



MEMO TO THE PLANNING COMMISSION

HEARING DATE: October 1, 2020

September 24, 2020

Record No.: 2020-008009OTH
Subject: Planning Commission Policy: Implementing Proposition E
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
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Recommendation: Adopt the Proposed Resolution

Office Development Annual Limit Program

San Francisco's Office Development Annual Limit Program ("Program") was initially created in 1985 as part of the Downtown Plan. It limited the amount of large office development (projects containing at least 50,000 square feet of office space) that could be permitted each year in the City (the "Large Cap"). The passage of Proposition M the following year amended the Program in various ways, including the addition of a new and separate annual limit for smaller office development (projects containing between 25,000 square feet to 49,999 square feet), which is commonly known as the "Small Cap." Each October 17th the Program receives an allotment of 875,000 square feet for the Large Cap, and allotment of 75,000 square feet for the Small Cap. Under the original Program, the Planning Commission could not allocate office space to any development in excess of what was available in the relevant cap at that time. Additionally, unallocated office space in one year rolls over to the next year, and unused office space may be revoked and returned to the relevant cap.

A net total of more than 12 Million square feet of office was allocated from the Large Cap in the last 10 years, with the most recent allocations for projects within Central SoMa. As a result, there is currently only 24,949 square feet available in the Large Cap. There are currently 6 large office development proposals on file with the Department that represent 2,215,422 square feet. There are also two large, entitled projects under the jurisdiction of the Port of San Francisco that total more than 3 Million square feet, which will draw down from the Large Cap while not triggering the Program's requirement for a hearing as those buildings are constructed over time.

Proposition E

Proposition E ("Limits on Office Development") was adopted by the voters of San Francisco in the March 3, 2020 election. As described in detail below, Proposition E directly ties the amount of office space available to be allocated from the Program to the production of affordable housing within the City, both city-wide and within the

Central SoMa SUD. But it also allows office projects to be allocated office space beyond typical Program limits if those projects meet specific criteria related to the production of affordable housing and/or other community benefits, while accounting for such allocations over time. The various components of Proposition E are further described below.

1. Annual Large Cap Allotments Linked to Affordable Housing Production

Beginning October 17, 2020, Proposition E permanently reduces the 875,000 square-foot annual allotment to the Large Cap each year by the percentage of the City's Regional Housing Needs Allocation (RHNA) affordable housing goals not met. Because RHNA goals are based on an 8-year cycle that most recently began in 2015, the Large Cap allotment for 2020 is based on the five completed years of 2015-2019. Subsequent years will use the single complete calendar year prior to the year in which the one-year approval period begins (i.e. the 2021 Large Cap allotment will rely on data from 2020). The calculation for the 2020 Large Cap allotment is provided below.

| | |
|--|--------------------------|
| 2015-2019 RHNA Affordable Housing Goal | 10,210 Units |
| SF Affordable Housing Produced 2015-2019 | 6,156 Units ¹ |
| Percent of Goal Met | 60.3 % |
| Baseline Annual Large Cap Allotment | 875,000sf |
| Updated 2020 Large Cap Allotment | 527,625sf |

2. Office Jobs/Affordable Housing Balance Incentive Reserve

As mentioned above, the Program historically did not permit the Planning Commission to allocate office space to a project beyond what was available in the relevant cap. However, Proposition E now allows the Planning Commission to allocate office space to projects beyond what is available in the Large Cap pursuant to a new "Housing Balance Reserve," but only if the projects meet the following criteria:

- a. The office project will also produce affordable housing sufficient to meet 100 percent of the affordable housing demand created by the proposed office space, pursuant to the "City's Affordable Housing Demand Ratio." This ratio is defined to be 809 units affordable to households with household income no greater than 120 percent of the Area Median Income (AMI) per one million square feet of new office space. This ratio was originally established in the City's May 2019 Jobs Housing Nexus Analysis, and is required to be updated at least every five years.

The housing produced pursuant to this criterion may either be provided on-site or located off-site if located within a Community of Concern as designated by the Board of Supervisors. Additionally,

¹ This number does not exactly match the numbers included in the Planning Department's annual Housing Inventories for the same time period. This is due to the fact that RHNA housing production is tracked using the issuance of a project's site or building permit. However, Proposition E does not consider an affordable housing unit to be "produced" until the project receives its "first construction document," which occurs sometime after the project's site or building permit is issued. As such, there will likely be small deviations between the number of units reported to RHNA and the number of units used to conduct this Proposition E calculation.

if an office project also includes housing that is subject to the City's Inclusionary Housing Program, and the project elects to satisfy that obligation through payment of a fee, then 50% of that payment may be credited toward this provision. Finally, if a project is proposed to develop in phases as part of a Development Agreement with the City, then the required housing production for the entire project (i.e. all phases) must be considered when evaluating the proposed office allocation.

For example, a project using this provision to develop a 300,000 square-foot office project would be required to also provide 243 affordable housing units as part of the project (on or off-site), although that number of units could be reduced to a degree through credit for payment of any required Inclusionary Affordable Housing Program fee for the project.

- b. The office project may not use any "San Francisco Affordable Housing Development Funding" for capital development costs of the project.

3. Additional Office Limits within Central SoMa

Proposition E limits how much Large Cap office space may be allocated within the Central SoMa SUD until a minimum number of "housing units" are produced within the larger SoMa neighborhood, pursuant to the boundaries established in the Planning Department's Neighborhood Boundaries Map in effect in May 2011. More specifically, beginning January 1, 2019, no more than 6 Million square feet of Large Cap office space may be allocated within the SUD until at least 15,000 new housing units are produced within the larger SoMa neighborhood. Small Cap office space allocations are exempt from this limit.

To date, the Planning Commission has allocated approximately 4.1 million square feet of Large Cap office space to projects within the Central SoMa SUD. Additionally, applications are currently on file with the Planning Department for projects within the Central SoMa SUD proposing approximately 1.6 million additional square feet of office space. Proposition E requires the Planning Department to publish each October 17th exactly how many housing units have been produced in the SoMa neighborhood since January 1, 2019.

4. Central SoMa Incentive Reserve

Proposition E created a 1.7 Million square foot "Central SoMa Reserve" of office space available for allocation only to Large Cap projects within the Central SoMa SUD. The Central SoMa Reserve is **entirely separate** from the square footage available in the standard Large Cap. As such, the square footage within the Central SoMa Reserve is intended to be allocated to Large Cap projects within the SUD when there is insufficient office space available within the standard Large Cap. However, the Central SoMa Reserve may not be used to allocate more than the 6 Million square-foot cap described in No. 3 above until the required amount of housing is produced. Additionally, a Central SoMa project may only make use of this new

Central SoMa Reserve if it meets all of the following criteria:

- a. Its Preliminary Project Assessment application was submitted prior to September 11, 2019;
- b. The project contains at least 50,000 square feet of office space (i.e. Large Cap);
- c. The amount of proposed office space exceeds what is otherwise available for allocation from the standard Large Cap;
- d. Any prior or current phase of the project meets at least one of the following criteria:
 - i. The project dedicates a parcel of land within SoMa to the City to develop affordable housing, and that parcel is at least 10,000 square feet; or
 - ii. The project includes at least 10,000 square feet of “Community Arts PDR” space or “Neighborhood-Serving Retail” space that will be leased for no higher than 60% of the comparable market rate for a period of 30 years; or
 - iii. The project constructs or funds a new or replacement City public safety facility within SoMa of at least 10,000 square feet.

5. Incremental Deductions for All Reserve Projects

Proposition E requires the Program to gradually account for the total square footage allocated to projects from either the Housing Balance Reserve or the Central SoMa Reserve, as discussed above in Nos. 2 and 4. More specifically, one-tenth of all additional office space allocated pursuant to these “reserve” provisions in a year is deducted from the Large Cap’s annual allotment at the beginning of the next allocation year (i.e. October 17). The one-tenth deductions then continue each year until the allocated amount is reduced to zero (i.e. 10 years total).

For example, if one project of 100,000 square feet is approved in the 2020-21 allocation year using one of the “reserve” provisions due to insufficient square feet available in the standard Large Cap, then the typical 875,000 square foot Large Cap annual allotment on October 17, 2021 would be reduced by 10,000 square feet (100,000 sf / 10 years = 10,000 square feet). Approvals of additional “reserve” provisions projects in subsequent years will compound this deduction during overlapping approval periods.

This provision is analogous to a zero-interest loan or credit card, where no payment is required at purchase, but the total balance must be paid over 10 equal installments. As such, approval of projects under these “reserve” provisions allow such projects sooner, while reducing the ability to approve non-“reserve” office projects in the future. Further, it is conceivable that these provisions may lead to the Large Cap having a negative balance at some point in the future.

6. Planning Commission Review Criteria

Proposition E reduced the number of required criteria for review by the Planning Commission for office

allocations from seven to four. It also removed the prohibition for the Planning Commission to consider any payments to City housing or transit funds when considering a proposed office allocation. The Measure removed the following review criteria:

- a. contributions and effects on the General Plan,
- b. the quality of design,
- c. anticipated uses of the project,
- d. proposed occupancy (single vs multiple tenants), and
- e. the use of Transferable Development Rights (TDR).

The Measure added the following review criteria:

- f. Whether the project includes new affordable housing units that meet all the following criteria:
 - i. The affordable units are on-site or off-site within a Community of Concern;
 - ii. The affordable units are pursuant to a requirement of a Development Agreement with the City; and
 - iii. The office project will also produce affordable housing to account for 100 percent of such housing needed to house future employees of the office space, pursuant to the “City’s Affordable Housing Demand Ratio.”
- g. The extent to which the project incorporates “Community Improvements” (newly defined) beyond Planning Code requirements.

Recommended Planning Commission Action

Proposition M provided 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” the Program. And historically, the Commission has used that authority to address undefined terms (i.e. “commencement of construction”) and establish implementation policies (i.e. no revocation of active projects past 18-month performance period).

Several provisions and terms within Proposition E are either undefined or not clearly expressed in terms of specific implementation. The Planning Department recommends that the Planning Commission adopt a resolution addressing each of these 4 specific issues within Proposition E, as described below.

1. Proposition E ties certain provisions to the production of “Housing Units.” The Planning Code uses the defined terms “Dwelling Units” and “Group Housing” as the two primary types of residential land uses. The Planning Code also defines “Residential Units,” although only for the purpose of regulating the

removal of such units under Section 317. However, the Planning Code does define and use the term “Housing Units” exclusively within the Inclusionary Affordable Housing Program, which is as follows:

“Housing unit or ‘unit.’ A residential use in a Housing project. For the purposes of the Inclusionary Affordable Housing Program, Planning Code Section 415et seq., and corresponding definitions in this Section 401, the use of the word ‘unit’ will also mean bedrooms where a Group Housing or other Housing project is measured by number of bedrooms.”

The Inclusionary Affordable Housing Program considers each Group Housing bedroom to be a “Housing Unit” for the purpose of calculating a project’s affordable housing requirement.

RECOMMENDATION 1: Adopt the Planning Code Section 401 definition of “Housing Unit” to be used for implementation of Proposition E.

2. The review of projects using the Central SoMa Incentive Reserve includes consideration of “Community Arts PDR,” “Neighborhood-Serving Retail,” and “City Public Safety Facility,” which are not currently defined in the Planning Code. However, the proposition provided no definition for these terms. These terms are vague and provided with little context, which may present challenges for review and implementation.

RECOMMENDATION 2: Considering the challenge of defining these terms within the land use context of the Planning Code, the Department recommends that the Planning Commission does not define these terms, but instead adopts a policy to review the specifics of each project proposal on a case-by-case basis.

3. Projects using the Housing Balance Reserve provision must also provide a certain amount of affordable housing. However, the proposition does not state by when those affordable units must be constructed relative to the associated office space. As a reference, the Inclusionary Affordable Housing Program requires on-site and off-site affordable units to be completed concurrently with the associated market-rate units, or no later than the first certificate of occupancy for the principal project.

RECOMMENDATION 3: Adopt a policy that all affordable housing required for a project pursuant to Proposition E must receive its first certificate of occupancy prior to or concurrent with the issuance of first certificate of occupancy for the associated office space. However, consistent with the terms of Proposition E, the Planning Commission may allow projects subject to a Development Agreement with the City to provide such affordable housing at later dates.

4. Projects using the Housing Balance Reserve provision may have up to 50% of their Inclusionary Affordable Housing Program fee be credited toward the required production of new affordable housing. However, the proposition provides no methodology for calculating such credit. The actual cost to construct affordable housing units can vary greatly depending on a variety of factors (location, housing type, building type, etc.). However, the Inclusionary Affordable Housing Program set forth in Planning Code Section 415 includes a fee option. The methodology for calculating that fee is determined by the Mayor’s Office of Housing and Community Development (MOHCD) with input from the Inclusionary Housing Technical Advisory Committee (TAC), and is required to be updated every three years.

RECOMMENDATION 4: Adopt a policy that the raw number of housing units represented by the percentage

of housing units within a project that pays the Inclusionary Affordable Housing Program fee will equal the number of housing units provided to meet the affordable housing requirement of the Office Jobs/Affordable Housing Balance provision.

For example, a project seeking to use the Housing Balance Reserve and proposing 300,000 square feet of office use and 100 market-rate rental dwelling units must provide 243 affordable units pursuant to the City's Affordable Housing Demand Ratio discussed in 2(a), above. Additionally, the required Inclusionary Affordable Housing fee for the 100 units of market-rate housing must account for 30% of the units (i.e. 30 units) per Planning Code Section 415. Because only 50% of the fee may be credited towards the requirements of the Housing Balance Reserve, the project's inclusionary fee would equal comprise a 15-unit credit toward the required 243 units (i.e. 30×0.5). Accordingly, the project would be required to provide 228 units (243 units – 15 units) to qualify for the Housing Balance Reserve.

Recommendation: Adopt the Proposed Resolution

Attachments:

Draft Resolution
Proposition E – Legal Text
Current Office Annual Limit Program Tracking Sheet



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: October 1, 2020

Record No.: 2020-0080090TH
Subject: Planning Commission Policy: Implementing Proposition E
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
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ADOPTING A POLICY TO IMPLEMENT THE PROVISIONS OF PROPOSITION E AS THEY RELATE TO THE OFFICE ANNUAL LIMIT PROGRAM.

WHEREAS, in 1986, San Francisco voters adopted Proposition M, which modified Planning Code Sections 320-325 to create the Office Development Annual Limit Program (“Program”), and limited the amount of office space that could be approved by the Planning Commission to a maximum of 950,000 per year;

WHEREAS, the Program provides that 875,000 of the annual approvable space be allocated to office projects of 50,000 square feet, known as the “Large Cap”; and 75,000 square feet each year be devoted to projects between 25,000 and 49,999 square feet, known as the “Small Cap”; and allows for any un-allocated space each year to be carried over and accumulated;

WHEREAS, Proposition E (“Limits on Office Development”) was adopted by the voters of San Francisco in the March 3, 2020 election, and directly ties the amount of office space available to be allocated from the Program to the production of affordable housing within the City, both city-wide and within the Central SoMa SUD;

WHEREAS, the Program provides 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” the Program. And historically, the Commission has used that authority to address undefined terms (i.e. “commencement of construction”) and establish implementation policies (i.e. no revocation of active projects past 18-month performance period);

WHEREAS, Proposition E includes various provisions and terms that are either undefined or not clearly expressed in terms of specific implementation;

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby adopts the following policies to ensure the appropriate implementation of Proposition E:

1. Proposition E ties certain provisions to the production of “Housing Units.” The Planning Code uses the defined terms “Dwelling Units” and “Group Housing” as the two primary types of residential land uses. The Planning Code also defines “Residential Units,” although only for the purpose of regulating the removal of such units under Section 317. However, the Planning Code does define and use the term “Housing Units” exclusively within the Inclusionary Affordable Housing Program, which is as follows:

“Housing unit or ‘unit.’ A residential use in a Housing project. For the purposes of the Inclusionary Affordable Housing Program, Planning Code Section 415et seq., and corresponding definitions in this Section 401, the use of the word ‘unit’ will also mean bedrooms where a Group Housing or other Housing project is measured by number of bedrooms.”

The Inclusionary Affordable Housing Program considers each Group Housing bedroom to be a “Housing Unit” for the purpose of calculating a project’s affordable housing requirement.

The Planning Commission hereby determines that the Planning Code Section 401 definition of “Housing Unit” shall be used for implementation of Proposition E.

2. The review of projects using the Central SoMa Incentive Reserve includes consideration of “Community Arts PDR,” “Neighborhood-Serving Retail,” and “City Public Safety Facility,” which are not currently defined in the Planning Code. However, the proposition provided no definition for these terms. These terms are vague and provided with little context, which may present challenges for review and implementation.

The Planning Commission hereby determines that, considering the challenge of defining these terms within the land use context of the Planning Code, these terms shall remain undefined, and the Department and Commission shall review the specifics of each project proposal on a case-by-case basis.

3. Projects using the Housing Balance Reserve provision must also provide a certain amount of affordable housing. However, the proposition does not state by when those affordable units must be constructed relative to the associated office space. As a reference, the Inclusionary Affordable Housing Program requires on-site and off-site affordable units to be completed concurrently with the associated market-rate units, or no later than the first certificate of occupancy for the principal project.

The Planning Commission hereby determines that all affordable housing required for a project pursuant to Proposition E must receive its first certificate of occupancy prior to or concurrent with the issuance of first certificate of occupancy for the associated office space. However, consistent with the terms of Proposition E, the Planning Commission may allow projects subject to a Development Agreement with the City to provide such affordable housing at later dates.

4. Projects using the Housing Balance Reserve provision may have up to 50% of their Inclusionary Affordable Housing Program fee be credited toward the required production of new affordable housing. However, the proposition provides no methodology for calculating such credit. The actual cost to construct affordable housing units can vary greatly depending on a variety of factors (location, housing type,

building type, etc.). However, the Inclusionary Affordable Housing Program set forth in Planning Code Section 415 includes a fee option. The methodology for calculating that fee is determined by the Mayor's Office of Housing and Community Development (MOHCD) with input from the Inclusionary Housing Technical Advisory Committee (TAC), and is required to be updated every three years.

The Planning Commission hereby determines that the raw number of housing units represented by the percentage of housing units within a project that pays the Inclusionary Affordable Housing Program fee will equal the number of housing units provided to meet the affordable housing requirement of the Housing Balance Reserve provision.

For example, a project seeking to use the Housing Balance Reserve and proposing 300,000 square feet of office use and 100 market-rate rental dwelling units must provide 243 affordable units pursuant to the City's Affordable Housing Demand Ratio discussed in 2(a), above. Additionally, the required Inclusionary Affordable Housing fee for the 100 units of market-rate housing must account for 30% of the units (i.e. 30 units) per Planning Code Section 415. Because only 50% of the fee may be credited towards the requirements of the Housing Balance Reserve, the project's inclusionary fee would equal comprise a 15-unit credit toward the required 243 units (i.e. 30×0.5). Accordingly, the project would be required to provide 228 units (243 units – 15 units) to qualify for the Housing Balance Reserve.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 1, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 1, 2020

**DRAFT for Typesetter – Legal Text of Local Ballot Measures for
March 3, 2020, Consolidated Presidential Primary Election**

Proposition E

NOTE: Unchanged Code text and uncodified text are in plain font. Additions to Codes are in single-underline italics. Deletions from Codes are in ~~strikethrough italics~~.

Be it ordained by the People of the City and County of San Francisco.

SECTION 1. Title.

This Initiative shall be known and may be cited as the “San Francisco Balanced Development Act” (referred to hereinafter as the “Initiative”).

SECTION 2. Findings and Purposes

(a) In 1986, San Francisco voters adopted Proposition M. Proposition M established Priority Policies for the City’s Master Plan and required that certain City decisions be consistent with those Priority Policies. It amended and extended an existing annual limitation on construction of new office space that was adopted by the Board of Supervisors in 1985 concurrently with approval of the Downtown Plan, a nationally recognized comprehensive plan to regulate downtown growth. It also required the City to study and adopt a program to coordinate local programs on job training and placement for people who live in San Francisco. Proposition M was first approved more than 30 years ago, and the real estate market in San Francisco has changed dramatically since then.

(b) San Francisco has among the lowest office space vacancy rates in the nation; office space is in high demand, and the high cost of renting forces out small local businesses and non-profits. Rising rents have left many of these small businesses and nonprofit organizations unable to find office space, pricing many out of the City. By modifying Prop M and creating new office space, we can relieve rent pressures and keep small firms and non-profits in San Francisco.

(c) In early 2011, the City began preparing the Central SoMa Plan to provide goals, objectives, and policies that will guide development of roughly 230 acres of land adjacent to Downtown San Francisco and bounded approximately by Second Street, Townsend Street, Sixth Street, Howard and Folsom Streets. The Central SoMa area has excellent transit access to regional and local transit, being served by CalTrain and numerous local and regional bus lines. Starting in 2020, the area will also be served by the Central Subway running down Fourth Street. The vision of the Central SoMa Plan is for the creation of a sustainable, transit-oriented neighborhood with a mix of housing, commercial, and light industrial uses. This measure will support reducing greenhouse gas emissions and curbing further sprawl by concentrating future office development adjacent to mass transit like the new Central Subway and Caltrain.

(d) New developments in the Central SoMa Plan Area are projected to generate up to \$2 billion in direct public benefits to serve the Central SoMa neighborhood over the life of the Plan, along with an additional \$1 billion for the City’s General Fund. The Central SoMa Plan and Implementation Strategy, approved in Fall 2018, includes a detailed public benefits package that will increase fees and taxes on private developments to fund a comprehensive program of public improvements and construction of affordable housing. New developments will generate these direct public benefits by paying one-time impact fees and ongoing special taxes, constructing or dedicating land for affordable housing, and building public improvements. The \$2 billion in direct public benefits represents a 667 percent increase in public benefits over the \$300 million that would be generated without the Central SoMa Plan.

(e) In 2014, the voters adopted Proposition K, which established a goal of setting aside at least one-third of newly constructed units in the City as permanently affordable housing. Office projects will contribute to Proposition K’s affordable housing goal by participating in the Jobs-Housing Linkage Program, which requires that office developments contribute land or funds for construction of affordable housing. Office developments within the Central SoMa Plan Area are anticipated to generate more than \$200 million in affordable housing funds. This is a critical source of funding to ensure that the Central SoMa Plan achieves its goal of setting aside at least 33% of the new and rehabilitated housing within the South of Market Neighborhood as affordable to very low, low, and moderate income households consistent with Proposition K.

(f) Increased land values in SoMa due to new development make it impossible to buy sites for new affordable housing development, result in displacement of community arts organizations from the older buildings, and drive storefront commercial rents up to levels that neighborhood-serving stores cannot afford. This Initiative would create a reserve of 1,700,000 square feet of office space for large office projects that could be constructed within Central SoMa Plan Area earlier than would normally be allowed under Proposition M. To qualify for an allocation from this reserve, an office project would be required to either dedicate land for the construction of permanently affordable housing, include below-market community arts, neighborhood serving retail space, or build a new City public safety facility. Any allocation from the reserve would then be deducted in equal annual increments over the next ten years from the office allocation allowed under Proposition M. Thus, the total amount of office development allowed on a citywide basis would not actually increase in the long term.

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(g) The longtime Filipino and LGBTQ communities comprise a vibrant and integral social and spiritual fabric of the South of Market neighborhood. In recognition of this, the City has established the South of Market Filipino Cultural Heritage District and the South of Market LGBTQ Cultural Heritage District. This Initiative incentivizes provision of affordable spaces for such cultural facilities in Central SoMa.

(h) To ensure that housing production keeps pace with office construction, this Initiative would require the Planning Department to maintain an inventory of the number of residential units that have been approved within the South of Market Neighborhood and would prohibit the City from approving more than 6,000,000 square feet of large office projects within the Central SoMa Plan area until a total of at least 15,000 housing units have been approved and started construction there.

(i) This measure would also create an estimated 13,000 good union construction jobs with benefits. It would also support more than 28,000 permanent jobs with benefits in San Francisco and help more middle income families and residents stay in the City (Office of Economic & Workforce Development, 2017 estimate).

(j) This measure would potentially increase the supply of commercial office space sooner without any long-term increase overall, leading to lower rents and more opportunities for local businesses and organizations to remain in San Francisco during the current economic boom.

(k) Large-scale office developments in the City have attracted and continue to attract employees to the City, and there is a causal connection between such developments and the need for additional housing in the City, particularly housing affordable to households of lower and moderate income. Office developments in the City benefit from the availability of housing close by for their employees. However, housing development in the City has not kept pace with the demand for housing created by these new employees. Due to this shortage in housing, office employers have difficulty in securing a labor force, and employees, unable to find decent and affordable housing, will be forced to commute long distances, having a negative impact on quality of life, limited energy resources, air quality, social equity, and already-overcrowded highways and public transportation. This Initiative would provide significant incentives for additional development of affordable housing in conjunction with future office developments to directly address these crucial issues.

(l) The Bay Area has seen dramatic increases in costs for housing and the affordability gap for low- to moderate-income workers seeking housing. Commute patterns for the region have also changed, with more workers who work outside of San Francisco seeking to live in the City, thus increasing demand for housing here and decreasing housing availability. As the region's job center, San Francisco has historically had the highest ratio of jobs to housing units in the Bay Area. The ratio of jobs to housing has remained relatively unchanged between 1980 and 2019, at about 1.75 jobs per unit of housing.

(m) Objective 1, Policy 7 of the Residence Element of the San Francisco General Plan calls for the provision of additional housing to accommodate the demands of new residents attracted to the City by expanding employment opportunities caused by the growth of large-scale commercial activities in the City.

(n) Many of the employees in new office developments are competing with present residents for scarce, vacant affordable housing units in the City. The Mayor's Office of Housing and Community Development ("MOHCD") continues to see a widening affordability gap for extremely-low, low-, and moderate-income households in both the rental and homeownership markets.

(o) The City has consistently set housing production goals to address the regional and citywide forecasts for population, households, and employment. Although San Francisco has seen increased housing production each successive decade since the 1970s, the City has not been able to close the gap between its housing production goals and actual production.

(p) Demand for affordable housing has continued to rise yet there is a continuing shortage of low- and moderate-income housing in the City. For the years 2015-2022, housing production targets in the City's Housing Element called for 3,849 units per year. Of those, 57%, or 2,178 new units per year, should be affordable to meet growing demand.

(q) As demonstrated in the 2018 Jobs Housing Balance Report, between 2008 and 2018, the City produced only 657 net new affordable housing units per year, which represented 23.5% of housing production during that time period.

(r) The Jobs Housing Nexus Analysis of May 2019 prepared for the City and County of San Francisco by Keyser Marston Associates, Inc. determined that the Affordable Unit Demand Factor for 1,000 square feet of new San Francisco office development is currently 0.80892 affordable housing units. That is equal to 809 housing units affordable to households with household incomes no greater than 120% of Area Median Income per 1,000,000 square feet of new office development.

(s) State law requires each local government in California to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and project housing needs of people at all income levels. The Regional Housing Need Allocation (RHNA) is the State-mandated process to identify the total number of housing units by affordability level that each city must accommodate in its Housing Element. As part of that process the California Department of Housing And Community Development identifies the total housing need for the San Francisco Bay Area for an eight-year period from 2015 to 2023. The Association of Bay Area Governments then determines the distribution of this need to each city.

(t) In 2013, the Association of Bay Area Governments determined that this total eight-year RHNA allocation for Very-Low, Low, and Moderate income affordable housing development for San Francisco is 16,333 new affordable housing units, which is

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2,042 new affordable housing units per year. This Initiative would provide new incentives that would significantly support achievement of this goal.

SECTION 3. Planning Code Amendment

Sections 320, 321, and 322 of the San Francisco Municipal Code (Planning Code) are hereby amended to read as follows:

SEC. 320. OFFICE DEVELOPMENT: DEFINITIONS.

When used in Sections 320-~~325~~, ~~321~~, ~~322~~ and ~~323~~, the following terms shall each have the meaning indicated. See also Section 102.

(a) "Additional office space" shall mean the number of square feet of gross floor area of office space created by an office development, reduced, in the case of a modification or conversion, by the number of square feet of gross floor area of preexisting office space which is lost.

(b) "Annual RHNA Affordable Housing Goal" shall mean one-eighth of the eight-year Final Regional Housing Need Allocation for the years 2015-2023 for San Francisco City and County, adopted by the Executive Board of the Association of Bay Area Governments on July 13, 2013, pursuant to California Government Code sec. 65580, for the "Very Low," "Low," and "Moderate" categories combined. The total eight-year Final Regional Housing Need Allocation in these categories combined is 16,333 units, which is 2,042 units per year. If future implementation of California Government Code sec. 65580, or any successor statewide mechanism to establish local affordable housing goals, establishes a higher annual allocation for San Francisco for production of units affordable to households earning up to 120 percent of area median income, then such higher annual allocation shall replace the number of units established pursuant to the first sentence of this Subsection (b). However, in no case shall the Annual RHNA Affordable Housing Goal be less than 2,042 units.

(c) ~~(b)~~ "Approval period" shall mean the 12-month period beginning on October 17, 1985 and each subsequent 12-month period.

(d) ~~(c)~~ "Approve" shall mean to approve issuance of a project authorization and shall include actions of the Planning Commission, Board of Appeals and Board of Supervisors.

(e) "City of San Francisco Affordable Housing Development Funding" means any capital development funds or subsidies administered or awarded by the City or County of San Francisco or any entity thereof. Such entities include the Office of Community Investment and Infrastructure, any future local redevelopment agency established pursuant to state law, the Port of San Francisco, and all other City or County departments or agencies. Such funds and subsidies include lease or sale of City property at less than market value, state or federal capital development funds administered or awarded by the City, and any other direct or indirect public support for capital development provided to a project. Tax credits, rent subsidies, and the Welfare Property Tax Exemption are excluded from this definition. Fees and exactions that are imposed on the proposed project pursuant to City requirements to fund affordable housing development that are retained or reimbursed for use by the proposed project to build affordable housing as a component of the project are excluded from this definition.

(f) "City's Affordable Housing Demand Ratio" means 809 housing units affordable to households with household incomes no greater than 120% of Area Median Income per 1,000,000 square feet of new office development, as detailed in the Jobs Housing Nexus Analysis of May 2019 prepared for the City and County of San Francisco by Keyser Marston Associates, Inc., which determined that the Affordable Unit Demand Factor for 1,000 square feet of new San Francisco office development is currently 0.80892 affordable housing units. The City shall update the Affordable Unit Demand Factor at least every five years, and the City's Affordable Housing Demand Ratio shall be adjusted according to the updated Factor.

(g) ~~(d)~~ "Completion" shall mean the first issuance of a temporary certificate of occupancy or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section 307.

(h) ~~(e)~~ "Disapprove" shall mean for an appellate administrative agency or court, on review of an office development, to direct that construction shall not proceed, in whole or in part.

(i) "Large Cap Maximum" shall mean the portion of the maximum set forth in Subsection (a)(1)(A) that is available to buildings of at least 50,000 square feet in gross floor area of office development.

(j) "New Affordable Housing Unit" shall mean a newly constructed unit with permanent affordability requirements that conform to standards established by the State of California as applicable to the City and County of San Francisco for determination of affordability to households with incomes of up to no more than 120 percent of the Area Median Income.

(k) ~~(f)~~ "Office space" shall mean space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others services at that location, including but not limited to professional, banking, insurance, management, consulting, technical, sales and design, or the office functions of manufacturing and warehousing businesses, but shall exclude the following: Retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians' or other individuals' offices and uses accessory thereto, customarily used for furnishing medical services, and design showcases or any other

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space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within Section 102 of this Code.

(l) ~~(g)~~ "Office development" shall mean construction, modification or conversion of any structure or structures or portion of any structure or structures, with the effect of creating additional office space, excepting only:

(1) Development which will result in less than 25,000 square feet of additional office space;

(2) Development either:

(i) Authorized under San Francisco Redevelopment Agency disposition or owner participation agreements which have been approved by Agency resolution prior to the effective date of this Section, or

(ii) Authorized prior to the effective date of this Section by Agency resolution in anticipation of such agreements with particular developers identified in the same or a subsequent agency resolution;

(3) Any development which is governed by prior law under Section 175.1(b) of this Code, unless modified after the effective date specified in Section 175.1(b) to add more than 15,000 square feet of additional office space. Any addition of office space up to 15,000 square feet shall count against the maximum for the approval period, pursuant to Section 321(a)(2)(B);

(4) Any development including conversion of 50,000 square feet or more of manufacturing space to office space where the manufacturing uses previously located in such space are relocated to another site within the City and County of San Francisco and the acquisition or renovation of the new manufacturing site is funded in whole or part by an Urban Development Action Grant approved by the Board of Supervisors;

(5) Any mixed-residential-commercial development which will be assisted by Community Development Block Grant funds approved by the Board of Supervisors in which all of the housing units shall be affordable to low-income households for a minimum of 40 years and for which an environmental review application and site permit application have been filed prior to the effective date of this ordinance which enacted the provisions of this Section;

(6) Any development authorized pursuant to a Planned Unit Development, as provided for by City Planning Code Section 304, providing for a total of 500 or more additional units of housing, provided such development first received a Planned Unit Development authorization prior to November 4, 1986. Such Planned Unit Development may be amended from time to time by the Planning Commission, but in no event shall any such amendment increase the amount of office space allowed for the development beyond the amount approved by the Planning Commission prior to November 4, 1986.

(m) "Produced" shall mean, with regard to an affordable housing unit, that the housing unit is issued a first construction document, as defined in San Francisco Building Code sec. 107A.13.1.

(n) ~~(h)~~ "Project authorization" shall mean the authorization issued by the Planning Department pursuant to Sections 321 and 322 of this Code.

(o) ~~(i)~~ "Replacement office space" shall mean, with respect to a development exempted by Subsection (g)(6) of this Section, that portion of the additional office space which does not represent a net addition to the amount of office space used by the occupant's employees in San Francisco.

(p) ~~(j)~~ "Retail Use" shall mean supply of commodities on the premises including, but not limited to, stores, shops, Restaurants, Bars, eating and drinking businesses, and Retail Sales and Services uses defined in Planning Code Section 102, except for Hotels and Motels.

(q) ~~(k)~~ "Preexisting office space" shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

SEC. 321. OFFICE DEVELOPMENT: ANNUAL LIMIT.

(a) Limit.

(1) (A) No office development may be approved during any approval period if the additional office space in that office development, when added to the additional office space in all other office developments previously approved during that approval period, would exceed 950,000 square feet or any lesser amount resulting from the application of Section 321.1. To the extent the total square footage allowed in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period.

(B) For the one-year approval period that commences in October 2020, the Large Cap Maximum shall be permanently reduced by a percentage equal to the percentage by which the total of New Affordable Housing Units Produced in the City during the five calendar years of 2015-2019 is less than the combined total of five years of the Annual RHNA Affordable Housing Goal (i.e., 10,210 units). In no case shall operation of this Subsection (a)(1)(B) act to increase the office development permitted pursuant to Subsection (a)(1)(A).

(C) Thereafter, for the one-year approval period that commences in October 2021 and for all subsequent annual approval periods, the Large Cap Maximum for each single year shall be permanently reduced by a percentage equivalent to the percentage by which New Affordable Housing Units Produced in the City during the single complete calendar year prior to the

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calendar year in which the approval period commenced is less than the annual RHNA Affordable Housing Goal. In no case shall operation of this Subsection (a)(1)(C) act to increase the office development permitted pursuant to Subsection (a)(1)(A).

(2) The following amounts of additional office space shall count against the maximum set in Subsection (a)(1):

(A) All additional office space in structures for which the first building or site permit is approved for issuance during the approval period and which will be located on land under the jurisdiction of the San Francisco Port Commission or under the jurisdiction of the San Francisco Redevelopment Agency; provided, however, that no account shall be taken of structures which are exempt under Section 320(g)(2);

(B) The amount of added additional office space approved after the effective date of this ordinance in structures which are exempt under Section 320(g)(3);

(C) All additional office space in structures owned or otherwise under the jurisdiction of the State of California, the federal government or any State, federal or regional government agency, which structures are found to be otherwise exempt from this Section 321 or Section 322 by force of other applicable law;

(D) All additional office space in structures exempt under Section 320(g)(4) or 320(g)(6) or the last sentence of Section 175.1(b), or which satisfy the substantive terms of either of said exemptions but for which the first building or site permit is authorized or conditional use or variance approved by the Planning Commission after June 15, 1985 but before the effective date of this ordinance.

The additional office space described in Subsection (a)(2)(A) shall be taken into account with respect to all proposed office developments which are considered after the first site or building permit is approved for issuance for the described project. The additional office space described in Subsections (a)(2)(B) and (a)(2)(D) shall be taken into account with respect to all proposed office developments which are considered during the approval period and after the project or the added additional office space is first authorized or a conditional use or variance approved by the Planning Commission. The additional office space described in Subsection (a)(2)(C) shall be taken into account with respect to all proposed office developments which are considered during the approval period and after commencement of construction of the described structures. Modification, appeal or disapproval of a project described in this Section shall affect the amount of office space counted under this Section in the time and manner set forth for office developments in Section 321(c).

(3) The Planning Department shall maintain and shall make available for reasonable public inspection a list showing:

(A) All office developments and all projects subject to Section 321(a)(2) for which application has been made for a project authorization or building or site permit and, if applicable, the date(s) of approval and of approval for issuance of any building or site permit;

(B) The total amount of additional office space and, if applicable, replacement office space, approved with respect to each listed development;

(C) Approved office developments (i) which are subsequently disapproved on appeal; (ii) the permit for which expires or is cancelled or revoked pursuant to Subsection (d)(1) of this Section; or (iii) the approval of which is revoked pursuant to Subsection (d)(2) of this Section; and

(D) Such other information as the Department may determine is appropriate.

(4) Not less than six months before the last date of the approval period, the Planning Department shall submit to the Board of Supervisors a written report, which report shall contain the Planning Commission's recommendation with respect to whether, based on the effects of the limitation imposed by this Section on economic growth and job opportunities in the City, the availability of housing and transportation services to support additional office development in the City, office vacancy and rental rates, and such other factors as the Commission shall deem relevant, there should continue to be a quantitative limit on additional office space after the approval period, and as to what amount of additional office space should be permitted under any such limit.

(5) Every holder of a site permit issued on or after July 1, 1982 for any office development, as defined in Section 320(g) without regard to Subsections (g)(2) through (g)(5), shall provide to the Planning Commission reports containing data and information with respect to the following:

(A) Number of persons hired for employment either in construction of the development or, to the extent such information is available to the permittee, by users of the completed building;

(B) The age, sex, race and residence, by City, of each such person;

(C) Compensation of such persons, classified in \$5,000 increments, commencing with annualized compensation of \$10,000;

(D) The means by which each such person most frequently travels to and from the place of employment.

Such reports shall commence on October 1, 1985 and continue quarterly thereafter during the approved period. A report containing information by quarter for the period between July 1, 1982 and the effective date of the ordinance shall be submitted not later than December 31, 1985. The Planning Commission shall have full access to all books, records and documents utilized by any

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project sponsor in preparation of the written reports referred to above, and shall inspect such books, records and documents from time to time for purposes of authenticating information contained in such reports.

(6) Central SoMa Plan Area. This Subsection (a)(6) shall apply within the boundaries of the Central SoMa Special Use District, as established and described in Planning Code Sec. 249.78.

(A) Additional Limitations on Office Development. No more than a total of 6,000,000 square feet of office space shall be approved in office developments within the Central SoMa Plan Area, after January 1, 2019, until a combined total of at least 15,000 new housing units have been Produced within the South of Market Neighborhood, as delineated in the Neighborhood Boundaries Map contained within the Department of City Planning's May 2011 "San Francisco Neighborhoods Socio-Economic Profiles" report, after January 1, 2019 (the "South of Market Neighborhood"). Space in individual projects that contain less than 50,000 square feet of office space shall neither be subject to, nor contribute to, the footage limit described in this Subsection (a)(6)(A).

(B) Jobs-Housing Balance Monitoring. On or before October 17, 2020, and on an annual basis thereafter, the Planning Department shall publish an inventory of the number of housing units Produced that may be credited under this Subsection.

(C) Central SoMa Incentive Reserve. Notwithstanding the limit specified in Subsection (a)(1), the Planning Commission may approve up to an additional 1,700,000 square feet in total of office space located in the Central SOMA Special Use District. A proposed office development may only be approved pursuant to this Subsection (a)(6)(C) if all of the following criteria are satisfied:

(i) The Preliminary Project Assessment application for the proposed office development was submitted prior to September 11, 2019;

(ii) The proposed office development contains more than 49,999 square of additional office space;

(iii) The amount of office space in the proposed office development exceeds the square footage available pursuant to Subsection (a)(1) in the current approval period;

(iv) Any current or prior phase of the project of which the proposed office development is a part satisfies any of the following criteria:

(a) Includes a parcel on-site or off-site in the South of Market Neighborhood of no less than 10,000 square feet to be deeded to the City for future development of affordable housing;

(b) Includes community arts PDR space or neighborhood-serving retail space of no less than 10,000 square feet that will be affordable to such tenants at no more than 60% of comparable market rent for no less than 30 years.

(c) Includes funding and construction of a new or replacement City public safety facility of no less than 10,000 square feet on-site or off-site in the South of Market Neighborhood.

(v) Approval of the proposed office development would not cause the total amount of additional office development approved in the Central SoMa Plan Area to exceed the 6,000,000 square foot total allowed by Subsection (a)(6)(A).

(7) Office Jobs/Affordable Housing Balance Incentive Reserve. At the election of a project sponsor, the Planning Commission may grant an authorization for a proposed office development notwithstanding the limit specified in Subsection (a)(1) if all of the following criteria are satisfied:

(A) The proposed office development contains more than 49,999 square of additional office space.

(B) The proposed project of which the office development is a component includes development of New Affordable Housing units in an amount no less than 100% of the New Affordable Housing Units required to house the future employees of the proposed project's office development in accordance with the City's Affordable Housing Demand Ratio, and such units are either: (a) on-site, or (b) located off-site within a Community of Concern as designated by the Board of Supervisors and developed pursuant to a requirement included in a development agreement authorized by Government Code Section 65865 or any successor Section for the proposed office development. If the project sponsor elects to satisfy Section 415.5 of the Planning Code by payment of an Affordable Housing Fee to the City, then one-half (50%) of the New Affordable Housing Units credited to satisfaction of that inclusionary housing requirement by payment of the Fee in accordance with Subsection 515.5 (b)(C) shall also be counted toward satisfaction of this Subsection (a)(7)(B). For projects developed in multiple phases as provided in an approved development agreement authorized by Government Code Section 65865 or any successor Section, the total of all New Affordable Housing Units required to be Produced by the development agreement in all phases shall be considered in evaluating a project sponsor's application for an allocation of office space pursuant to this Subsection (7) at any time.

(C) No other City of San Francisco Affordable Housing Development Funding will be used to fund capital development costs of such affordable housing component of the project.

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(8) Additional office space in projects approved pursuant to Subsections (a)(6)(C) and (a)(7) shall be deducted from the amount otherwise available pursuant to Subsection (a)(1) in equal annual increments of one-tenth of such approved additional office space per year over a ten year period. The first such deduction shall occur at the outset of the approval period that commences following approval of the proposed project, and the nine subsequent deductions shall occur annually at the outset of each approval period thereafter, until the proposed project's entire allocation of additional office space has been deducted from the ten subsequent approval periods.

(b) Guidelines.

(1) During the approval period, the Planning Commission, and the Board of Supervisors and Board of Appeals on appeal from the Planning Commission shall approve, within the allowable limit, subject to Subsection (b)(2) of this Section, only those office developments which they shall determine in particular promote the public welfare, convenience and necessity, and shall be empowered under this Section to disapprove the remainder. The Planning Department shall issue to office developments so approved, in accord with Sections 320 through 323 of this Code, a project authorization.

(2) The following proposed office developments, subject to all other applicable sections of this Code and other applicable law, shall be approved under this Section in preference to all others:

(A) All proposed developments to the extent approval is required by court order; and, thereafter,

(B) Subject to Subsection (a)(1) of this Section, all proposed office developments which were approved by the Planning Commission during the approval period, but subsequently disapproved by any administrative appellate body or court, if and when said disapproval is later reversed.

(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;~~

~~(B) — (D) The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;~~

~~(C) Whether the proposed project includes development of New Affordable Housing Units such that all of the following criteria are satisfied:~~

~~(i) The New Affordable Housing units are on-site or located within a Community of Concern as designated by the Board of Supervisors;~~

~~(ii) The New Affordable Housing Units will be developed pursuant to a requirement included in a development agreement authorized by Government Code Section 65865 or any successor section for the proposed office development;~~

~~(iii) The number of New Affordable Housing Units is no less than 100% of the New Affordable Housing Units required to house the future employees of the proposed project's office development in accordance with the City's Affordable Housing Demand Ratio.~~

~~— (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.~~

(D) The extent to which the project incorporates Community Improvements that exceed the requirements of zoning and City ordinances applicable to the project. "Community Improvement(s)" include construction, financing, land dedication, or land exchanges for the creation of any of the following facilities: community-serving facilities, including without limitation, childcare facilities, tot lots, community gardens, parks, indoor and outdoor neighborhood-oriented plazas and open space, neighborhood recreation centers, dog parks, public safety facilities, affordable space for community-serving retail services and food markets, and affordable space for community arts and cultural activities.

(4) Reserve for Smaller Buildings. In each approval period at least 75,000 square feet of office development shall be reserved for buildings between 25,000 and 49,999 square feet in gross floor area of office development. To the extent the total square footage allowed under this Subsection in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period and added only to the Reserve for Smaller Buildings.

(5) With respect to any office development which shall come before the Board of Supervisors for conditional use review, that Board shall consider, in addition to those criteria made applicable by other provisions of law, the criteria specified in

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Subsection (b)(3). As to any such office development, the decision of the Board of Supervisors with respect to the criteria specified in Subsection (b)(3) shall be a final administrative determination and shall not be reconsidered by the Planning Commission or Board of Appeals.

(6) The Planning Commission shall establish procedures for coordinating review of project authorization applications under Section 322 with review under Section 309 of this Code. The Commission may hold hearings under Sections 309 and 322 in such sequence as it may deem appropriate, but may not issue any project authorization until the requirements of Section 309 have been satisfied.

(c) Appeal and Modification.

(1) If an approved office development is disapproved, or if a previously unapproved office development is approved, by a court or appellate agency, the list described in Subsection (a)(3) of this Section shall be revised accordingly at the time that the period for rehearing before the appellate body in question shall have lapsed. Approval on appeal of any office development, if conditioned on disapproval of another office development which was previously approved, shall not be effective before the time for rehearing with respect to the disapproval shall have lapsed.

(2) The amount of additional office space of any development shall not count against the maximum for the approval period, beginning from the time the office development loses its approved status on the Planning Department list under Subsection (c)(1); provided, however, that if a decision disapproving an office development permits construction of a part of the project, the permitted additional office space only shall continue to count against the maximum, unless and until all building or site permits for the development expire or are cancelled, revoked or withdrawn.

(3) Any modification of an approved office development, including, without limitation, modification by a court or administrative appellate agency, shall be governed by this Subsection, subject, in the case of a court order, to Subsection (b)(2)(A).

(A) Any office development which is modified for any reason after it is first approved so as to increase its amount of additional office space shall lose its approved status on the list described in Subsection (a)(3) at the time such modification is approved, and may be approved as modified only subject to the limits of Subsection (a)(1). Such a modified development shall not be constructed or carried out based on its initial approval. Approval on appeal of such a modified development, if approval would violate the maximum set forth in Subsection (a)(1) of this Section but for disapproval of another previously approved office development, shall not be effective, nor grounds for reliance, until the time for rehearing with respect to the disapproval shall have lapsed.

(B) An approved office development may be modified so as to reduce the amount of additional office space, subject to all authorizations otherwise required by the City. No additional office space shall become available for any other development during the approval period on account of such a modification, unless the modification is required by any appellate administrative agency or a court, in which case additional office space shall become available when the time for rehearing has lapsed.

(d) Unbuilt Projects; Progress Requirement.

(1) The maximum amount of additional office space for the approval period shall be increased by the amount of such space included in office developments which were previously approved during the period but for which during such period an issued site or building permit has been finally cancelled or revoked, or has expired, with the irrevocable effect of preventing construction of the office development.

(2) Construction of an office development shall commence within 18 months of the date the project is first approved, or, in the case of development in the C-3-O(SD) District the development shall commence within three (3) years. Notwithstanding the above provision, office projects larger than 500,000 gross square feet in the C-3-O(SD) District shall commence construction within five (5) years. 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. Neither the Department of Building Inspection nor the Board of Appeals shall grant any extension of time inconsistent with the requirements of this Subsection (d)(2).

(3) The Department of Building Inspection shall notify the Planning Department in writing of its approval for issuance and issuance of a site or building permit for any office development, and for any development under the jurisdiction of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco or the Port Commission subject to Section 321(a)(2), and of the revocation, cancellation, or expiration of any such permit.

(e) Rules and Regulations. 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 this Section and Sections 320, 322 and 323.

SEC. 322. PROCEDURE FOR ADMINISTRATION OF OFFICE DEVELOPMENT LIMIT.

(a) Project Authorization Required. During the approval period, every site or building permit application for an office development must, before final action on the permit, include a copy of a project authorization for such office development, certified as accurate by the Planning Department. No such application shall be considered complete and the Department of Building Inspection shall not issue any such site or building permit unless such a certified copy is submitted. No site or building permit shall be

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issued for an office development except in accordance with the terms of the project authorization for such office development. Any such site or building permit which is inconsistent with the project authorization shall be invalid.

(b) Application for Project Authorization. During the approval period, an applicant for approval of an office development shall file an application for a project authorization with the Planning Department contemporaneously with the filing of an application for environmental evaluation for such development. Such application shall state such information as the Planning Department shall require; provided, however, that an application for a project authorization for each office development for which an environmental evaluation application has been filed prior to the effective date of this Section, shall be deemed to have been filed effective as of the date such environmental evaluation application was filed.

(c) Processing of Applications.

(1) The approval period shall be divided into such review periods as the Planning Commission shall provide by rule. The first review period shall commence on the effective date.

(2) Applications for project authorizations shall be considered by the Planning Commission during a specific review period in accordance with the following procedures:

(A) During a specific review period the Planning Commission shall consider all project authorization applications for which, prior to the first day of such review period, a final Environmental Impact Report has been certified, or a final Negative Declaration has been issued, or other appropriate environmental review has been completed; provided, however, that during the first review period, the Planning Commission shall consider only those office developments for which (i) an environmental evaluation application and a site or building permit application were submitted prior to June 1, 1985, or (ii) a draft environmental impact report or a preliminary negative declaration was published prior to the effective date.

(B) The Planning Commission may hold hearings on all project authorization applications assigned to a specific review period before acting on any such application.

(C) In reviewing project authorization applications, the Planning Commission shall apply the criteria set forth in Section 321, and shall, prior to the end of such a review period, approve, deny, or, with the consent of the applicant, continue to the next subsequent review period each such application based on said criteria.

(D) Notwithstanding any other provisions of this Section or Section 321, the Planning Commission may at any time, after a noticed hearing, deny or take other appropriate action with respect to any application for a project authorization as to which environmental review, in the judgment of the Commission, has not been or will not be completed in sufficient time to allow timely action under applicable law.

(E) Any project authorization application which is denied by the Planning Commission, unless such denial is reversed by the Board of Appeals or Board of Supervisors, shall not be resubmitted for a period of one year after denial.

(d) Appeal of Project Authorization. The Planning Commission's determination to approve or deny the issuance of a project authorization may be appealed to the Board of Appeals within 15 days of the Commission's issuance of a dated written decision pursuant to the procedural provisions of Section 308.2 of this Code, except in those ~~instances~~cases where either (i) a conditional use application was filed, or (ii) the project would proceed under terms of a development agreement authorized by Government Code Section 65865 or any successor section. ~~In cases in which a conditional use application was filed such case,~~ the decision of the Planning Commission may be appealed only to the Board of Supervisors pursuant to Section 308.1 of this Code. The decision on the project authorization by the Board of Appeals or Board of Supervisors shall be the final administrative determination as to all matters relating to the approval of the office development that is the subject of the project authorization, except for matters, not considered in connection with the project authorization, which arise in connection with a subsequent building or site permit application for the development in question.

(e) Modification of Project Authorization. The Planning Commission may approve a modified project authorization, after a noticed hearing, during the review period in which the initial project authorization was approved or a subsequent review period. Approval or denial of a modified project authorization shall be subject to appeal in accord with Subsection (d).

(f) No Right to Construct Conveyed. Neither approval nor issuance of a project authorization shall convey any right to proceed with construction of an office development, nor any right to approval or issuance of a site or building permit or any other license, permit, approval or authorization which may be required in connection with said office development.

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 **July 10, 2020**. 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 752,624 gsf | Pending Availability -38,747 gsf | Pipeline Availability -105,747 gsf |
| | <i>Current total square footage available for allocation.</i> | <i>Currently available square footage less 791,371 gsf of pending* projects.</i> | <i>Currently available square footage less 791,371 gsf of pending* projects and 67,000 gsf of pre-application** projects.</i> |
| Large Allocation Projects (≥50,000 gsf of office space) | Current Availability 24,949 gsf | Pending Availability -4,646,452 gsf | Pipeline Availability -5,244,175 gsf |
| | <i>Current total square footage available for allocation.</i> | <i>Currently available square footage less 4,671,401 gsf of pending* projects.</i> | <i>Currently available square footage less 4,671,401 gsf of pending* projects and 597,723 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 |
| 2014.0154 | 1800 Mission Street | 49,999 | OFA filed on 1/27/15 | Rich Sucre | Conversion in the Armory. |
| 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) |
| 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. (OCII - Mission Bay) |
| 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 | Nick Foster | Addition to an existing office building. |
| 2019-023623 | 130 Townsend Street | 34,120 | OFA filed on 12/30/19 | Alex Westhoff | Five-story office building with ground floor retail, through vertical addition to existing one-story building. Building 1 ("Townsend Building") of two-building project on property site. |
| 2019-023623 | 130 Townsend Street | 46,464 | OFA filed on 12/30/19 | Alex Westhoff | Five-story office building with ground floor PDR, new construction. Building 2 ("Stanford Building") of two-building project on property site. |
| 2019-017481 | 530 Sansome Street | 40,000 | OFA filed on 12/26/19 | Nick Foster | Demo existing structures and new construction of 17-story mixed-use hotel and office tower; also includes construction of new Fire Station 13. |
| 2020-001410 | 545 Sansome Street | 49,999 | OFA filed on 2/3/20 | Samantha Updegrave | Existing 55,759sf of office on-site, project to demo adjacent 1-story retail building and construct horizontal and penthouse addition. |
| 2019-020057 | 424 Brannan Street | 47,090 | OFA filed on 2/13/20 | Ella Samonsky | Existing lot will be split into two with two buildings constructed. Lot A (aka 298 Ritch St.) will include 7-story mixed-use building with PDR at ground floor and below grade and retail at ground |

| | | | | | |
|-----------------|--------------------|----------------|----------------------|-----------------|---|
| 2019-020057 | 424 Brannan Street | 47,521 | OFA filed on 2/13/20 | Ella Samonsky | Existing lot will be split into two with two buildings constructed. Lot B (aka 258 Ritch St.) will include 7-story mixed-use building with PDR at ground floor |
| 2020-005255 | 474 Bryant Street | 49,999 | OFA filed on 5/25/20 | Rich Sucre | Demo existing buildings, adjust lot line and construct two new 7-story buildings with 6 floors of office over ground floor PDR |
| 2020-005255 | 474 Bryant Street | 49,999 | OFA filed on 5/25/20 | Rich Sucre | Demo existing buildings, adjust lot line and construct two new 7-story buildings with 6 floors of office over ground floor PDR |
| 2020-005897 | 233 Geary Street | 42,992 | OFA filed on 6/17/20 | Claudine Asbagh | Conversion of existing retail to office; floors 4-8 proposed for office and would add to the 51,337 sf of "existing, legal office" (though still TBD on existing legal status); Note: this application supersedes prior application under 2018-007289 (49,999 sf) for conversion of retail at floors 5-7 to office. |
| Subtotal | | 791,371 | | | |

| Large Office Cap | | | | | |
|------------------|----------------------------|------------------|--|---------------|---|
| Case No. | Address | Sq. Ft. | Status | Staff | Comments |
| 2014-001272 | Pier 70 (Forest City Only) | 1,753,702 | 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 (Record No. 2012.0640OFA-02) |
| 2017-000663 | 610-698 Brannan Street | 676,802 | Phase 2 (aka Phase 1b and 1c) | Ella Samonsky | Phase 2 (May have different Case No. in future). |
| 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 | 295,000 | OFA-02 filed 2/6/20 for Phase 2 | Xinyu Liang | Phase 2 (May have different Case No. in future). |
| 2020-005610 | 490 Brannan Street | 269,296 | OFA filed on 6/12/20 | Rich Sucre | "Wells Fargo" Key Development Site; demolition of existing 1-story commercial building and parking lot, new construction of 12-story, 185-foot tall mixed-use building with office, arts/PDR, retail and child-care |
| Subtotal | | 4,671,401 | | | |

PRE-APPLICATION OFFICE PROJECTS*

current through Record No. 2020-006488PPA for 580 Minna Street

*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. |
| Subtotal | | 67,000 | | | |

| 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. |
| Subtotal | | 597,723 | | | |

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

| | |
|-----------------------------|----------------|
| Amount Currently Available: | 752,624 |
|-----------------------------|----------------|

| 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 | 169,550 | |
| | | | | 2801 Leavenworth | 200.459 | 40,000 | | |
| | | | | 215 Fremont | 1998.497 | 47,950 | | |
| | | | | 845 Market | 1998.090 | 49,100 | | |
| 2000-2001 | 749,999 | 75,000 | 824,999 | 530 Folsom | 2000.987 | 45,944 | 173,339 | |
| | | | | 35 Stanford | 2000.1162 | 48,000 | | |
| | | | | 2800 Leavenworth | 2000.774 | 34,945 | | |
| | | | | 500 Pine | 2000.539 | 44,450 | | See also 350 Bush Street - Large |
| 2001-2002 | 651,660 | 75,000 | 726,660 | No Projects | N/A | 0 | 0 | |
| 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: | 752,624 |
|-----------------------------|----------------|

| 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 | 2012.1410 | 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 | 865 Market Street | 2018-007267 | 49,999 | | |
| | | | | 2300 Harrison Street | 2016-010589 | 27,017 | | |
| | | | | 2 Henry Adams Street | 2013.1593 | 49,999 | | Motion No. 20642 |
| | | | | 701 Harrison Street | 2018-008661 | 49,999 | | Motion No. 20698 |
| | | | | 30 Van Ness Avenue | 2017-008051 | 49,999 | 227,013 | Motion No. 20719 |
| | | | | Total | | 1,916,315 | | |

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: | 24,949 |
|-----------------------------|--------|

| 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 | | |
| | | | | | 235 Pine | 1984.432 | 147,500 | | |
| | | | | | 343 Sansome | 1985.079 | 160,449 | 625,979 | |
| 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 | | 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 | 1,685,346 | aka 2 Folsom/250 Embarcadero |
| 1998-1999 | 2,379,208 | 875,000 | 0 | 3,254,208 | One Market | 1998.135 | 51,822 | | |
| | | | | | 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 | | |
| | | | | | 160 King | 1999.027 | 176,000 | | |
| | | | | | 350 Rhode Island | 1998.714 | 250,000 | | revoked 87,700 sf during 2019-2020 |
| | | | | | 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: | 24,949 |
|-----------------------------|--------|

| 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 | | See also 500 Pine Street - Small |
| | | | | | 38-44 Tehama | 2001.0444 | 75,000 | | |
| | | | | | 235 Second | 2000.319 | 64,000 | | modify 1999.176 |
| | | | | | 250 Brannan | 2001.0689 | 113,540 | | |
| | | | | | 555 Mission | 2001.0798 | 549,000 | | |
| | | | | | 1700 Owens | 2002.0300 | 0 | 1,146,040 | 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 | | 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 | | revoked 76,500 sf (ALL) during 2019-2020 |
| | | | | | 505-525 Howard | 2008.0001 | 74,500 | | Additional allocation for First & Howard Building #3 |
| | | | | | 680 Folsom Street | No Case | 117,000 | | Redevelopment - Yerba Buena |
| | | | | | Alexandria District | 2008.0850 | 1,122,980 | | 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. |
| | | | | | 600 Terry Francois | 2008.0484 | 0 | | Alexandria District - East Campus (312,932) |

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

| | |
|-----------------------------|---------------|
| Amount Currently Available: | 24,949 |
|-----------------------------|---------------|

| 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; revoked 101,982 sf (ALL) during 2019-2020 |
| | | | | | 100 Potrero Ave. | 2012.0371 | 70,070 | | EN Legitimization |
| | | | | | 601 Townsend Street | 2011.1147 | 72,600 | 535,400 | EN Legitimization; revoked 72,600 sf (ALL) during 2019-2020 |
| 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 | | revoked 56,459 sf (ALL) during 2019-2020 |
| | | | | | 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 |

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

| | |
|-----------------------------|--------|
| Amount Currently Available: | 24,949 |
|-----------------------------|--------|

| 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 |
|------------------------------|----------------------------------|--|-----------------------------|-----------------------|---------------------|-------------|--------------------|-----------------|-------------------------------------|
| | | | | | 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: | 24,949 |
|-----------------------------|---------------|

| 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 | 1,227,394 | GSW Event Center (Design Only) |
| | | | | | 645 Harrison Street | 2013.1545 | 98,964 | | |
| | | | | | 1455 & 1515 3rd St | 2008.0850 | 0 | | Uber/Alexandria (Design Only) |
| | | | | | 50 1st St | 2006.1523 | 1,057,549 | | Motion No. 19636 |
| | | | | | 875 Howard St | 2015-009141 | 70,881 | | Motion No. 19700 |
| 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 | | |
| | | | | | 610 Brannan Street | 2017-000663 | 1,384,578 | | Flower Mart |
| | | | | | 88 Bluxome Street | 2015-012490 | 775,000 | 2,870,714 | Tennis Club |
| 2019-2020 | 21,752 | 875,000 | 0 | 896,752 | 601 Townsend Street | 2019-017636OTH; 2011.1147 | (72,600) | 871,803 | Administrative Revocation |
| | | | | | 100 California Street | 2006.066 | (76,500) | | PC Revocation, Motion No. 20554 |
| | | | | | 300 California Street | 2012.0605 | (56,459) | | PC Revocation, Motion No. 20555 |
| | | | | | 350 Rhode Island Street | 1998.714 | (87,700) | | PC Revocation, Motion No. 20556 |
| | | | | | 185 Berry Street | 2019-021980OTH; 2012.0409 | (101,982) | | Administrative Revocation |
| | | | | | 725 Harrison Street | 2005.0759 | 505,000 | | |
| | | | | | 542-550 Howard St | 2016-013312 | 275,746 | | Transbay Parcel F |
| | | | | | Pier 70 - Bldg 12 | 2014-001272 | 56,298 | | Pier 70 Permit Issued |
| | | | | | 400 2nd Street | 2012.1384 | 430,000 | | One Vassar |
| | | | | | | | | | |
| Total | | | | | | | 24,862,469 | | |

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 |

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 |
|-----------|-----------|--------------------|------------------|--------|--------------|---------------|------------|--|
| | 2000.552 | 199 New Montgomery | 3722-021 | 49,345 | 16104 | doesn't count | n/a | revoked 1/6/05 |
| | 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 |

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 |
|-----------|-------------|--------------------------|-----------|--------|--------|--------------------|------------|---|
| 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 |
| | 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 | under construction | n/a | BP No. 201809119777 issued on 9/28/18. <i>awaiting final inspection and completion</i> |
| | 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 | under construction | n/a | BPA No. 201612275920 issued on 12/22/17. |
| | 2015-011529 | 2525 16th Street | 3966-001 | 43,569 | 19799 | under construction | n/a | BPA No. 201604185006 issued on 9/5/18. <i>awaiting final inspection and completion</i> |
| | 2016-010294 | 1088-1090 Sansome Street | 0135-009 | 49,814 | 19889 | complete | 2019 | BPA No. 201910073788 complete 12/30/19 |
| | 2015-017998 | 144 Townsend Street | 3788-009A | 42,510 | 19846 | complete | 2019 | BPA No. 201806263016 complete 1/8/19 |
| | 2012.1410 | 77-85 Federal Street | 3774-444 | 49,840 | 19996 | under construction | n/a | BPA No. 201306200082 issued on 6/14/18. |
| 2017-2018 | 2017-011465 | 945 Market Street | 3704-240 | 47,552 | 20137 | under construction | n/a | BPA No. 201805017929 issued on 5/18/18. <i>awaiting final inspection and completion</i> |
| | 2016-016161 | 120 Stockton Street | 0313-017 | 49,999 | 20173 | under construction | n/a | BPA No. 201805048215 issued on 11/15/18. |
| | 2017-001690 | 345 4th Street | 3751-165 | 49,901 | 20222 | under construction | n/a | BPA No. 201807194942 issued on 7/30/19. |

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 |
|-----------|-------------|----------------------|----------|--------|--------|--------------------|------------|---|
| | 2017-016476 | 420 Taylor Street | 0316-010 | 38,791 | 20289 | under construction | n/a | BPA No. 201712146457 withdrawn; BPA No. 201901160492 issued on 7/26/19. |
| 2018-2019 | | | | | | | | No Projects Approved During Allocation Period |
| 2019-2020 | 2018-007267 | 865 Market Street | 3705-042 | 49,999 | 20591 | approved | n/a | |
| | 2016-010589 | 2300 Harrison Street | 3593-001 | 27,017 | 20596 | approved | n/a | awaiting permit to be filed |

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

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

| 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 | 87,700sf Revoked by PC in 2019. |
| | 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 (3721-119) - 216,000 gsf office - 200006172952 - complete). |

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 |
|-----------|-----------|--------------------|------------------------------|---------|--------|---------------|------------|---|
| | 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 |

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 |
|-----------|-----------|---|---------------------------|---------|--------|-----------------------------|------------|--|
| 2002-2003 | No Case | 7th/Mission GSA | 3702-15 ... | 514,727 | none | complete | 2007 | Federal Building |
| | 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. |

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 |
|-----------|-----------|------------------------|-----------------------|---------|--------|--------------------|------------|---|
| | 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. |
| | 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 | Revoked by PC. |
| | 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 |
| 2009-2010 | 2009.1026 | 850-870 Brannan Street | 3780-006/007/007A/072 | 138,580 | 18095 | complete | 2013 | aka 888 Brannan Street |

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 |
|-----------|-----------|------------------------------------|---|-----------|--------|--------------------|------------|--|
| | 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 |
| 2010-2011 | No Case | Alexandria District | various | 200000 | 17709 | approved | n/a | additional allocation per terms of Motion 17709 by Letter of Determination |
| | 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. |
| 2011-2012 | No Case | Alexandria District | various | 27020 | 17709 | approved | n/a | additional allocation per terms of Motion 17709 by Letter of Determination |
| | 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 | Administrative Revocation |
| | 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 | 101,982 | 18690 | complete | n/a | Administrative Revocation |
| | 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 | complete | 2019 | BPA No. 201305015894 issued 12/26/13. TCOs issued on 5/10 and 8/13/19. BPA No. 202002205012 issued to obtain final inspection. |
| | 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 |

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|-----------|-------------|------------------------|--|---------|--------------|--------------------|------------|---|
| | 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 | 56,459 | 19034 | approved | n/a | Revoked by PC. |
| | 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. <i>awaiting final inspection and completion</i> |
| | 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 | complete | 2,019 | BPA No. 201504274732 completed on 10/17/19. |
| | 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 | under construction | n/a | 5M Project: BPA 201806293425 issued 8/2/19 for 415 Natoma (Motion No. 19467, 593,500 sf of allocation, "H-1" site) BPA for M-1 Site (40,000 sf, Motion 19468) TBD |
| 2015-2016 | 2013.1545 | 645 Harrison Street | 3763-105 | 98,964 | 19524 | complete | 2,019 | BPA No. 201703101213 issued on 4/3/2017. BPA No. 201906052563 issued for final inspection. |
| | 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. |

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|-----------|-------------|---------------------|-------------------------------------|-----------|--------|--------------------|------------|--|
| | 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. |
| 2016-2017 | 2014.1063 | 633 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. (aka 49 South Van Ness) |
| 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 approved by Planning 11/26/19, not issued. |
| | 2017-000663 | 610 Brannan Street | 3778-001B, 002B, 004, 005, 047, 048 | 1,384,578 | 20485 | approved | n/a | BPA Nos. 2019.0806.8051, 8052, 8053, 8054, 8055; project variant is project being constructed |
| | 2015-012490 | 88 Bluxome Street | 3786-037 | 775,000 | 20494 | approved | n/a | BPA Nos. 201903215884, 201903215873 approved by Planning 10/17/19, issued 6/16/20 |
| 2019-2020 | 2005.0759 | 725 Harrison Street | 3762-106, 108, 109, 112, 116, 117 | 505,000 | 20598 | approved | n/a | BPA No. 201911157378 for Phase 1 office filed under review by Planning |
| | 2016-013312 | 542-550 Howard St | 3721-016, 135, 136, 138 | 275,746 | 20617 | approved | n/a | BPA No. 201903215849 filed under review by Planning |