



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: AUGUST 7, 2014

Date: July 31, 2014
Project: Office Development Annual Limit Program – Update
Staff Contact: Corey Teague – (415) 575-9081
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Recommendation: None – Informational Item Only

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BACKGROUND

San Francisco's Office Development Annual Limit Program ("Program") was initially created in 1985 as part of the Downtown Plan. It limited the amount of large office development (projects containing at least 50,000sf of office space) that could be permitted each year in the City (the "Large Cap"). The passage of Proposition M the following year amended the Program in various ways, including the addition of a new and separate annual limit for smaller office development (projects containing between 25,000sf to 50,000sf), which is commonly known as the "Small Cap". The Planning Commission cannot allocate office space to any development in excess of what is available in the relevant cap at that time. However, it is not a use-or-lose program, and unallocated office space in one year rolls over to the next year.

In several instances since the creation of the Program, the market demand for office space in the City outpaced the supply of Large Cap space available to be granted by the Planning Commission. To address this issue, the Planning Commission adopted policies that replaced the typical project-by-project review process with a competitive review process that analyzed multiple projects at once.

There are currently 2,049,774 square feet available in the Large Cap. However, there are currently 23 large office development proposals on file with the Department that represent 11,241,480 square feet. While the Large Cap receives an annual allotment of 875,000 square feet each October, and many of the office projects on file may eventually change and/or take multiple years to fully mature, it is likely that the Large Cap will be depleted at some point within the next two years if the typical project-by-project review process continues.

At the August 7, 2014 hearing, Planning Department staff will give an informational presentation on the background, current status, and projected outlook of the Program, and seek comments and guidance from the Planning Commission regarding how best to move forward on this issue.

REQUIRED COMMISSION ACTION

This item will be presented for informational purposes only. No formal action by the Planning Commission will be required.

RECOMMENDATION: None – Informational Item Only
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Attachments:

Current Office Development Annual Limit Program Figures

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 **July 29, 2014**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org

Summary of Key Figures

Small Allocation Projects (<50,000 gsf of office space)	Current Availability 1,242,547 gsf <i>Current total square footage available for allocation.</i>	Pending Availability 1,094,928 gsf <i>Currently available square footage less 147,619 gsf of pending* projects.</i>	Pipeline Availability 1,033,728 gsf <i>Currently available square footage less 147,619 gsf of pending* projects and 61,200 gsf of pre-application** projects.</i>
Large Allocation Projects (>50,000 gsf of office space)	Current Availability 2,049,774 gsf <i>Current total square footage available for allocation.</i>	Pending Availability -106,308 gsf <i>Currently available square footage less 2,156,082 gsf of pending* projects.</i>	Pipeline Availability -9,191,706 gsf <i>Currently available square footage less 2,156,082 gsf of pending* projects and 9,085,398 gsf of pre-application** projects.</i>

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

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

PENDING OFFICE PROJECTS*

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2009.0065	3433 Third Street	49,229	B filed 1/27/09	Julian Banales	New 5-story office building for Carpenter's Union on vacant lot. May be cancelled due to inactivity (2/18/14).
2014.0567	2101 Mission Street	48,660	B filed on 4/17/14	Brittany Bendix	Legalize change of use from retail and warehouse to office.
2012.1410	77-85 Federal Street	49,730	B filed on 6/5/14	Scott MacPherson	Demo two existing office buildings and construct a 5-story building with ground floor retail and office above.
Subtotal		147,619			

Large Office					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2012.0722	390 Main Street	120,103	B filed 6/7/12	Brittany Bendix	Regional gov't HQ; no Commission action required owing to exemptions for regional government use. Waiting for BPA No. 201210121904.
2013.0627	660 3rd Street	80,000	B filed on 5/16/13	Rich Sucre	Conversion of a historic four-story plus basement building to office through Sec. 803.9. PC hearing on 5/1/14 - project continued to June 2014.
2013.1545	645 Harrison Street	147,976	B filed on 10/24/13	Erika Jackson	Legalize existing 67,170sf of office space in the building, and convert the remaining 80,806sf to office space.
2013.1600	340 Bryant Street	62,050	B filed on 12/19/13	Erika Jackson	Conversion of a four-story building, from industrial uses to office.
2013.1593	2 Henry Adams	245,697	B filed on 2/6/14	Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation.
2012.1187	501 Brannan Street	125,000	B filed on 3/7/14	Brittany Bendix	6-story office building on parking lot. PC hearing projected for Fall '14.
2012.0203	100 Hooper Street	325,256	B filed on 3/27/14	Chris Townes	Construction of a multi-building commercial development including PDR and flexible office and institutional uses.
2006.1523	50 First Street	1,050,000	B filed on 6/4/14	Kevin Guy	Demo and construction of a mixed-use building with two towers.
Subtotal		2,156,082			

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

PRE-APPLICATION OFFICE PROJECTS*

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

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2009.1153	2095 Jerrold Ave / 901 Rankin	35,770	6/12/12 EE case closed; NegDec Addendum issued	Andrea Contreras	Produce Market; awaiting B case filing
2012.1198	938 Howard Street	25,430	Exemption issued 4/15/13	Elizabeth Purl	Conversion of (e) industrial building
Subtotal		61,200			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2005.0759	725-735 Harrison	730,940	PPA letter issued 5/16/2013	Debra Dwyer	"Harrison Gardens" (Central SoMa Project). Original proposal changed to office per 2/21/13 application amendment.
2011.0409	925 Mission	1,045,000	EE filed 2/2/12	Kevin Guy	"5M" Project. Final office total TBD.
2012.0640	598 Brannan Street	700,456	EE filed 8/23/12	Elizabeth Purl	Demo of 2 industrial buildings; 2 new office buildings (Central SoMa Project).
2012.1379	610-620 Brannan Street	570,865	EE filed 6/19/14	Amnon Ben-Pazi	Demo and new 11-story mixed use bldg (Central SoMa Project).
2013.0478	559 6th Street	123,972	PPA issued on 6/17/13	Kimia Haddadan	Demolish 3 bldgs and construct a mixed-use project (Central SoMa Project)
2013.0370	575 6th Street	655,150	PPA letter issued 7/5/13	Andrea Contreras	Flower Mart replacement project (Central SoMa Project)
2013.0970	Pier 70 (Forest City Only)	2,225,000	PPA letter issued 8/15/2013	Andrea Contreras	SF Port project
n/a	2525 16th Street	60,980	Legitimization request filed 11/30/12	Corey Teague	EN Legitimization
n/a	Transbay Block 5	600,000	RFP released on 4/2/14	Josh Switzky	RFP released 4/2/14 with 6/25/14 deadline.
2014.0154	1800 Mission Street	138,403	EE filed on 5/12/14	Environmental	Conversion in the Armory.
2014.0679	510 Townsend Street	258,200	PPA letter issued 7/3/14	Robin Ocubillo	WSoMa project.
2014.0858	565 Bryant Street	188,280	PPA filed on 5/23/14	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).
2014.1063	633 Folsom Street	93,852	PPA filed on 7/9/14	Kevin Guy	Vertical addition of existing 7-story bldg.
2013.0208	SWL 337 ("Mission Rock")	1,300,000	EE filed on 6/4/13	Josh Switzky	Large mixed-use project on Port property.
Subtotal		9,085,398			

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	1,242,547
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	75,000	75,000	No Projects	N/A	0	0	
1986-1987	75,000	75,000	150,000	1199 Bush	1985.244	46,645	46,645	
1987-1988	103,355	75,000	178,355	3235-18th Street	1988.349	45,350	45,350	aka 2180 Harrison Street
1988-1989	133,005	75,000	208,005	2601 Mariposa	1988.568	49,850	49,850	
1989-1990	158,155	75,000	233,155	No Projects	N/A	0	0	
1990-1991	233,155	75,000	308,155	No Projects	N/A	0	0	
1991-1992	308,155	75,000	383,155	1075 Front	1990.568	32,000	32,000	
1992-1993	351,155	75,000	426,155	No Projects	N/A	0	0	
1993-1994	426,155	75,000	501,155	No Projects	N/A	0	0	
1994-1995	501,155	75,000	576,155	No Projects	N/A	0	0	
1995-1996	576,155	75,000	651,155	No Projects	N/A	0	0	
1996-1997	651,155	75,000	726,155	No Projects	N/A	0	0	
1997-1998	726,155	75,000	801,155	No Projects	N/A	0	0	
1998-1999	801,155	75,000	876,155	1301 Sansome	1998.362	31,606	31,606	
1999-2000	844,549	75,000	919,549	435 Pacific	1998.369	32,500	169,550	
				2801 Leavenworth	200.459	40,000		
				215 Fremont	1998.497	47,950		
				845 Market	1998.090	49,100		
2000-2001	749,999	75,000	824,999	530 Folsom	2000.987	45,944	173,339	
				35 Stanford	2000.1162	48,000		
				2800 Leavenworth	2000.774	34,945		
				500 Pine	2000.539	44,450		See also 350 Bush Street - Large
2001-2002	651,660	75,000	726,660	No Projects	N/A	0	0	
2002-2003	726,660	75,000	801,660	501 Folsom	2002.0223	32,000	32,000	
2003-2004	769,660	75,000	844,660	No Projects	N/A	0	0	
2004-2005	844,660	75,000	919,660	185 Berry Street	2005.0106	49,000	49,000	
2005-2006	870,660	75,000	945,660	No Projects	N/A	0	0	
2006-2007	945,660	75,000	1,020,660	No Projects	N/A	0	0	
2007-2008	1,020,660	75,000	1,095,660	654 Minnesota	no case number	43,939	0	UCSF
2008-2009	1,095,660	75,000	1,170,660	No Projects	N/A	0	0	
2009-2010	1,170,660	75,000	1,245,660	660 Alabama Street	2009.0847	39,691	39,691	
2010-2011	1,205,969	75,000	1,280,969	No Projects	N/A	0	0	
2011-2012	1,280,969	75,000	1,355,969	208 Utah / 201 Potrero	2011.0468	48,732		EN Legitimization

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	1,242,547
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
				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	0	CURRENT PERIOD
Total						976,392		

¹ Each approval period begins on October 17

² Carried over from previous year

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,049,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	875,000	(475,000)	400,000	No Projects	N/A	0	0	
1986-1987	400,000	875,000	(475,000)	800,000	600 California	1986.085	318,030	625,979	
					235 Pine	1984.432	147,500		
					343 Sansome	1985.079	160,449		
1987-1988	174,021	875,000	(475,000)	574,021	No Projects	N/A	0	0	
1988-1989	574,021	875,000	(475,000)	974,021	No Projects	N/A	0	0	
1989-1990	974,021	875,000	(475,000)	1,374,021	150 California	1987.613	195,503	195,503	
1990-1991	1,178,518	875,000	(475,000)	1,578,518	No Projects	N/A	0	0	
1991-1992	1,578,518	875,000	(475,000)	1,978,518	300 Howard	1989.589	382,582	382,582	aka 199 Fremont Street
1992-1993	1,595,936	875,000	(475,000)	1,995,936	No Projects	N/A	0	0	
1993-1994	1,995,936	875,000	(475,000)	2,395,936	No Projects	N/A	0	0	
1994-1995	2,395,936	875,000	(475,000)	2,795,936	No Projects	N/A	0	0	
1995-1996	2,795,936	875,000	(475,000)	3,195,936	No Projects	N/A	0	0	
1996-1997	3,195,936	875,000	(475,000)	3,595,936	101 Second	1997.484	368,800	368,800	
1997-1998	3,227,136	875,000	(37,582)	4,064,554	55 Second Street	1997.215	283,301	1,685,346	aka One Second Street
					244-256 Front	1996.643	58,650		aka 275 Saramento Street
					650 Townsend	1997.787	269,680		aka 699-08th Street
					455 Golden Gate	1997.478	420,000		State office building - see also Case No. 1993.707
					945 Battery	1997.674	52,715		
					475 Brannan	1997.470	61,000		
					250 Steuart	1998.144	540,000		aka 2 Folsom/250 Embarcadero
1998-1999	2,379,208	875,000	0	3,254,208	One Market	1998.135	51,822		1,061,322
					Pier One	1998.646	88,350	Port office building	
					554 Mission	1998.321	645,000	aka 560/584 Mission Street	
					700 Seventh	1999.167	273,650	aka 625 Townsend Street	
					475 Brannan	1999.566	2,500	addition to previous approval - 1997.470	
1999-2000	2,192,886	875,000	0	3,067,886	670 Second	1999.106	60,000	2,178,504	
					160 King	1999.027	176,000		
					350 Rhode Island	1998.714	250,000		
					First & Howard	1998.902	854,000		First & Howard bldg #2 (405 Howard), #3 (505-525 Howard) & #4 (500 Howard)
					235 Second	1999.176	180,000		
					500 Terry Francois	2000.127	280,000		Mission Bay 26a
					550 Terry Francois	2000.329	225,004		Mission Bay 28
					899 Howard	1999.583	153,500		
2000-2001	889,382	875,000	0	1,764,382	First & Howard	1998.902	295,000	355,150	First & Howard bldg #1 (400 Howard)
					550 Terry Francois	2000.1293	60,150	355,150	Additional allocation (see also 2000.329)
2001-2002	1,409,232	875,000	0	2,284,232	350 Bush	2000.541	344,500		See also 500 Pine Street - Small
					38-44 Tehama	2001.0444	75,000		

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,049,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					235 Second	2000.319	64,000	1,146,040	modify 1999.176
					250 Brannan	2001.0689	113,540		
					555 Mission	2001.0798	549,000		
					1700 Owens	2002.0300	0*		Alexandria District - West Campus (160,100)
2002-2003	1,138,192	875,000	0	2,013,192	7th & Mission GSA	No Case	514,727	514,727	Federal Building
2003-2004	1,498,465	875,000	0	2,373,465	Presidio Dig Arts	No Case	839,301	839,301	Presidio Trust
2004-2005	1,534,164	875,000	0	2,409,164	No Projects	N/A	0	0	
2005-2006	2,409,164	875,000	0	3,284,164	201 16th Street	2006.0384	430,000	430,000	aka 1409/1499 Illinois
2006-2007	2,854,164	875,000	0	3,729,164	1500 Owens	2006.1212	0*	736,832	Alexandria District - West Campus (158,500)
					1600 Owens	2006.1216	0*		Alexandria District - West Campus (228,000)
					1455 Third Street/455 Mission Bay South Blvd/450 South Street	2006.1509	0*		Alexandria District - North Campus (373,487)
					1515 Third Street	2006.1536	0*		Alexandria District - North Campus (202,893)
					650 Townsend	2005.1062	375,151		
					120 Howard	2006.0616	67,931		
					535 Mission	2006.1273	293,750		
2007-2008	2,992,332	875,000	0	3,867,332	100 California	2006.0660	76,500	736,832	
					505-525 Howard	2008.0001	74,500		Additional allocation for First & Howard Building #3
					680 Folsom Street	No Case	117,000		Redevelopment - Yerba Buena
					Alexandria District	2008.0850	1,122,980		Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") for which previously allocated office space and future allocations would be limited to 1,350,000 gsf to be distributed among designated buildings within district.
					600 Terry Francois	2008.0484	0*		Alexandria District - East Campus (312,932)

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,049,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments	
					650 Terry Francois	2008.0483	0*		Alexandria District - East Campus (291,367)	
					1450 Owens	2008.0690	0*	1,390,980	Alexandria District - West Campus (61,581)	
2008-2009	2,476,352	875,000	0	3,351,352	No Projects	N/A	0	0		
2009-2010	3,351,352	875,000	0	4,226,352	850-870 Brannan Street	2009.1026	138,580		aka 888 Brannan Street	
					222 Second Street	2006.1106	430,650	569,230	LEED	
2010-2011	3,657,122	875,000	0	4,532,122	350 Mission Street	2006.1524	340,320			
					Alexandria District	n/a	200,000		under terms of Motion 17709	
					Treasure Island	2007.0903	100,000	640,320		
2011-2012	3,891,802	875,000	0	4,766,802	Alexandria District	n/a	27,020		under terms of Motion 17709	
					850-870 Brannan St	2011.0583	113,753		aka 888 Brannan Street	
					444 DeHaro St	2012.0041	90,500			
					460-462 Bryant St	2011.0895	59,475			
					185 Berry St	2012.0409	101,982		aka China Basin Landing	
					100 Potrero Ave.	2012.0371	70,070		EN Legitimization	
					601 Townsend Street	2011.1147	72,600	535,400	EN Legitimization	
2012-2013	4,231,402	875,000	0	5,106,402	101 1st Street	2012.0257	1,370,577		Transbay Tower; aka 425 Mission	
					181 Fremont Street	2007.0456	404,000		new office/residential building	
					1550 Bryant Street	2012.1046	108,399		EN Legitimization	
					1100 Van Ness Ave	2009.0885	242,987		CPMC Cathedral Hill MOB	
					3615 Cesar Chavez	2009.0886	94,799		CPMC St. Luke's MOB	
					345 Brannan Street	2007.0385	102,285			
					270 Brannan Street	2012.0799	189,000			
					333 Brannan Street	2012.0906	175,450			
					350 Mission Street	2013.0276	79,680		Salesforce (No. 2)	
					999 Brannan Street	2013.0585	143,292		EN Legitimization - Dolby	
					1800 Owens Street	2012.1482	700,000	3,610,469	Mission Bay Block 40	
2013-2014	1,495,933	875,000	0	2,370,933	300 California Street	2012.0605	56,459			
					665 3rd Street	2013.0226	123,700			
					410 Townsend Street	2013.0544	76,000			
					888 Brannan Street	2013.0493	10,000		AirBnB - See Also 2011.0583B	
					81-85 Bluxome Street	2013.0007	55,000	321,159		
Total							17,587,644			

¹ Each approval period begins on October 17

² Carried over from previous year

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

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1985.244	1199 Bush	0280-031	46,645	11026	complete	1991	St. Francis Hospital
1987-1988	1988.349	3235-18th Street	001/030	45,350	11451	complete		PG&E, aka 2180 Harrison Street
1988-1989	1988.568	2601 Mariposa	4016-001	49,850	11598	complete	1991	KQED
	1988.287	1501 Sloat	7255-002	39,000	11567	doesn't count	n/a	revoked 12/00
1989-1990								
1990-1991	1990.238	350 Pacific	0165-006	45,718	13114	doesn't count	n/a	revoked 12/00
1991-1992	1990.568	1075 Front	0111-001	32,000	13381	complete	1993	
	1987.847	601 Duboce	3539-001	36,000	13254	doesn't count	n/a	revoked 12/00
1992-1993								No Projects Approved During Allocation Period
1993-1994								No Projects Approved During Allocation Period
1994-1995								No Projects Approved During Allocation Period
1995-1996								No Projects Approved During Allocation Period
1996-1997								No Projects Approved During Allocation Period
1997-1998								No Projects Approved During Allocation Period
1998-1999	1998.362	1301 Sansome	0085-005	31,606	14784	complete	1999	
1999-2000	1998.369	435 Pacific	0175-028	32,500	14971	complete	2003	
	2000.459	2801 Leavenworth	0010-001	40,000	15922	complete	2001	The Cannery
	1998.497	215 Fremont	3738-012	47,950	15939	complete	2002	
	1999.668	38-44 Tehama	3736-111	49,950	15967	doesn't count	n/a	reapproved as large project
	1998.090	845 Market	into 3705-049	49,100	15949	complete	2006	Bloomingdale's
2000-2001	1999.821	178 Townsend	3788-012	49,002	16025	doesn't count	n/a	18mos exp 5/2/02; 2005.0470 new E & K appl for residential, building permit application no.200608290851 for residential submitted on 8/29/07; 9/4/08 CPC approves conversion to Residential (M17688) - Revoked on 1/23/09
	2000.987	530 Folsom	3736-017	45,944	16023	complete	2006	
	1999.300	272 Main	3739-006	46,500	16049	doesn't count	n/a	18mos exp 6/7/02; permit 200502185810 filed 2/05. 12/15/08 - Building Permit Application No. 200811136470 issued for demolition of two buildings on property. To be used for temp Transbay facility. REVOCATION LETTER ISSUED 3/16/09
	2000.1162	35 Stanford	3788-038	48,000	16070	complete	2007	
	2000.774	2800 Leavenworth	007/008	34,945	16071	complete	2001	The Anchorage
	2000.552	199 New Montgomery	3722-021	49,345	16104	doesn't count	n/a	revoked 1/6/05
	2000.1269	3433 Third	5203-23	42,000	16107	doesn't count	n/a	building permit application no. 200011014657 withdrawn on 11/9/06. REVOCATION LETTER ISSUED 9/25/07

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1999.795	177 Townsend	3794-4,7	46,775	16122	doesn't count	n/a	revoked 1/6/05
	2000.539	500 Pine	258-4 to 9/033	44,450	16113	approved	n/a	18mos exp 9/15/02 - CPC received project status update on 10/11/07 (project is associated with 350 Bush Street - Large Office Approval). Building permit application no. 200011024683 approved by CPB on 9/4/08. Building permit application no. 200806275535 submitted for shoring work (9/4/08 - under review by DPW-BSM)
	2000.986	150 Powell	327-22	39,174	16118/164 23	doesn't count	n/a	time limit for construction extended (see Case No. 2002.0363B). Project converted to residential use (see Case No. 2006.1299)
	1998.281	185 Berry	3803-005	49,500	16143	doesn't count	n/a	new approval 2005
	2000.190	201 Second	3736-097	44,500	16148	doesn't count	n/a	converted to residential use
	2000.660	35 Hawthorne	3735-047	40,350	16174	doesn't count	n/a	converted to residential use - see 2004.0852 and building permit application no. 200509082369
	2000.122	48 Tehama	3736-084/085	49,300	16235	doesn't count	n/a	revoked at Planning Commission hearing on 6/9/11
	2000.723	639 Second	3789-005/857:971	49,500	16241	doesn't count	n/a	revoked 1/6/05
	1999.423	699 Second	3789-004/857:971	49,500	16240	doesn't count	n/a	revoked 1/10/05
2001-2002	2001.0050	3251 18th Street	3591-018	49,500	16451	doesn't count	n/a	6/28/07 - building permit application no. 200706285450 submitted to revise project and reduce office space to approx. 10,000 gsf. - REVOCATION LETTER ISSUED 8/16/07
2002-2003	2002.0223	501 Folsom Street	3749-001	32,000	16516	complete	2006	
2003-2004								No Projects Approved During Allocation Period
2004-2005	2005.0106	185 Berry Street	3803-005	49,000	17070	complete	2008	
2005-2006								No Projects Approved During Allocation Period
2006-2007	No Case	654 Minnesota	042-003 & 00	43,939	none	complete	2009	Confirmed by UCSF via 7/13/2007 letter from UCSF and associated LoD
2007-2008								No Projects Approved During Allocation Period
2008-2009	2006.1294	110 The Embarcadero	3715-002	41,940	17804	doesn't count	n/a	18mos exp 7/14/10 - E appealed to BoS and overturned on 3/17/09. Application withdrawn and case closed on 12/30/09.

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2009-2010	2009.0847	660 Alabama Street	4020-002	39,691	17973	complete	2011	CFC for building permit application no. 201001144798 issued on 3/23/11
2010-2011								No Projects Approved During Allocation Period
2011-2012	2011.0468	208 Utah / 201 Potrero	3932-017	48,732	18608	complete	2012	BPA No. 201205090093
	2012.0014	808 Brannan Street	3780-004D	43,881	18559	complete	2013	BPA No. 201201031584
	2012.0128	375 Alabama Street	3966-002	48,189	18574	complete	2013	BPA No. 201209210308
	2011.1049	385 7th / 1098 Harrison	3754-017	42,039	18700	complete	2013	BPA No. 201212115895
	2011.1410	275 Brannan Street	3789-009	48,500	18672	complete	2013	BPA No. 201207164925
2012-2013								No Projects Approved During Allocation Period
2013-2014	2013.0992	3130 20th Street	4083-002	32081	19188			

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

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	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 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	

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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
	1998.635	2101 Bryant	4080-007	148,000	15044	doesn't count	n/a	project converted to residential - allocation revoked 1/10/05
	2000.329	550 Terry Francois	3839; 3840 into 8721-001/011	225,004	15055	complete	2002	MB 28
	1999.583	899 Howard	3733-079	153,500	15062	complete	2005	
2000-2001	1998.902	First & Howard	3720-008	295,000	16069	complete	2008	First & Howard - Building #1 (400 Howard)
	2000.1293	550 Terry Francois	3839; 3840 into 8721-001/011	60,150	16110	complete	2002	addition to 2000.329.
	2000.1295	Mission Bay 26/2	3840; 3841 into 8721-001-012	145,750	16111	doesn't count	n/a	AKA MB 26 East. returned to cap for approval of 2002.0301
	1999.603	555 Mission	3721-69,70,78...	499,000	16130	doesn't count	n/a	project revised - allocation revoked and reapproved under Case No. 2007.0798.
	2000.277	801 Market	3705-48	112,750	16140	doesn't count	n/a	project abandoned per letter from sponsor
2001-2002	2000.541	350 Bush	269-2,2a,3,22...	344,500	16273	approved	n/a	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 - on hold for comments as of 5/23/14.
	2001.0444	38-44 Tehama	3736-111	75,000	16280	complete	2003	
	2000.319	235 Second	3736-61,62,64-67	64,000	16279	complete	2002	modify 1999.176 - convert warehouse from PDR to office.
	2001.0689	250 Brannan	3774-25	113,540	16285	complete	2002	
	2001.0798	555 Mission	3721-69,70,78-81, 120	549,000	16302	complete	2008	
	2002.0301	Mission Bay 42/4	8709-10	80,922	16397	doesn't count	n/a	revoked and reapproved as 2002.1216 (1600 Owens)
	2002.0300	1700 Owens	8709-007	0*	16398	complete	2007	Alexandria District (160,100). West Campus. 164,828
2002-2003	No Case	7th/Mission GSA	3702-15 ...	514,727	none	complete	2007	Federal Building
	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

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2003-2004	2001.1039	55 9th Street	3701-063	268,000	16760	doesn't count	n/a	200408111247 issued 5/19/05 - Authorization REVOKED by Planning Commission Motion Nos. 17521 and 17522 for proposal to convert project to residential use.
	2000.1229	Pier 30-32	3770-001	370,000	none	doesn't count	n/a	E, K & ! Cases created, no B case created. BCDC permit approved in 2003 and allocation made for accounting purposes, but permit never acted upon. 2/09 - 370,000 added back to cap because project does not appear to be moving forward.
	No Case	Presidio - Letterman Digital Arts		839,301	none	complete	2006	
2004-2005								No Projects Approved During Allocation Period
2005-2006	2006.0384	201-16th Street	3940-001	430,000	17223	complete	2008	aka 1409-1499 Illinois/MB Block X-4. 18 mos exp 10/6/07. Project (200607186938) complete 11/19/08
2006-2007	2006.1212	1500 Owens	8709-006	0*	17333	complete	2009	Alexandria District - West Campus (158,500); 200611298694 issued 5/24/07 (aka MBS Blk 41-43, Parcel 5). Under construction. Estimated completion in March 2009.
	2006.1216	1600 Owens	8709-004/010	0*	17332	approved	n/a	Blk 41-43, Parcel 4. 200711097802 issued 6/3/08. Piles driven, no further work performed. Not currently active 5/18/2011
	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 26, Parcels 1-3, project proposes 3 buildings - building permit application no. 200704279921 (455 Mission Bay South Blvd.) COMPLETE on 11/17/09 for 5 story office/lab; 200705090778 (450 South Street) COMPLETE on 10/23/09 for "parking garage with 7 stories new building." 200806104062 filed on 6/10/08 for new 10-story office building - Issued 4/23/10, but not under construction.
	2006.1536	1515 Third Street	8721-012	0*	17400	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.
	2005.1062	650 Townsend	3783-009	375,151	17440	complete	2009	18 mos exp 12/7/08. 200705151356 issued 2/20/08 - Conversion of existing structure into office - no major construction required. Final Inspection (3/16/09)

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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.
2007-2008	2006.0660	100 California	0236-017	76,500	17544	approved	n/a	18 mos exp 7/31/09. No building permit on file as of 5/18/11; Beacon Capital started the process and then allegedly sold to Broadway Partners, who are reputed to be current owners- no current status 6/16/14 update - Broadway Partners website lists the property as theirs. No building permits relating to project on file. Site visit on 6/17/14 shows no signs of upcoming construction activity.

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	2008.0001	505-525 Howard	3736-001:004/114/121	74,500	17641	approved	n/a	18 mos exp 12/26/09. 200610316514 for new construction COMPLETED on 3/11/14. "First & Howard" bldg 3 - see 1998.902. 2005.0733 on file to legalize existing surface parking lot.
	No Case	680 Folsom Street	3735-013	117,000	none	approved	n/a	Redevelopment (Yerba Buena)
	2008.0850	Alexandria District	various	1,122,980	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	approved	2013	aka 888 Brannan Street
	2007.0946	Candlestick Point - Hunter's Point	Candlestick Point and Hunter's Point Shipyard	800,000	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
2010-2011	No Case	Alexandria District	various	200,000	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2006.1524	350 Mission Street	3710-017	335,000	18268	approved	n/a	
	2007.0903	Treasure Island	1939-001/002	100,000	18332	approved	n/a	
2011-2012	No Case	Alexandria District	various	27,020	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2011.0583	850-870 Brannan Street	3780-006, 007, 007A, and 072	113,753	18527	approved	2013	aka 888 Brannan Street
	2011.1147	601 Townsend Street	3799-001	72,600	18619	approved	n/a	No permit to convert basement to office space as of 6/17/14.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18599	doesn't count	n/a	CPMC - Cat Hill MOB; rescinded & reallocated in 2013 cycle
	2011.0895	460-462 Bryant St	3763-015A	59,475	18685	approved	n/a	BPA No. 201312194664 not yet issued.
	2012.0041	444 DeHaro St	3979-001	90,500	18653	approved	2013	BPA No. 201312194626
	2012.0409	185 Berry St	3803-005	101,982	18690	approved	n/a	aka China Basin Landing.
	2012.0371	100 Potrero Ave.	3920-001	70,070	18704	approved	2013	EN Legitimization. BPA No. 201212286973

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	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	approved	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. Demo complete and construction in early stage.
	2012.1046	1550 Bryant Street	3923-006	108,399	18732	approved	2013	EN Legitimization. BPA No. 201302069627
	2012.1482	1800 Owens	8727-005	700,000	18807	approved	n/a	Mission Bay Block 40
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18890	approved	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	189,000	18988	approved	n/a	CPMC - 20130211102 Foundation and Superstructure Addenda under review by DBI and DPW.
	2012.0906	333 Brannan Street	3788-042	175,450	18952	approved	n/a	BPA No. 201306280744
	2013.0276	350 Mission Street	3710-017	79,680	18956	approved	n/a	Salesforce (No. 2)
	2013.0585	999 Brannan Street	3782-003	143292	18950	completed	n/a	EN Legitimization. BPA No. 201306280728 issued 4/28/14.
2013-2014	2012.0605	300 California Street	0238-002	56,459	19034	approved	n/a	
	2013.0226	665 3rd Street	3788-041	123,700	19012	approved	2013	BPA No. 201311222636 issued on 12/31/13 to legalize office space.
	2013.0544	410 Townsend Street	3785-002A	76,000	19062	approved	n/a	BPA No. 201306260587 not yet issued.
	2013.0493	888 Brannan Street	3780-006, 007, 007A, and 072	10,000	19049	approved	n/a	AirBnB (No. 2)
	2013.0007	81-85 Bluxome Street	3786-018	55,000	19088	approved	n/a	BPA No. 201404072588 currently in Planning review.