



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

February 22, 2016

Daniel Frattin  
Reuben, Junius & Rose  
One Bush Street, Suite 600  
San Francisco CA 94104

**Site Address:** 875-899 Howard Street  
**Assessor's Block/Lot:** 3733/079  
**Zoning District:** C-3-S/130-F  
**Staff Contact:** Claudine Asbagh, (415) 575-9165 or [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)  
**Record No.:** 2015-014221ZAD

Dear Mr. Frattin:

This letter is in response to your request for a Letter of Determination regarding the property located at 875-899 Howard Street. This parcel is located in the C-3-S (Downtown Support) Zoning District, Youth and Family Special Use District and 130-F Height and Bulk District. The site is occupied by a three-story building located at the intersection of Third and Howard Streets (899 Howard), and a six-story building that fronts on Howard Street (875 Howard). Specifically, your letter requests confirmation that the Planning Commission's full allocation of 153,500 square feet of office space for the property is still effective.

On May 18, 2000, the Planning Commission approved Motion Nos. 15061 and 15062 to allow 152,300 square feet of office space, 13,400 square feet of institutional space and 92,000 square feet of retail space at 881-899 Howard Street. The Project consolidated Burlington Coat Factory into the three-story building (899 Howard), created office space on the upper five stories of the six-story building, with an institutional use and small restaurant at the ground floor.

On July 8, 2004, the Zoning Administrator issued a Letter of Determination noting that the use of the property on an interim basis by the California Academy of Sciences did not constitute abandonment of the office entitlement granted in Motion Nos. 15061 and 15062.

On February 5, 2010, Building Permit Application No. 200911050652 was issued to document the conversion of the building from the temporary California Academy of Sciences use to office per Motion Nos. 15061 and 15062.

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February 22, 2016  
Letter of Determination  
875 Howard Street

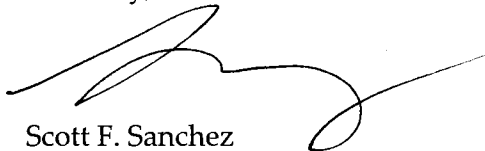
On September 9, 2010, Building Permit Application No. 201006255345 was issued to convert a portion of the building (which was authorized as office under Building Permit Application No. 200911050652) to an institutional use.

The office allocation authorized under Motion Nos. 15061 and 15062 has not been revoked by the Planning Commission; therefore, the Planning Commission's full allocation of 153,500 square feet of office space for the property is still effective for the subject property.

**Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.**

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

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Claudine Asbagh, Planner  
Daniel Frattin, Reuben, Junius, and Rose  
Property Owner  
Neighborhood Groups

# REUBEN, JUNIUS & ROSE, LLP

October 21, 2015

**By Messenger**

Zoning Administrator Scott Sanchez  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

R # 2015-014221 ZAD  
CK # 25671 \$ 645 -  
M. LUELLEN (NE)

**Re: 875 Howard: Allocated Office Space  
Request for Letter of Determination  
Our File No.: 6840.04**

(3733/079)

Dear Mr. Sanchez,

This office represents Howard Street Associates, LLC, an affiliate of Hudson Pacific Properties (hereafter, "Hudson Pacific") the owner of the two buildings at 875-899 Howard Street (the "Property"). We write to request a Letter of Determination confirming that the Planning Commission's full allocation of 153,500 square feet of office space for the Property is still effective, under both settled California law and the city's own policies.

**A. Background**

As you know, in May 2000 the Planning Commission approved a request by then-owner IRP Yerba Buena Associates, LLC ("IRP Yerba Buena") for an allocation of office space for the Property. Specifically, the project converted the upper five floors of the existing six-story building at 875 Howard to office, for a total of 153,500 square feet (see **Exhibit A**). The ground floor space would have approximately 13,400 square feet of institutional space and a small restaurant. The entitlement's only performance condition related to the office conversion required construction to begin within 18 months of the authorization:

Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within 18 months of the date the project is first approved. Failure to begin work within that period, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development. (**Exhibit A**, pg. 7)

In November 2000, the City approved IRP Yerba Buena's Building Permit application (09924777) for work consistent with the office conversion in 875 Howard (see

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David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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**Exhibit B).** It also paid the School Impact Fee and the Jobs-Housing Linkage Fee in December of that year for all 153,500 square feet of allocated office space, a payment of over \$1 million (see **Exhibits C and D**). Due to the early 2000s dot-com crash, the building was not immediately occupied by office tenants after entitlement. In 2003, the California Academy of Sciences temporarily occupied 875 Howard. A Zoning Administrator letter of determination confirmed that the Academy of Science’s use would not affect the validity of the underlying office entitlement (see **Exhibit E**).

In late 2009, a new owner of the building—an affiliate of TMG Partners (“TMG”)—filed a building permit application to document the conversion of 153,500 square feet office space and creation of 13,400 square feet of institutional space pursuant to the entitlement. The scope of work provides:

No construction work to be performed. Purpose of permit is to document conversion of temp. museum building to 153,500 sf office space, 9,200 sf retail and 13,400 sf of institutional space as approved by Planning Commission on May 18, 2000 under motions 15061 & 15062 with such entitlements preserved during term of museum use as confirmed by letter dated July 8, 2004 from Zoning Administrator Larry Badiner. (see **Exhibit F**).

The building permit was signed off by Rick Crawford of the Planning Department on November 30, 2009 and issued on February 5, 2010. A certificate of final completion and occupancy was issued on May 21, 2010 for new retail, office, and institutional space for adult education (see **Exhibit G**). Based on the associated building permit described above, it is clear that this reference to institutional space only relates to the 13,400 square feet of ground-floor institutional use approved in the 2000 entitlement. TMG paid \$646,890 for the Transit Impact Development Fee and \$153,500 for the Childcare Fee that IRP Yerba Buena had not paid (see **Exhibits H-I**). This was payment in full for the impact fees associated with the 2000 entitlement.

In June 2010, Heald College filed building permit no. 2010-0625-5345 (“Heald Permit”) associated with its tenancy in the first two floors in 875 Howard (see **Exhibit J**.) This application notes that the present use of the building was as the temporary home for the California Academy of Sciences, and the proposed use was “office – adult school.” The narrative description of the work to be covered under the permit states “a second generation tenant improvement within existing building including the addition of walls and doors.” This permit was signed off by the Planning Department on July 26, 2010, with direction that plans must be routed to Planning for review before the permit can be issued, and that no exterior alterations would be permitted. The permit was issued in September, 2010.

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During its review of the Heald Permit, Planning did not indicate that performing on it would constitute a partial abandonment of the entitlement. Nobody from the Planning Department notified TMG at any time while the Heald permit was pending (or even within a reasonable amount of time after it was issued) that Heald's use would jeopardize the Property's office entitlement, or for that matter, that the Planning Department considered Heald a non-office use in spite of the use described on the Heald Permit: "office-adult education." No formal revocation action took place, and the Planning Department did not require TMG to amend the Notice of Special Restrictions to put good-faith purchasers on notice of any change in the underlying entitlement. Now, more than five years after the Heald Permit was issued, the Planning Department has indicated that Heald's use amounted to a partial abandonment of the 2000 office allocation.

**B. The Property May Utilize all 153,500 Square Feet of Office Space**

1. Hudson Pacific has a Vested Right to the Full Allocation Amount

California law is well settled that after an entitlement permit has been approved, a city's power to revoke that permit is limited. (Community Development Com. v. City of Fort Bragg (1988) 204 Cal.App.3d 1124, 1131-1132) Once a permit holder has incurred significant expenses and acted in reliance on an entitlement, it attains a "fundamental" vested property right in that permit. (Bauer v. City of San Diego (1999) 75 Cal.App.4th 1281, 1294-1295). This right runs with the land, not with individual permittees or owners. (Malibu Mountains Recreation, Inc. v. County of Los Angeles (1998) 67 Cal.App.4th 359, 367-368).

Most importantly, notice and a public hearing must be provided to a permit holder before any aspect of the entitlement can be revoked. (Ft Bragg, 204 Cal.App.3d at 1131-1132.) Revocation of an entitlement is a "very harsh remedy" that requires "the strictest adherence to principles of due process." (Bauer, 75 Cal.App.4th at 1295). That means, at the least, notice and a hearing in which evidence is presented demonstrating why the entitlement should be revoked. (Id. at 1294)

The owner of the Property has a vested legal right to use 153,500 square feet of office space at 875 Howard, and does not need to request a new allocation for its second floor. The Planning Department cannot unilaterally revoke a portion of the allocated office space; that can only be done by the Planning Commission at a public hearing.

Since 2000, the owners of the Property have incurred significant expenses and acted in reliance on the office entitlement. Four impact fees have been paid for the change of use to office, as required by the entitlement conditions. Improvements were made to 875 Howard to make it suitable for office tenants, and a 2010 building permit memorialized the full

conversion of 153,500 square feet. The Planning Department signed off on both of these permits. No City agency has reimbursed or refunded any owner of the Property for any of the four impact fee payments made as part of the office conversion. In fact, the Planning Department's Zoning Administrator has previously indicated that temporary use of the building by a tenant that does not fit the Planning Code's technical definition of "office" does not affect the Property's entitlement.

2. The City's Own Code, Policies, and Precedent Confirm Hudson Pacific's Vested Right

It appears the rationale behind staff's position that the second floor office entitlement has been abandoned is Section 178 of the Planning Code. That section only applies to conditional uses, and provides that when a conditional use is discontinued for three years or "otherwise abandoned," that use cannot be restored without a new conditional use application. (Planning Code § 178(d)). The entitlement at issue here is not a conditional use authorization, but an allocation of office space pursuant to Sections 320 to 323 of the Planning Code. Office use is actually principally permitted at this location, so the same policy rationale underlying abandonment of a conditionally-permitted use does not apply. (Plan. Code Table 210.2).

Section 322 of the Planning Code is not a "use approval" per se, but a procedural mechanism to administer the cap on office development. It does not contain any language analogous to Section 178's abandonment after three years of non-use for uses operating under a Conditional Use entitlement. It actually requires a noticed hearing before the Planning Commission to modify or revoke office allocations. From Section 322:

(e) Modification of Project Authorization. The City 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... (Planning Code § 322(e)).

Current Planning Department and Commission policy is consistent with state law requiring notice and opportunity to be heard before an entitlement is revoked. This is stated quite clearly in the Planning Commission's 2013 resolution explaining its policy for performance periods, which provides:

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit

Scott Sanchez, Zoning Administrator  
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application, *the Commission shall conduct a public hearing in order to consider the revocation of the Authorization.* (San Francisco Planning Commission Resolution No. 18837, Policy for Clarified Performance Time Frames (April 4, 2013) (emphasis added))

This resolution concedes that “the Commission has been advised that in order to revoke or rescind an [entitlement], it must hold a hearing at which it considers the matter along with testimony from interested parties.” That direction most assuredly came from the City Attorney’s office. The need for a regularly noticed hearing is reflected in current office entitlement motions, which contain a condition that non-use “shall be grounds” for revocation by the Commission—not by Planning Department staff.

The Planning Commission has not scheduled, noticed, or held any meetings regarding the status of the Property’s entitlements. The motion imposing conditions on the Property’s office allocation does not contain any provision which would automatically revoke the entitlement for non-use.

Finally, unilaterally revoking an office allocation without notice to the owner—much less that owner’s consent to the revocation—appears to be without precedent. The Planning Department Office Development Annual Limitation Program status document, updated periodically, contains a comprehensive list of the status of each office entitlement since Prop. M was passed in the late 1980s. (see **Exhibit K**) (the “Office Allocation Document”). The vast majority of Projects that had their office allocation revoked voluntarily gave up those allocations and pursued residential projects, or simply did not perform any construction or pull permits to memorialize office use. For example, for a residential project at 55 Ninth Street, the Planning Commission’s conditions of approval explicitly rendered the site’s prior office project null and void. (see Planning Commission Motion No. 17521, 55 Ninth Street, pg. 26 (Dec. 13, 2007)). Other projects changed in size from the time the office entitlement was approved and when their building permits proposing the office construction or conversion was issued. For example, an office allocation of 49,500 square feet was issued to 3251 18<sup>th</sup> Street in May of 2002. In 2007, the owner of 3251 18<sup>th</sup> submitted a building permit application for less than 10,000 square feet of office. As part of permit review, the Planning Department sent a letter confirming that because the project proposed less than 10,000 square feet of office, it was not subject to the office limit and its allocation would therefore be revoked.

In contrast to these projects, at least two building permits have been filed memorializing 153,500 square feet of office use at 875 Howard, and all applicable impact fees have been paid. Notably, the Planning Department’s own Office Allocation Document has listed the Property’s allocation (for 153,500 square feet) as “complete” as of 2005, including the current one. (see **Exhibit K**) The Planning Department signed off on both of

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these permits, and did not notify IRP Yerba Buena or TMG at either time that a portion of the allocated space could be revoked for non-use, much less receive either owner's consent to return that allocated space. Hudson Pacific reasonably relied on the entitlements, impact fee payments, and building permit records as establishing a vested right to 153,500 square feet of office use.

**C. Conclusion**

The owner of the Property has a vested right in using up to 153,500 square feet of office in 875 Howard. This right became vested as a result of expenses incurred by the building's owners since 2000 in reliance on the office entitlement, including impact fee payments made to the City and interior renovations. The Planning Department does not have authority to recapture any portion of that allocated office space, or to require any owner to request a new entitlement of office space for any area covered by the 2000 office allocation. We respectfully request a Letter of Determination confirming that up to 153,500 square feet of office space is available for use at the Property.

Please contact me should you have any questions.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Daniel Frattin

Enclosures

cc: Drew B. Gordon, Hudson Pacific  
Boe Hayward, Goodyear Peterson Hayward & Associates

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## Exhibit List

- Exhibit A - San Francisco Planning Commission Motion No. 15062, 881-899 Howard Street (May 18, 2000)
- Exhibit B - San Francisco Building Permit No. 09924667, 899 Howard Street (Approved November 22, 2000)
- Exhibit C - Letter enclosing \$1,119,015 check from IRP Yerba Buena Associates, LLC to Department of City Planning
- Exhibit D - Letter from Lawrence Badiner, Zoning Administrator, to Joel Yodowitz regarding 881-899 Howard Street (June 26, 2001)
- Exhibit E - Letter from Lawrence Badiner, Zoning Administrator, to Joel Yodowitz regarding 881-899 Howard Street (July 8, 2004)
- Exhibit F - San Francisco Building Permit No. 2009-1105-0652, 875 Howard Street (Approved February 5, 2010)
- Exhibit G - Certificate of Final Completion and Occupancy, 875 Howard (May 21, 2010)
- Exhibit H - Correspondence and check to SFMTA for payment of TIDF, 899 Howard
- Exhibit I - Check to San Francisco Planning Department for payment of Childcare Fee, April 27, 2010
- Exhibit J - San Francisco Building Permit No. 2010-0625-5345, 875 Howard Street (Approved September 10, 2010)
- Exhibit K - Office Development Annual Limitation Program, Pending and Approved Project Status Document (Last updated, September 1, 2015)

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David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
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<sup>1</sup> Also admitted in New York <sup>2</sup> Of Course. <sup>3</sup> Also admitted in Massachusetts

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**SAN FRANCISCO  
PLANNING COMMISSION  
MOTION NO. 15062**

ADOPTING FINDINGS RELATING TO THE APPROVAL BY THE PLANNING COMMISSION FOR AN OFFICE DEVELOPMENT LOCATED AT 881-899 HOWARD STREET PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 FOR A PROPOSED OFFICE AND RETAIL PROJECT ON ASSESSOR=S BLOCK 3733, LOT 79, IN A C-3-S (DOWNTOWN SUPPORT) DISTRICT AND A 130-F HEIGHT AND BULK DISTRICT.

RECITALS

1. On October 4 1999, IRP Yerba Buena Associates, LLC, a California limited liability corporation ("Project Sponsor"), filed an environmental evaluation application (Case No. 99.583E) for a mixed-use office and retail project ("Project") at 881-899 Howard Street with the Department of City Planning ("Department").
2. On November 24, 1999, the Project Sponsor filed Application No. 99.583X ("Application") for the Project with the Department pursuant to the provisions of the Section 309 of the Planning Code ("Code"). The Application requested an exception to the Off-Street Freight Loading requirements under Section 161(i) of the Code.
3. Also on November 24, 1999, the Project Sponsor filed with the Department Application No. 99.583B for Project Authorization of a C-3-S (Downtown Support) District project pursuant to the provisions of Section 321 of the Code.
4. Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), a Preliminary Negative Declaration of Environmental Review was adopted and issued by the Department on March 18, 2000 (Case No. 99.583E).
5. It was determined by the Department in accordance with the provisions of CEQA, the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed Project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, a Final Negative Declaration for the Project was adopted and issued on April 28, 2000, and is part of File No. 99.583E.
6. On May 18, 2000, the Commission conducted duly noticed public hearings on Application No. 99.583X and Application No. 99.583B for the Project.
7. In reviewing the Application, the Commission has had available to it for its review and consideration studies, case reports, letters, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and

received materials from interested parties during the public hearings on the Project.

## FINDINGS

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

1. The above Recitals are accurate and also constitute findings of this Commission.
2. The Project complies with all relevant sections of the Planning Code.
3. Project Site/Present Use: The Project site is located in Assessor's Block 3733, Lot 79. The site is 54,123 square feet (1.24 acres) in area. The subject property is bounded by Howard Street to the north, a two-story retail/office building to the east, Tehama Street to the south and Fifth Street to the west. The site is developed with two inter-connected buildings: a three-story, 95,363 gross square foot building at the corner of Howard and Fifth Streets, and a six-story, 213,380 gross square foot building fronting on Howard Street. The three-story building is occupied by the Shoe Pavilion on the first floor, and by the Burlington Coat Factory on the second and third floors. The Burlington Coat Factory also uses space in the basement for storage. The six-story building is partially occupied by the Burlington Coat Factory on the first and second floors and by Landmark Education on part of the fifth floor. The remainder of the building is vacant. Retail uses currently occupy approximately 92,000 square feet of the structure, Landmark Education occupies approximately 13,400 square feet and the mostly vacant storage use occupies approximately 59,200 square feet.
4. Nature of Project: The proposed project is known as ASOMA Square and consists of changes in use and alteration of the existing building. The Project Sponsor intends to consolidate the Burlington Coat Factory space into the three-story building. The Shoe Pavilion will remain in its current space on the ground floor of the three-story building. The upper five floors of the six-story building will be used as office space for MarchFirst. The ground floor will be occupied by MarchFirst, Landmark Education and a small restaurant. The basement will be used for parking and storage. The project proposes approximately 152,300 square feet of office space, 13,400 square feet of institutional space and 92,000 square feet of retail space.

Modifications will be made to the interior of the six-story building including seismic upgrading, the removal of escalators and atriums, and the provision of new passenger and freight elevators. The basement of the six-story building will contain valet parking for approximately 45 vehicles, four loading spaces for service vehicles and 12 bicycle spaces. Two loading

docks will be provided at Tehama Street. Exterior modifications include painting, window replacement, installation of awnings for retail spaces and a metal canopy at the entry of the six-story building; and replacement of existing signage with new vertical signage at the

corner.

5. Section 321(b)(3) - Approval Criteria: In determining if the Project would promote the public welfare, convenience and necessity, the Commission has considered the seven criteria established by Section 321(b)(3) of the Planning Code and the application of those criteria under Annual Limit Rules adopted by the Commission in November 1997 in Motion No. 14497, and finds as follows:

- (A) Apportionment of Office Space Over the Course of Approval Period in Order to Maintain a Balance Between Economic Growth, on the One Hand and Housing, Transportation and Public Services, on the Other.

*There is currently 162,263 square feet of office space available for allocation to office buildings exceeding 50,000 square feet of office space during this Approval period, which ends October 16, 2000. If the Planning Commission approves the Project with up to 153,500 gross square feet of new office space, there would be a surplus of 8,763 square feet of office space available for allocation. On October 17, 2000 and on October 17 of each succeeding year, an additional 875,000 square feet of office space will become available for allocation to buildings exceeding 50,000 square feet of office space. Therefore, the Commission finds that allocation of the square footage will promote the public welfare, convenience and necessity.*

- (B) The Contribution of the Office Development to, and Its Effects on, the Objectives and Policies of the Master Plan.

*The Project contributes to advancing the objectives and policies of the General Plan and has no significant conflicts with any objective or policy of the General Plan (see Findings in this document related to project consistency with the General Plan).*

- (C) The Quality of the Design of the Proposed Office Development

*The Project includes modifications to upgrade the facade of the subject building to improve its appearance. These modifications are compatible with the character of the subject and surrounding buildings. Modifications include the removal of glass block windows in the six-story building and replacement with plate glass and the lowering of sill heights; installation of awnings at retail tenant entries and a new canopy at the office entry; and replacement of existing signage with new vertical metal signage at the corner of Howard and Fifth Streets. The Project design will create pedestrian-level interest by maintaining existing retail establishments and providing a small restaurant space. The Howard Street and Fifth Street frontages will have pedestrian entrances appropriately scaled and integrated into the building design.*

- (D) Suitability of the Proposed Office Development for Its Location

core

*The Project is located in the C-3-S (Downtown Support) District and the 130-F Height and Bulk District. The C-3-S district accommodates near the intensive downtown areas important supporting functions such as wholesaling, printing, building services, secondary office space and parking. It also contains unique housing resources. Motor vehicle access from freeway ramps to this district is good, and truck and automobile traffic is heavy; at the same time, the district is within walking distance of rapid transit on Market Street. In its eastern portion, the district also serves in part as an expansion area for offices, at a lesser intensity than in the Downtown Office District. The district has for the most part been underdeveloped in the past, and opportunities exist for major developments of new uses covering substantial areas.*

*The project site is an appropriate location for a mixed-use office and retail building because of its close proximity to other office buildings, Moscone Convention Center, hotels, retail uses, and the Yerba Buena Center.*

Market

*The Negative Declaration for the Project indicates that the Project is well-served by public transportation. The Project area is served by 22 MUNI bus lines within two blocks of the proposed project, as well as the MUNI Metro lines that run under Street. The site is also two blocks from the Powell Street BART station.*

*Access to freight loading docks and the parking garage would be on Tehama Street. The project would have no significant impacts on transit, traffic, pedestrian movements or freight loading.*

- (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

*Based on the square footage of the Project, it is estimated that 760 new jobs would be provided by the Project, in addition to the 130 currently at the site.*

*Due to the current shortage of office space available in San Francisco, many existing San Francisco businesses are relocating to other Bay Area markets to satisfy their space needs. Because the Project would expand the supply of office space, the Project would substantially contribute to slowing the out-migration of jobs and would help maintain San Francisco resident employment.*

- (F) The Extent to Which the Proposed Development Will be Owned and Occupied By a Single Entity

*The Project is owned by IRP Yerba Buena Associates, LLC, who intends to lease the new office space on a long-term basis to a single entity, MarchFirst. Retail space will be leased to tenants who already occupy the building, in addition to a new*

*tenant occupying the cafe space.*

- (G) The Use, if Any, of TDR by the Project Sponsor

*The Project does not require the use of any TDR=s.*

6. Consistency with the General Plan: Finding 15 of Motion No. 15061 (for Application No. 99.583X) is adopted and incorporated herein by reference.
7. Consistency with Section 101.1 of the Planning Code: Finding 16 of Motion No. 15061 (for Application No. 99.583X) is adopted and incorporated herein by reference.
8. Mitigation Measures: In issuing the Negative Declaration for the Project, the Planning Department determined that the Project could not have a significant effect on the environment. However, mitigation measures were identified that would reduce or eliminate potential significant environmental impacts. These measures are described in the Final Negative Declaration and are incorporated herein by this reference. The Project Sponsor has agreed to implement and comply with these mitigation measures.
9. The following benefits, among others, are generated by the Project.
  - (A) The addition of approximately 153,500 gsf of new office space in a well designed and located space, to meet the needs of existing and new businesses and preserve and create jobs for San Francisco residents.
  - (B) The improvement of an underutilized building within the South of Market area, without the displacement of any existing tenants.
  - (C) Achievement of numerous objectives and policies of the General Plan relating to open space, moving about within the downtown, commerce, urban design and preservation of the past.
  - (D) Net addition of approximately 760 jobs on site.
  - (E) The Project will provide approximately \$307,000 to the Downtown Park Special Fund, \$1,082,175 to the City's affordable housing fund and \$153,500 to the City's affordable child-care fund. The Project would also make employment, transportation and child-care brokerage services available to tenants of the building.
10. Each and every finding contained in Motion No. 15061 granting approval of the exceptions to Code requirements pursuant to Section 309, as requested in Application No. 99.583X, is incorporated by reference as though fully set forth herein.
11. The Commission finds that granting of Project Authorization for the Project will in particular

PLANNING COMMISSION

File No. 99.583B  
881-899 Howard Street  
Assessor=s Block 3733, Lot 79  
Motion No. 15062  
Page 6

promote the public welfare, convenience and necessity for reasons set forth above.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Project Authorization for 153,500 square feet of office space in an office and retail development at 881-899 Howard Street, subject to the conditions of approval attached hereto as Exhibit A, which is incorporated herein by this reference.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on May 18, 2000.

Linda Avery  
Commission Secretary

AYES: Antenore, Chinchilla, Martin, Richardson, Theoharis

NOES: None

ABSENT: Joe, Mills

ADOPTED: May 18, 2000

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

This approval is pursuant to Sections 321 and 322 (Office Development) for the consolidation of approximately 92,000 square feet of existing retail and 13,400 square feet of institutional space, and for alterations to the existing building, including the conversion of 153,500 gross square feet of space to office use, in general conformance with the plans dated March 27, 2000 and stamped AExhibit B=.

1. **GENERAL CONDITIONS**

- (A) **Mitigation Measures:** The Project shall be subject to, and the Project Sponsor shall implement, the Mitigation Measures outlined in the Final Negative Declaration dated April 28, 2000.
- (B) **Community Liaison:** The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to the owners and occupants of nearby properties at all times during Project construction. Prior to the commencement of Project construction, the Project Sponsor shall give the Zoning Administrator and the owners of properties within 300 feet of the Project site boundaries written notice of the name, business address and telephone number of the community liaison.
- (C) **Reporting:** The Project Sponsor shall submit to the Zoning Administrator two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion every six months from the date of this approval through the issuance of the first temporary certificate of occupancy. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.
- (D) **Performance:** This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a permit by the bureau of the Department of Building Inspection to construct the proposed building is caused by a delay by a City, state or federal agency or by any appeal of the issuance of such a permits(s). Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within 18 months of the date the project is first approved. Failure to begin work within that period, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development.
- (E) Pursuant to Planning Code Section 219, the proposed ground floor office space must



offer on-site services to the general public. If on-site services are not provided to the general public, Conditional Use will be required for the office space on the ground floor, pursuant to Planning Code Section 219(d).

2. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING (OR SITE) PERMIT OR FINAL ADDENDUM TO A BUILDING (OR SITE) PERMIT

- (A) Housing Fee: The Project Sponsor shall pay to the Controller the OAHP Program fee or substitute approved housing credits, under Planning Code Section 313. The net addition of gross floor area of office use subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.
- (B) First Source Hiring Program: The Project Sponsor shall have a First Source Hiring Construction Program approved by the First Source Hiring Administrator, and evidenced in writing.
- (C) Recordation: Prior to the issuance of any new or amended building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor or the successor thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

3. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF TEMPORARY OR PERMANENT CERTIFICATION OF OCCUPANCY

- (A) First Source Hiring Program: The Project Sponsor shall have a First Source Hiring Occupancy Program approved by the First Source Hiring Administrator, and evidenced in writing.
- (B) Child Care Brokerage Services and Fee:
  - (1) The Project Sponsor shall execute an agreement with the Planning Department and the Mayor=s Office of Community Development for the provision of child care brokerage services and preparation of a child care plan to be approved by the Director of Planning. The child care plan and child care brokerage services shall be designed to meet the goals and objectives set forth in Planning Code Section 165.
  - (2) The Project Sponsor shall pay the in-lieu child care fee as required under Planning Code Section 314. Alternatively, the Project Sponsor may elect to provide child care services as provided in Section 314. The net addition of gross floor area of office use subject to this requirement shall be determined

based on drawings submitted with the Building Permit Application.

- (3) The Planning Commission recommends that the Planning Director prioritize the in-lieu child care fee as required under Planning Code Section 314 for the costs of the relocation of the South of Market Childcare Center, now located at Clementina and Gallagher Streets, to a new location at Eighth and Howard Streets.

(C) Transportation:

and

- (1) The Project Sponsor shall execute an agreement with the Department for the provision of on-site transportation brokerage services and the preparation and implementation of a transportation management program ("TMP") to be approved by the Director in compliance with the requirements of Planning Code Section 163. The TMP shall include, but not be limited to, features such as:

Project  
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under

Planning  
for  
congestion

- (a) A marketing program for commute alternatives with enough variety to appeal to differing needs of employees of different firms in the building, including features such as employee information packets; regular distribution throughout the project buildings of information on transportation system changes, such as new or changed transit routes; and regular distribution of information promoting use of public transit, ridesharing and flextime.
- (b) As part of the marketing program for commute alternatives, the Sponsor shall provide information to all of its tenants actively encourage employers within the Project either employees to set aside pre-tax funds for transit expenses Section 125 of the Internal Revenue Code, or to provide their employees subsidized transit passes and transit debit cards.
- (c) A project-specific numerical goal for reducing commute travel by single occupancy vehicles. This numerical goal shall be set at a level which acknowledges the project's proximity to substantial transit services.
- (d) A parking rate structure which is consistent with San Francisco Planning Code Section 155(g) and other permit approval and Code requirements, and also provides a financial disincentive vehicles to exit the garage during the p.m. peak period of (4:30 to 6:30).
- (e) Specification of the number of spaces to be designed and designated for handicapped persons, bicycles, motorcycles, ride-sharing and

short-term parking in accordance with the requirements of the Planning Code.

In reviewing and approving the TMP, the Director of the Department may modify the foregoing provisions based on information and analyses generated during preparation of the TMP so as to carry out the purposes of Planning Code Section 163 without imposing unnecessary burdens on the Project Sponsor.

Section  
freight loading and  
for parking.

- (2) Prior to issuance of a Fire Department Permit for the garage, the Project Sponsor shall submit to the Planning Department, for its review and approval, a parking management plan, documentation parking layout and operating methods and practices for all spaces including freight loading and service vehicles, and pricing strategies in compliance with Planning Code 155(g). There shall be effective mechanisms to insure that service vehicle space will be available as needed and not used

- (3) All vehicular driveways shall include warning devices (lighted signs and noise-emitting devices) to alert pedestrians to vehicles exiting the structure onto Tehama Street. Evidence of installation of warning devices shall be submitted to MEA prior to building occupancy.

- (D) Local Employment Program: The Project Sponsor shall prepare a local employment program for approval by the Director. The local employment program shall be designed to meet the goals, requirements and objectives set forth in Planning Code Section 164 and shall conform to any guidelines adopted by the Commission. The Project Sponsor agrees to actively promote to its tenants and its prospective tenants the use of its local employment program and the employment of San Francisco residents. The Project Sponsor has also agreed to request its office tenants to work with the South of Market Employment Center in order to develop employment and training program opportunities within the SOMA Square project.

3. CONDITIONS TO BE MET FOLLOWING TO THE ISSUANCE OF TEMPORARY OR PERMANENT CERTIFICATION OF OCCUPANCY

- (A) Emergency Preparedness Plan: An evacuation and emergency response plan shall be developed by the Project Sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. The Project's plan shall be reviewed by the Office of Emergency Services and implemented by the building management by the insofar as feasible before issuance of the final certificate of occupancy Department of Public Works. A copy of the transmittal and the plan submitted

PLANNING COMMISSION

File No. 99.583B  
881-899 Howard Street  
Assessor=s Block 3733, Lot 79  
Motion No. 15062  
Page 11

to the Office of Emergency Services shall be submitted to the MEA. To expedite the implementation of the City's Emergency Response Plan, the Project Sponsor shall post information (with locations noted on the final plans) for building occupants concerning actions to take in the event of a disaster.

- (B) Recycling: The Project shall provide containers to collect and store recyclable solid waste and the Project Sponsor shall contract for recycling pickup.

g:iwi/howard.bmot.doc

OFFICIAL COPY



APPROVED

DEPARTMENT OF BUILDING INSPECTION

NOV 22 2000

FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE

BUILDING PERMIT FORM

3/8

APPROVAL NUMBER: 09924667

OSHA APPROVAL: 09924667

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 8 [X] OTHER AGENCIES REVIEW REQUIRED
FORM 8 [ ] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED: 11/16/99, FILING FEE RECEIPT NO: 308999, (1) STREET ADDRESS OF JOB: 899 Howard, BLOCK & LOT: 899, (2A) ESTIMATED COST BY JOB: \$600,000, (2B) REVISED COST: 2.5 mil, PERMIT NO: 927105, ISSUED: 11-22-00, DATE: 11/16/99

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: (1A) TYPE OF CONSTR: I, (1A) NO OF STORIES OF OCCUPANCY: 6, (1A) NO OF BASEMENTS AND CELLARS: 1, (1A) PRESENT USE: Office Retail, (1A) OCCUP. CLASS: M/B, (1A) NO OF DWELLING UNITS: 0. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (1B) TYPE OF CONSTR: I, (1B) NO OF STORIES OF OCCUPANCY: 6, (1B) NO OF BASEMENTS AND CELLARS: 1, (1B) PROPOSED USE/LEGAL USE: Office Retail, (1B) OCCUP. CLASS: M/B, (1B) NO OF DWELLING UNITS: 0.

(14) GENERAL CONTRACTOR: Unknown, ADDRESS: 556 Commercial St Suite 300, PHONE: 788-0700. (15) OWNER: Fourbright Partners, ADDRESS: 556 Commercial St Suite 300, PHONE: 788-0700.

(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Remove (6) Evaluators on all floor (Photo Co Install Existing opening with 4th floor Assembly. New elevators on 2nd, 3rd, 4th, 5th and 6th floor. Remove Demo existing Abandoned vehicle ramp. Core + Shell all disabled access and Additional Stairs and New parking and Relocate existing Retail.

ADDITIONAL INFORMATION: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [X] NO [ ]. (17) IF YES STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.: 11. (17) DOES THIS ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING? YES [X] NO [ ]. (17) IF YES STATE FLOOR AREA SQ. FT.: 0. (17) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? YES [X] NO [ ]. (17) IF YES BUILDING EXTEND BEYOND PROPERTY LINE? YES [X] NO [ ]. (17) ANY OTHER EXISTING BLDG OR CITY USE SHOW ON PLOT PLAN? YES [X] NO [ ]. (17) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [X] NO [ ]. (18) ARCHITECT OR ENGINEER: Richard Pollack, ADDRESS: 214 Grant Ave, CALIF. CERTIFICATE NO: C10588.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. No portion of building or structure or section thereof under construction, to the extent that it is to be used for any purpose other than that for which it was originally constructed, shall be used for any purpose other than that for which it was originally constructed. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and for the construction of the building. Plans as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown on drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the department of approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PORTION OF OCCUPANCY GRANTED WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED SEPARATE. PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT! NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In drawings illustrating requirements must be a minimum of not less than two inches from electrical wires or equipment.

CHECK APPROPRIATE BOX: [ ] OWNER, [ ] ARCHITECT, [ ] LESSEE, [X] AGENT, [ ] CONTRACTOR, [X] ENGINEER

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND SWORE THAT THE INFORMATION USED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION AND THE PREPARATION OF THE PLANS AND SPECIFICATIONS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco, in all such claims, demands and actions. I certify that the provisions of Section 3800 of the Labor Code of the State of California, (the applicant shall have coverage under (I) or (II) designated below or shall indicate item (III) or (IV), or (V) which ever is applicable. If answer item (VI) is checked item (VII) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: (I) I have and will maintain a certificate of coverage to be issued by workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (II) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Policy Number: (III) The cost of the work to be done is \$100 or less. (IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein granted shall be deemed null and void. (V) I certify as the owner (or agent for the owner) of the work for the performance of which this permit is issued, that I am a contractor who complies with the workers' compensation laws of California at all times prior to the commencement of any work and that I am a contractor who complies with the Central District Bureau.

Signature: [Signature], Date: 11/16/99

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

THIS APPLICATION IS SUBJECT TO THE PROVISIONS OF THE BUILDING CODE AND THE REGULATIONS OF THE DEPARTMENT OF BUILDING INSPECTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

*Shawley 8/21/00*

08037822

APPROVED FOR PLANS AND APPLICATION

*Frederickson 3/8/00*

08037822

NA  
↓

APPROVED: SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 10201

*Shawley*

CHECKED BY  
DATE 8/21/00

APPROVED: As noted on plans.

X

DPW/DM SIGN OFF ON JOE CARD  
DATE OF SIGN OFF 11/21/00

*MB 11/21/00*

N/A

APPROVED:

X

APPROVED:

By WING T. MA, DBI  
NOV 09 2000

*Wing Ma MECH*

*Erica Butler 11-22-00*

ITEM 2 SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

IRP YERBA BUENA ASSOCIATES, LLC

556 COMMERCIAL STREET, SUITE 300  
SAN FRANCISCO, CALIFORNIA, 94111  
PH: 415-788-0700 FAX: 415-788-0435  
E-MAIL: jsherman@fidelitypartners.com

December 11, 2000

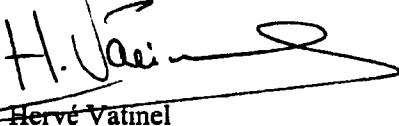
Department of City Planning  
City and County of San Francisco  
Attention: Isolde Wilson  
1660 Mission Street, Suite 50  
San Francisco, CA 94103-2414

**Partial Payment of Development Impact Fee for 881-899 Howard Street  
Case #: 99.583BX**

Dear Mrs. Wilson:

Pursuant to (i) Motion No. 15061-§2C of Exhibit A (page 14); Motion No. 15062 - §2A of Exhibit A (page 8) and (ii) Cal. Educ. Code §17620(b) and Cal. Gov. Code §65995(b)(3), and on behalf of IRP Yerba Buena Associates, LLC, I attach a check in the amount of **\$1,119,015.00** in payment of the affordable Housing Production Program Fee (\$1,082,175.00) and the School Impact Fee (\$36,840.00).

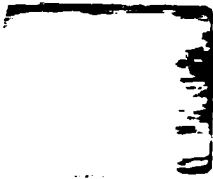
Cordially,



Hervé Vatinel  
Director of Finance, Fidelity Partners, Inc.  
Managing Member of IRP Yerba Buena Associates, LLC

Attachment

881-899  
Isolde Wilson



1131

**IRP YERBA BUENA ASSOCIATES, LLC**

556 COMMERCIAL STREET  
SAN FRANCISCO, CA 94111  
(415) 788-0700

WELLS FARGO BANK  
11-4288-1210

12/07/2000

TO THE DEPARTMENT OF CITY PLANNING  
ER OF

\$ \*\*1,119,015.00

One Million One Hundred Nineteen Thousand Fifteen and 00/100\*\*\*\*\*

DOLLARS

Department of City Planning  
City and County of San Francisco  
1660 Mission Street Suite 50  
San Francisco, CA 94103-2414

ATTN: ISOLDE WILSON

⑈001131⑈ ⑆121042882⑆0588467670⑈

Security features included. Details on back.

**RBA BUENA ASSOCIATES, LLC**

Department of City Planning  
11/20/2000

Bill #99.583BX

12/07/2000

1131

1,119,015.00



3/9/01



# PLANNING DEPARTMENT

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

(415) 558-6378	PLANNING COMMISSION FAX: 558-6409	ADMINISTRATION FAX: 558-6426	CURRENT PLANNING/ZONING FAX: 558-6409	LONG RANGE PLANNING FAX: 558-6426
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Joel Yodowitz  
 Reuben & Alter  
 235 Pine Street, Suite 1600  
 San Francisco, CA 94104

June 26, 2001

**RE: Case No. 1999.583BX**  
 Status of Housing Fee Payment  
 881-899 Howard Street  
 Block 3733, Lot 079; C-3-S (Downtown Support) District

RECEIVED  
 JUN 27 2001  
 REUBEN & ALTER

Dear Mr. Yodowitz,

In response to your May 1, 2001 correspondence, this letter confirms compliance of the office development project at 899 Howard Street with housing fee requirement of Condition 3(C) of Motion No. 15061. The requirements of Planning Code Section 313 were satisfied with the December 2000 payment by IRP Yerba Buena Associates to the City's affordable housing fund of \$1,082,175.00 (\$7.05 per square foot of additional office space).

If you have any questions or need further clarification, please contact Isolde Wilson of my staff at (415) 558-6602.

Sincerely,

Lawrence B. Badiner  
 Zoning Administrator

IWI: G/wp51/bx/899howard.hsg.cond



# PLANNING DEPARTMENT

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

**MAIN NUMBER**  
**(415) 558-6378**

**DIRECTOR'S OFFICE**  
PHONE: 558-6411

4TH FLOOR  
FAX: 558-6426

**ZONING ADMINISTRATOR**  
PHONE: 558-6350

5TH FLOOR  
FAX: 558-6409

**PLANNING INFORMATION**  
PHONE: 558-6377

**MAJOR ENVIRONMENTAL**  
FAX: 558-5991

**COMMISSION CALENDAR**  
INFO: 558-6422

**INTERNET WEB SITE**  
[WWW.SFGOV.ORG/PLANNING](http://WWW.SFGOV.ORG/PLANNING)

July 8, 2004

Joel Yodowitz  
Reuben & Junius LLP  
235 Pine Street, Suite 1600  
San Francisco, CA 94104

**RE: Zoning Administrator Determination  
Office Entitlement  
875-899 Howard Street  
Assessor's Block 3733, Lot 079  
C-3-S (Downtown Support) District**

Dear Mr. Yodowitz:

I am writing in response to your letter dated June 8, 2004, in which you requested a determination that the interim use of the subject property by the California Academy of Sciences ("Academy") does not constitute an abandonment of the property's approved office entitlement.

On May 18, 2000, the Planning Commission approved a proposal to establish approximately 153,500 square feet of office space on the subject property (Motions No. 15061 and 15062). Due to changes in the economy, the prospective office tenant backed out of the lease. In an attempt to mitigate their financial losses, the property owner began searching for interim tenants to occupy the building until the office market recovered. An agreement to provide a temporary home for the Academy was reached in 2003, and a short-term, four-year lease was signed.

The Academy was always intended to be a temporary use at this location. The permanent home for the Academy is currently under construction in Golden Gate Park. Upon the completion of that facility sometime in 2007, the Academy will vacate the subject building and return to Golden Gate Park.

For these reasons, it is my determination that the use of the subject property on an interim basis by the Academy does not constitute an abandonment of the office entitlement granted in Motions No. 15061 and 15062.

If you have substantial reason to believe that there was an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal within fifteen (15) days of the date of this letter. For further information, please contact the Board of Appeals in person at 1660 Mission Street, Room 3036 or call (415) 575-6880.

If you have any questions regarding this matter, please contact Michael Li at (415) 558-6396.

Sincerely,

Lawrence B. Badiner  
Zoning Administrator

LBB:mli  
N:\ZA\DETERMIN\2004\875-899 Howard Street.doc

OFFICIAL COPY

SAN FRANCISCO DEPT. OF BUILDING INSPECTION APPROVE FEB 05 2010

VIVIAN L. DAY DIRECTOR CHIEF BUILDING OFFICIAL DEPT. OF BUILDING INSPECTION

REVIEWED BY FIRE DEPT. FIRE DEPT INSPECTIONS NOT REQUIRED

SFFD INSP. FEES REC.

Capacity Charges Water: \$6 Westwater: \$7334.00

FIRE

BLDG. FORM 3/8 APPROVED FOR ISSUANCE

APPLICATION NUMBER: 200911050652 ORSA APPROVAL REC'D

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED FORM 8 [ ] OVER-THE COUNTER ISSUANCE 2 NUMBER OF PLAN SETS

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

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT. Includes handwritten entries: 11-5-09, 9112608, 875 HOWARD STREET BLOCK 3733 LOT 079.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. (14) GENERAL CONTRACTOR. (15) OWNER. (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT. (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN. (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION). (26) CONSTRUCTION LENDER.

IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts See Sec 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX [ ] OWNER [ ] ARCHITECT [ ] LESSEE [ ] AGENT [X] CONTRACTOR [ ] ENGINEER

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damage resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following decisions: ( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is provided by: Carrier: APPEAL INSURANCE CO. Policy Number: 71100 2000 3000 ( ) III. The cost of the work to be done is \$100 or less. ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

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

Signature of Applicant or Agent: D. Concha 1105-09 Date ORIGINAL: DON CANEVA

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION	APPROVED: CAH 415-655-8870, to schedule inspections for building, electrical and plumbing. This application is approved without site inspection, electrical plumbing or electrical plan review and does not constitute an approval of the building. Work submitted hereto done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits. By: <u>R. Tom</u> RONALD K. TOM, DBI FEB - 4 2010 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: pr 11/5/9 plans and conditions of PC motions 15061+15062 pr 1/2/10 plans PC REVIEWED BY FIRE DEPT. DEPARTMENT OF CITY PLANNING Approved Rick Crawford	DATE: <u>4/30/10</u> REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: FIRE DEPT INSPECTIONS NOT REQUIRED ALL BUILDING PERMITS REQUIRE BUILDING INSPECTOR SIGN-OFF JOHN DARMANIN, SFFD JAN 22 2010 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: By: <u>JZ</u> By: <u>JZ</u> JAMES ZHAN, DBI JAMES ZHAN, DBI JAN 22 2010 NOV 13 2009 MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: NA CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: SFPUC <u>R. Tom</u> SFPUC Capacity Charges See attached SFPUC Capacity Charge Invoice for amount due. DBI will collect 50% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by SFPUC directly. BKT Tom 2/1/10 HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



City and County of San Francisco  
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY



LOCATION 875-Howard St 3733 / 079  
(number) (street) (block and lot)

Permit Application No 200911050652 Type of Construction 1-FR Stories 6 Dwelling Units -

Basements 1 Occupancy Classification B, S-2, M No of Guestrooms - with cooking facilities -

Description of Construction Document conversion of Tenant space approved by Planning Commission. New retail, office and institutional adult education

To the best of our knowledge the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the San Francisco Building Code.

Any change in the use or occupancy of these premises or any change to the building or premises could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and thereby would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

Approved April 1 2010 Bureau of Fire Prevention This certificate issued on 5-21 2010

by Thomas J. Carberry (Signature) THOMAS J. CARBERRY (Printed Name) Isam Hasenin (Signature) ISAM HASENIN, P.E., C.B.O., Director of Building Inspection

Approved \_\_\_\_\_ 200\_\_ Department of Public Health by [Signature] D. Sullivan, Building Inspector

by \_\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name) by \_\_\_\_\_ (Signatures) \_\_\_\_\_ (Printed Names), Housing Inspector

## Ken Dupee

---

**From:** De Los Reyes, Jay [Jay.DeLosReyes@sfmta.com]  
**Sent:** Friday, May 14, 2010 11:01 AM  
**To:** O'Riordan, Patrick G  
**Cc:** Ken Dupee  
**Subject:** Permit Application No. 200911050652 - 875 Howard, Block 3733/Lot 079

Hi Pat,

The Project Sponsor/Owner has paid the TIDF on the subject project. SFMTA releases its hold on the project's temporary certificate of occupancy, if any, and on its certificate of final completion and occupancy.

Please call me if you have any questions.

Regards,  
Jay de los Reyes  
TIDF Administrator  
SFMTA Finance and IT - Real Estate  
1 S. Van Ness Avenue  
8th Floor, Room 8168  
Tel. 415.701.5418  
Fax. 415.701.4341  
E-mail: [jay.delosreyes@sfmta.com](mailto:jay.delosreyes@sfmta.com)

-----Original Message-----

**From:** Patrick G O'Riordan [mailto:Patrick.O'Riordan@sfgov.org]  
**Sent:** Tuesday, March 30, 2010 10:30 AM  
**To:** De Los Reyes, Jay  
**Subject:** Re: Permit Application No. 200911050652 - 875 Howard, Block 3733/Lot 079

Hi Jay,

Yes it's one of mine.  
It is in District 3 and the Building Inspector is Jerry Sullivan 558 6059.

Regards,

Patrick O'Riordan  
Senior Building Inspector  
Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103  
(415) 558 6105

**Ken Dupee**

---

**From:** De Los Reyes, Jay [Jay.DeLosReyes@sfmta.com]  
**Sent:** Friday, May 14, 2010 10:55 AM  
**To:** Ken Dupee  
**Subject:** RE: 875 Howard Street

Ken,

Thank you for delivering a check in the amount of \$646,890 as payment for the Transit Impact Development Fee (TIDF) for the subject project. I will inform the Department of Building Inspection (DBI) that SFMTA releases its hold on the certificate of final completion and occupancy for the project.

It was also good to meet and talk to you in person.

**Sincerely,**  
**Jay de los Reyes**

TIDF Administrator  
SFMTA Finance and IT - Real Estate  
1 S. Van Ness Avenue  
8th Floor, Room 8168  
Tel. 415.701.5418  
Fax. 415.701.4341  
E-mail: [jay.delosreyes@sfmta.com](mailto:jay.delosreyes@sfmta.com)

---

**From:** Ken Dupee [mailto:kdupee@tmgpartners.com]  
**Sent:** Thursday, April 29, 2010 5:03 PM  
**To:** De Los Reyes, Jay  
**Subject:** RE: 875 Howard Street

Jay,

To confirm our conversation earlier this afternoon, Howard Street Associates, LLC, the current owners of 875-899 Howard Street, have agreed to abide by the Notice of Final Determination issued by SF Muni on June 6, 2001, copy attached. I expect to pay the \$646,890 Transit Impact Development Fee in the next several weeks, and will make arrangements with you for delivery of the check once it has been prepared.

Thanks for your assistance determining the proper calculation of the TIDF.

Yours truly,

Ken

---

**From:** De Los Reyes, Jay [mailto:Jay.DeLosReyes@sfmta.com]  
**Sent:** Wednesday, April 28, 2010 5:09 PM  
**To:** Ken Dupee  
**Subject:** RE: 875 Howard Street

Ken,

It was nice talking to you, too. Yes, let's discuss the next steps after I review.

**Best,**  
**Jay de los Reyes**

TIDF Administrator  
SFMTA Finance and IT - Real Estate  
1 S. Van Ness Avenue  
8th Floor, Room 8168  
Tel. 415.701.5418  
Fax. 415.701.4341  
E-mail: [jay.delosreyes@sfmta.com](mailto:jay.delosreyes@sfmta.com)

---

**From:** Ken Dupee [mailto:[kdupee@tmgpartners.com](mailto:kdupee@tmgpartners.com)]  
**Sent:** Wednesday, April 28, 2010 4:16 PM  
**To:** De Los Reyes, Jay  
**Subject:** 875 Howard Street

Jay,

It was a pleasure speaking with you this afternoon. As we discussed, I attempted to calculate the TIDF fee on the attached spreadsheet previously provided. Let's discuss next steps after you have had a chance to review.

Thanks,

Ken

**Ken Dupee**  
[kdupee@tmgpartners.com](mailto:kdupee@tmgpartners.com)  
**TMG Partners**  
100 Bush Street, 26th Floor | San Francisco, CA 94104  
Tel: 415-772-5900 | Fax: 415-772-5911  
Direct: 415-400-2469  
[www.tmgpartners.com](http://www.tmgpartners.com)





Howard Street Associates, LLC

SAN083

S.F. Municipal Railway

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
6-06-01	09926696	899 Howard St. Blck 3733	646890.00
CHECK DATE	5-13-10	CHECK NUMBER	1616
TOTAL >			646890.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Howard Street Associates, LLC

100 Bush Street, 26th Floor  
San Francisco, CA 94104  
(415) 772-5900

Comerica Bank of California  
333 W. Santa Clara St.  
San Jose, CA 95113

90-3752  
1211


DATE	CHECK NO.	AMOUNT
May 13, 2010	1616	\$****646,890.00

Pay: Six hundred forty-six thousand eight hundred ninety dollars and no cents


VOID IF NOT CASHED WITHIN SIX MONTHS

TO THE  
ORDER OF

S.F. Municipal Railway  
875 Stevenson St. #260  
San Francisco, CA 94102




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THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000001616⑈ ⑆121137522⑆1894088184⑈

**Ken Dupee**

**From:** Ken Dupee  
**Sent:** Thursday, April 29, 2010 5:03 PM  
**To:** 'De Los Reyes, Jay'  
**Subject:** RE: 875 Howard Street  
**Attachments:** TIDF Final Determination.PDF

Jay,

To confirm our conversation earlier this afternoon, Howard Street Associates, LLC, the current owners of 875-899 Howard Street, have agreed to abide by the Notice of Final Determination issued by SF Muni on June 6, 2001, copy attached. I expect to pay the \$646,890 Transit Impact Development Fee in the next several weeks, and will make arrangements with you for delivery of the check once it has been prepared.

Thanks for your assistance determining the proper calculation of the TIDF.

Yours truly,

Ken

---

**From:** De Los Reyes, Jay [mailto:Jay.DeLosReyes@sfmta.com]  
**Sent:** Wednesday, April 28, 2010 5:09 PM  
**To:** Ken Dupee  
**Subject:** RE: 875 Howard Street

Ken,

It was nice talking to you, too. Yes, let's discuss the next steps after I review.

Best,

Jay de los Reyes

TIDF Administrator  
SFMTA Finance and IT - Real Estate  
1 S. Van Ness Avenue  
8th Floor, Room 8168  
Tel. 415.701.5418  
Fax. 415.701.4341  
E-mail: jay.delosreyes@sfmta.com

---

**From:** Ken Dupee [mailto:kdupee@tmgpartners.com]  
**Sent:** Wednesday, April 28, 2010 4:16 PM  
**To:** De Los Reyes, Jay  
**Subject:** 875 Howard Street

Jay,

It was a pleasure speaking with you this afternoon. As we discussed, I attempted to calculate the TIDF fee on the attached spreadsheet previously provided. Let's discuss next steps after you have had a

5/7/2010

chance to review.

Thanks,

Ken

**Ken Dupee**

[kdupee@tmgpartners.com](mailto:kdupee@tmgpartners.com)

**TMG Partners**

100 Bush Street, 26th Floor | San Francisco, CA 94104

Tel: 415-772-5900 | Fax: 415-772-5911

Direct: 415-400-2469

[www.tmgpartners.com](http://www.tmgpartners.com)





FINANCE, ADMINISTRATION &amp; PERSONNEL - 875 STEVENSON ST&gt; m. 260, S.F., CA 94102 415-554-7689



June 6, 2001

Mr. Jared Eigerman  
Ruben and Alter, LLP  
235 Pine Street  
San Francisco, Ca. 94104

**RECEIVED**

JUN 07 2001

**REUBEN & ALTER**

Re: TRANSIT IMPACT DEVELOPMENT FEE - FINAL DETERMINATION

Property Address: 899 Howard Street  
Application Number: 09926696 . Block & Lot: 3733 79 .  
Owner: Forthright Partners .  
Mailing Address: 556 Commercial St. ste 300, S F Ca. 94111 .

Our records indicate that on 5/15/2001, an Initial Determination of the Transit Impact Development Fee for the above-cited project was sent to you. As no appeal was made of the initial determination, the following determination is now final :

(net effective increase)Office Use: 129,378 square feet

Transit Fee Amount: \$ 646,890 .

This fee is due and payable upon the earliest of the following three events: (1) when 50% of the net rentable space in the building is occupied, OR (2) Upon issuance of the first office temporary permit of occupancy, OR (3) Upon requesting a certificate of final completion and occupancy. We will send you an invoice when the fee is due, however it is your responsibility to insure that this fee is paid.

This project has fulfilled the initial requirements of establishing the appropriate Transit Impact Development Fee. The Bureau of Building Inspection is authorized to issue a building permit for this application.

Sincerely,

Steven Nickerson, Administrator  
Transit Impact Development Fee

CC. Bureau of Building Inspection (2 X)

Howard Street Associates, LLC

CIT044

City Treasurer's Office

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
4-27-10	04-10	Child Car Planning Comm. Motion 150	153500.00
<b>RECEIVED</b>  MAY 18 2010 CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK <i>Andrea Modena</i>			
CHECK DATE	4-27-10	CHECK NUMBER	1580
TOTAL >			153500.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Howard Street Associates, LLC

100 Bush Street, 26th Floor  
San Francisco, CA 94104  
(415) 772-5900

Comerica Bank of California  
333 W. Santa Clara St.  
San Jose, CA 95113

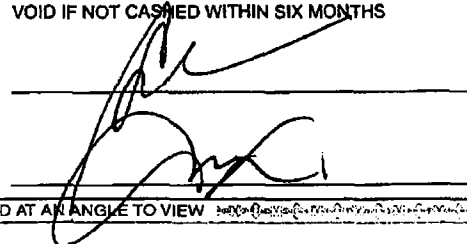
90-3752  
1211

DATE	CHECK NO.	AMOUNT
April 27, 2010	1580	\$****153,500.00

Pay:\*\*\*\*\*One hundred fifty-three thousand five hundred dollars and no cents

VOID IF NOT CASHED WITHIN SIX MONTHS

PAY TO THE ORDER OF  
City Treasurer's Office  
c/o San Francisco Planning Dept  
1650 Mission St. Suite 400  
San Francisco, CA 94103



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000001580⑈ ⑆121137522⑆ 1894088184⑈



OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

Call 415-588-8870 to schedule inspections for building, electrical and / or plumbing. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

By: [Signature] SMITH, DBI

AUG 09 2010

BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: Delete.  
Replacement of NW entry doors (3) from  
Scree

NOTIFIED MR. \_\_\_\_\_

APPROVED: Per Zoning Administrator direction phone & application for permit approval  
Report & plans must be sent back to Planning prior to issuance of permit.  
Safekeeping alterations shall be permitted under subject permit.  
**SAFELY EXEMPT FROM ENVIRONMENTAL REVIEW**  
Class 1  
[Signature] 7.26.10  
DEPARTMENT OF CITY PLANNING

By: Roston  
DONALD K. TOM, DBI

AUG 31 2010

NOTIFIED MR. \_\_\_\_\_

APPROVED: Approved Planning Dept. Aaron J. Hoffman  
**HOUSE NOTIFY FIRE INSPECTOR**  
[Signature] 8/27/10  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
By: [Signature]  
JAMES ZHAN, DBI  
AUG 26 2010  
MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
CHECKED  
AUG 10 2010  
BY: THOMAS LE  
[Signature]  
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
**DPW/BSM SIGN OFF ON JOB CARD - REQUIRED PRIOR TO DBI FINAL**  
**CALL 554-7149 TO SCHEDULE**  
By: Burhan T. Gaine, DPW/BSM  
[Signature] 8/8/10  
BUREAU OF ENGINEERING

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
NA-95  
DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
[Signature]  
REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: [Signature]  
**DPW/C**  
8/26/10  
See attached DPW/C Capacity Change Invoice for lot covered area. DBI will collect 50% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by DPW/C directly.  
HOUSING INSPECTION DIVISION DPW/C

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

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

Number of attachments

[Signature]  
OWNER'S AUTHORIZED AGENT  
agent for Turner

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

OFFICIAL COPY



City and County of San Francisco  
Department of Building Inspection

**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

LOCATION: 275 HOWARD ST 3733/079  
(number) (street) (block and lot)

Permit Application No: 201100255345 Type of Construction: 2 Stories: 6 Dwelling Units: 0

Basements: 1 Occupancy Classification: B/A-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: ON FIRST & SECOND FLOORS, A 2ND GENERATION TENANT IMPROVEMENT WITHIN EXISTING BUILDING, INCLUDING THE CONSTRUCTION OF WALLS & DOORS, FOR OCCUPANCY BY HEALD COLLEGE.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This certificate issued on: 4/12/11  
Vivian L. Day

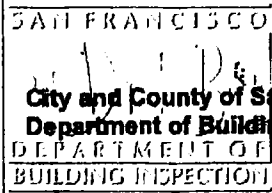
by: [Signature]  
(Signature) Building Inspector  
SARAH HARTMAN  
Printed Name

VIVIAN L. DAY, C.B.O., Director of Building Inspection

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)



OFFICIAL COPY



DIRECTOR'S OFFICE Gavin Newsom, Mayor  
DEPT. OF BLDG. INF. Day, C.B.O., Director

REFER TO: \_\_\_\_\_

10 NOV 22 AM 8:55

November 22, 2010

**TEMPORARY CERTIFICATE OF OCCUPANCY**

Fiona Ruddy  
Turner Construction Company  
343 Sansome Street, Ste. 500  
San Francisco, CA 94104

Application No: 201008255345  
Property Address: 875 Howard Street  
Expiration Date: December 21, 2010

Dear Sir/Madam:

In response to your letter dated November 18, 2010, in which you requested a Temporary Certificate of Occupancy for the first floor of a R/A-3 occupancy intended for use as offices, classrooms and labs by Heald College located at 875 Howard Street, we have investigated the matter and find that no hazards would result by the occupancy of this structure for the purpose stated above, pending the issuance of a Certificate of Final Completion and Occupancy. Therefore, pursuant to the provisions of Section 109.4 of the San Francisco Code, this notification shall serve as a Temporary Certificate of Occupancy for a period not to exceed 30 days from the date of this letter. If the Certificate of Final Completion and Occupancy is not issued by that time, it will be your responsibility to apply for an extension of Temporary Certificate of Occupancy – again stating in your letter the reason(s) why the deficiencies in the structure have not been corrected, along with a definite schedule for correction. Please be aware that it is unlawful to occupy a structure without a Certificate of Final Completion and Occupancy or a valid Temporary Certificate of Occupancy.

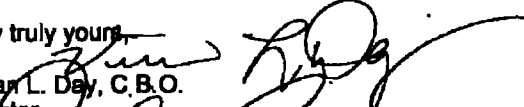
**ATTENTION: Should the Temporary Certificate of Occupancy expire without an extension or the issuance of a Certificate of Final Completion and Occupancy a Notice of Violation shall be issued. The matter will then be referred to the Code Enforcement Division for a Director's Hearing and abatement proceedings for the unlawful occupancy of the building.**

**Outstanding items are to be completed prior to issuance of a Certificate of Final Completion and Occupancy:**

1. Final approvals from inspectors for: Building, Electrical, Plumbing, Fire & Sidewalk.
2. Glass doors at glass enclosed reception area to remain in an open position during business hours until doors are modified to comply with CBC 1133B.2.6.
3. Scaffold at Howard Street entrance to remain in place until special inspections for the new awning have been cleared by DBI.

If you have any further questions, contact District Building Inspector Steve Hajnal at (415) 558-6102 between 7:30 to 8:30 A.M. or 3:00 to 4:00 P.M., Monday through Friday.

Very truly yours,

  
Vivian L. Day, C.B.O.  
Director

  
Daniel Lowrey  
Chief Building Inspector

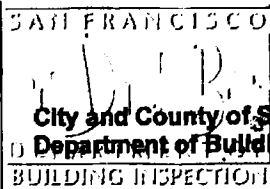
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.cc: District Insp. #3, EID, PID, Fire  
Sidewalk, Microfilm, BID File

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**INSPECTION SERVICES**  
1660 Mission Street -- San Francisco CA 94103  
Office (415) 558-6570 – FAX (415) 558-6261 – www.sfgov.org/dbi

OFFICIAL COPY



Edwin M. Lee, Mayor  
Vivian L. Day, C.B.O., Director

January 13, 2011

**AMENDED**

**TEMPORARY CERTIFICATE OF OCCUPANCY**

Fiona Ruddy  
Turner Construction Company  
343 Sansome Street, Ste. 500  
San Francisco, CA 94104

Application No: 201006255345  
Property Address: 875 Howard Street  
Expiration Date: April 13, 2011

Dear Sir/Madam:

In response to your letter dated January 7, 2011, in which you requested a Temporary Certificate of Occupancy for all of the areas on the 1<sup>st</sup> and 2<sup>nd</sup> floors occupied by Heald College located at 875 Howard Street, we have investigated the matter and find that no hazards would result by the occupancy of this structure for the purpose stated above, pending the issuance of a Certificate of Final Completion and Occupancy. Therefore, pursuant to the provisions of Section 109.4 of the San Francisco Code, this notification shall serve as a Temporary Certificate of Occupancy for a period not to exceed 90 days from the date of this letter. If the Certificate of Final Completion and Occupancy is not issued by that time, it will be your responsibility to apply for an extension of Temporary Certificate of Occupancy – again stating in your letter the reason(s) why the deficiencies in the structure have not been corrected, along with a definite schedule for correction. *Please be aware that it is unlawful to occupy a structure without a Certificate of Final Completion and Occupancy or a valid Temporary Certificate of Occupancy.*

**ATTENTION:** *Should the Temporary Certificate of Occupancy expire without an extension or the issuance of a Certificate of Final Completion and Occupancy a Notice of Violation shall be issued. The matter will then be referred to the Code Enforcement Division for a Director's Hearing and abatement proceedings for the unlawful occupancy of the building.*

Outstanding items are to be completed prior to issuance of a Certificate of Final Completion and Occupancy:

1. Final approvals from Inspectors for: Building, Electrical, Fire & Sidewalk.
2. Key cylinders at bottom of glass doors to reception area.
3. Providing accessible transaction counter at bookstore, with assisting signage.

If you have any further questions, contact District Building Inspector Steve Hajnal at (415) 558-6102 between 7:30 to 8.30 A.M. or 3:00 to 4:00 P.M., Monday through Friday.

Very truly yours,

Vivian L. Day, C.B.O.  
Director

Daniel Lowrey  
Chief Building Inspector

VLD.DL.cw

cc: District Insp. #3, EID, Fire  
Sidewalk, Microfilm, BID File

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## 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.

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 **September 1, 2015**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org.

### Summary of Key Figures

<b>Small Allocation Projects</b> (<50,000 gsf of office space)	<b>Current Availability</b> 1,188,805 gsf Current total square footage available for allocation.	<b>Pending Availability</b> 903,255 gsf Currently available square footage less 285,550 gsf of pending* projects.	<b>Pipeline Availability</b> 776,280 gsf Currently available square footage less 285,550 gsf of pending* projects and 126,975 gsf of pre-application** projects.
<b>Large Allocation Projects</b> (>50,000 gsf of office space)	<b>Current Availability</b> 1,429,763 gsf Current total square footage available for allocation.	<b>Pending Availability</b> -1,678,791 gsf Currently available square footage less 3,108,554 gsf of pending* projects.	<b>Pipeline Availability</b> -8,529,408 gsf Currently available square footage less 3,108,554 gsf of pending* projects and 6,850,617 gsf of pre-application** projects.

\* 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
2009.0065	3433 Third Street	49,229	B filed 1/27/09
2014.0567	2101 Mission Street	48,660	B filed on 4/17/14
2012.1410	77-85 Federal Street	49,730	B filed on 6/5/14
2015-000509	1125 Mission Street	37,944	B filed on 1/15/15
2014.1315	135 Townsend Street	49,995	B filed on 3/11/15
2013.1511	360 Spear Street (aka 100 Harrison St)	49,992	B filed on 4/3/15
<b>Subtotal</b>		<b>285,550</b>	

Large Office			
Case No.	Address	Sq. Ft.	Status
2012.0640	598 Brannan Street	700,456	B filed on 10/24/12
2013.1545	645 Harrison Street	99,698	B filed on 7/18/13
2013.1593	2 Henry Adams	245,697	B filed on 2/6/14
2011.0409	925 Mission Street	803,300	B filed on 8/19/14
2006.1523	50 First Street	1,050,000	B filed on 6/4/14
2014-002701	GSW Development	0	B filed on 12/12/14
2014.1063	633 Folsom Street	89,804	B filed on 12/23/14
2014.0154	1800 Mission Street	119,599	OFA filed on 1/27/15
<b>Subtotal</b>		<b>3,108,554</b>	

Staff	Comments
Julian Banales	New 5-story office building for Carpenter's Union on vacant lot. May be cancelled due to inactivity (2/18/14).
Brittany Bendix	Legalize change of use from retail and warehouse to office. Planning Commission hearing scheduled for 9/3/15.
Scott MacPherson	Demo two existing office buildings and construct a 5-story building with ground floor retail and office above.
Julian Banales	Change of use from auto repair.
Rich Sucre	Conversion of existing self storage building.
Rich Sucre	Partial conversion of existing ISE.

Staff	Comments
Elizabeth Purl	Demo of 2 industrial buildings; 2 new office buildings (Central SoMa Project).
Kimberly Durandet	LoD confirmed 14,520gsf as existing legal office space. Revised proposal to convert additional 99,698gsf, plus retain 33,758gsf of PDR on first and second floors.
Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation. Eligible area limited by recent legislation.
Kevin Guy	"5M" Project. Planning Commission informational hearing scheduled for 9/3/15.
Kevin Guy	Demo and construction of a mixed-use building with two towers.
David Winslow	Design approval only. Allocation already approved in Alexandria District.
Mark Luellen	Four story office addition to existing seven story building.
Rich Sucre	Conversion in the Armory.

## PRE-APPLICATION OFFICE PROJECTS\*

\*Projects that have submitted for initial Department review (e.g. environmental review (EE) or Preliminary Project Assessment (PPA)), but have not submitted an application pursuant to Planning Code Section 321 (Office Development Annual Limit).

<b>Small Office Cap</b>					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014.1616	1200 Van Ness Ave	27,000	PPA issued 1/14/15.	Mary Woods	Exact office square footage TBD.
2015-010219	462 Bryant Street	49,995	PPA filed on 8/12/15.		An existing single story office building and basement will remain, and five stories of new office space will be added (approximately 49,995 gsf of new office space).
2015-010374	598 Bryant Street	49,980	PPA filed on 8/12/15.	Kansai Uchida	Demo existing gas station and construct a 9-story mixed-use office building with underground parking.
<b>Subtotal</b>		<b>126,975</b>			

<b>Large Office Cap</b>					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2005.0759	725-735 Harrison	730,940	PPA letter issued 5/16/2013. Revised EE pending.	Debra Dwyer	"Harrison Gardens" (Central SoMa Project). Original proposal changed to office per 2/21/13 application amendment.
2014.0416	610-620 Brannan Street	561,065	EE filed 6/19/14	Elizabeth Purl	Demo and new 11-story mixed use bldg (Central SoMa Project).
2013.0478	559 6th Street	123,972	PPA issued on 6/17/13. PPA expired on 12/17/14.	Kimia Haddadan	Demolish 3 bldgs and construct a mixed-use project (Central SoMa Project)
2013.0970	Pier 70 (Forest City Only)	1,810,000	EE filed on 11/10/14	Andrea Contreras	SF Port project
n/a	2525 16th Street	60,980	Legitimization request filed 11/30/12	Corey Teague	EN Legitimization
2014.0858	565-585 Bryant Street	188,280	PPA issued on 7/25/14	Jeremy Shaw	Demo four existing bldgs and construct an 11-story mixed-use bldg. 2nd PPA proposes only 46,990sf of office (Central SoMa Project).
2014.0405	330 Townsend Street	394,300	PPA issued on 5/15/14	Steve Wertheim	Demo existing bldg and construct a 21-story office bldg. 2nd PPA proposes only 212,300sf of office (Central SoMa Project).
2013.0208	SWL 337 ("Mission Rock")	1,300,000	EE filed on 6/4/13	Josh Switzky	Large mixed-use project on Port property.
2015-004256	630-698 Brannan St	1,512,260	PPA issued on 7/24/15. EE filed 7/24/15.	Lisa Chen	Flower Mart replacement project (Central SoMa Project). Two Previous PPAs. 2015-001903 analysed proposed 1,492,450gsf. 2013.0370 was under different ownership, only included Lot 5, and analysed 655,150gsf.

2014.1208	1500 Mission Street	0	EE filed on 10/23/14	Chelsea Fordham	Demo and new construction of mixed use bldg with 462,800gsf of <u>City</u> office space.
2015-009704	505 Brannan Street	168,820	PPA filed on 7/27/15	Steve Wertheim	"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 306,266 sf.
<b>Subtotal</b>		<b>6,850,617</b>			

# ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available: **1,188,805**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	75,000	75,000	No Projects	N/A	0	0	
1986-1987	75,000	75,000	150,000	1199 Bush	1985.244	46,645	46,645	
1987-1988	103,355	75,000	178,355	3235-18th Street	1988.349	45,350	45,350	aka 2180 Harrison Street
1988-1989	133,005	75,000	208,005	2601 Mariposa	1988.568	49,850	49,850	
1989-1990	158,155	75,000	233,155	No Projects	N/A	0	0	
1990-1991	233,155	75,000	308,155	No Projects	N/A	0	0	
1991-1992	308,155	75,000	383,155	1075 Front	1990.568	32,000	32,000	
1992-1993	351,155	75,000	426,155	No Projects	N/A	0	0	
1993-1994	426,155	75,000	501,155	No Projects	N/A	0	0	
1994-1995	501,155	75,000	576,155	No Projects	N/A	0	0	
1995-1996	576,155	75,000	651,155	No Projects	N/A	0	0	
1996-1997	651,155	75,000	726,155	No Projects	N/A	0	0	
1997-1998	726,155	75,000	801,155	No Projects	N/A	0	0	
1998-1999	801,155	75,000	876,155	1301 Sansome	1998.362	31,606	31,606	
1999-2000	844,549	75,000	919,549	435 Pacific	1998.369	32,500		
				2801 Leavenworth	200.459	40,000		
				215 Fremont	1998.497	47,950		
				845 Market	1998.090	49,100	169,550	
2000-2001	749,999	75,000	824,999	530 Folsom	2000.987	45,944		
				35 Stanford	2000.1162	48,000		
				2800 Leavenworth	2000.774	34,945		
				500 Pine	2000.539	44,450	173,339	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

## ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

**Amount Currently Available: 1,188,805**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
				808 Brannan Street	2012.0014	43,881		EN Legitimization
				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	88,742	
				<b>Total</b>		<b>1,105,134</b>		

<sup>1</sup> Each approval period begins on October 17

<sup>2</sup> Carried over from previous year



**ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT**

**Amount Currently Available: 1,429,763**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Large" Office Annual Limit <sup>3</sup>	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 235 Pine 343 Sansome	1986.085 1984.432 1985.079	318,030 147,500 160,449	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	No Projects	N/A	0	0	
1997-1998	3,227,136	875,000	(37,582)	4,064,554	101 Second 55 Second Street 244-256 Front 650 Townsend 455 Golden Gate 945 Battery 475 Brannan 250 Steuart One Market Pier One 554 Mission 700 Seventh 475 Brannan 670 Second 160 King 350 Rhode Island First & Howard 235 Second 500 Terry Francois 550 Terry Francois 899 Howard First & Howard 550 Terry Francois 350 Bush 38-44 Tehama	1997.484 1997.215 1996.643 1997.787 1997.478 1997.674 1997.470 1998.144 1998.135 1998.646 1998.321 1999.167 1999.566 1999.105 1999.027 1998.714 1998.902 1999.176 2000.127 2000.329 1999.583 1998.902 2000.1293 2000.541 2001.0444	368,800 283,301 58,650 269,680 420,000 52,715 61,000 540,000 51,822 88,350 645,000 273,650 2,500 60,000 176,000 250,000 854,000 180,000 280,000 225,004 153,500 295,000 60,150 344,500 75,000	368,800	aka One Second Street aka 275 Saramento Street aka 699-08th Street State office building - see also Case No. 1993.707  aka 2 Folsom/250 Embarcadero  Port office building aka 560/584 Mission Street aka 625 Townsend Street addition to previous approval - 1997.470  First & Howard bldg #2 (405 Howard), #3 (505-525 Howard) & #4 (500 Howard)  Mission Bay 26a Mission Bay 28  First & Howard bldg #1 (400 Howard) Additional allocation (see also 2000.329) See also 500 Pine Street - Small
1998-1999	2,379,208	875,000	0	3,254,208				1,685,346	
1999-2000	2,192,886	875,000	0	3,067,886					
2000-2001	899,382	875,000	0	1,764,382				2,178,504	
2001-2002	1,409,232	875,000	0	2,284,232				355,150	

# ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available: **1,429,763**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Large" Office Annual Limit <sup>3</sup>	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					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 1409/1499 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	736,832	
2007-2008	2,992,332	875,000	0	3,867,332	100 California	2006.0660	76,500		Additional allocation for First & Howard Building #3
					505-525 Howard	2008.0001	74,500		Redevelopment - Yerba Buena
					680 Folsom Street	No Case	117,000		Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") for which previously allocated office space and future allocations would be limited to 1,350,000 gsf to be distributed among designated buildings within district.
					Alexandria District	2008.0850	1,122,980		Alexandria District - East Campus (312,932)
					600 Terry Francois	2008.0484	0*		

# ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

**Amount Currently Available: 1,429,763**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Large" Office Annual Limit <sup>3</sup>	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)
2008-2009	2,476,352	875,000	0	3,351,352	1450 Owens	2008.0690	0*	1,390,980	Alexandria District - West Campus (61,581)
2009-2010	3,351,352	875,000	0	4,226,352	No Projects	N/A	0	0	
2010-2011	3,657,122	875,000	0	4,532,122	850-870 Brannan Street	2009.1026	138,580		aka 888 Brannan Street
2011-2012	3,991,802	875,000	0	4,866,802	222 Second Street	2006.1106	430,650	569,230	LEED
					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
					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		
					100 Potrero Ave.	2012.0371	70,070		
					601 Townsend Street	2011.1147	72,600	535,400	EN Legitimization
2012-2013	4,331,402	875,000	0	5,206,402	101 1st Street	2012.0257	1,370,577		EN Legitimization
					181 Fremont Street	2007.0456	404,000		Transbay Tower; aka 425 Mission 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		
					999 Brannan Street	2013.0585	143,292		Salesforce (No. 2)
					1800 Owens Street	2012.1482	700,000	3,610,469	EN Legitimization - Dolby Mission Bay Block 40
2013-2014	1,595,933	875,000	0	2,470,933	300 California Street	2012.0605	56,459		
					665 3rd Street	2013.0226	123,700		
					410 Townsend Street	2013.0544	76,000		
					888 Brannan Street	2013.0493	10,000		
2014-2015	2,149,774	875,000	0	3,024,774	81-85 Bluxome Street	2013.0007	55,000	321,159	AirBnB - See Also 2011.0583B
					501-505 Brannan Street	2012.1187	137,446		
					100 Hooper Street	2012.0203	284,471		
					390 Main Street	n/a	137,286		
					250 Howard Street	2014-002085	766,745		MTC Project - Verified on 4/14/15
					510 Townsend Street	2014.0679	269,063	1,595,011	aka Transbay Block 5 (195 Beale St)
					<b>Total</b>	<b>Total</b>	<b>19,082,655</b>		

<sup>1</sup> Each approval period begins on October 17

## ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available: **1,429,763**

Approval Period <sup>1</sup>	Unallocated Sq. Ft. <sup>2</sup>	"Large" Office Annual Limit <sup>3</sup>	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments

<sup>1</sup> Carried over from previous year

<sup>2</sup> Excludes 75,000 gsf dedicated to "small" projects per Section 321(b)(4)

### SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1985.244	1189 Bush	0280-031	46,645	11026	complete	1991	COMPLETE
1987-1988	1986.349	3235-18th Street	007030	45,350	11451	complete		REVOKED
1988-1989	1988.568	2601 Mariposa	4016-001	49,850	11598	complete	1991	18 MOS. EXPIRED
1989-1990	1988.287	1501 Sloat	7255-002	39,000	11567	doesn't count	n/a	NO INFORMATION / NOT APPLICABLE UNDER CONSTRUCTION
1990-1991	1990.238	350 Pacific	0165-006	45,718	13114	doesn't count	n/a	AWAITING ADDITIONAL INFORMATION
1991-1992	1990.568	1075 Front	0111-001	32,000	13381	complete	1993	Comments
1992-1993	1987.847	601 Duboce	3539-001	36,000	13254	doesn't count	n/a	St. Francis Hospital
1993-1994								P&E. aka 2160 Harrison Street
1994-1995								KOED
1995-1996								revoked 12/00
1996-1997								revoked 12/00
1997-1998								revoked 12/00
1998-1999	1998.362	1301 Sansome	0085-005	31,606	14784	complete	1999	No Projects Approved During Allocation Period
1999-2000	1998.369	435 Pacific	0175-028	32,500	14971	complete	2003	No Projects Approved During Allocation Period
	2000.459	2801 Leavenworth	0010-001	40,000	15922	complete	2001	No Projects Approved During Allocation Period
	1998.497	215 Fremont	3738-012	47,950	15939	complete	2002	No Projects Approved During Allocation Period
	1999.668	38-44 Tehama	3736-111	49,950	15967	doesn't count	n/a	The Cannery
	1998.090	845 Market	3705-08'18 into 3705-049	49,100	15949	complete	2006	reapproved as large project
2000-2001	1999.521	178 Townsend	3788-012	49,002	16025	doesn't count	n/a	Bloomingdale's
	2000.987	530 Folsom	3736-017	45,944	16023	complete	2006	18mos exp 9/2/02; 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
	1999.500	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	The Anchorage
	2000.774	2800 Leavenworth	007008	34,945	16071	complete	2001	revoked 1/6/05
	2000.552	199 New Montgomery	3722-021	49,345	16104	doesn't count	n/a	building permit application no. 200011014657 withdrawn on 11/9/06. REVOCATION LETTER ISSUED 9/25/07
	2000.1269	3433 Third	5203-23	42,000	16107	doesn't count	n/a	



**SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS**

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2014-2015	2013.1600	340 Bryant Street	3764-061	47536	19311	under construction		BPA 201305177189 issued 7/15/15.

COMPLETE

REVOKED

18 MOS. EXPIRED

NO INFORMATION / NOT APPLICABLE UNDER CONSTRUCTION

AWAITING ADDITIONAL INFORMATION

Comments

BPA 201305177189 issued 7/15/15.

## LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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								
1988-1989	1984.199	524 Howard	3721-013	199,965	11683	doesn't count	n/a	No Projects Approved During Allocation Period 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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1998.321	554 Mission	3708-015/017/018 into 3708-095	645,000	14893	complete	2003	aka 560/584 Mission
	1999.167	700 Seventh	3799-001 into 3799-008	273,650	14895	complete	2006	aka 625 Townsend
	1999.566	475 Brannan	3787-031	2,500	14884	complete	2001	addition to previous approval - 1997.470
	1998.268	631 Folsom	3750-090	170,000	14750	doesn't count	n/a	project converted to residential - allocation revoked 12/00.
1999-2000	1999.106	670 Second	3788-043/044	60,000	14907	complete	2001	
	1999.027	160 King	3794-025	176,000	14956	complete	2002	
	1998.714	350 Rhode Island	3957-001	250,000	14988	complete	2004	
	1998.902	First & Howard	3721, 3736, 3737	854,000	15006	complete/approved	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 under review; 2008.0001 for additional allocation); bldg #4 - 500 Howard (3721-119) - 216,000 gsf office - 200006172952 - complete).
	1999.176	235 Second	3736-061 into 3736-123	180,000	15004	complete	2002	

# LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	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 project converted to residential - allocation revoked 1/10/05
	1998.635	2101 Bryant	4080-007	148,000	15044	doesn't count	n/a	
	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	approved	n/a	18mos exp 5/8/03 - CPC received project status update on 10/11/07 (associated with 500 Pine Street - Small Office Approval). Sponsor email reports that 18-month period expired May 22, 2005 due to appeals. Building permit application no. 200708078938 currently under review by DBI/FD/DPW.
	2001.0444	38-44 Tehama	3736-111	75,000	16280	complete	2003	modify 1999.176 - convert warehouse from PDR to office.
	2000.319	235 Second	3736-61,62,64-67	64,000	16279	complete	2002	
	2001.0689	250 Brannan	3774-25	113,540	16285	complete	2002	
	2001.0798	555 Mission	3721-69,70,78-81, 120	549,000	16302	complete	2008	
	2002.0301	Mission Bay 42/4	8709-10	80,922	16397	doesn't count	n/a	revoked and reapproved as 2002.1216 (1600 Owens)
	2002.0300	1700 Owens	8709-007	0*	16398	complete	2007	Alexandria District (160,100). West Campus. 164,828
2002-2003	No Case	7th/Mission GSA	3702-15 ...	514,727	none	complete	2007	Federal Building
	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

# LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
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 Presidio - Letterman Digital Arts	3770-001	370,000	none	doesn't count	n/a	E, K & L 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.
2004-2005	No Case			839,301	none	complete	2006	No Projects Approved During Allocation Period aka 1409-1499 Illinois/MB Block X-4. 18 mos exp 10/6/07. Project (200607186938) complete 11/19/08 Alexandria District - West Campus (158,500).
2005-2006	2006.0384	201-16th Street	3940-001	430,000	17223	complete	2008	200611298694 issued 5/24/07 (aka MBS Blk 41-43, Parcel 5). Under construction. Estimated completion in March 2009.
2006-2007	2006.1212	1500 Owens	8709-006	0*	17333	complete	2009	Blk 41-43, Parcel 4. 200711097802 issued 6/3/08. Piles driven, no further work performed. Not currently active 5/18/2011
	2006.1216	1600 Owens	8709-004/010	0*	17332	approved	n/a	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 officelab; 200705090778 (450 South Street) COMPLETE on 10/23/09 for "parking garage with 7 stories new building." 200806104062 filed on 6/10/08 for new 10-story office building - Issued 4/23/10, but not under construction.
	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/approved	n/a	MBS Blk 27, Parcel 1 see also 2006.1509. 200806265407 filed 6/26/08 for 6-story office building - currently (9/29/08) being reviewed by SFFD. Sold to salesforce.com with 202,983 sf allocation as of April 2011.
	2006.1536	1515 Third Street	8721-012	0*	17400	approved	n/a	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)
	2005.1062	650 Townsend	3783-009	375,151	17440	complete	2009	

## LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2006.0616	120 Howard	3717-019	67931	17466	complete	n/a	Construction completed in 2012
	2006.1273	535 Mission	3721-068, 083	293,750	17470	approved	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.
<b>2007-2008</b>	2006.0660	100 California	0236-017	76,500	17544	approved	n/a	18 mos exp 7/31/09. No building permit on file as of 5/18/11. Beacon Capital started the process and then allegedly sold to Broadway Partners, who are reputed to be current owners- no current status  6/16/14 update - Broadway Partners website lists the property as theirs. No building permits relating to project on file. Site visit on 6/17/14 shows no signs of upcoming construction activity.

COMPLETE

REVOKED

18 MOS. EXPIRED

NO INFORMATION / NOT APPLICABLE

UNDER CONSTRUCTION

AWAITING ADDITIONAL INFORMATION

## LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
								COMPLETE
								REVOKED
								18 MOS. EXPIRED
								NO INFORMATION / NOT APPLICABLE
								UNDER CONSTRUCTION
								AWAITING ADDITIONAL INFORMATION
								Comments
	2008.0001	505-525 Howard	3736-001;004/114/121	74,500	17641	approved	n/a	18 mos exp 12/28/09. 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	approved	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
	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	430,650	18170	approved	n/a	BPA No. 200711309386 additional allocation per terms of Motion 17709 by Letter of Determination
2010-2011	No Case	Alexandria District	various	200000	17709	approved	n/a	Letter of Determination
	2006.1524	350 Mission Street	3710-017	335,000	18288	approved	n/a	Priority Resolution Only for 100,000gsf.
	2007.0903	Treasure Island	1939-001/002	0	18332	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
2011-2012	No Case	Alexandria District	various	27020	17709	approved	n/a	Letter of Determination
	2011.0583	850-870 Brannan Street	3780-006, 007, 007A, and 072	113,753	18527	approved	2013	aka 888 Brannan Street
	2011.1147	601 Townsend Street	3799-001	72,600	18619	approved	n/a	BPA No. 201408063120 approved by Planning on 8/8/14, but not yet issued by DBI.
	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	450-462 Bryant St	3763-015A	59,475	18685	under construction	n/a	BPA No. 201312194864 issued on 5/22/14.
	2012.0041	444 DeHaro St	3979-001	90500	18653	under construction	2013	BPA No. 201312194626 issued on 12/31/13.
	2012.0409	185 Berry St	3803-005	101,982	18690	under construction	n/a	aka China Basin Landing.

## LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	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	under construction	n/a	Transbay Tower, aka 425 Mission St. BPA No. 201303132080.
	2007.0456	181 Fremont Street	0308-001	361038	18764	under construction	n/a	BPA No. 201305015894 issued 12/26/13.
	2012.1046	1550 Bryant Street	3923-006	108,399	18732	complete	2013	EN Legitimization. BPA No. 201302069627
	2012.1482	1800 Owens	8727-005	700000	18807	approved	n/a	currently under review at OCII, DBI and SFFD. Approved 2/14/13
	2009.0885	1100 Van Ness Ave	0694-010	242987	18890	under construction	n/a	CPMC - Cat Hill MOB
	2009.0886	3615 Cesar Chavez	6576-021	94,799	18886	approved	n/a	CPMC - St. Luke's MOB
	2007.0385	345 Brannan Street	3788-039	102285	19000	under construction	n/a	Construction started in early 2014.
	2012.0799	270 Brannan Street	3774-026	189000	18988	under construction	n/a	BPA No. 201312174402 issued on 4/25/14. Foundation and Superstructure Addendum approved. Architectural Addendum under review by DBI/DPWP/UC. "Groundbreaking" in August 2014.
	2012.0906	333 Brannan Street	3788-042	175,450	18952	under construction	n/a	BPA No. 201306280744 issued 1/5/14. Planning approved Arch addendum on 2/20/14.
	2013.0276	350 Mission Street	3710-017	79,680	18956	under construction	n/a	Salesforce (No. 2). BPA No. 201108011461 issued 9/5/12. Planning approved Arch addendum on 9/11/14.
2013-2014	2013.0585	999 Brannan Street	3782-003	143292	18950	complete	2014	EN Legitimization. BPA No. 201306280728 issued 4/28/14.
	2012.0605	300 California Street	0238-002	56459	19034	approved	n/a	Approved 12/5/13. No BPA filed.
	2013.0226	665 3rd Street	3788-041	123,700	19012	complete	2013	BPA No. 201311222636 issued on 12/31/13 to legalize office space.
	2013.0544	410 Townsend Street	3785-002A 3780-006, 007, 007A and 072	76000	19062	approved	n/a	BPA No. 201306260587 approved by Planning on 7/30/14, but now "in hold" at DBI as of 12/3/14.
	2013.0493	888 Brannan Street	3786-018	10000	19049	complete	2014	AirBnB (No. 2) to convert GF parking to office.
	2013.0007	81-85 Bluxome Street	3786-018	55,000	19088	under construction	n/a	BPA No. 201404072588 issued 12/17/14. Arch addendum approved by all agencies except Planning. No BPA filed. The approved six-story office building project recently submitted a PPA to Planning proposing a "Phase II" for an additional 11 stories and 168,820 sf of office space.
2014-2015	2012.1187	501-505 Brannan Street	3786-038	137446	19295	approved	n/a	BPA Nos. 201410239755 and 201410209577 approved by Planning on 4/13/15, approved by DBI 6/24/15. Currently under review by SFFD and SFPUC.
	2012.0203	100 Hooper Street	3808-003	284471	19315	approved	n/a	