uber/Alexandria (Design Only); BPA No. 201508245071 (12-story office bldg.) issued 11/2/16; BPA No. 201508245062 (7-story office/retail bldg.) issued 11/3/16.
	2006.1523	50 1st St	3708/055	1,057,549	19636	under construction	n/a	BPA No. 201510301303 issued 7/5/17.
	2015-009141	875 Howard St	3733/079	70,881	19700	complete	2018	BPA No. 201707182101 completed on 3/5/18.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2016-2017	2014.1063	630 Folsom St	3750/079	90,102	19815	under construction	n/a	BPA No. 201706018184 issued on 3/21/18.
	2014-000362	1500 Mission St	3506-006, 007, 008-011	0	n/a	under construction	n/a	BPA No. 201606200387 issued on 10/3/17.
2017-2018	2015-015010	1 De Haro St	3800-004, 005	86,301		under construction	n/a	BPA No. 201710121125 issued on 12/5/18.
2018-2019	2012.0640	598 Brannan Street	3777-045, 050, 052	711,136	20460	approved	n/a	BPA Nos. 201909060913 and 201909060914 under review by Planning.
	2017-000663	610 Brannan Street	3778-001B, 002B, 004, 005, 047, 048	1,355,363	20485	approved	n/a	BPA Nos. 2019.0806.8051, 8052, 8053, 8054, 8055
	2015-012490	88 Bluxome Street	3786-037	775,000	20494	approved	n/a	BPA Nos. 201903215884, 201903215873, and 201903215872 under review by Planning.
2019-2020								



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 17846A

HEARING DATE: MARCH 26, 2009

1650 Mission St.
Suite 400
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Date: March 19, 2009
To: Members, Planning Commission
From: Lawrence B. Badiner, Zoning Administrator
Staff Contact: Scott Sanchez – (415) 558-6326
scott.sanchez@sfgov.org
Re: Policy on Extension of Entitlements for Office Development Annual Limit Projects

PLANNING COMMISSION POLICY ON EXTENSION OF ENTITLEMENT AUTHORIZATIONS FOR OFFICE DEVELOPMENT ANNUAL LIMIT PROJECTS PURSUANT TO PLANNING CODE SECTION 321.

WHEREAS, On September 10, 1985, the Board of Supervisors passed the Downtown Plan Zoning Ordinance, which was signed into law by the Mayor on September 17, 1985 and became effective on October 17, 1985; and

The Downtown Plan Zoning Ordinance established Sections 320 and 321 of the Planning Code, providing a limit on office development of 2.85 million square feet over a 3 year period beginning October 17, 1985; and

In December 1986, Initiative Ordinance Proposition M amended Sections 320 and 321 of the Planning Code to impose further restrictions on the amount of office development that the City could approve; and

Section 321(e) of the Planning Code states that the Planning Commission shall have authority to adopt such rules and regulations as it may determine are appropriate to carry out the purposes and provisions of that section and Sections 320, 322 and 323; and

Planning Code Section 321(d)(2), Unbuilt Projects; Progress Requirement, states: “Construction of an office development shall commence within eighteen (18) months of the date the project is first approved. Failure to begin work within that period, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development” [Emphasis Added]; and

Under this requirement, which is typically a condition of approval for Office Development Annual Limit projects, projects that do not commence construction are not automatically revoked. Rather the Commission has the right to revoke such projects, but is not compelled to do so. If the Commission chooses to revoke an Office Development Annual Limit authorization, it must revoke at a publicly noticed hearing on the project; and

On May 30, 2002, the Planning Commission adopted Resolution No. 16418, by which it was resolved that the Planning Commission would: 1) closely monitor office development annual limit projects, but would not seek to revoke approvals of projects which have exceeded the construction commencement date, 2) to

the extent that formal extensions were necessary, encourage projects that have specific construction commencement dates to consider applying for extensions or re-authorizations, and 3) define “commencement of construction”; and

Pursuant to Resolution No. 16418, “commencement of construction” was defined as when the following actions have occurred:

- 1) A valid Site or Building Permit has been issued;
- 2) TDRs have been purchased and a Notice of Use has been recorded;
- 3) A valid grading, shoring and excavation addenda has been issued;
- 4) An attractive, solid fence has been erected to City standards;
- 5) Grading, shoring and excavation work has commenced and are being pursued diligently. Such construction activity must be in conformity with any required conditions of approval regarding on-site archeological investigation, excavation and artifact removal.

In adopting Resolution 16418, the Planning Commission cited dramatic changes in conditions affecting land use development due to the downturn in the economy which led to a high office vacancy rate and difficulty in obtaining commercial financing for new construction and noted that under similar conditions in the early 1990s, the Planning Commission adopted such a policy, and when the economy recovered in the late 1990s, a number of projects were already approved and could move forward without undue delay; and

On July 26, 2007, the Planning Commission held a public hearing and received public testimony on the status of the Office Development Annual Limit. At this hearing, the Planning Commission requested additional information on four projects: 1) 350 Bush Street (2000.541B); 2) 500 Pine Street (2000.539B); 3) 801 Market Street (2000.277B); and 4) 3433 3rd Street; and

On October 11, 2007, the Planning Commission received an update on four Office Development Annual Limit Projects. The project sponsors for 350 Bush Street (2000.541B), 500 Pine Street (2000.539B) and 801 Market Street (2000.277B) indicated they intended to diligently pursue their entitlements, while the Planning Department reported that the project at 3433 3rd Street had been abandoned and the office allocation revoked. Since this public hearing, revisions to the building permit application for 350 Bush Street have been submitted and are currently under review by the Department of Building Inspection and the building permit application for 500 Pine Street has been approved; however, the Planning Department has not received a building permit application or any additional communication from the project sponsor for 801 Market Street; and

The Planning Commission recognizes that the current global economic crisis has exceeded the depth and breadth of recent economic downturns, resulting in a profound impact on the liquidity and stability of credit markets and the availability of financing for a range of land-use development projects; and

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; and

On February 19, 2009, the Planning Commission held a public hearing and received public testimony on the state of the local economy and discussion of this policy; and

On March 26, 2009, the Planning Commission held a public hearing and received public testimony on consideration of this policy. At this hearing, the Planning Department identified two Office Development Annual Limit projects that have exceeded the 18-month performance timeline by more than 5 years and do not appear to be actively seeking completion of their entitlements:

- 1) 801 Market Street (2000.277B) – approved April 19, 2001
- 2) 48 Tehama Street (2000.1215B) – approved September 13, 2001

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby reaffirms the policies of Resolution 16418 in that it will closely monitor Office Development Annual Limit projects, but will not seek at this time to revoke the approvals of active projects which have exceeded the construction commencement date; and

BE IT FURTHER RESOLVED, that the Planning Commission hereby instructs the Planning Department to schedule the following Office Development Annual Limit projects that have exceeded the 18-month performance timeline by more than 5 years and do not appear to be actively seeking completion of their entitlements for revocation pursuant to the requirements of Section 321 of the Planning Code:

- 1) 801 Market Street (2000.277B)
- 2) 48 Tehama Street (2000.1215B)

BE IT FURTHER RESOLVED, that the Planning Commission hereby instructs the Planning Department to schedule the following Office Development Annual Limit projects that have exceeded the 18-month performance timeline for informational presentations to the Planning Commission:

- 1) 524 Howard Street (1998.843B)
- 2) 350 Bush Street (2000.541B)
- 3) 500 Pine Street (2000.539B)
- 4) 120 Howard Street (2006.0616B)

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 26, 2009.

Linda D. Avery
Commission Secretary

AYES: Commissioners Borden, Miguel, Moore, Olague and Sugaya

NOES: Commissioners Antonini and Lee

ABSENT: None

ADOPTED: March 26, 2009



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 24, 2019

Record No.: 2006.0660B
Project Address: 100 CALIFORNIA STREET
Zoning: C-3-O (Downtown Office) Zoning District
350-S Height and Bulk District
Block/Lot: 0236/017
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org

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REVOKING THE OFFICE ALLOCATION FOR A PREVIOUSLY-APPROVED PROJECT THAT WOULD CONSTRUCT A 76,500 SQUARE FOOT ADDITION TO THE EXISTING OFFICE BUILDING LOCATED AT 100 CALIFORNIA STREET, ASSESSOR'S BLOCK 0236, LOT 017, WITHIN THE C-3-O ZONING DISTRICT AND THE 350-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 11, 2006, Tuija I. Catalano of Reuben & Junius, LLP, authorized agent of 100 California Street Property, LLC (hereinafter "Applicant"), filed Application No. 2006.0660BEKX (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for addition of approximately 76,500 gross square feet of office area to an existing office building at 100 California Street, northwest corner at Davis Street (hereinafter "Project"), pursuant to Planning Code (hereinafter "Code") Section 321 (Office Development Annual Limit) and Section 322 (Procedure for Administration of Office Development Limit). The site is in the C-3-O (Downtown, Office) District and within a 350-S Height and Bulk District.

Pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the Implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project could have no significant impact on the environment and was exempt from CEQA. A Categorical Exemption (Class 32, State Guidelines) from environmental review was issued for the project on January 9, 2008.

On January 31, 2008, the Planning Commission (hereinafter "Commission") adopted Motion No. 17542 finding that the net-new shadow to be cast on Justin Hermann Plaza by the proposed addition to the existing office building at 100 California Street would not be adverse (Case No. 2006.0660BEKX).

On January 31, 2008, the Commission adopted Motion No. 17543 determining the proposed project to be in compliance with Code Section 309 and authorizing exceptions to the otherwise applicable Code standards for off-street loading (Section 152.1) and building bulk (Sections 270 and 272) (Case No. 2006.0660BEKX).

On January 31, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2006.0660BEKX and adopted Motion No. 17544 to allocate 76,500 square feet of office space to the project.

On May 30, 2002, the Commission adopted Resolution 16418, which states that “the Planning Commission hereby adopts a policy that it will closely monitor projects, but will not seek at this time to revoke the approvals of projects which have exceeded the construction commencement date, and further, to the extent that formal extensions are necessary, encourages the projects that have specific construction commencement dates to consider applying for extensions or re-authorization.” Additionally, through Resolution 16418 the Planning Commission adopted policies on office allocation revocations that included (1) required submittal of project schedules and status reports, (2) a stated inclination to approve additional 18-month extensions when necessary, and (3) a clear definition of a “commencement of construction.”

On March 26, 2009, the Commission adopted Resolution 17846A in which it recognized “that the current global economic crisis has exceeded the depth and breadth of recent economic downturns, resulting in a profound impact on the liquidity and stability of credit markets and the availability of financing for a range of land-use development projects.... 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.” It also reaffirmed the policies of Resolution 16418 in that it will “closely monitor Office Development Annual Limit projects, but will not seek at this time to revoke the approvals of active projects which have exceeded the construction commencement date.”

In August of 2009 the 18-month construction commencement window applicable to the Project both through Planning Code Section 321(d)(2) and the Project’s Conditions of Approval contained in Planning Commission Motion 17544 expired without the actual commencement of construction or any other apparent activity to move the project forward. No building permit has been filed to construct the allocated office space. The Department finds no evidence of any meaningful steps to begin work or carry the development diligently to completion to this date.

On October 24, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2006.0660B. 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.

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.

MOVED, that the Commission hereby revokes the previously approved office allocation under the Office Development Annual Limit program for the Project (Case No. 2006.06605BEKX, Motion No. 17544), 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 at 100 California Street, northeast corner at Davis Street, a through-lot to Sacramento Street, Lot 17 in Assessor's Block 0236, in a C-3-O (Downtown Office) District, and a 350-S Height and Bulk District (hereinafter "Subject Property"). The Subject Property is developed with a 13-story, 190-foot-tall office building containing approximately 247,500 gross square feet (hereinafter "gsf") of floor area with a partial 14th-floor penthouse. The building is set back on its three street frontages and is surrounded by plazas and walkways (totaling approximately 11,000 gsf in area) that feature mature landscaping including a number of large trees. The ground floor of the subject building is devoted to lobby space as well as retail and service uses.
3. **Surrounding Properties and Neighborhood.** The Project Site is in the C-3-O District within the densely-developed office core of the city. South, southeast, and east of the subject property are the 101, One, and 50 California Street buildings, 49, 32, and 42 stories tall, respectively. To the north across Sacramento Street is the Embarcadero Center with four very tall office towers and three continuous floors of retail use. Immediately to the west is the 150 California Street building, a 23-story office building.
4. **Project Description.** This Motion is for the revocation of an office allocation for a previously approved project, which includes the construction of a six-story, 77-foot-high vertical addition of approximately 76,500 square feet of office space to the existing 247,550-square-foot office building, after demolition of the partial penthouse floor, resulting in a building with approximately 325,500 square feet of floor area. The proposed 67,750 square-foot structure would contain approximately 49,300 gross square feet of office space, seven off-street parking spaces, and approximately 10,500 gross square feet of residential space divided into three full-floor dwelling units on the top floors. The original Project included an allocation under the Office Development Annual Limit program for 76,500 square feet of office space.
5. **Public Comment.** The Department received no public comment regarding the revocation of the office allocation prior to the Commission hearing.
6. Requirements for the project to commence construction prior to August of 2009 are set forth in two manners: (1) Planning Code Section 321(d)(2), which requires construction of all Office Annual Limit Projects to commence within 18-months of approval, and (2) the Project's Conditions of Approval contained in Planning Commission Motion 17544, which echoes the 18-month construction commencement timeline.

7. On July 22, 2019 the Planning Director issued a memo to the 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 Subject Property was one such property included in that memo. 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.
8. Generally, the purpose of conditions such as those identified in Number 6, above, is to prevent the reservation of land for future purposes when the permit holder has no good faith intention to promptly commence the execution of the proposed use. Through these conditions, the Commission typically seeks to preclude “land banking” in cases where an entitled development is unlikely to occur.
9. Based on the review of the records of the City and County of San Francisco, the Commission finds that the Project Sponsor has not made diligent, good-faith efforts to proceed with the development of the Project. Specifically, no building permit application has been filed in order to execute the Project nor is the Department aware of any other meaningful steps to advance the construction of the Project. The Commission finds that such actions are necessary to demonstrate an intent to move the Project forward.
10. The Commission finds that the preservation of existing entitlements for the Project is not consistent with and would not promote the general and specific purposes of the Planning Code provided under Section 101.1(b).
11. On balance, the Commission hereby finds that preserving the existing entitlements for the Project in this case would not promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by Department staff and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby **REVOKES** the previously-approved office allocation under the Office Development Annual Limit program for the Project (Case No. 2006.0660BEKX, Motion No. 17544).

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this revocation of the allocation under the Office Development Annual Limit program to the Board of Appeals within fifteen (15) 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 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed. For further information, please contact the Board of Appeals at 1650 Mission Street, 3rd Floor (Room 304), or call 415-575-6880.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 24, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 24, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 24, 2019

Record No.: 2012.0605B
Project Address: 300 CALIFORNIA STREET
Zoning: C-3-O (Downtown Office) Zoning District
400-S Height and Bulk District
Block/Lot: 0238/002
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org

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REVOKING THE OFFICE ALLOCATION FOR A PREVIOUSLY-APPROVED PROJECT THAT WOULD CONSTRUCT A 56,459 SQUARE FOOT ADDITION TO THE EXISTING OFFICE BUILDING LOCATED AT 300 CALIFORNIA STREET, ASSESSOR'S BLOCK 0238, LOT 002, WITHIN THE C-3-O ZONING DISTRICT AND THE 350-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 12, 2012, John Kevlin of Reuben, Junius & Rose, LLP on behalf of 300 California Partners, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Determination of Compliance with Planning Code Section 309, with exceptions to the requirements for Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148), Separation of Towers (Section 132.1), and Off-Street Freight Loading (Section 161(i)) within the C-3-O (Downtown Office) District and a 400-S Height and Bulk District.

On September 12, 2012, the Project Sponsor filed an application with the Department for the Allocation of Office Space, pursuant to Planning Code Section 321, in order to allow the addition of 56,459 gross square feet (hereinafter "gsf") addition of office space to an existing eight-story, 117,187 gsf office building.

On September 14, 2012, the Project Sponsor filed an application with the Department for Environmental Review for the construction of a four-story, 56,459 gsf addition of office space to an existing eight-story, 117,187 gsf office building.

On November 21, 2013, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On December 5, 2013, the Commission adopted Motion No. 19033 determining the proposed project to be in compliance with Code Section 309 and authorizing exceptions to the otherwise applicable Code standards for Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148), Separation of Towers (Section 132.1), and Off-Street Freight Loading (Section 161(i)) (Case No. 2012.0605BEKX).

On December 5, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2012.0605BEKX and adopted Motion No. 19034 to allocate 56,459 square feet of office space to the project.

On May 30, 2002, the Commission adopted Resolution 16418, which states that “the Planning Commission hereby adopts a policy that it will closely monitor projects, but will not seek at this time to revoke the approvals of projects which have exceeded the construction commencement date, and further, to the extent that formal extensions are necessary, encourages the projects that have specific construction commencement dates to consider applying for extensions or re-authorization.” Additionally, through Resolution 16418 the Planning Commission adopted policies on office allocation revocations that included (1) required submittal of project schedules and status reports, (2) a stated inclination to approve additional 18-month extensions when necessary, and (3) a clear definition of a “commencement of construction.”

On March 26, 2009, the Commission adopted Resolution 17846A in which it recognized “that the current global economic crisis has exceeded the depth and breadth of recent economic downturns, resulting in a profound impact on the liquidity and stability of credit markets and the availability of financing for a range of land-use development projects.... 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.” It also reaffirmed the policies of Resolution 16418 in that it will “closely monitor Office Development Annual Limit projects, but will not seek at this time to revoke the approvals of active projects which have exceeded the construction commencement date.”

In May of 2015 the 18-month construction commencement window applicable to the Project both through Planning Code Section 321(d)(2) and the Project’s Conditions of Approval contained in Planning Commission Motion 19034 expired without the actual commencement of construction or any other apparent activity to move the project forward. No building permit has been filed to construct the allocated office space. The Department finds no evidence of any meaningful steps to begin work or carry the development diligently to completion to this date.

On October 24, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2012.0605B. 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.

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.

MOVED, that the Commission hereby revokes the previously approved office allocation under the Office Development Annual Limit program for the Project (Case No. 2006.0605BEKX, Motion No. 19034), 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 California and Battery Streets; Lot 002 in Assessor's Block 0238, in a C-3-O (Downtown Office) Zoning District, and a 400-S Height and Bulk District (hereinafter "Subject Property"). The Subject Property is developed with an eight-story-over-basement, approximately 129-foot tall office building containing approximately 117,187 gsf of floor area. The building, built circa 1946, covers the entire 15,097 sf lot, which is located on a block bounded by California Street to the south, Battery Street to the east, Sansome Street to the west, and Sacramento Street to the north. It is located in the Financial District within the Downtown Area Plan. The ground floor of the building is devoted to a lobby and retail uses. The upper floors are devoted to office uses.
3. **Surrounding Properties and Neighborhood.** The Subject Property comprises a single parcel in the Downtown Plan Area. The surrounding area consists of large office buildings with ground floor retail uses. This area of the Financial District is designated C-3-O and is developed with high-density office towers with ground floor retail and personal service uses. The property to the west is developed with a 22-story tall office building occupied by Union Bank, and the other corner buildings at the intersection of Battery and California Streets are 10, 11, and 14 stories tall.
4. **Project Description.** This Motion is for the revocation of an office allocation for a previously approved project, which includes the construction of a four-story vertical addition of approximately 56,459 gsf of office space to the existing 117,187 gsf building with seven floors of office use over ground-floor retail, resulting in a 12-story, 173,646 gsf building. A new mechanical penthouse would be constructed on the roof, and 1,200 sf of publicly-accessible open space would be provided at a rooftop garden, which would satisfy the Project's public open space requirement. The original Project included an allocation under the Office Development Annual Limit program for 56,459 square feet of office space.
5. **Public Comment.** The Department received no public comment regarding the revocation of the office allocation prior to the Commission hearing.
6. Requirements for the project to commence construction prior to May of 2015 are set forth in two manners: (1) Planning Code Section 321(d)(2), which requires construction of all Office Annual Limit Projects to commence within 18-months of approval, and (2) the Project's Conditions of Approval contained in Planning Commission Motion 19034, which echoes the 18-month construction commencement timeline.

7. On July 22, 2019 the Planning Director issued a memo to the 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 Subject Property was one such property included in that memo. 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.
8. Generally, the purpose of conditions such as those identified in Number 6, above, is to prevent the reservation of land for future purposes when the permit holder has no good faith intention to promptly commence the execution of the proposed use. Through these conditions, the Commission typically seeks to preclude “land banking” in cases where an entitled development is unlikely to occur.
9. Based on the review of the records of the City and County of San Francisco, the Commission finds that the Project Sponsor has not made diligent, good-faith efforts to proceed with the development of the Project. Specifically, no building permit application has been filed in order to execute the Project nor is the Department aware of any other meaningful steps to advance the construction of the Project. The Commission finds that such actions are necessary to demonstrate an intent to move the Project forward.
10. The Commission finds that the preservation of existing entitlements for the Project is not consistent with and would not promote the general and specific purposes of the Planning Code provided under Section 101.1(b).
11. On balance, the Commission hereby finds that preserving the existing entitlements for the Project in this case would not promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by Department staff and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby **REVOKES** the previously-approved office allocation under the Office Development Annual Limit program for the Project (Case No. 2012.0605BEKX, Motion No. 19034).

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this revocation of the allocation under the Office Development Annual Limit program to the Board of Appeals within fifteen (15) 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 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed. For further information, please contact the Board of Appeals at 1650 Mission Street, 3rd Floor (Room 304), or call 415-575-6880.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 24, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 24, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 24, 2019

Record No.: 98.714B
Project Address: 350 RHODE ISLAND STREET
Zoning: UMU (Urban Mixed Use) Zoning District
48-X / 68-X Height and Bulk District
Block/Lot: 3957/002, 003, and 004 (formerly Lot 001)
Staff Contact: Corey Teague – (415) 575-9081
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REVOKING 87,700 SQUARE FEET OF OFFICE ALLOCATION FOR A PREVIOUSLY-APPROVED PROJECT THAT WOULD CONSTRUCT A 250,000 SQUARE FOOT OFFICE BUILDING LOCATED AT 350 RHODE ISLAND STREET, ASSESSOR'S BLOCK 3957 LOTS 002-4, WITHIN THE UMU ZONING DISTRICT AND THE 48-X/68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 2, 1998 SKS Rhode Island LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Environmental Review for the construction of a 50-foot tall office project at 350 Rhode Island Street consisting of approximately 300,000 gross square feet (hereinafter "gsf"), approximately 3,000 gsf of retail, two and a half levels of parking providing 642 parking spaces on a tandem/valet basis.

On March 25, 1999 the Project Sponsor filed an application with the Department for a Conditional Use Authorization for a Planned Unit Development (hereinafter "PUD), pursuant to Planning Code Section 304, to allow an exception to the parking requirement.

On March 25, 1999 the Project Sponsor filed an application with the Department for the Allocation of Office Space, pursuant to Planning Code Section 321, in order to allow the construction of an office building with up to 300,000 gsf of office space.

On December 16, 1999, by Motion No. 14942, the Planning Commission (hereinafter "Commission") found the Final Environmental Impact Report (FEIR) for the Project to be adequate, accurate, and objective, and certified the FEIR in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The FEIR concluded that the Project did not create any significant unmitigated environmental impacts.

On January 14, 2000 and February 9, 2000, the Project Sponsor filed amended Office Allocation and PUD applications. The resulting modified project consisted of approximately 250,000 gsf of office space, 3,000 gsf of ground floor retail, two and a half levels of parking providing 472 parking spaces on a tandem/valet basis, contained in a 50-foot tall building. An additional exception was requested for the required vertical dimensions of off-street loading spaces.

On February 7, 2000 the Project Sponsor filed Building Permit Application No. 200002071259 to demolish the then-existing building. Pursuant to Commission Resolution No. 14961, that demolition permit was subject to Mandatory Discretionary Review.

On February 17, 2000 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 98.714BC and adopted Motion No. 14988 to authorize the PUD and allocate 250,000 square feet of office space to the project. The Commission did not take Discretionary Review and approved Building Permit Application No. 200002071259 to demolish the then-existing building.

On June 30, 2005, Lot 001 in Assessor's Block 3957 became Lots 002, 003, and 004.

On May 30, 2002, the Commission adopted Resolution 16418, which states that "the Planning Commission hereby adopts a policy that it will closely monitor projects, but will not seek at this time to revoke the approvals of projects which have exceeded the construction commencement date, and further, to the extent that formal extensions are necessary, encourages the projects that have specific construction commencement dates to consider applying for extensions or re-authorization." Additionally, through Resolution 16418 the Planning Commission adopted policies on office allocation revocations that included (1) required submittal of project schedules and status reports, (2) a stated inclination to approve additional 18-month extensions when necessary, and (3) a clear definition of a "commencement of construction."

On March 26, 2009, the Commission adopted Resolution 17846A in which it recognized "that the current global economic crisis has exceeded the depth and breadth of recent economic downturns, resulting in a profound impact on the liquidity and stability of credit markets and the availability of financing for a range of land-use development projects.... 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." It also reaffirmed the policies of Resolution 16418 in that it will "closely monitor Office Development Annual Limit projects, but will not seek at this time to revoke the approvals of active projects which have exceeded the construction commencement date."

In July of 2001 the 18-month construction commencement window applicable to the Project both through Planning Code Section 321(d)(2) and the Project's Conditions of Approval contained in Planning Commission Motion 14988. As further described in the findings below, construction of the Project did commence within the 18-month period. However, that construction only included 162,300 gsf of the 250,000 gsf allocated, leaving an unused balance of 87,700 gsf. No building permit has been approved to establish the remaining allocated office space.

On December 19, 2008, the Board of Supervisors passed Ordinance No. 299-08 to rezone numerous properties within the Eastern Neighborhoods Plan Area. The Subject Property was rezoned from M-2 (Heavy Industrial) and a 50-X height and bulk district to UMU (Urban Mixed Use) and a 48-X / 68-X height

and bulk district. The current UMU zoning district restricts office development in such a way that there is little or no ability to legally establish the unused 87,700 gsf office allocation on the Subject Property.

On October 24, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 98.714B. 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.

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.

MOVED, that the Commission hereby revokes 87,700 gsf of the previously approved office allocation under the Office Development Annual Limit program for the Project (Case No. 98.714BC, Motion No. 14988), 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 property is within the Potrero Hill neighborhood of the Showplace Square/Potrero Hill Plan Area and occupies the entire city block bounded by 16th Street to the north, 17th Street to the south, Kansas Street to the west, and Rhode Island Street to the east. The site is occupied by two equally-sized, four-story, mixed-use (office/commercial) structures (North and South) that are connected by a two and a half level subterranean parking garage. The overall building consist of approximately 162,000 square feet of office space, 3,000 sf of retail space, and 87,700 square feet that was previously occupied by the California Culinary Academy.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site includes a wide variety of land uses, including residential, retail, office, restaurant and grocery store. Buildings in the neighborhood are generally one to four stories in height. The US-101 Freeway is located a block to the west of the subject property and runs in a north-south direction, parallel to Rhode Island Street. Surrounding zoning districts include Production, Distribution, and Repair (PDR-1-D) to the north and west, Mixed Use Residential (MUR)/ Residential-House, Two Family (RH-2)/ Residential-House, Three Family (RH-3) to the south and the Urban Mixed Use (UMU) Zoning District to the east. The region further south of the site is predominantly residential in character and the topography slopes uphill towards Potrero Hill. The northern edge of the site is bounded by 16th Street, a major east-west arterial running through the Potrero Hill neighborhood which connects the Mission neighborhood to the west with the Mission Bay neighborhood to the east.

4. **Project Description.** This Motion is for the revocation of 87,700 square feet of an office allocation for a previously approved project, which included the construction of approximately 250,000 gsf of office space, 3,000 gsf of ground floor retail, two and a half levels of parking providing 472 parking spaces on a tandem/valet basis, contained in a 50-foot tall building. The original Project included an allocation under the Office Development Annual Limit program for 250,000 gsf of office space.
5. **Public Comment.** The Department received no public comment regarding the revocation of the office allocation prior to the Commission hearing.
6. Requirements for the project to commence construction prior to July of 2001 are set forth in two manners: (1) Planning Code Section 321(d)(2), which requires construction of all Office Annual Limit Projects to commence within 18-months of approval, and (2) the Project's Conditions of Approval contained in Planning Commission Motion 14988, which requires a site or building permit to be issued within the 18-month timeline.
7. On July 22, 2019 the Planning Director issued a memo to the 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 Subject Property was one such property included in that memo. 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.
8. Generally, the purpose of conditions such as those identified in Number 6, above, is to prevent the reservation of land for future purposes when the permit holder has no good faith intention to promptly commence the execution of the proposed use. Through these conditions, the Commission typically seeks to preclude "land banking" in cases where an entitled development is unlikely to occur.
9. On September 15, 2000, Building Permit No. 200003235127 was issued for the construction of the Project.
10. On July 29, 2004, Building Permit No. 200404090900 was issued to convert 87,700 gsf of office space in the northern building section approved under Building Permit No. 200003235127 to an Industrial Arts post-secondary educational institution use to be occupied by the California Culinary Academy (CCA). On February 7, 2005, the Department of Building Inspections (DBI) issued the Certificate of Final Completion for Building Permit No. 200404090900, legally establishing the Industrial Arts post-secondary educational institution use.
11. On March 15, 2005, the Zoning Administrator issued a written determination (Exhibit A) that the Jobs Housing Linkage Program (JHLP) fee paid for the 87,700 gsf of office space converted to Industrial Arts post-secondary educational institution use could be refunded to the property owner because the previously approved office space would not occupy the space, and the new use was

not subject to the JHLP fee. Subsequently, the City refunded the property owner \$613,350 in Jobs Housing Linkage Program (JHLP) fee pursuant to the 87,700 gsf conversion.

12. On May 31, 2017, Building Permit Application No. 201705318003 was filed to legally establish the 87,700 gsf of unused office space allocated to the Subject Property. However, Planning Code Section 803.9(f) establishes “vertical controls” for office uses in the UMU zoning district. These provisions prohibit office uses on the ground floor and permit only one story to be designated for office uses for buildings of 2-4 stories. As such, Building Permit Application No. 201705318003 cannot be approved because it does not meet the parameters of Section 803.9(f).
13. Based on the review of the records of the City and County of San Francisco, the Commission finds that the Project Sponsor deliberately used only 162,300 gsf of the 250,000 gsf of office allocated, leaving an unused balance of 87,700 gsf. That allocated office space has been unused for a period of more than 19 years since the original allocation. Pursuant to existing Planning Code controls, the property cannot now legally establish the unused 87,700 gsf of office use.
14. The Commission finds that the preservation of existing entitlements for the Project is not consistent with and would not promote the general and specific purposes of the Planning Code provided under Section 101.1(b).
15. On balance, the Commission hereby finds that preserving the existing entitlements for the Project in this case would not promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by Department staff and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby **REVOKES** 87,700 gsf of the previously-approved office allocation under the Office Development Annual Limit program for the Project (Case No. 98.714BC, Motion No. 14988).

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this revocation of the allocation under the Office Development Annual Limit program to the Board of Appeals within fifteen (15) 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 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed. For further information, please contact the Board of Appeals at 1650 Mission Street, 3rd Floor (Room 304), or call 415-575-6880.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 24, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 24, 2019

EXHIBIT A



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

March 15, 2005

Ms. Rachel B. Horsch, Esq.
Pillsbury Winthrop, LLP
P.O. Box 7880
San Francisco CA 94120-7880

**RE: Request for Written Determination Pursuant to Planning Code Section 307(a)
350 Rhode Island Street, San Francisco
Assessor's Block 3957, Lot 001
M-2 (Heavy Industrial) Zoning District**

Dear Ms. Horsch,

This is in response to your letter of January 5, 2005 requesting a written determination concerning a partial refund of monies paid to the City pursuant to Planning Code Section 313 (the Jobs Housing Linkage Program [JHLP]) and associated with the construction of a new four-story office building at the above-referenced property. I have reviewed the information in your letter and based upon my examination and analysis of the circumstances have made the determination discussed below.

Project Background

On February 17, 2000, the Planning Commission adopted Motion Number 14988 (part of Planning Department Case Number 1998.714BCEK!) which granted authorizations to construct a new 250,000 square foot office building on the full City block bounded by 16th, 17th, Kansas, and Rhode Island Streets. Following Commission approval, and as required by Planning Code Section 313.6, the Project Sponsor paid \$1,762,500 to the City in JHLP fees. The project was subsequently constructed under Building Permit Applications including number 2000.03.23.5127.

In early 2004 the Project Sponsor was granted authorizations under Planning Department Case Number 2004.0062E to convert 87,700 square feet of the entitled office use to an industrial arts educational institution for occupancy by the California Culinary Academy [CCA]. This conversion is currently being reviewed and executed under Building Permit Application Numbers 2004.04.09.0900 and 2004.10.22.7509.

Your letter requests a determination that the Project Sponsor is entitled to a refund of \$613,350 in JHLP fees because portions of the constructed office space are now proposed for occupancy by CCA and would no longer be used for office purposes.

Analysis of Request

Planning Code Section 313.10 states that "in the event a building permit expires prior to completion of the work on and commencement of occupancy of a development project so that it will be necessary to obtain a new permit to carry out any development, the obligation to comply with this ordinance shall be cancelled and any in-lieu fee previously paid to the Treasurer shall be refunded."

As a result of a conversion of a portion of the Project for occupancy by CCA, no use triggering the requirements of the JHLP will occupy 87,700 square feet of the space for which the fee was previously paid. These 87,700 square feet in question would require extensive renovations prior to any future change to office use which would require new building permits.

In this circumstance, the payment of the fee was triggered by issuance of a site permit for construction of the building envelope and the work under such permit was completed prior to expiration of the permit. However, the following are also true: (1) substantial additional work [and additional building permits] are required for occupancy of the development project for a JHLP use, and (2) such additional work to allow occupancy of a JHLP use has not commenced.

As a result, the provisions of Section 313.10 relating to refund of previously paid fees apply to this situation. Furthermore, since the JHLP does not apply to CCA space, and the City has not determined a nexus for such a fee, there is no basis to charge or retain a housing fee for such space.

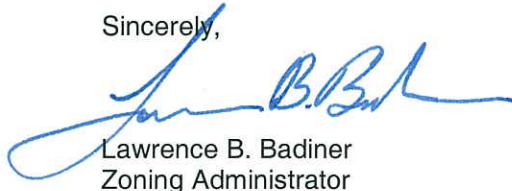
This determination is appropriate in part because the completion of the work under the site permit is equivalent to the expiration of a building permit in that both have occurred prior to completion of the work on, and commencement of occupancy of, a project to which the JHLP would apply. In addition, the present situation (as with the expiration of a permit) meets the stated criteria "that it will be necessary to obtain a new permit to carry out any development" of a JHLP Use.

As specified in § 313.10, at the time of any new permit application the proposed use would be evaluated and any fees under § 313 assessed.

Please direct any questions regarding this letter to Daniel Sider of my staff at (415) 558.6697 or dan.sider@sfgov.org.

If anyone has substantial reason to believe that there is an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, this determination may be appealed to the Board of Appeals within fifteen (15) days from the date of this letter. For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco, or by telephone at (415)575.6880.

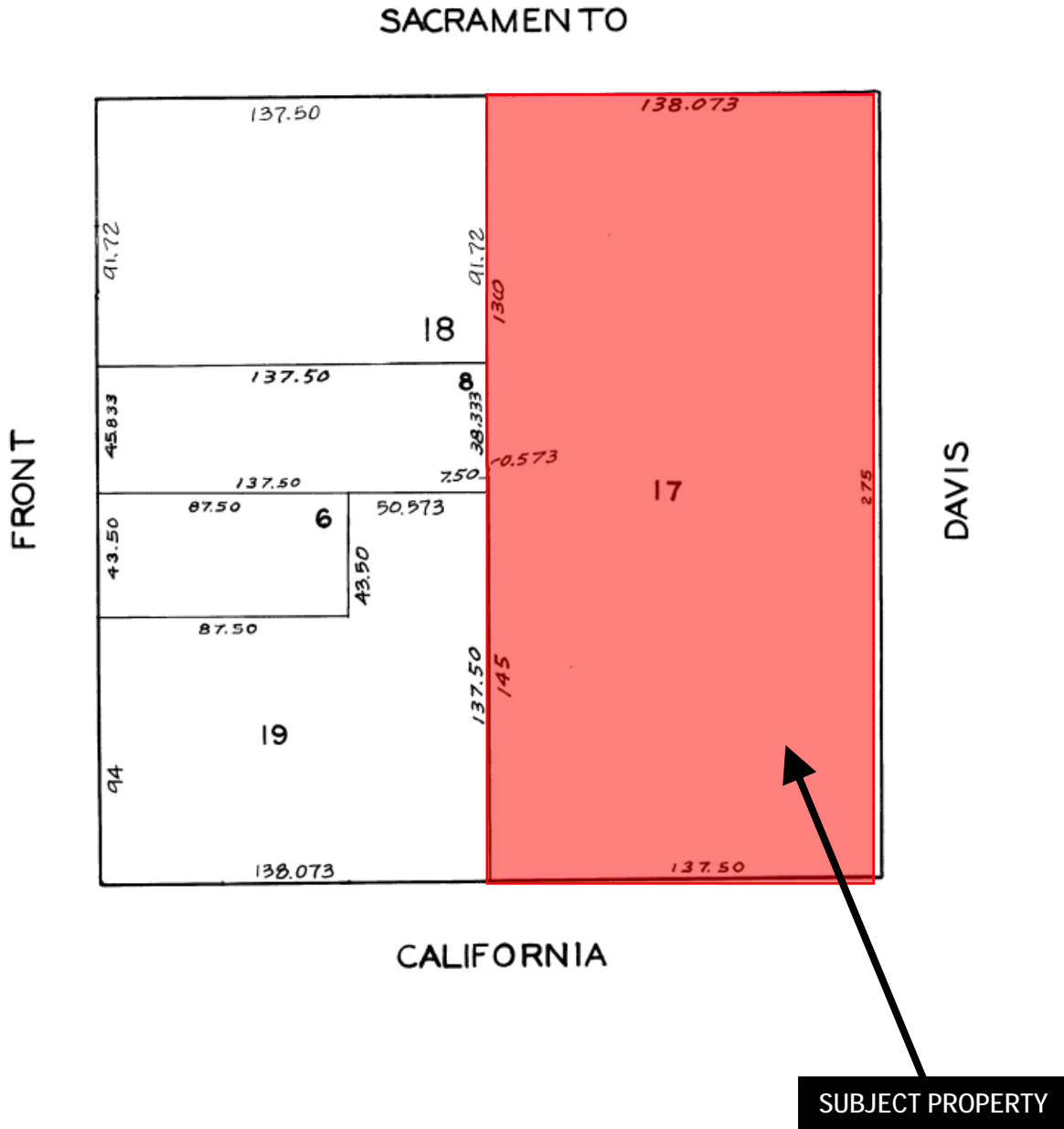
Sincerely,



Lawrence B. Badiner
Zoning Administrator

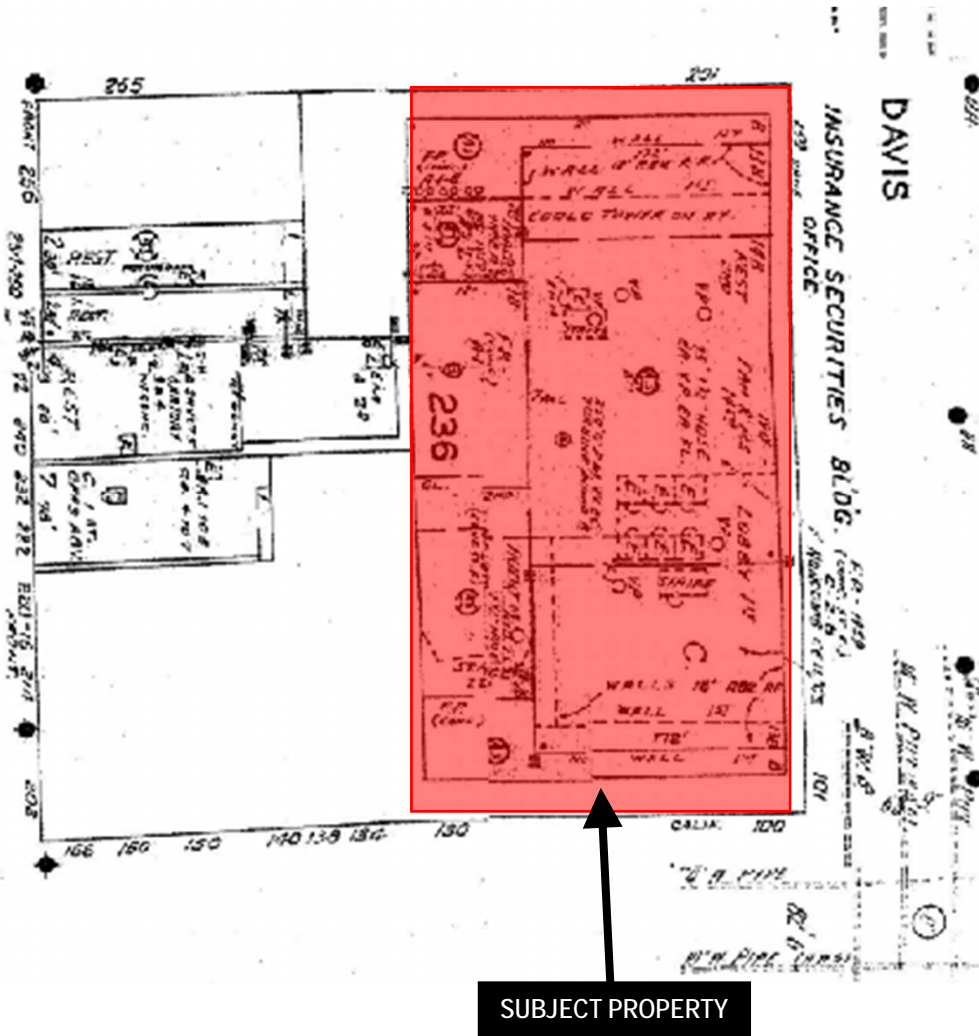
cc: Daniel A. Sider, AICP - SF Planning Department
Treasurer, City & County of San Francisco

Parcel Map



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
100 California Street

Sanborn Map*

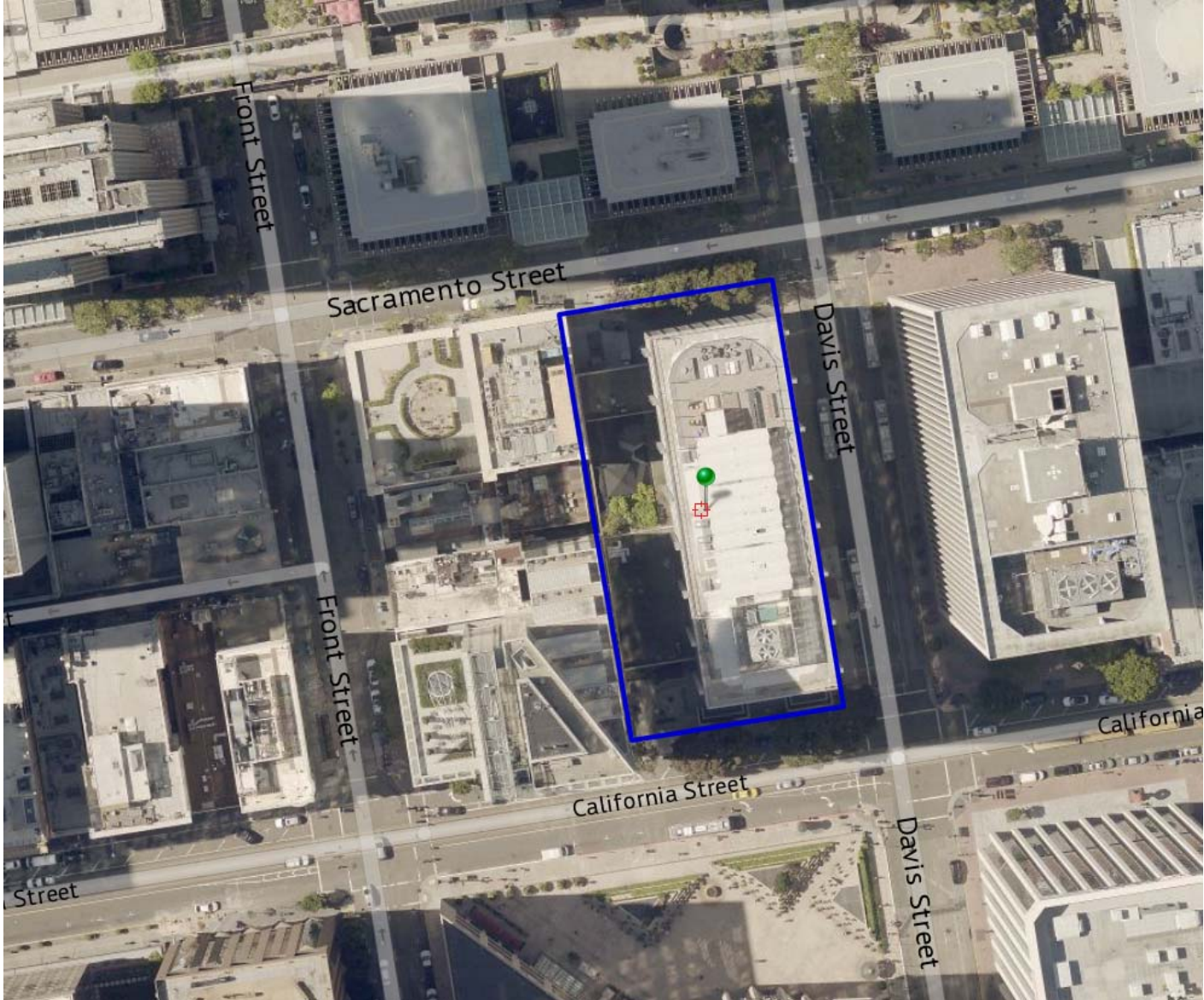


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

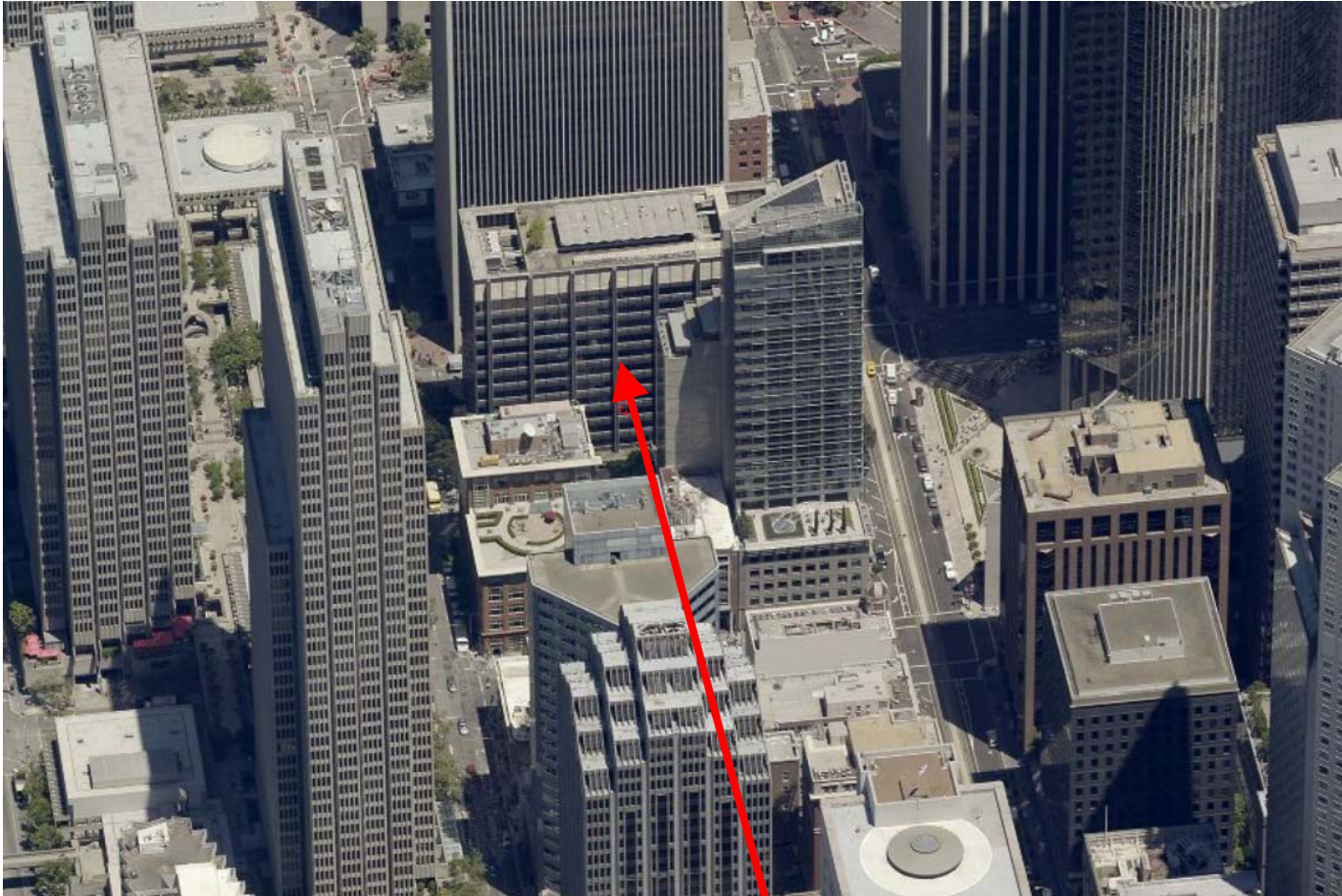


Planning Commission Hearing
 Revocations of Office Allocations
 October 24, 2019
 100 California Street

Aerial Photo – View 1



Aerial Photo – View 2

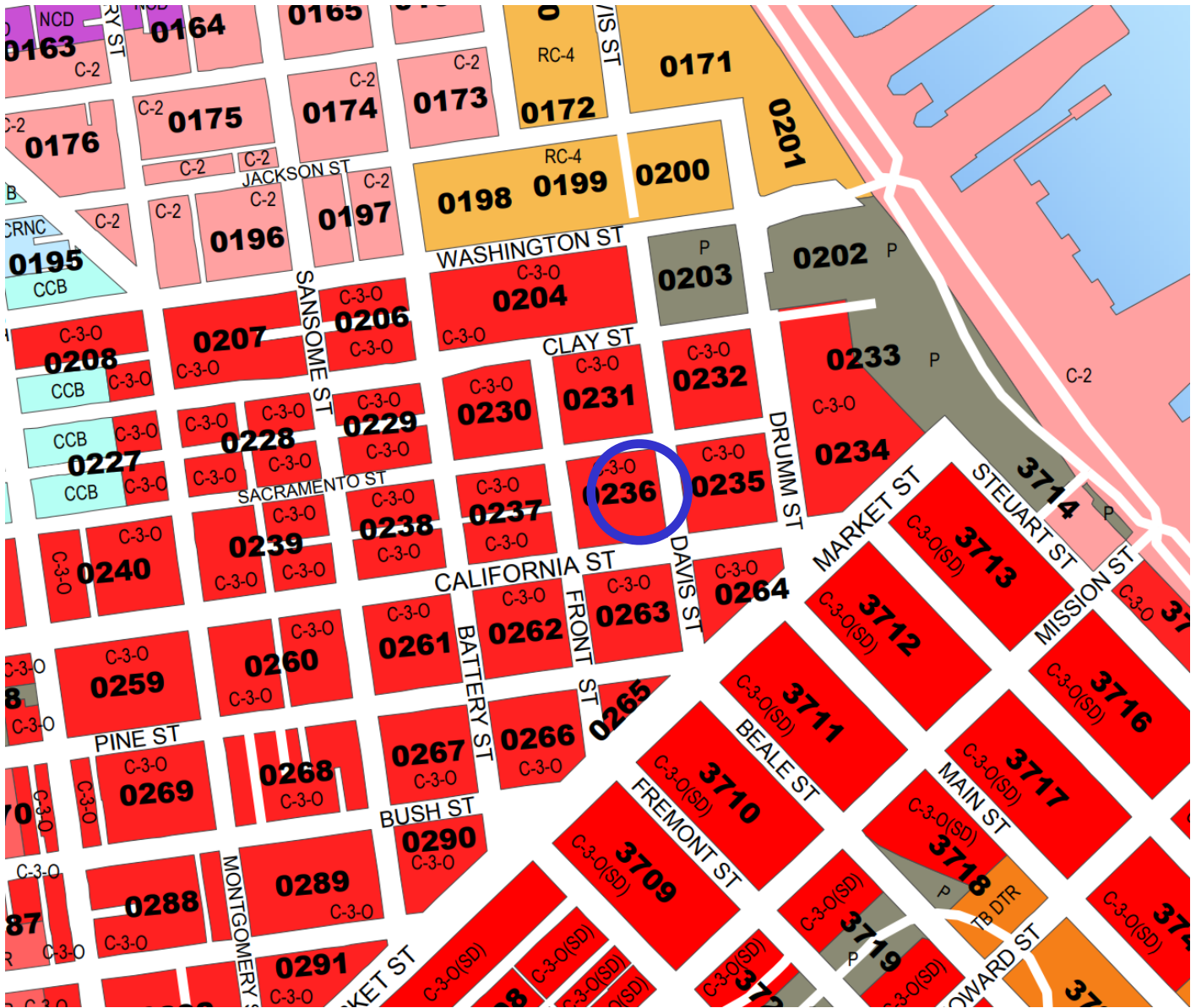


SUBJECT PROPERTY



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
100 California Street

Zoning Map



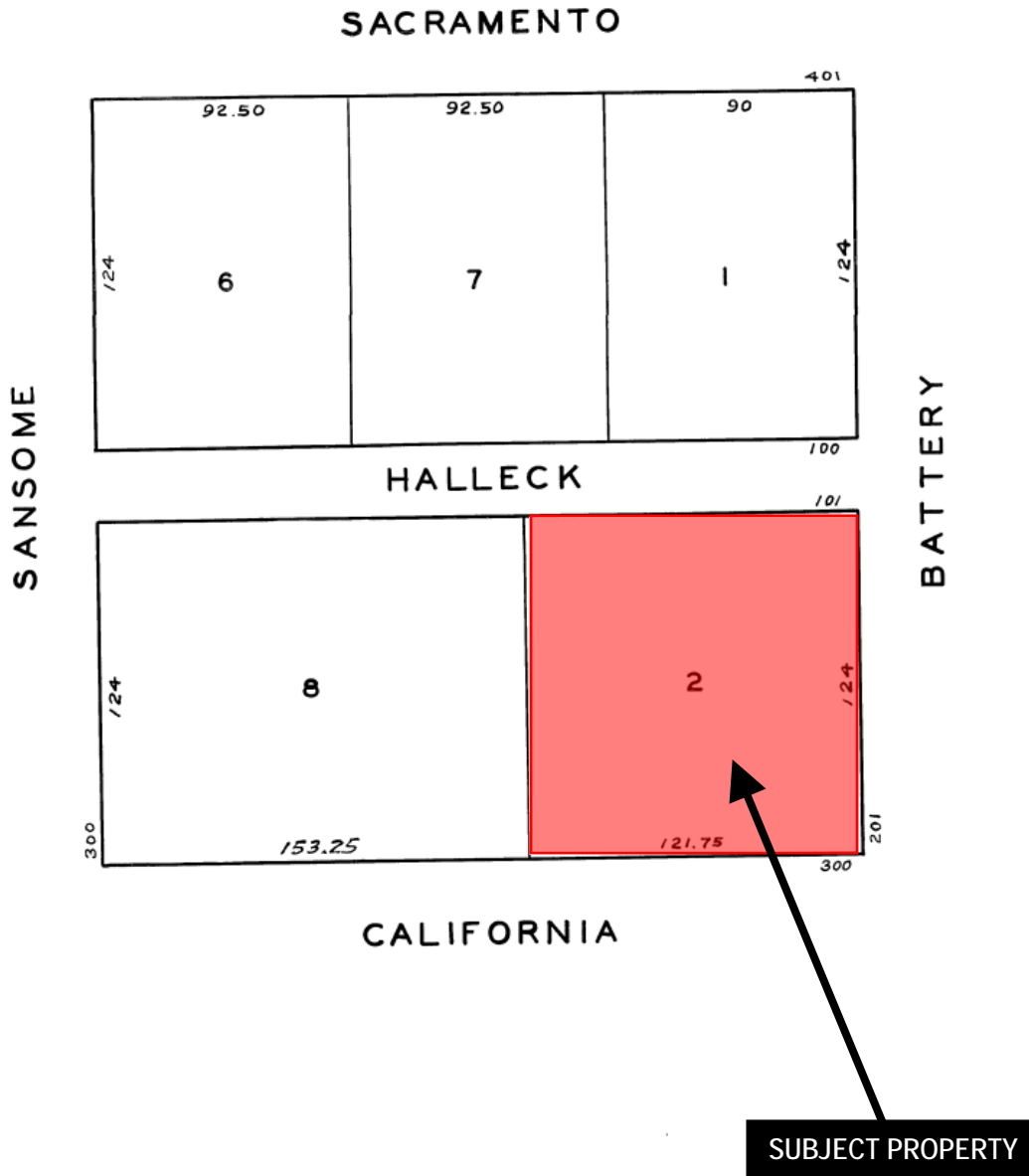
Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
100 California Street
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Site Photo

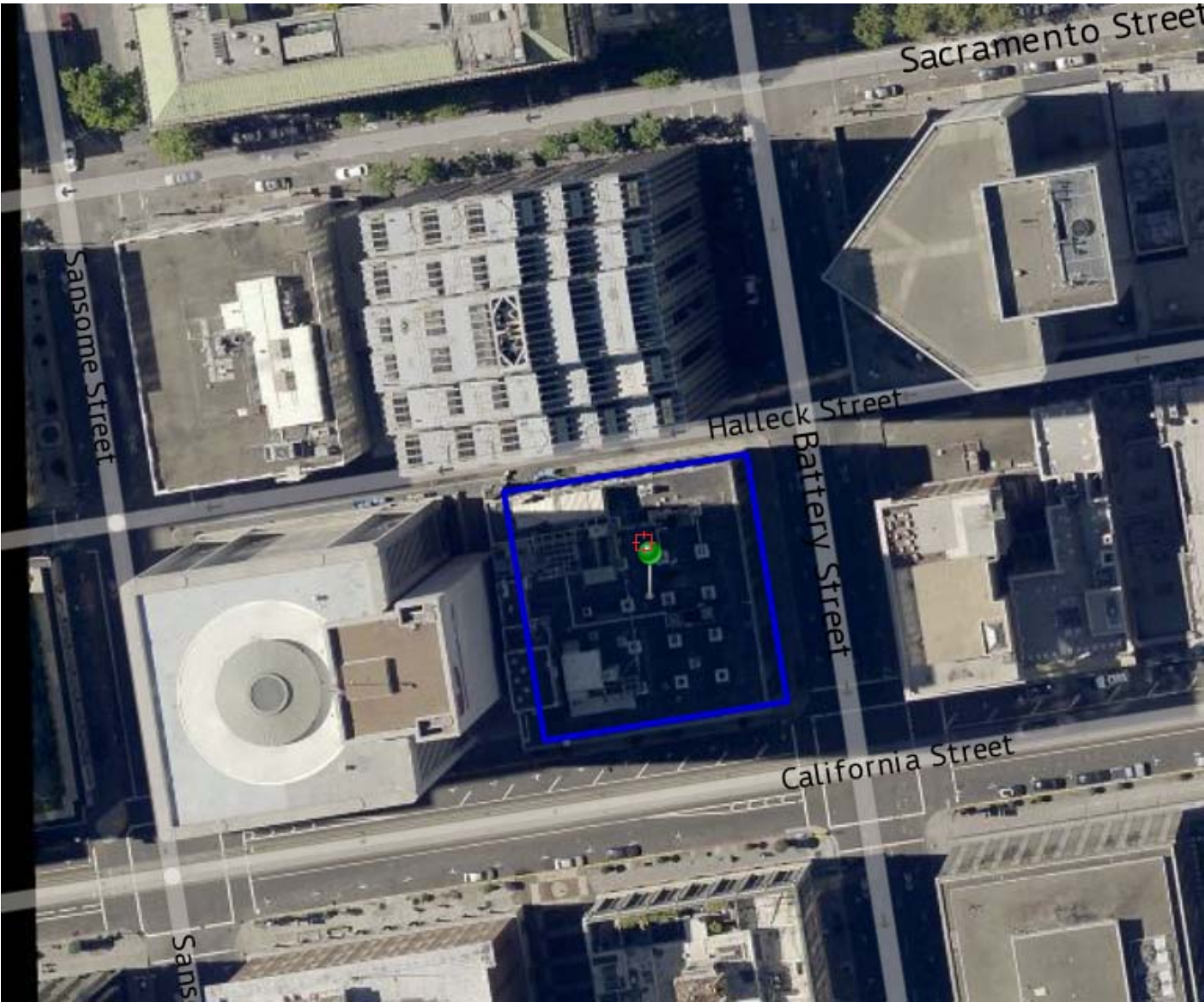


Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
100 California Street

Parcel Map



Aerial Photo – View 1



Aerial Photo – View 2

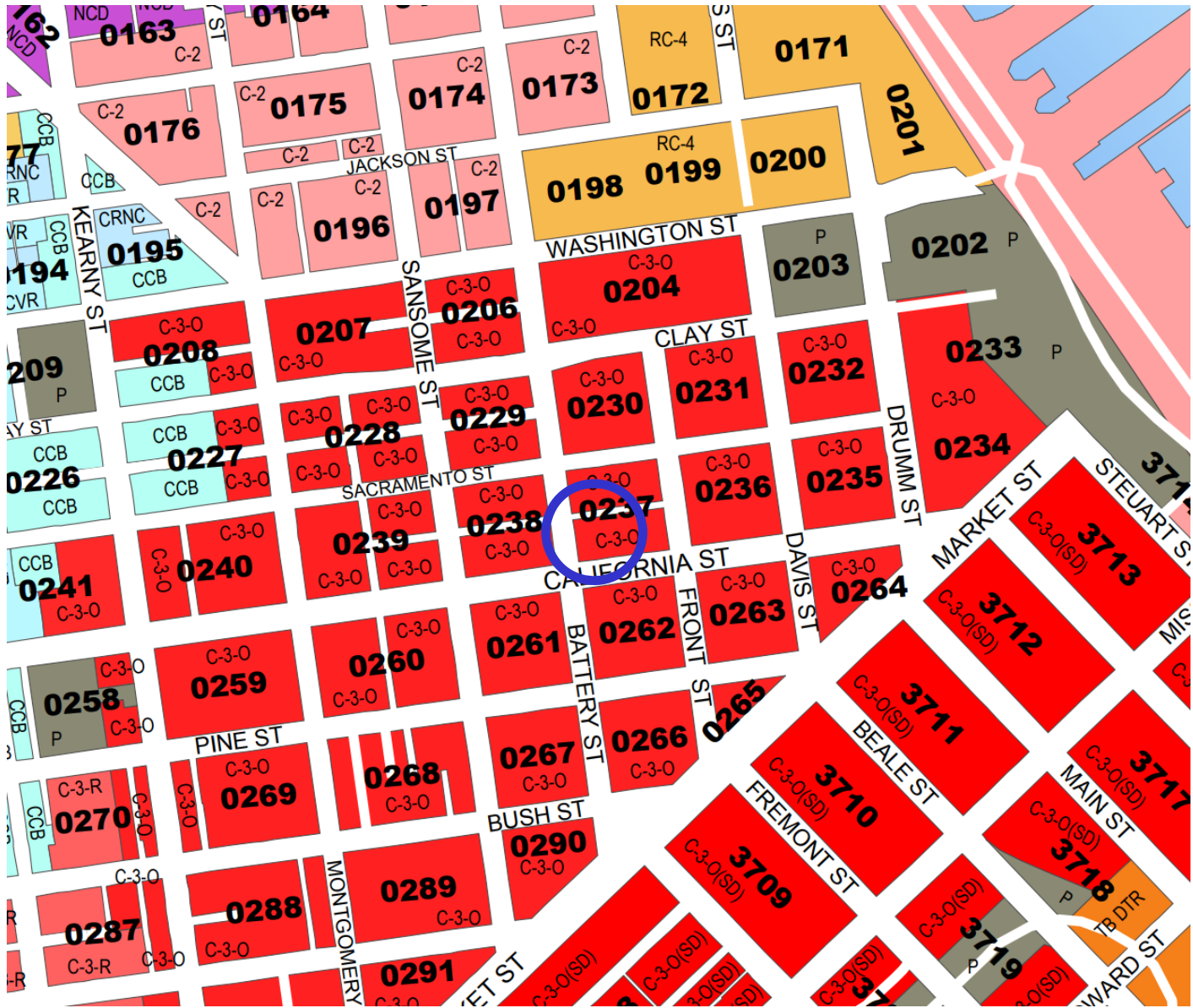


SUBJECT PROPERTY



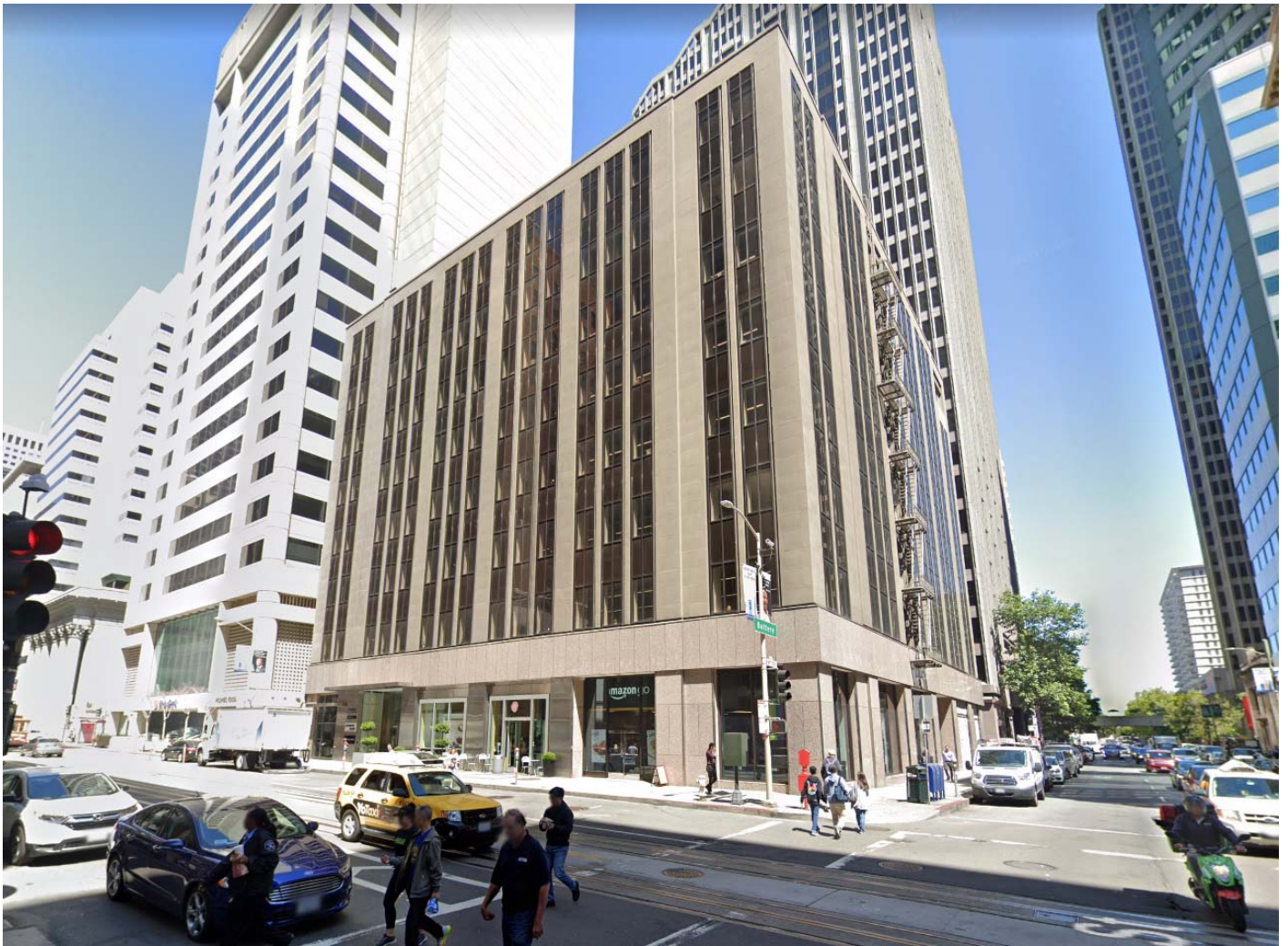
Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
300 California Street

Zoning Map



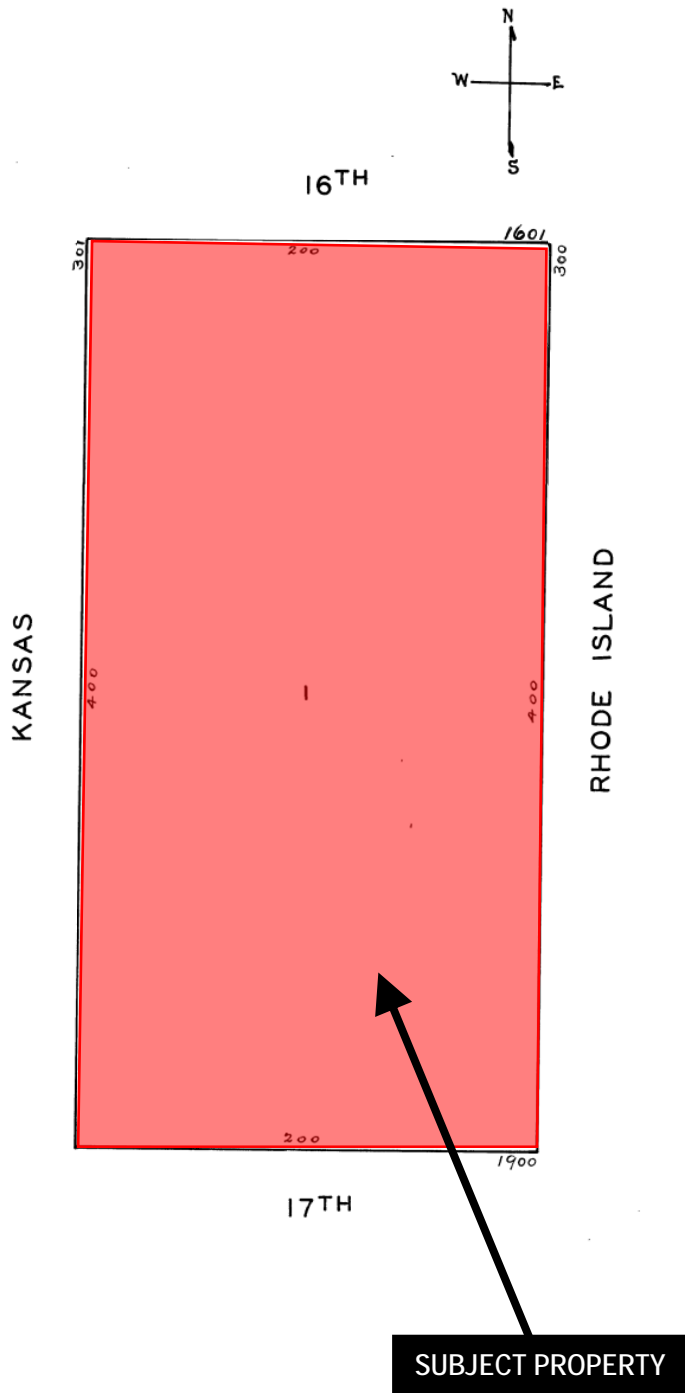
Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
300 California Street

Site Photo

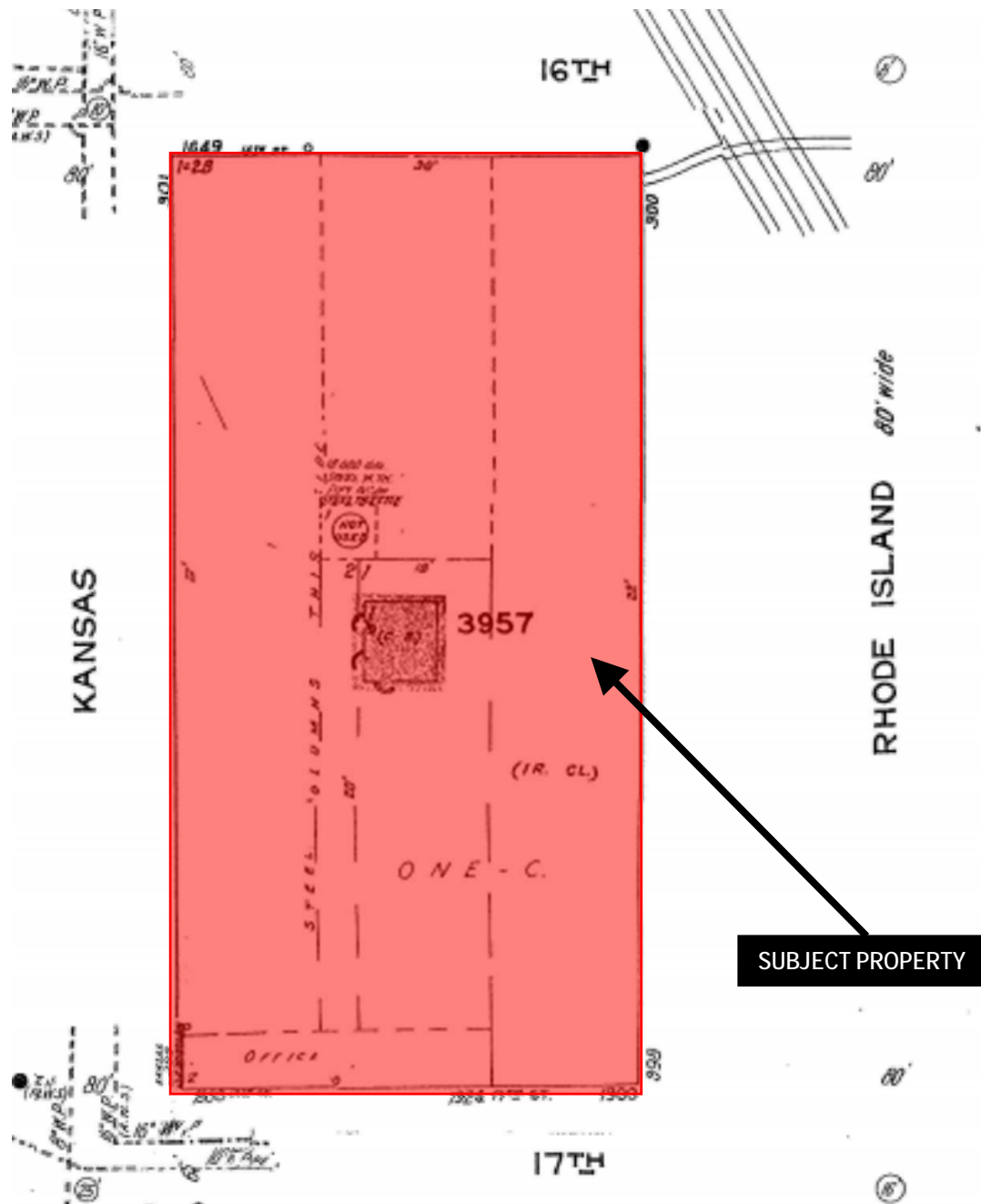


Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
300 California Street

Parcel Map



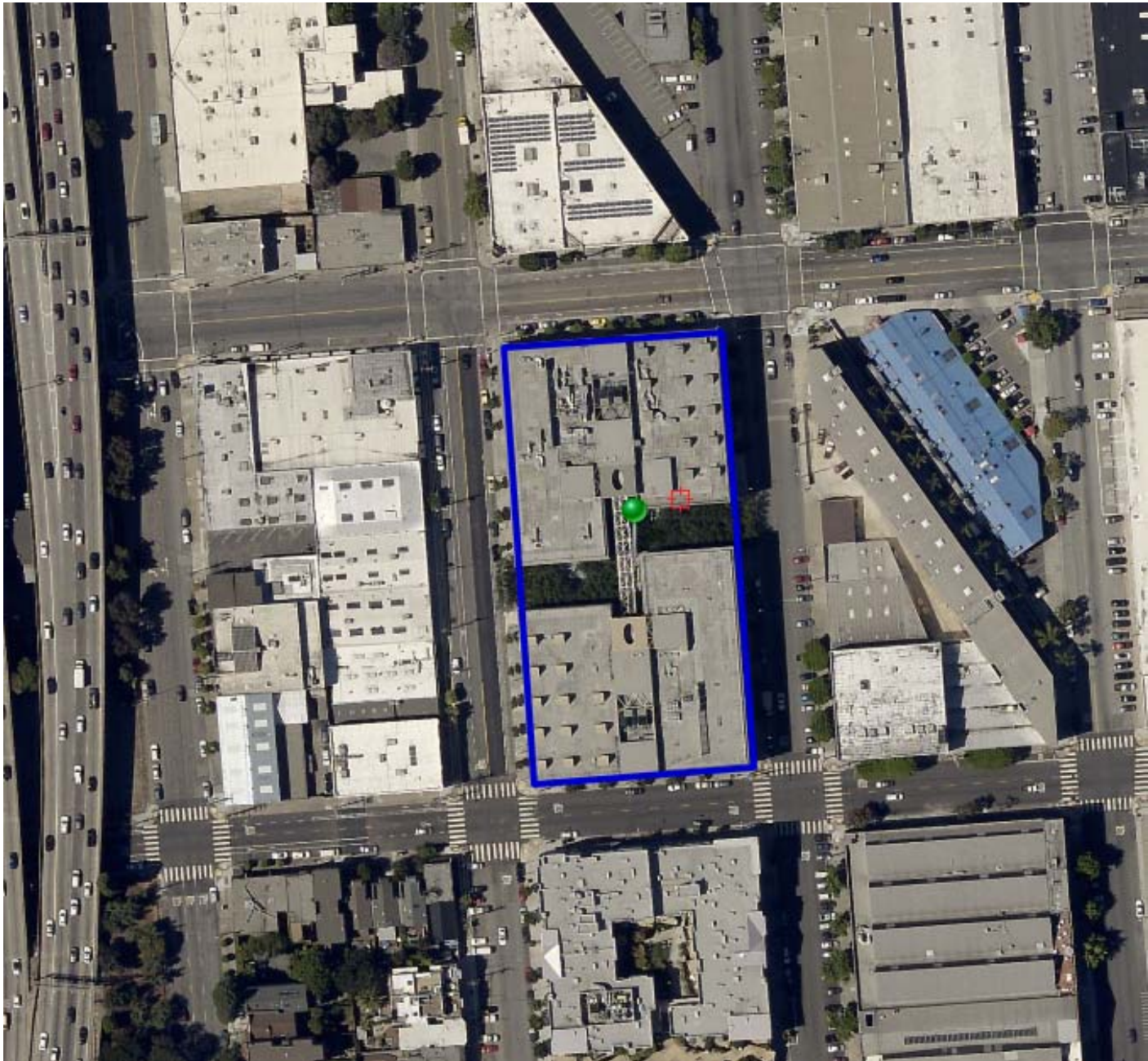
Sanborn Map*



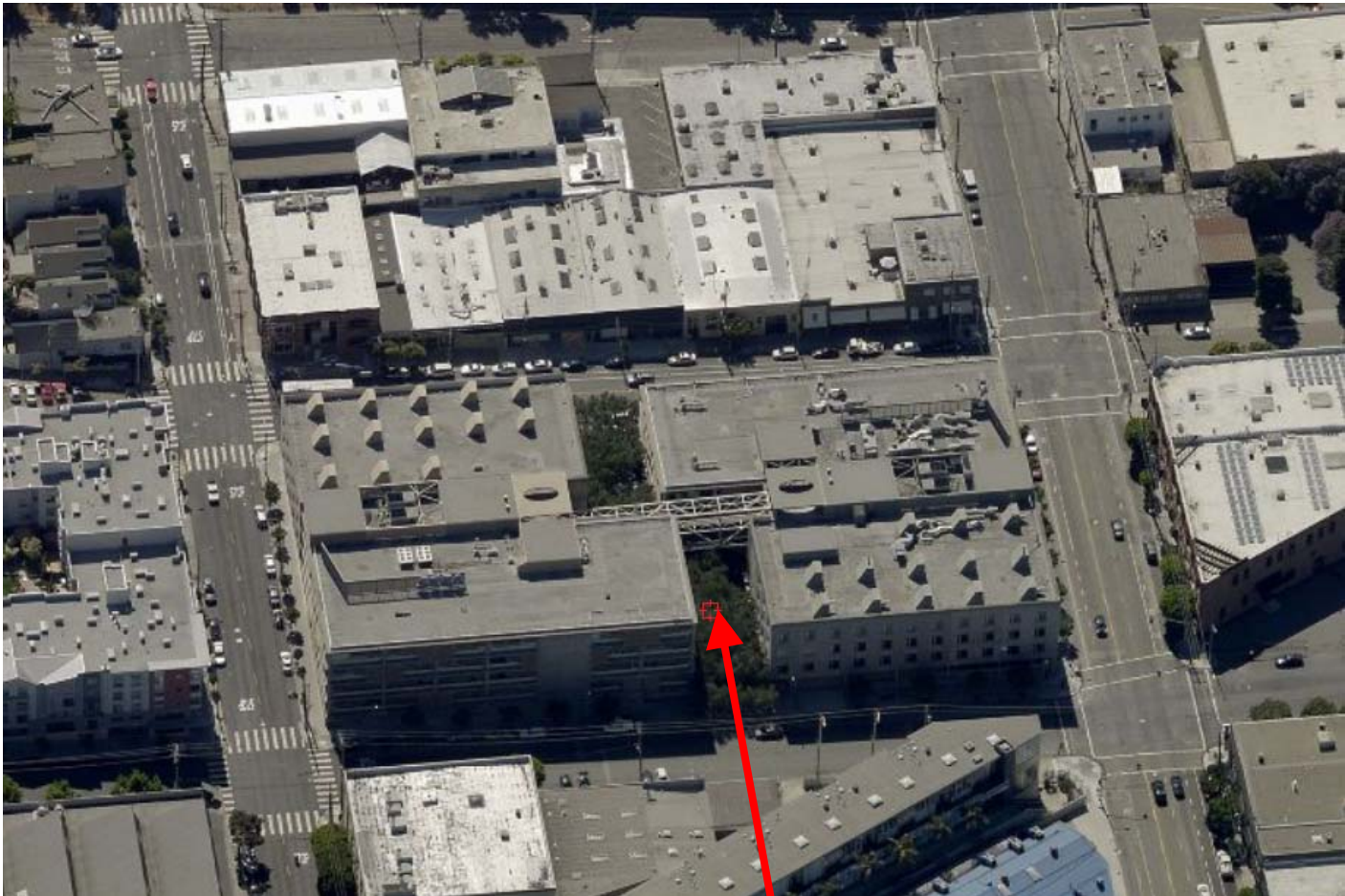
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Aerial Photo – View 1



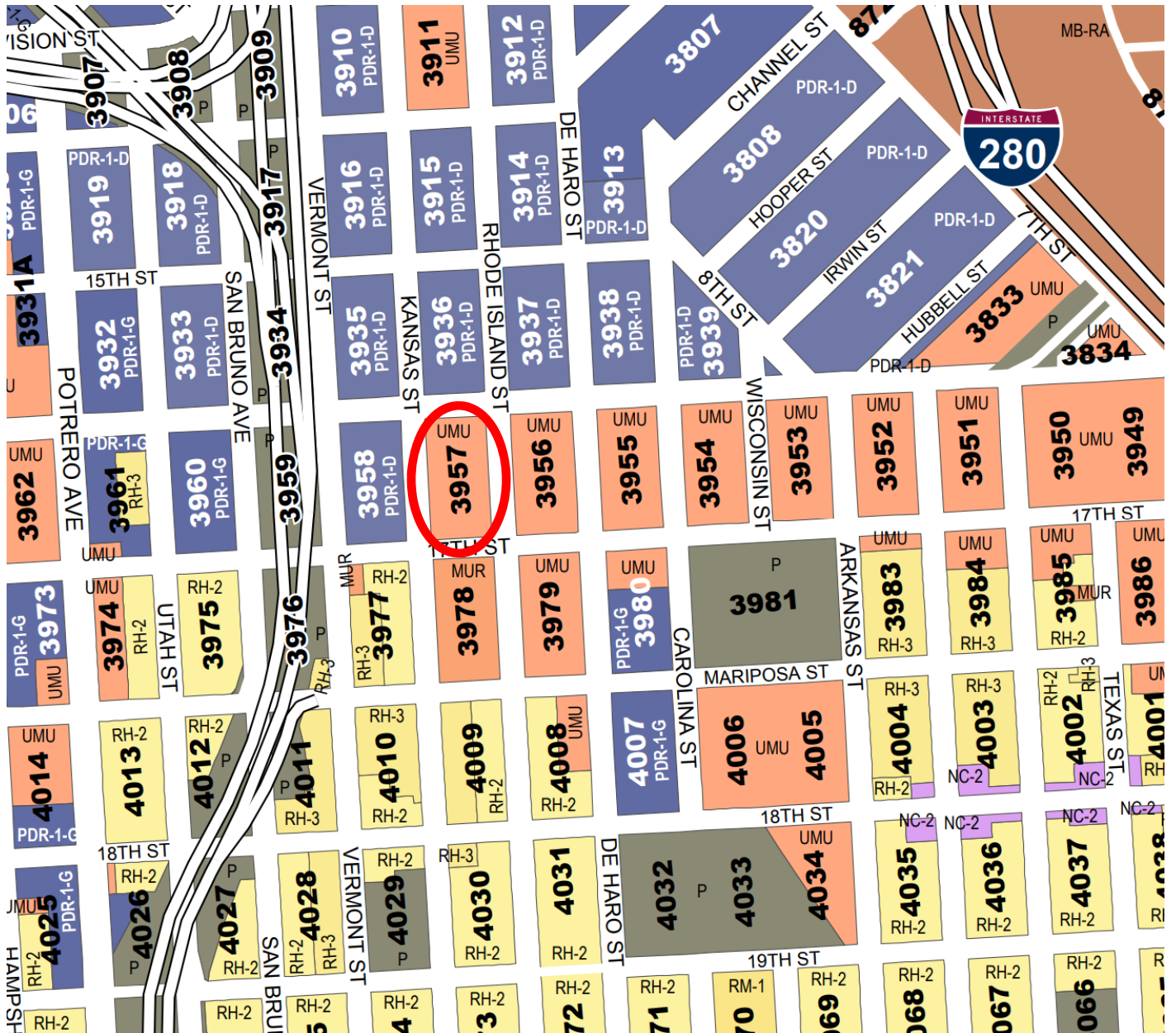
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



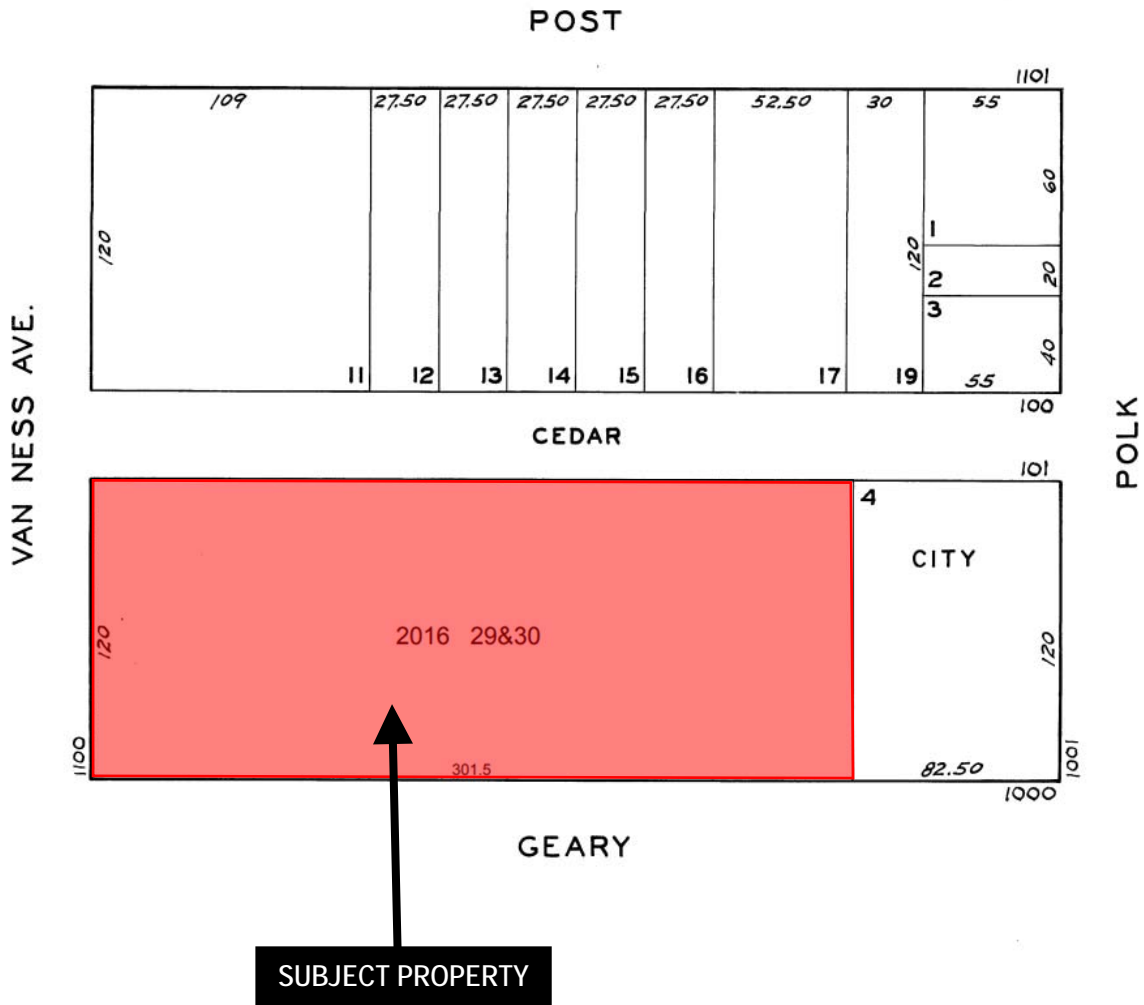
Planning Commission Hearing
 Revocations of Office Allocations
 October 24, 2019
 350 Rhode Island Street

Site Photo



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
350 Rhode Island Street

Parcel Map

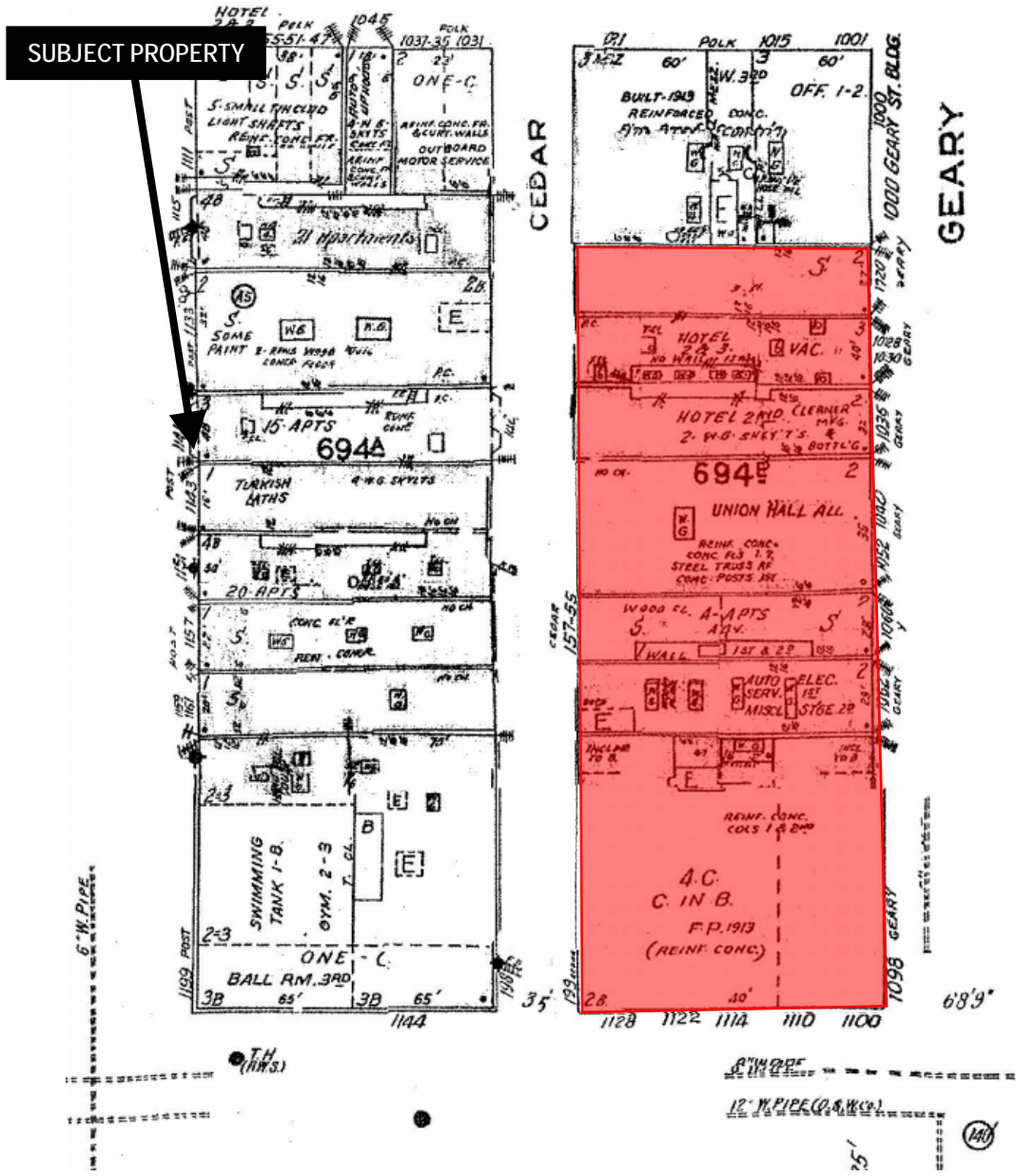


SUBJECT PROPERTY



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
1100 Van Ness Avenue

Sanborn Map*

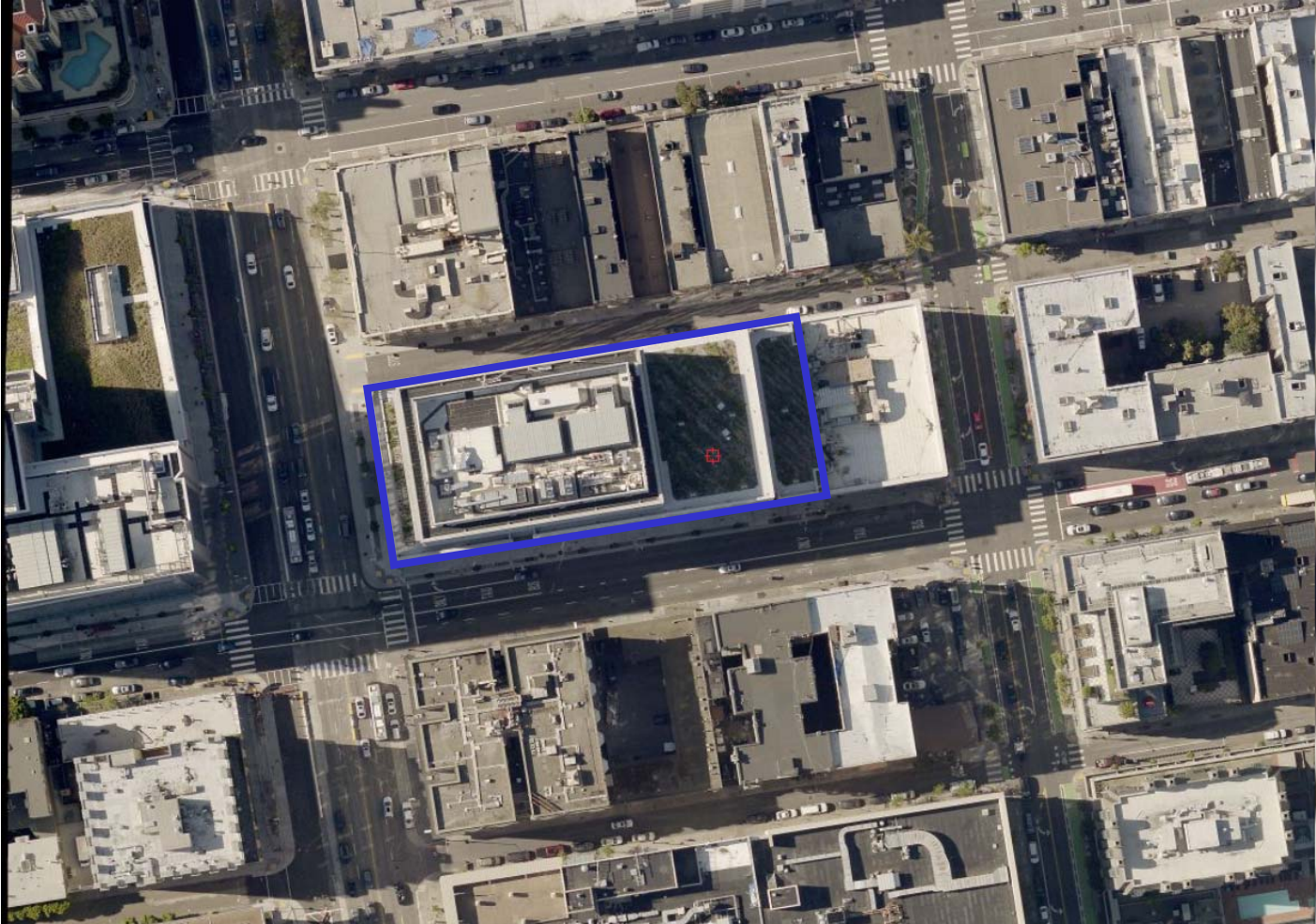


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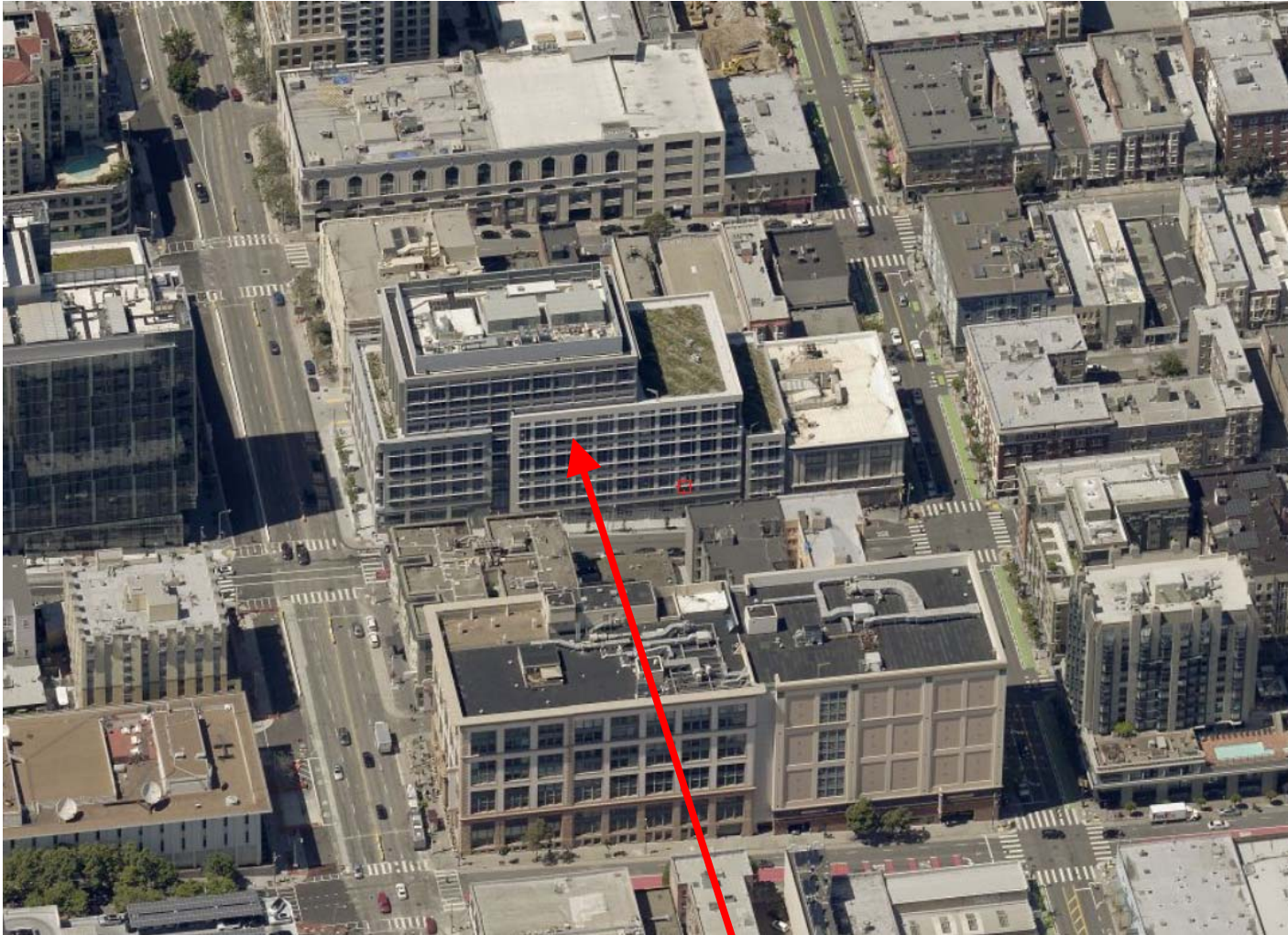


Planning Commission Hearing
 Revocations of Office Allocations
 October 24, 2019
 1100 Van Ness Avenue

Aerial Photo – View 1



Aerial Photo – View 2

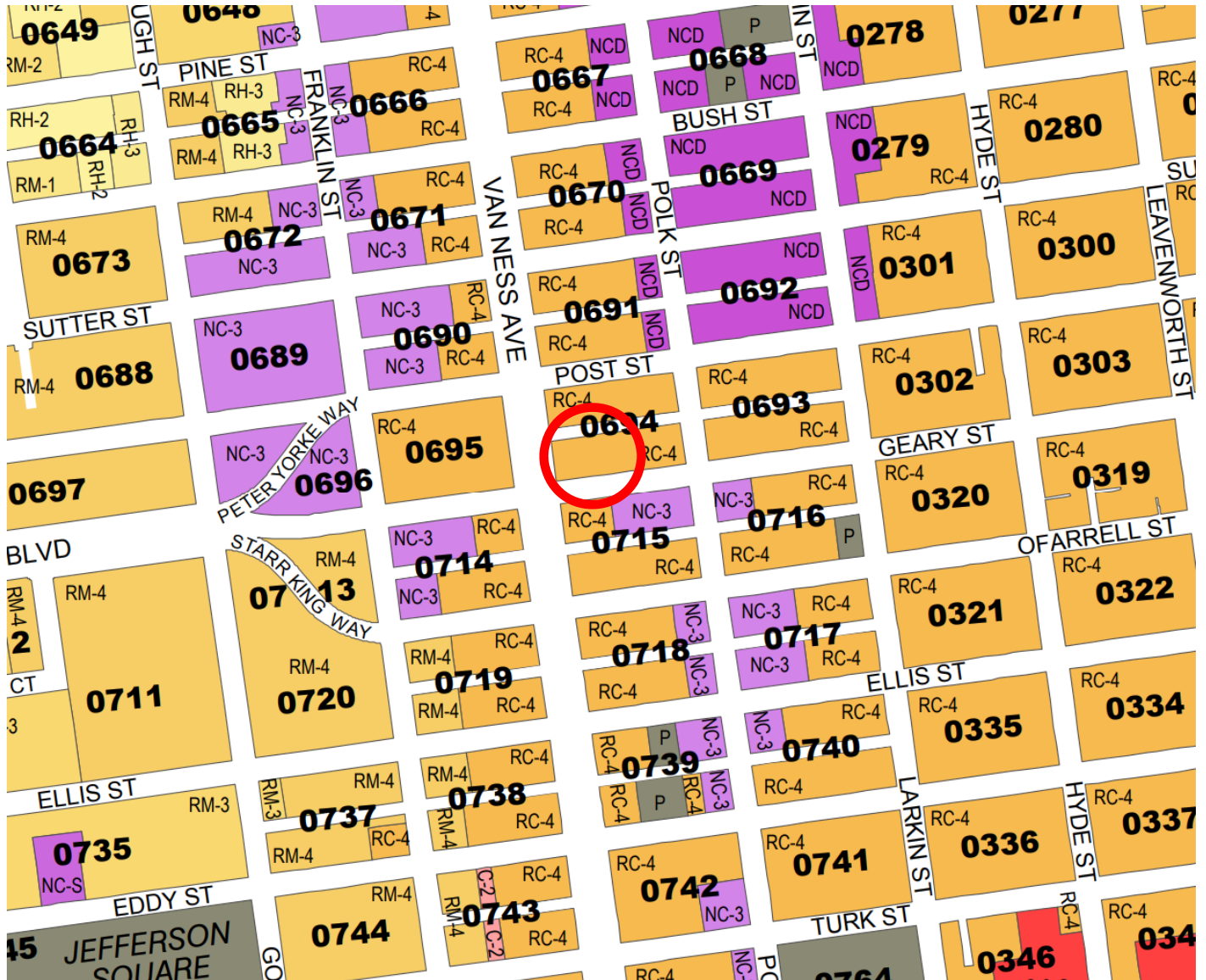


SUBJECT PROPERTY



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
1100 Van Ness Avenue

Zoning Map



Planning Commission Hearing
Revocations of Office Allocations
October 24, 2019
1100 Van Ness Avenue

Site Photo



Planning Commission Hearing
Revocations of Office Allocations
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