

**EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL**

**For**

**MONDAY, AUGUST 19, 2013**

EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL

For

MONDAY, AUGUST 19, 2013

Agenda Item No. 5

Proposed Ringold Alley and Pocket Park Improvements. The Planning Department has received an In-Kind Agreement application to construct improvements to Ringold Street between 8<sup>th</sup> and 9<sup>th</sup> Streets and a pocket park in conjunction with the development project at 350 8<sup>th</sup> Street (at Harrison Street). This is an initial presentation of the proposal and to provide background about the community planning process from which the project was originally proposed.

# **Ringold Alleyway Project In-Kind Opportunity**

**Eastern Neighborhoods Citizens  
Advisory Committee  
August 19, 2013**



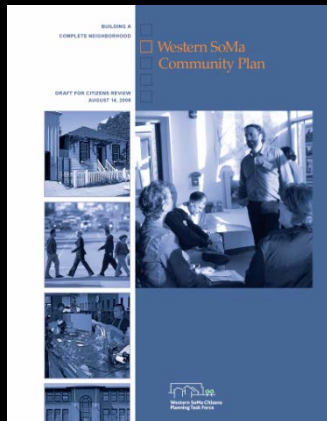
**SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY**



**Funding for Community-Based Transportation Plans in all regional “Communities of Concern” given to 9 county congestion management agencies...**

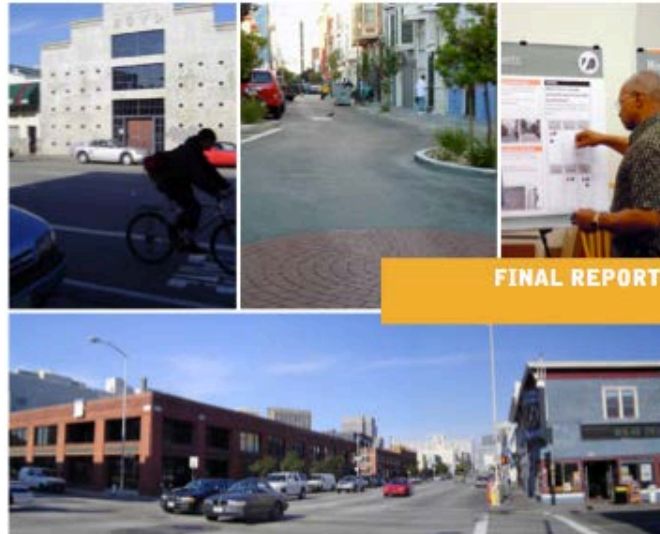


**SFCTA to lead a Western SoMa Neighborhood Transportation Plan**



**Meanwhile Western SoMa Community Plan underway, an opportunity to partner**





## Western South of Market Neighborhood Transportation Plan

ADOPTED BY THE AUTHORITY BOARD IN MARCH 2012

SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY



## Study done in partnership with Western SoMa Citizens Task Force

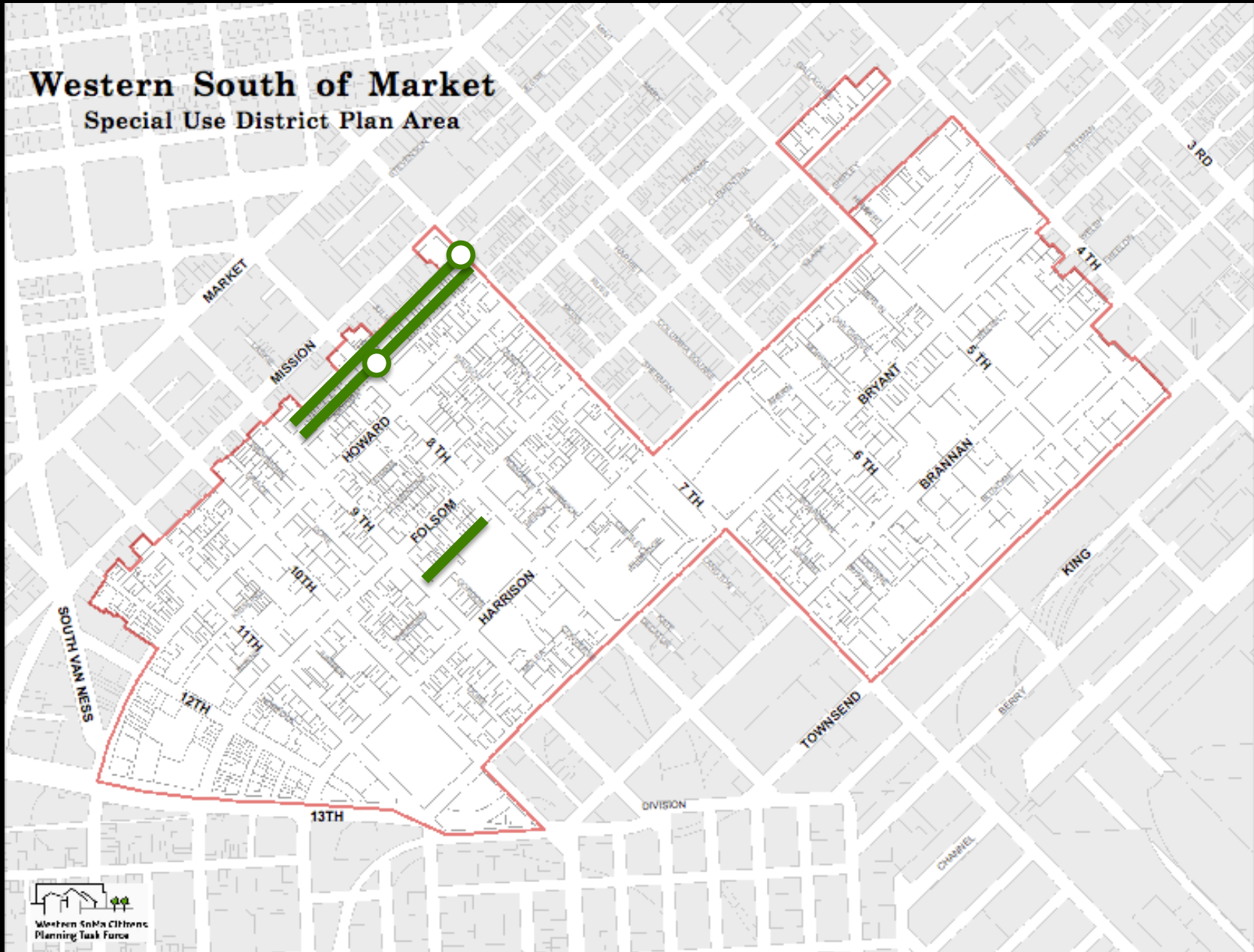
~200 members of public reached through:

- Door-to-door surveys
- Windshield flyers
- Sidewalk charrettes
- Public meetings



**Goals:** Increase public space  
Improve pedestrian conditions







# Design Features

Shared street  
treatment



# Design Features

## Chicanes

Shared street  
treatment

Traffic calming



## Raised Entries/Exits



# Design Features

Shared street treatment

Traffic calming

Public realm/  
streetscape

## Landscaping



## Public art



## Seating



## Pedestrian-scale lighting



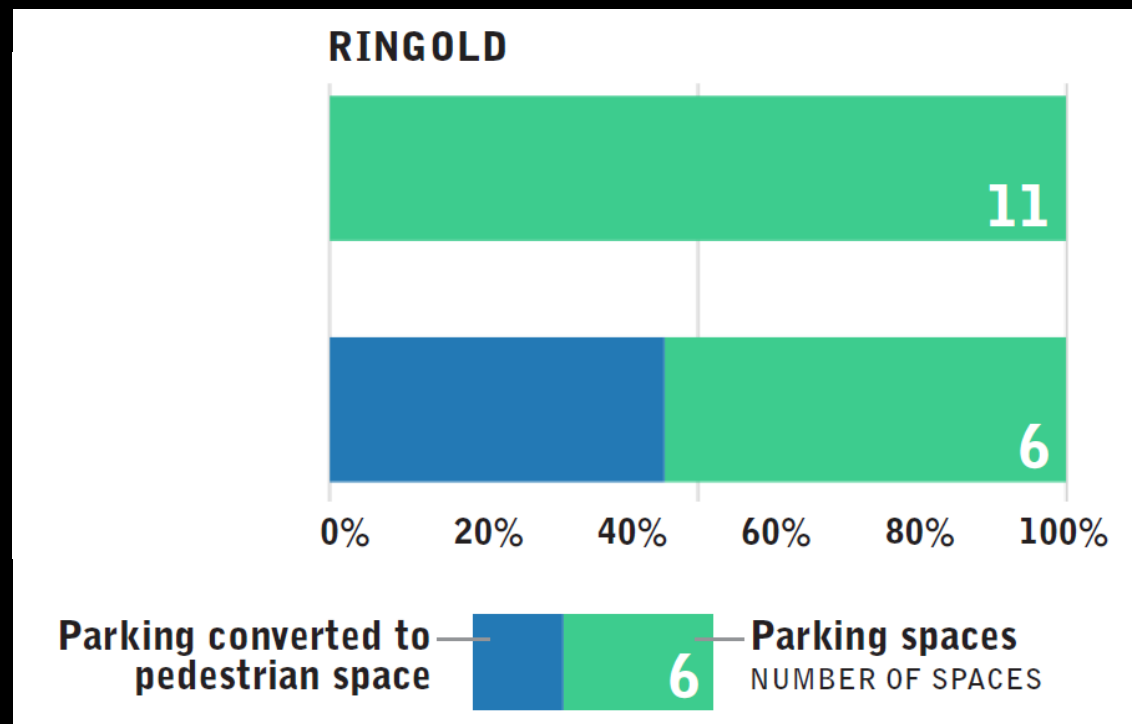
# Design Features

Shared street  
treatment

Traffic calming

Public realm/  
streetscape

Modest  
reductions in  
parking



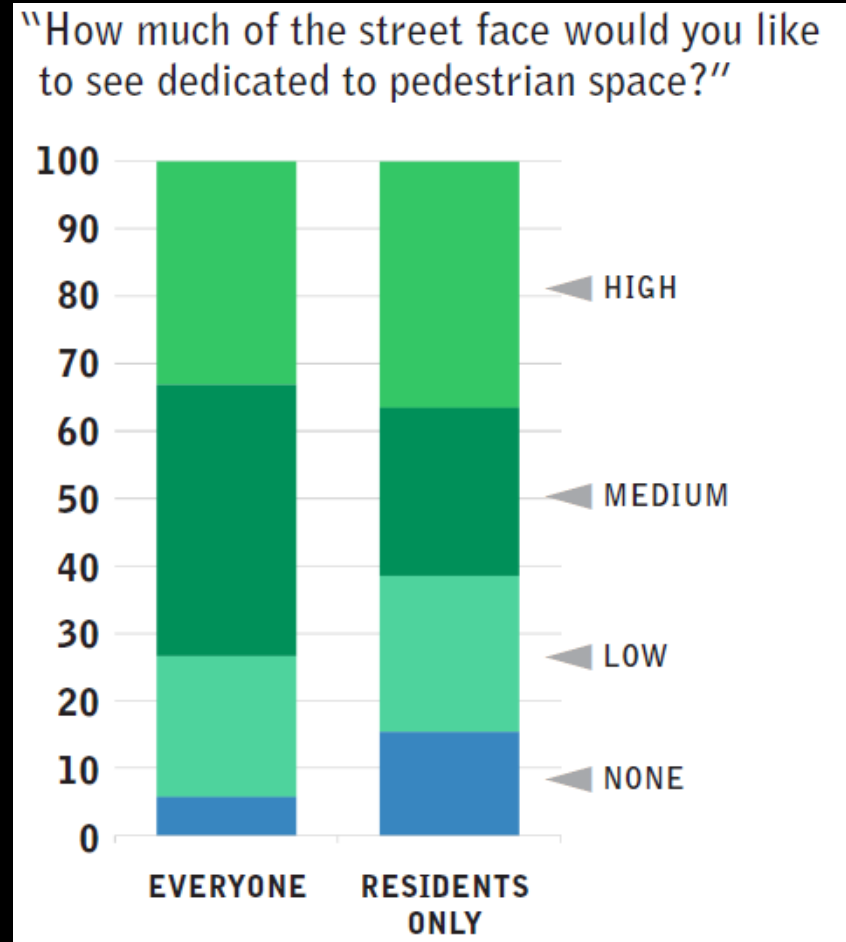
# Design Features

Shared street  
treatment

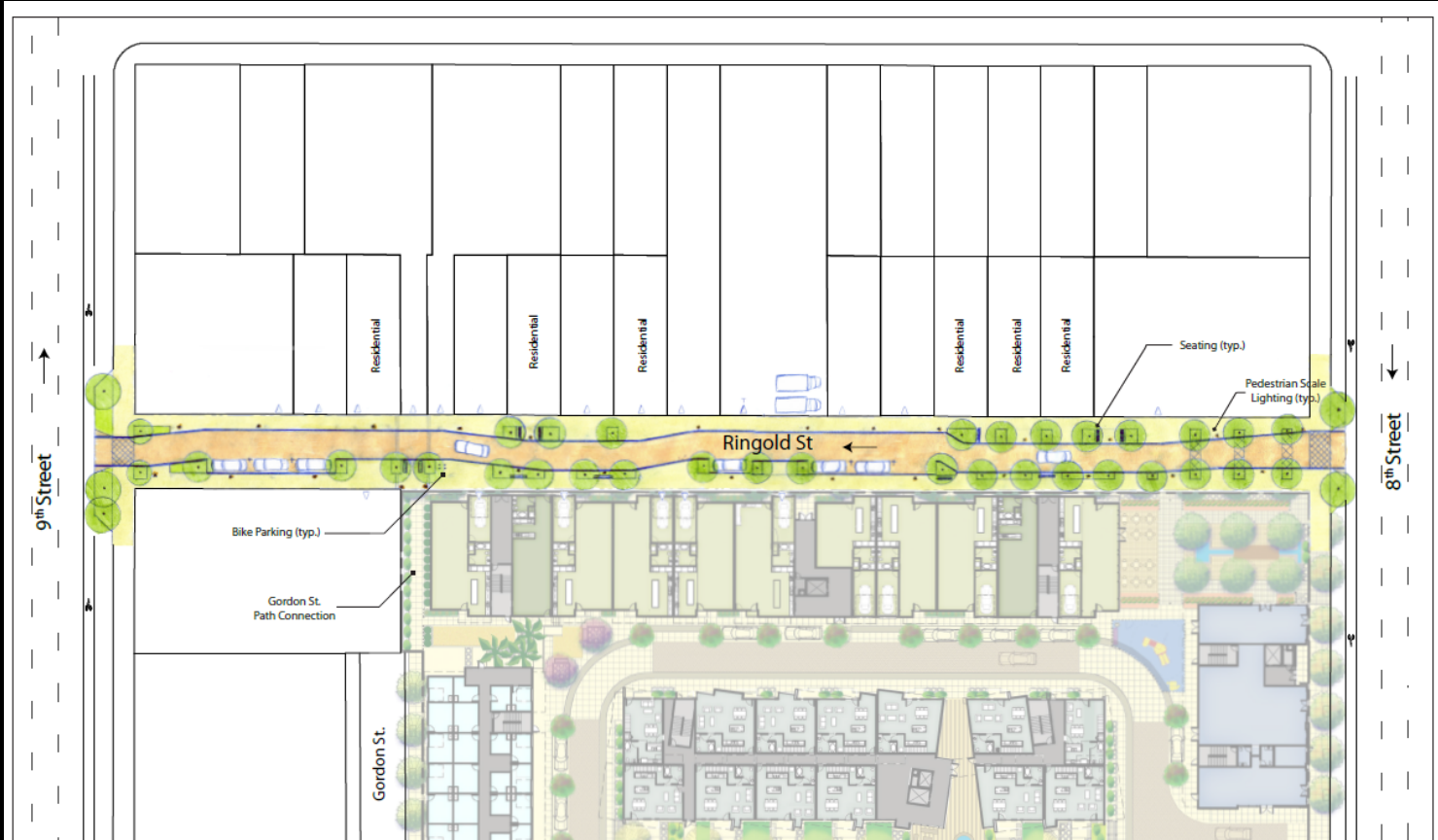
Traffic calming

Public realm/  
streetscape

Modest  
reductions in  
parking



# Concept Plan



West SoMa  
Neighborhood Transportation Plan

Ringold between 8th & 9th - Shared Street Concept

Scale 1"=40' when printed at 11x17

COMMUNITY DESIGN ARCHITECTURE  
REASONABLE DESIGN FOR COMMUNITY WELL-BEING

## Cost Estimate \$1.2 - \$1.9 million



## Implementation steps would include:

- **Additional outreach to adjacent property owners**
- **Detailed design**
- **Coordination with disabled community**
- **Legislate parking and street circulation changes (SFMTA, DPW)**
- **Identify mechanism to fund ongoing maintenance**







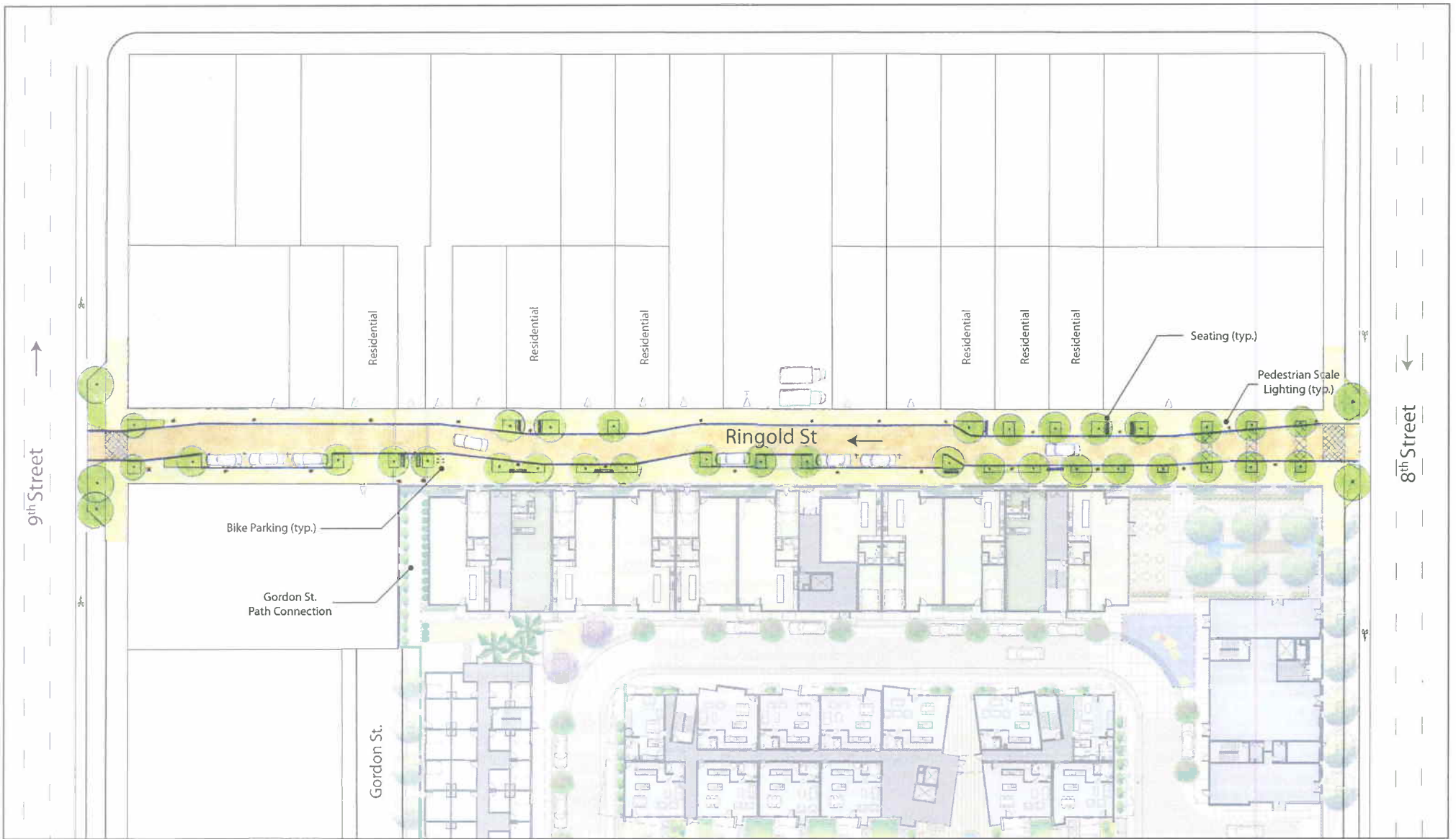
# Thank You! Questions?

**Liz Brisson**

**[liz@sfcta.org](mailto:liz@sfcta.org)**

**415.522.4838**

**[www.sfcta.org/WesternSoma](http://www.sfcta.org/WesternSoma)**



EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL

For

MONDAY, AUGUST 19, 2013

Agenda Item No. 6

Rehabilitation Park Projects in the Eastern Neighborhoods. Update on the effort to identify park rehabilitation projects in the Eastern Neighborhoods, followed by comment and potential action. As a part of the process to identify such projects, staff is recommending the CAC identify a working group to work with Planning and Rec and Park staff.

EASTERN NEIGHBORHOODS

RECREATION AND PARK DEPARTMENT - PRIORITY RENOVATIONS



EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL

For

MONDAY, AUGUST 19, 2013

Agenda Item No. 7

Eastern Neighborhoods Development Impact Fee Proposed Expenditures. Presentation by staff of proposed expenditures for the Eastern Neighborhoods for FY 15 through FY 24, to be included in the annual Interagency Planning Inter Department Plan Implementation Committee (IPIC Report), followed by comment and potential action.

**Date:** August 16, 2013

**To:** Eastern Neighborhoods CAC Members

**From:** Mat Snyder, Planner, EN CAC staff, [Mathew.snyder@sfgov.org](mailto:Mathew.snyder@sfgov.org) 575-6891

**Re:** Proposed Expenditures of EN Impact Fee Funds for FY 15 – FY 24

This memorandum is to describe this year’s Eastern Neighborhoods proposed Revenue and Expenditure Plan for Fiscal Years 2015 through 2024 that will be incorporated into this Interagency Planning Implementation Committee (IPIC) Report. The memorandum is to both provide a general background and to indicate particular decision points for the EN CAC.

**Revenue Projections**

Revenue projections are substantially up from last year. Between adding the Western SOMA projects and adding the number of development applications from this past year, fee revenue is projected to be substantially higher than what we anticipated at this time last year. At this time last year, the Department had roughly 144 Eastern Neighborhoods development applications in its pipeline. In this past year, the Department added about 69 applications (both from existing Western SOMA application and new applications). As a result, we expect about \$80.5M of fee revenue through FY 24. Last year we were anticipating about \$50M. A map of both the entire EN Development Project Pipeline and of those projects added in the last year are attached.

Also since last year, the fee deferral program has terminated, which means, in general, we can anticipate fee revenue sooner. However, project sponsors with building permit applications filed, had the ability to still have their fees deferred. The revenue projections have been adjusted accordingly.

Fee revenues are included in the upper portion of the attached spreadsheet.

**Proposed Expenditures**

As you know, fee revenue is programmed into the four general categories: Transportation and Streetscape, Parks and Open Space, Community Facilities – Child Care, and Community Facilities – Library Material. For those projects within either the Mission Street Neighborhood Commercial Zoning District (Mission District) or the Mixed-Use Residential Zoning District (SOMA), fee revenue goes to a fifth category as well: affordable housing.

Funding is broken up as follows:

| Fund Type                         | Residential | Non-Residential |
|-----------------------------------|-------------|-----------------|
| Transportation and Streetscape    | 42%         | 90%             |
| Open Space and Recreation         | 50%         | 7%              |
| Community Facilities - Child Care | 7%          | 2%              |
| Community Facilities - Library    | 1%          | 1%              |

Because development projects have different combinations of residential and non-residential uses, how each development's fees get distributed across each improvement type can vary greatly. The fee revenue projections include how the fees are distributed for each year based on fees from the combination of development projects that year.

As you also know, for the Transportation and Open Space funding categories, 80% of fee revenue in each of these funding buckets is to go to the "priority projects" as identified in an MOU between the Planning Department and the various implementing agencies until those projects are completed. The Planning Code and Administrative Code require this 80% requirement be met over five-year periods ending in FY 14 and FY 19.

Similarly, while on a year-to-year basis, funding in one category can outweigh funding in another relative to the allocation described above, over a five year period, these funding categories are required to be reconciled so spending from each funding categories is balanced.

Given the fund allocation rules described above, here is a description of staff's recommended funding for FY 15 through FY 24. Note that FY 15 through FY 19 is mostly based on fee revenue from projects we know to be in the pipeline, fee revenue from FY 20 through FY 24 is based on an average of development applications representing 100 net new units and 100,000 gsf of net new commercial.

### ***Transportation, Streetscape and Public Realm***

For the transportation bucket, 80% is allocated to the 16<sup>th</sup> Street / 22-Fillmore project and Folsom Street Projects. While money is being allocated in FY 14 and 15 for 16<sup>th</sup> Street for a conceptual engineering report and further design work, no additional money is allocated for 16<sup>th</sup> Street for the rest of the five-year period; it is anticipated that this project will be eligible for funding sources specifically for TEP<sup>1</sup> projects.

Instead, between FY 15 and FY 19, most of the 80% priority project money is being focused on Folsom Street (along with Howard Street), which is being studied as part of the Central Corridor EIR. Improvement eastern most end of Folsom Street (east of 2<sup>nd</sup> Street) is expected to start construction in FY 17. With the completion of the Central Corridor EIR, the rest of Folsom will be ready to move forward. Folsom, however, is not part of the TEP and will not have the same funding resources as 16<sup>th</sup> Street, which is why staff is recommending the focus of development impact fee revenue be on Folsom.

On top of these two priority projects, money is allocated to previously approved Clementina Alley and the Mission Mercado through in-kind agreements; and to a Community Challenge Grant program.

---

<sup>1</sup> 22-Fillmore Transit Effectiveness Project (<http://www.sfmta.com/projects-planning/projects/tep-22-fillmore-travel-time-reduction-proposal>)

**Clementina Alley.** The CAC approved an in-kind agreement to Clementina Alley in 2011. The proposal was to augment already planned improvements on Clementina between 5<sup>th</sup> Street and 6<sup>th</sup> Street in association with the development projects at 5<sup>th</sup> Street and Folsom Street. Improvements already planned through DPW include their typical alley improvements; the augmentations approved through the in-kind agreement included further bulb-outs and single-surface treatments at the mid-block crossing and at the 5<sup>th</sup> Street. Because of the timing of the DPW improvements with the expected completion of construction of the development project, DPW was going to take on the entire project. However, DPW has since indicated that the additional scope approved through the in-kind will now be executed as a second phase of improvements and will no longer be done through an in-kind.

After the Priority Projects, and the projects described above, we anticipate roughly \$3.3M for other projects. Right now, staff is recommending allocating most of these funds into a “pedestrian improvement” line item, which can be used for numerous projects as opportunities arise. Here are some of those projects:

**Ringold Alley.** The Department has received an in-kind Agreement for alley improvements at Ringold Street (between 8<sup>th</sup> and 9<sup>th</sup> Streets) along with a small pocket park. Ringold Alley was one of the Western Soma’s identified infrastructure projects included in their recent approvals. An initial presentation on the proposed project is scheduled for the same hearing.

**22<sup>nd</sup> Street Green Connections.** Planning staff has been working with the community to develop conceptual designs for streetscaping between the foot of Potrero Hill down 22<sup>nd</sup> Street, Illinois, and 24<sup>th</sup> Street to Warm Water Cove. Staff is recommending an initial \$50k in FY 15 for initial cost estimating for the project. Additional funds could be allocated in later years for implementation.

**6<sup>th</sup> Street Pedestrian Improvements.** MTA has been working on a community planning process for pedestrian safety improvements along 6<sup>th</sup> Street. The project will conclude its initial public participation process within the next year. Planning staff anticipates MTA to provide a proposal to use some impact fee monies for the 6<sup>th</sup> Street Project.

### ***Open Space and Recreation Facilities***

The Priority Projects for the Open Space and Recreational Facilities bucket are already fully programmed with projects with known budgets. They include the 17<sup>th</sup> / Folsom Street Park in the Mission and the Daggett Triangle Park in Showplace Square. Money is programmed from FY 14 through 16 to pay for the land and improvements for 17<sup>th</sup> / Folsom. The Daggett Park improvements will be realized through an in-kind agreement when that project is developed. Therefore, the open space bucket of funds does not have the same 80% constraint as the transportation bucket.



**Clementina Alley.** The CAC approved an in-kind agreement to Clementina Alley in 2011. The proposal was to augment already planned improvements on Clementina between 5<sup>th</sup> Street and 6<sup>th</sup> Street in association with the development projects at 5<sup>th</sup> Street and Folsom Street . Improvements already planned through DPW include their typical alley improvements; the augmentations approved through the in-kind agreement included further bulb-outs and single-surface treatments at the mid-block crossing and at the 5<sup>th</sup> Street. Because of the timing of the DPW improvements with the expected completion of construction of the development project, DPW was going to take on the entire project. However, DPW has since indicated that the additional scope approved through the in-kind will now be executed as a second phase of improvements and will no longer be done through an in-kind.

After the Priority Projects, and the projects described above, we anticipate roughly \$3.3M for other projects. Right now, staff is recommending allocating most of these funds into a “pedestrian improvement” line item, which can be used for numerous projects as opportunities arise. Here are some of those projects:

**Ringold Alley.** The Department has received an in-kind Agreement for alley improvements at Ringold Street (between 8<sup>th</sup> and 9<sup>th</sup> Streets) along with a small pocket park. Ringold Alley was one of the Western Soma’s identified infrastructure projects included in their recent approvals. An initial presentation on the proposed project is scheduled for the same hearing.

**22<sup>nd</sup> Street Green Connections.** Planning staff has been working with the community to develop conceptual designs for streetscaping between the foot of Potrero Hill down 22<sup>nd</sup> Street, Illinois, and 24<sup>th</sup> Street to Warm Water Cove. Staff is recommending an initial \$50k in FY 15 for initial cost estimating for the project. Additional funds could be allocated in later years for implementation.

**6<sup>th</sup> Street Pedestrian Improvements.** MTA has been working on a community planning process for pedestrian safety improvements along 6<sup>th</sup> Street. The project will conclude its initial public participation process within the next year. Planning staff anticipates MTA to provide a proposal to use some impact fee monies for the 6<sup>th</sup> Street Project.

### ***Open Space and Recreation Facilities***

The Priority Projects for the Open Space and Recreational Facilities bucket are already fully programmed with projects with known budgets. They include the 17<sup>th</sup> / Folsom Street Park in the Mission and the Daggett Triangle Park in Showplace Square. Money is programmed from FY 14 through 16 to pay for the land and improvements for 17<sup>th</sup> / Folsom. The Daggett Park improvements will be realized through an in-kind agreement when that project is developed. Therefore, the open space bucket of funds does not have the same 80% constraint as the transportation bucket.

For the Open Space bucket, this leaves about \$17M to fund new parks and the rehabilitation of existing parks. The Eastern Neighborhoods implementation document recommends one new park in each of the neighborhoods. While we have identified new parks for the Mission and Central Waterfront, we have yet to identify new parks for SOMA (both Western and East), and Central Waterfront.

Opportunities to create new parks include, but are not limited to:

- New park identified by the District Six Open Space Task Force (not yet specified);
- New pocket park as part of the 350 8<sup>th</sup> Street development (proposed in-kind agreement);
- New park at 639 Bryant Street (PUC) site as discussed in the Draft Central Corridor Plan;
- Augmentation to Crane Cove Park at Pier 70
- Irish Hill Park (Central Corridor Plan)
- IM Scott School site (Central Corridor Plan)

Because none of these opportunities are yet fully described, staff is recommending that the money for new parks be kept unprogrammed for the time being.

The other portion of the open space and recreational facilities is the rehabilitation of parks. Planning staff is currently working with Rec and Park staff on identifying possible rehabilitation projects. Per another agenda item on the August 19, 2013 agenda, staff would like the CAC to identify a working group to help vet possible rehabilitation projects. Planning staff hopes to identify at least one rehabilitation project to be named in this year's IPIC Report.

***Community Facilities – Childcare and Library Materials***

Funds for child care and library materials are generally allocated on a year-to-year formula basis. For childcare, because an in-kind agreement took care of the childcare requirement for several years, allocations to childcare won't begin until FY17. For both childcare and library materials, Planning staff has heard from the respective agencies that it is for efficient to allocate funding in larger lump sums rather than spread out on a year-by-year basis. Therefore, allocations for those categories have been provided in lump sums.

REVENUE

| Funding Category            | TO FY 14     | FY 15         | FY 16        | FY 17         | FY 18        | FY 19        | FY 15 - 19    | FY 20 - 24    | TOTAL         |
|-----------------------------|--------------|---------------|--------------|---------------|--------------|--------------|---------------|---------------|---------------|
| <b>Housing</b>              | \$ 679,100   | \$ 1,505,800  | \$ 871,100   | \$ 1,861,200  | \$ 590,900   | \$ 590,900   | \$ 5,419,900  | \$ 2,954,500  | \$ 9,053,500  |
| <b>Infrastructure Total</b> | \$ 5,569,900 | \$ 8,556,700  | \$ 465,000   | \$ 30,624,700 | \$ 3,061,400 | \$ 4,602,500 | \$ 47,310,300 | \$ 15,307,000 | \$ 68,187,200 |
| Transportation              | \$ 2,983,200 | \$ 4,171,500  | \$ 226,600   | \$ 17,711,400 | \$ 620,900   | \$ 2,007,900 | \$ 24,738,300 | \$ 3,104,500  | \$ 30,826,000 |
| Open Space                  | \$ 2,208,700 | \$ 3,761,900  | \$ 205,000   | \$ 10,912,000 | \$ 2,069,000 | \$ 2,176,900 | \$ 19,124,800 | \$ 10,345,000 | \$ 31,678,500 |
| Child Care                  | \$ 315,500   | \$ 522,700    | \$ 20,000    | \$ 1,647,000  | \$ 305,500   | \$ 336,300   | \$ 2,831,500  | \$ 1,527,500  | \$ 4,674,500  |
| Library                     | \$ 62,500    | \$ 100,600    | \$ 13,400    | \$ 354,300    | \$ 66,000    | \$ 81,400    | \$ 615,700    | \$ 330,000    | \$ 1,008,200  |
| <b>EN Funds Total</b>       | \$ 6,249,000 | \$ 10,062,500 | \$ 1,336,100 | \$ 32,485,900 | \$ 3,652,200 | \$ 5,193,300 | \$ 52,730,000 | \$ 18,261,000 | \$ 77,240,000 |
| Admin                       | \$ 251,300   | \$ 419,300    | \$ 55,700    | \$ 1,353,600  | \$ 152,200   | \$ 216,400   | \$ 2,197,200  | \$ 761,000    | \$ 3,209,500  |
| <b>TOTAL</b>                | \$ 6,500,300 | \$ 10,481,800 | \$ 1,391,800 | \$ 33,839,500 | \$ 3,804,400 | \$ 5,409,700 | \$ 54,927,200 | \$ 19,022,000 | \$ 80,449,500 |

EXPENDITURES

| Funding Category / Project   | TOTAL TO FY 14 | FY 15         | FY 16        | FY 17         | FY 18         | FY 19        | FY 15 - 19    | FY 20 - 24    | TOTAL         |
|--|----------------|---------------|--------------|---------------|---------------|--------------|---------------|---------------|---------------|
|  |                |               |              |               |               |              | \$ -          |               |               |
| <b>Housing</b>   | \$ 679,100     | \$ 1,505,800  | \$ 871,100   | \$ 1,861,200  | \$ 590,900    | \$ 590,900   | \$ 5,419,900  | \$ 2,954,500  | \$ 9,053,500  |
| General Housing Payment to MOH                                     | \$ 679,100     | \$ 1,505,800  | \$ 871,100   | \$ 1,861,200  | \$ 590,900    | \$ 590,900   | \$ 5,419,900  | \$ 2,954,500  | \$ 9,053,500  |
| <b>Transportation and Streetscape</b>                              | \$ 1,120,000   | \$ 2,213,200  | \$ 860,000   | \$ 14,816,000 | \$ 7,838,000  | \$ 874,300   | \$ 26,551,500 | \$ 3,104,500  | \$ 30,776,000 |
| Folsom Street Improvements - EIR                                   | \$ 250,000     | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ 250,000    |
| Folsom Street Improvements - Conceptual Planning                   | \$ -           | \$ 300,000    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 300,000    | \$ -          | \$ 300,000    |
| Folsom Street Improvements - Design and Engineering / Construction | \$ -           | \$ -          | \$ -         | \$ 13,956,000 | \$ 6,978,000  | \$ -         | \$ 20,934,000 | \$ 1,241,800  | \$ 22,175,800 |
| 16th Street Improvements - Conceptual Engineering Report           | \$ 845,000     | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ 845,000    |
| 16th Street Improvements - Conceptual Planning                     | \$ -           | \$ 300,000    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 300,000    | \$ -          | \$ 300,000    |
| 16th Street Improvements - Design and Engineering / Construction   | \$ -           | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ 1,241,800  | \$ 1,241,800  |
| Clemintina Alley Improvments                                       | \$ -           | \$ 200,000    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 200,000    | \$ -          | \$ 200,000    |
| Mission Mercado (in-kind)  | \$ -           | \$ 500,000    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 500,000    | \$ -          | \$ 500,000    |
| Community Challenge Grant  | \$ 25,000      | \$ 200,000    | \$ 200,000   | \$ 200,000    | \$ 200,000    | \$ 200,000   | \$ 1,000,000  | \$ 620,900    | \$ 1,645,900  |
| Pedestrian Enhancement Funds                                       | \$ -           | \$ 663,200    | \$ 660,000   | \$ 660,000    | \$ 660,000    | \$ 674,300   | \$ 3,317,500  | \$ -          | \$ 3,317,500  |
| 6th Street Pedestrian Improvements                                 | \$ -           | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ -          |
| 22nd Street (Green Connections)                                    | \$ -           | \$ 50,000     | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ -          |
| <b>Recreation and Open Space</b>                                   | \$ 1,700,000   | \$ 5,716,140  | \$ -         | \$ 6,896,280  | \$ 3,448,140  | \$ 3,572,940 | \$ 19,633,500 | \$ 10,344,500 | \$ 31,678,000 |
| 17th and Folsom Park   | \$ 1,600,000   | \$ 520,000    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 520,000    | \$ -          | \$ 2,120,000  |
| Daggett Park (In-Kind)   | \$ -           | \$ 1,880,000  | \$ -         | \$ -          | \$ -          | \$ -         | \$ 1,880,000  | \$ -          | \$ 1,880,000  |
| SOMA Park Rehabilitation (South Park)                              | \$ 100,000     | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ 100,000    |
| New Parks (unprogrammed)   | \$ -           | \$ 1,658,070  | \$ -         | \$ 3,448,140  | \$ 1,724,070  | \$ 1,786,470 | \$ 8,616,750  | \$ 5,172,250  | \$ 13,789,000 |
| Rehabilitation to Parks Fund (unprogrammed)                        | \$ -           | \$ 1,658,070  | \$ -         | \$ 3,448,140  | \$ 1,724,070  | \$ 1,786,470 | \$ 8,616,750  | \$ 5,172,250  | \$ 13,789,000 |
| <b>Childcare</b>   | \$ 1,915,600   | \$ -          | \$ -         | \$ 1,076,040  | \$ -          | \$ 155,160   | \$ 1,231,200  | \$ 1,527,000  | \$ 4,673,800  |
| Potrero Launch Childcare Center (in-kind)                          | \$ 1,915,600   | \$ -          | \$ -         | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ 1,915,600  |
| Childcare (unprogrammed)   | \$ -           | \$ -          | \$ -         | \$ 1,076,040  | \$ -          | \$ 155,160   | \$ 1,231,200  | \$ 1,527,000  | \$ 2,758,200  |
| <b>Library Materials</b>   | \$ 54,900      | \$ 623,300    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 623,300    | \$ 330,000    | \$ 1,008,200  |
| Library Materials  | \$ 54,900      | \$ 623,300    | \$ -         | \$ -          | \$ -          | \$ -         | \$ 623,300    | \$ 330,000    | \$ 1,008,200  |
| <b>TOTAL</b>   | \$ 5,469,600   | \$ 10,058,440 | \$ 1,731,100 | \$ 24,649,520 | \$ 11,877,040 | \$ 5,193,300 | \$ 53,459,400 | \$ 18,260,500 | \$ 77,189,500 |

SURPLUS (DEFICIT)

|                            | TO FY 14   | FY 15      | FY 16        | FY 17        | FY 18          | FY 19      | FY 15 - 19 | FY 20 - 24 | TOTAL |
|----------------------------|------------|------------|--------------|--------------|----------------|------------|------------|------------|-------|
| Annual Surplus (Deficit)   | \$ 366,900 | \$ 4,060   | \$ (395,000) | \$ 7,836,380 | \$ (8,224,840) | \$ -       |            |            |       |
| Cummulate Suplus (Deficit) | \$ 914,900 | \$ 918,960 | \$ 523,960   | \$ 8,360,340 | \$ 135,500     | \$ 135,500 |            |            |       |

EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL

For

MONDAY, AUGUST 19, 2013

Agenda Item No. 8

Amendments to EN CAC By-Laws. Discussion of the updating of the by-laws to reflect the adoption of the Western SOMA Plan and incorporation into the Eastern Neighborhoods implementation, followed by comment and action.

**City and County of San Francisco**  
**Planning Department**  
**Eastern Neighborhoods Citizens Advisory Committee**  
**BYLAWS**

**ARTICLE I – MEMBERSHIP**

**Section 1. Name.** In accordance with the provisions of the San Francisco Administrative Code Section 10E.9, there is hereby established an Eastern Neighborhoods Citizens Advisory Committee (EN CAC or CAC).

*Source: San Francisco Administrative Code Section 10E.2(e)*

**Section 2. Representation.** ~~The CAC shall consist of 19 members representing the diversity of the Eastern Neighborhoods: key stakeholders, including resident renters, resident homeowners, low-income residents, local merchants, established neighborhood groups within the plan area; and other groups identified through refinement of the CAC process. The 19 members of the CAC shall be comprised of 15 voting members and 4 non-voting members as set forth below. All members shall live, work, own property or own a business in the Eastern Neighborhoods Plan Area they are appointed to represent. For the purpose of this section, the Eastern Neighborhoods Plan Area also shall include the Western SoMa Planning Area Special Use District as set for in Planning Code Section 823. The Board of Supervisors shall appoint a total of nine members to the CAC, with members representing each of the four Eastern Neighborhoods Plan Areas. Based on this representational requirement and the Supervisorial District boundaries, the District 10 Supervisor shall nominate 4 CAC members, the District 6 and District 9 Supervisors shall each nominate two CAC members, and the District 8 Supervisor shall nominate one CAC member. The appointment of each of the Board's CAC nominees shall be confirmed by the full Board of Supervisors. The Mayor shall appoint a total of six members, with one member representing each of the four neighborhoods, and two at large members. The Western SoMa Planning Area Task Force shall appoint two non-voting members representing the Western SoMa Planning Area Special Use District. Should the Task Force be terminated or otherwise stop meeting for a period of six months or more, the Board President shall appoint the members representing the Western SoMa Planning Area Special Use District. In either case, these CAC members shall be confirmed by the full Board of Supervisors.~~

(A) The CAC shall consist of 19 members representing the diversity of the Eastern Neighborhoods; key stakeholders, including resident renters, resident homeowners, low-income residents, local merchants, established neighborhood groups within the Plan Area; and other groups identified through refinement of the CAC process.

(B) All members shall live, work, own property or own a business in the Eastern Neighborhoods Plan Area they are appointed to represent.

(C) The Board of Supervisors shall appoint a total of eleven members to the CAC. Based on the Supervisorial District boundaries, the District 6 and 10 Supervisors shall nominate 4 four CAC members, the District 9 Supervisor shall nominate two CAC members, and the District 8 Supervisor shall nominate one CAC member. The appointment of each of the Board's CAC nominees shall be confirmed by the full Board of Supervisors.

(D) The Mayor shall appoint a total of eight members, with one voting member representing each of the five neighborhoods, and three voting at-large members.

*Source: San Francisco Administrative Code Section 10E.2(e)*

**Section 3. Terms.** (A) Members shall serve for two-year terms, but those terms shall be staggered such that, of the initial membership, some members will be randomly selected to serve four year terms and some will serve two year terms.

~~Members shall serve for two-year terms, but those terms shall be staggered such that, of the initial membership, some members will be randomly selected to serve four year terms and some will serve two-year terms. The Board of Supervisors, Mayor, or Western SoMa Planning Area Task Force may review a member's term by repeating the respective appointment process.~~

(B) At the first official meeting of the CAC, which shall not occur until at least 13 voting members of the CAC have been appointed by the respective appointment process, a lottery shall be conducted in order to randomly select four Board of Supervisors appointees and two Mayoral appointees to serve four-year terms. At a subsequent meeting, when the final two voting members of the CAC have been appointed by the respective appointment process, a lottery shall be conducted in order to randomly select which member shall serve a four-year term.

(C) The Board of Supervisors and Mayor may renew a member's term by repeating the respective appointment process.

*Source: San Francisco Planning Code Section 10E.2(e)*

**Section 4. Duration of the CAC.** The Eastern Neighborhoods CAC will automatically terminate on December 31, 2020, unless the Board of Supervisors extends the CAC's term by Ordinance.

*Source: San Francisco Administrative Code Section 10E.2(e)*

## ARTICLE II – DUTIES

**Section 1. Purpose.** The CAC shall be the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Eastern Neighborhoods Area Plans. The CAC is established for the purposes of providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying information to community members in

Formatted: Font: Not Bold, Font color: Auto

Formatted: Font: 12 pt

each of the five neighborhoods regarding the status of development proposals in the Eastern Neighborhoods, and providing input to plan area monitoring efforts as appropriate. The CAC shall be advisory, as appropriate, to the Planning Department, the Interagency Planning & Implementation Committee (IPIC), the Planning Commission and the Board of Supervisors.

*Source: San Francisco Planning Code Section 10E.2(e)*

**Section 2. Functions.** The CAC may perform the following functions as needed:

(A) Collaborate with the Planning Department and the Interagency Plan Implementation Committee on prioritizing the community improvement projects and identifying implementation details as part of annual expenditure program that is adopted by the Board of Supervisors;

(B) Provide an advisory role in a report-back process from the Planning Department on enforcement of individual projects' compliance with the Area Plans standards and on specific conditions of project approvals so that those agreements will be more effectively implemented;

(C) Collaborate with the Planning Department and relevant city agencies in the monitoring of the Plans' implementation program at approximately every fifth year, in coordination with the Monitoring Program required by the Administrative Code Section 10.E; and provide input to Plan area monitoring efforts for required time-series reporting.  
*Source: San Francisco Planning Code Section 10E.2(e)*

(D) Seek input and relay information to community members in each of the four neighborhoods.

## **ARTICLE III – CONDUCT**

**Section 1. Attendance.** Members must notify the Chairperson of the CAC a week in advance of a scheduled meeting if they are unable to attend. If a member is absent more than three (3) scheduled meetings in a twelve-month period, the Chairperson shall notify the appointing authority.

**Section 2. Vacancies.** When a vacancy or failure to appoint or reappoint occurs for any reason, the Chairperson shall notify the appropriate appointing authority.

**Section 3. Conflict of Interest.** No member of the CAC shall participate in any decision, which directly or indirectly affects his or her property or economic interests in a manner that is distinguishable from the manner in which the decision affects all other persons or a significant segment of all other persons in the Plan Area.

**Section 4. Termination of Membership.** Membership in the CAC may be terminated in the event that:

(A) The member shall not be, or shall no longer be, a Residential Owner-Occupant, a Residential Tenant, or a Business Owner, or a Representative of an Existing Community Organization within the Project Area; or

(B) The member shall not be, or shall no longer be, a member of that membership category from and for which he or she was elected or designated unless it due to circumstances beyond their control would be displaced or removed from the CAC. These affected members will be allowed to finish their elected terms; or

(C) The member does not attend three consecutive meetings or less than 67 percent of meetings annually; or

(D) The member shall act in a way that is inconsistent with these Bylaws.

#### **Section 5. Removal of a Member.**

(A) A member may be terminated from the membership of the CAC by a majority vote of the members of the CAC present at a regular meeting of the CAC at which a quorum is present if, after a hearing, it is found and determined that any one of the grounds for termination specified in Section 4 of this Article III exists. Prior to taking any action to remove a member, the CAC shall give advance written notice to the member of the proposed grounds for termination and the date of the hearing.

(B) A member may be sanctioned by a majority vote of the members of the CAC when: A member disrupts a CAC meeting and/or Committee meeting by not following the procedures as established for the conduct of CAC business. Each occurrence will be recorded in the minutes of the meeting and after the third occurrence the CAC will determine an appropriate action.

**Section 6. Resignation.** Any member of the CAC may resign at any time by giving written notice to the Chairperson of the CAC, who shall forward such notice to the CAC members, the Planning Department, and the appointing body. Any such resignation will take effect upon receipt or upon any date specified therein. The acceptance of such resignation at a CAC meeting shall not be necessary to make it effective.

### **ARTICLE IV – OFFICERS**

**Section 1. Officers** The officers of the CAC shall consist of a Chairperson, Vice-Chairperson, Secretary, and Vice-Secretary. These officers shall be elected by the Committee at the Annual Meeting.

**Section 2. Chairperson Duties.** The Chairperson shall preside at all meetings of the CAC, and shall submit such agenda, recommendations and information at such meetings as are reasonable and proper for the conduct of the business affairs and policies of the



CAC. The Chairperson shall sign all correspondence, resolutions, and such other official documents necessary to carry out the business of the CAC.

Further, unless another member is otherwise designated, the Chairperson shall be the spokesperson for the CAC representing the views of this body.

**Section 3. Vice-Chairperson Duties.** The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the event of the death, resignation or removal of the Chairperson, the Vice-Chairperson shall assume the Chairperson's duties until such time as the CAC shall elect a new Chairperson.

**Section 4. Secretary Duties.** The Secretary shall be responsible to ensure that a record of the CAC's Motions has been kept and to review this record prior to each meeting.

**Section 5. Vice-Secretary Duties.** The Vice-Secretary shall perform the duties of the Secretary in the absence or incapacity of the Secretary.

**Section 6. Election** The Chairperson and Vice-Chairperson, shall be initially elected from among the members of the CAC at a regular meeting of the CAC. Thereafter, the Chairperson and Vice-Chairperson shall be elected from among the members of the CAC at each annual meeting of the CAC. Such officers of the CAC shall hold office until the next annual meeting following their election and until their successors are elected and in office. Any such officer shall not be prohibited from succeeding himself/herself.

**Section 7. Removal of Officers** Upon a majority vote of the members of the CAC at a regular or special meeting of the CAC at which a quorum is present, any officer may be removed from office after a written notice of intent, followed by a hearing, and his or her successor elected.

## ARTICLE V – MEETINGS

**Section 1. Regular Meetings.** The regular meetings of the CAC shall be held on the 3<sup>rd</sup> Monday of the month, except in January and February, when it will be held on the 2<sup>nd</sup> Monday of the month. The regular meeting shall be held at the hour of 6 p.m., in the offices of the San Francisco Planning Department or at such other location as designated in advance by the Chairperson. In the event that the regular meeting date shall be a legal holiday, an alternate meeting time will be selected by the chair, or delayed until the next regular meeting date, at the discretion of the Chairperson. A meeting agenda and other documents necessary for the conduct of the business of the CAC shall be delivered to the members, by electronic mail or regular mail, at least 72 hours prior to the meeting.

**Section 2. Annual Meeting.** The Annual Meeting of the CAC shall be the regular meeting of the CAC that occurs in October, or the first meeting thereafter. At the Annual Meetings, in addition to regular business of the CAC, officers shall be elected.

**Section 3. Special Meetings.** Special meetings of the CAC may be held upon call of the Chairperson, or of the majority of the members of the CAC, for the purpose of transacting any business designated in the call. At such special meeting, no business other than that designated in the call shall be considered. Such meetings may only occur after notification of all members of the CAC by written notice delivered personally or by mail. Such notice must occur at least 24 hours before the time specified in the notice for the special meeting.

**Section 4. All Meetings to be Open and Public.** All meetings of the CAC shall be open and public to the extent required by law. All persons shall be permitted to attend any such meeting except as otherwise provided by law. At every meeting, members of the public shall have an opportunity to address the CAC on matters within the CAC's subject matter jurisdiction.

Public input and comment on matters on the agenda, as well as public input and comment on matters not otherwise on the agenda, shall be made during a time set aside for public comment: provided, however, that the CAC may direct that public input and comment on matters on the agenda be heard when the matter regularly comes up on the agenda. The Chairperson may limit the total amount of time allocated for public discussion on particular issues and/or the time allocated to each individual speaker.

**Section 5.** In any 12 month period the CAC may have a meeting in each of the five neighborhoods, if the topics discussed are relevant to the neighborhood where the meeting takes place.

**Section 6. Posting Agendas/Notice.** Staff shall post a notice or agenda for each regular or special meeting of the CAC, containing a brief description of each item of business to be transacted or discussed at the meeting together with the time and location of the meeting. Agendas/notices shall be posted at least 72 hours in advance of each regular or special meeting, on the bulletin board of the Planning Department and the Main Public Library.

**Section 7. Non-Agenda Items Matters.** Items brought before the CAC at a regular meeting which were not placed on the agenda of the meeting shall not be acted upon by the CAC at that meeting unless action on such matters is permissible pursuant to the Ralph M. Brown Act (Gov. Code s 54950 et seq.). Those non-agenda items brought before the CAC, which the CAC determines, will require CAC consideration and action and where CAC action at that meeting is not authorized shall be placed on the agenda for the next regular meeting.

**Section 8. Quorum.** The powers of the CAC shall be vested in the members thereof in office. ~~Eight-Ten~~ of the total members then in office shall constitute a quorum for the purpose of conducting the CAC's business, exercising its powers and for all other purposes. An affirmative vote by ~~eight-ten~~ members shall be required for approval of any question brought before the CAC. When a quorum is not present, the other members may choose to adjourn a meeting until a quorum is obtained.

**Section 9. Order of Business.** All business and matters before the CAC shall be transacted in conformance with Robert's Rules of Orders (Newly Revised).

**Section 10. Minutes.** The minutes of the CAC shall be in writing. Copies of the minutes of each meeting of the CAC shall be made available to each member of the CAC. Approved minutes shall be filed in the official book of minutes of the CAC and posted on-line.

**ARTICLE IV – REPRESENTATION BEFORE PUBLIC BODIES** Any official representation on behalf of the CAC before the Commission, The Board of Supervisors, or any other public body, shall be made by the Chairperson, the Vice-Chairperson in the Chairperson's absence, or a member of the CAC specifically so designated by the CAC.

#### **ARTICLE V - AMENDMENTS**

These Bylaws may be amended upon the affirmative vote of a majority of the total membership of the CAC, provided, however, that no amendment shall be adopted unless at least seven days written notice thereof has previously been given to all members of the CAC. Notice of amendment shall identify the section or section of the Bylaws proposed for amendment and, if applicable, shall include the proposed replacement wording of the section or sections to be amended.

#### **APPROVED AND ADOPTED**

**This Sixteenth day of November, 2009.**

#### **AMENDED**

**This Twentieth day of August, 2012.**

#### **AMENDED**

**This Nineteenth day of August, 2013.**

EASTERN NEIGHBORHOODS PRESENTATION MEETING MATERIAL

For

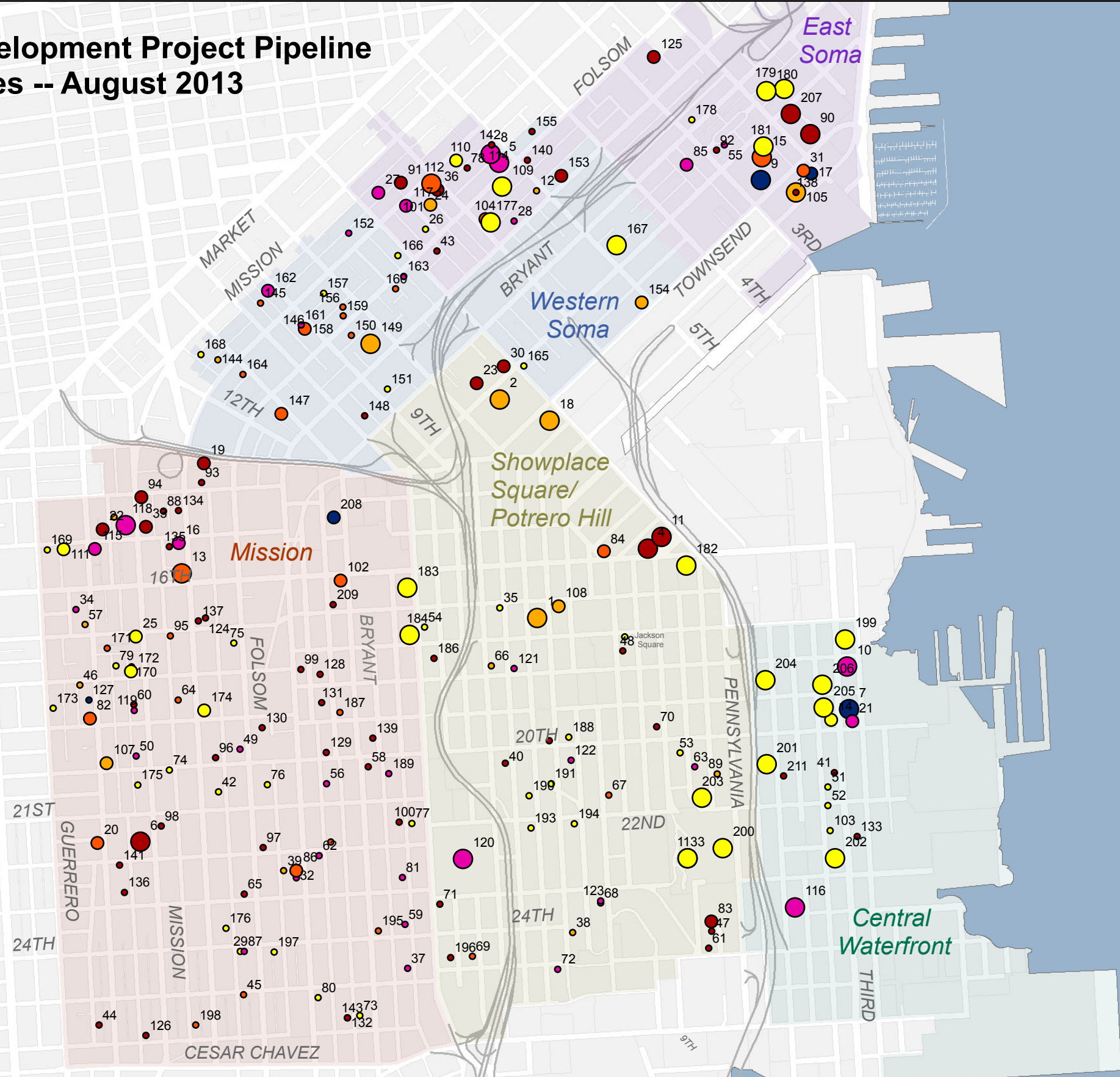
MONDAY, AUGUST 19, 2013

Information Provided at the Meeting

# Eastern Neighborhoods - Development Project Pipeline for EN Fee Projection Purposes -- August 2013

## Project Status / Project Size

- PL Filed, Large
- PL Filed, Medium
- PL Filed, Small
- PL Approved, Large
- PL Approved, Medium
- PL Approved, Small
- BP Filed, Large
- BP Filed, Medium
- BP Filed, Small
- BP Approved, Large
- BP Approved, Medium
- BP Approved, Small
- CONSTRUCTION, Large
- CONSTRUCTION, Medium
- CONSTRUCTION, Small
- COMPLETE, Large
- COMPLETE, Medium
- COMPLETE, Small

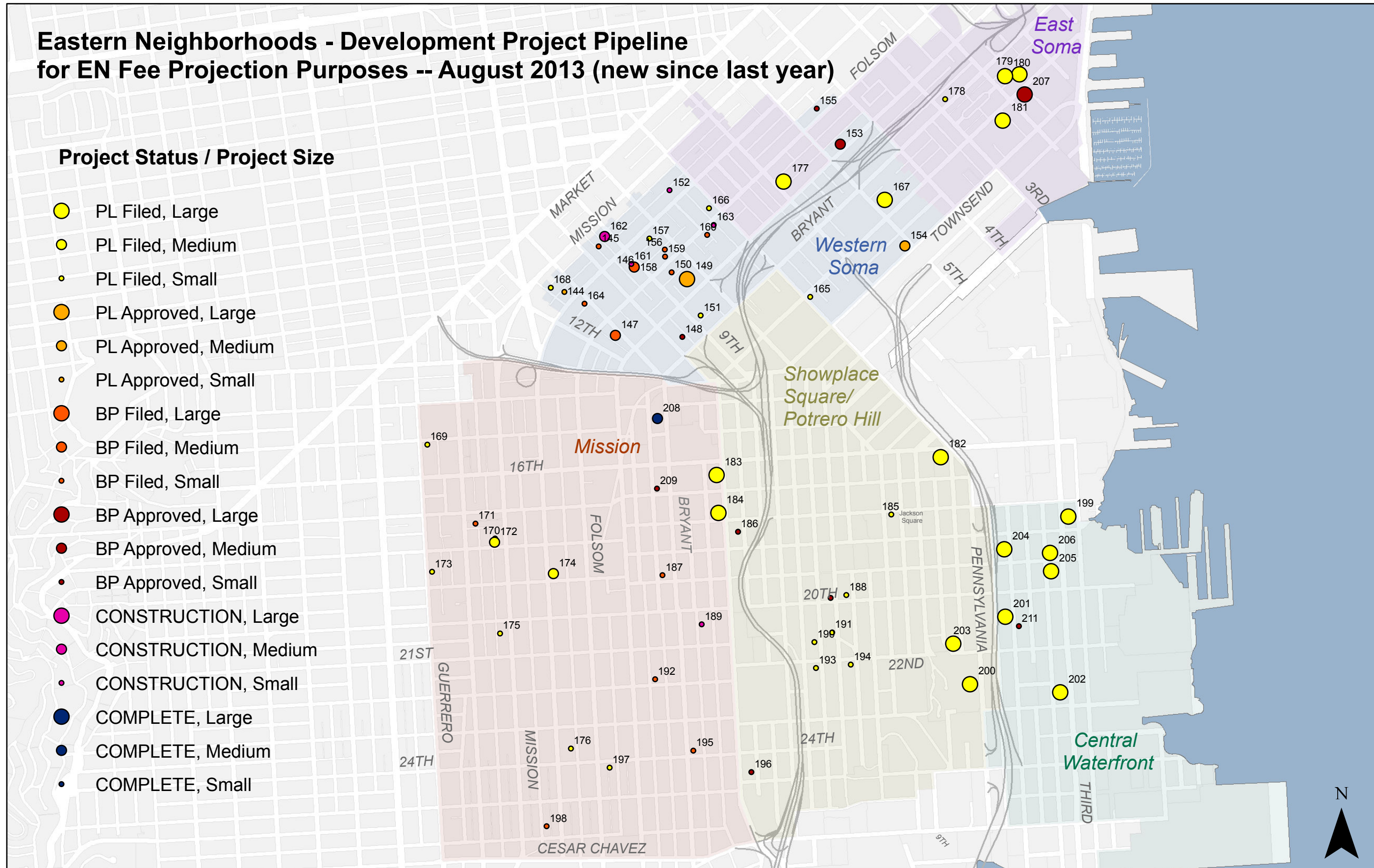


Ledgend Key: PL - Planning; BP - Building Permit, Large - Projects that are 50 units or greater or 40k gsf of non-residential; Medium - Projects that are between 10 and 50 units or 10k or 40k gsf of non-residential; Small - Projects less than 6 units or 10K gsf of non-residential

# Eastern Neighborhoods - Development Project Pipeline for EN Fee Projection Purposes -- August 2013 (new since last year)

## Project Status / Project Size

- PL Filed, Large
- PL Filed, Medium
- PL Filed, Small
- PL Approved, Large
- PL Approved, Medium
- PL Approved, Small
- BP Filed, Large
- BP Filed, Medium
- BP Filed, Small
- BP Approved, Large
- BP Approved, Medium
- BP Approved, Small
- CONSTRUCTION, Large
- CONSTRUCTION, Medium
- CONSTRUCTION, Small
- COMPLETE, Large
- COMPLETE, Medium
- COMPLETE, Small



Ledgend Key: PL - Planning; BP - Building Permit, Large - Projects that are 50 units or greater or 40k gsf of non-residential; Medium - Projects that are between 10 and 50 units or 10k or 40k gsf of non-residential; Small - Projects less than 6 units or 10K gsf of non-residential

| MAP NO. | ADDRESS                        | BLOCK | LOT | PLAN AREA          | BEST STATUS  | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION  | CASE NO.    | BPA NO.           | USE DISTRICT | HEIGHT DISTRICT |
|---------|--------------------------------|-------|-----|--------------------|--------------|------------|-----------------------|----------------------------|--|-------------|-------------------|--------------|-----------------|
| 1       | 444 De Haro                    | 3979  | 1   | Showpl/Potrero     | BP Filed     |            |                       | 90,500                     | Change of use or approx. 90.5K from PDR / showroom to office.  |             |                   | UMU          | 48-X            |
| 2       | 801 BRANNAN ST / 1 Henry Adams |       |     | Showpl/Potrero     | PL Approved  | 31-Jan-13  | 600                   | 50,000                     |  |             | [none as of 6/13] | UMU          | 68-X            |
| 3       | 1 Turner Ter                   | 4167  | 004 | Showpl/Potrero     | PL Filed     | 6/30/2010  | 600                   | 30,000                     | Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to-1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new s | 2010.0515 E |                   | RM-2         | 40-X            |
| 4       | 1006 16th St                   | 3833  | 002 | Showpl/Potrero     | BP ISSUED    | 07-Sep-12  | 393                   | 0                          | ERECT 6 STORY 393 UNITS RESIDENTIAL & COMMERCIAL BUILDING.   |             | 201112070234      | UMU          | 68-X            |
| 5       | 900 Folsom St                  | 3732  | 009 | East SoMa          | CONSTRUCTION | 4/24/2013  | 282                   | 6,340                      | 396,000-gsf 9-story 300-u residential mixed use, 285 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Remove surface parking, 2 billboards. 1.3 ac site.  | 2007.0689 V | 201106017208      | MUR          | 85-X            |
| 6       | 2558 Mission                   | 3616  | 84  | Mission            | BP Approved  | 01-Jun-13  | 125                   |                            |  |             |                   | Mission St N | 85-X            |
| 7       | 2235 3rd St                    | 4058  | 010 | Central Waterfront | COMPLETE     | 3/8/2012   | 196                   | 5,339                      | The proposed project involves the renovation of two existing vacant buildings totaling about 27,200 gsf and construction of approximately 180,000 gsf addition. The proposed project would include up to 141 dwelling units with 128 off-street parking spaces   | 2002.1302 E | 200907092309      | UMU          | 68-X            |
| 8       | 260 5th St                     | 3732  | 008 | East SoMa          | CONSTRUCTION | 28-Mar-13  | 179                   | 5,719                      | 215,300-gsf 9-story 151-u residential mixed use, 151 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Demo warehouse. 0.7 ac site.  | 2007.0690 V | 201106017202      | MUR          | 85-X            |
| 9       | 166 Townsend St                | 3788  | 012 | East SoMa          | COMPLETE     | 10/6/2011  | 66                    | 1,715                      | Adaptive reuse and construction of a five-story, mixed use project with 66 dwelling units, appx. 74 parking spaces, and appx. 1,715 square feet of ground floor retail use. The existing building on the project site is an historic resource.                   | 2005.0470 V | 200608290851      | SLI          | 65-X            |
| 10      | 2121 3rd St                    | 4045  | 002 | Central Waterfront | CONSTRUCTION | 30-Apr-13  | 106                   | 0                          | Proposed project would demolish the existing commercial fueling facility and construct 70 dwelling units and 52 parking spaces. The new structure would be approximately 66 feet in height, six stories, and would total approximately 62,516 sq. ft.            | 2010.0094 E | 201111179162      | UMU          | 68-X            |
| 11      | 1000 16th St                   | 3833  | 001 | Showpl/Potrero     | BP ISSUED    | BP ISSUED  | 65                    | 26,500                     | The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow the   | 2003.0527 C | 201112070227      | UMU          | 68-X            |
| 12      | 374 5th St                     | 3753  | 008 | East SoMa          | PL Approved  | 20-Dec-10  | 0                     | 0                          | Rear yard and open space variance to convert 47 tourist hotel rooms to 47 SRO units. Project is related to 235 O'Farrell St. site, which is proposing conversion of 23 residential hotel rooms to tourist use. Per Chapter 41 of Admin Code, replacement room    | 2009.0765 D |                   | MUR          | 85-X            |
| 13      | 490 S Van Ness Ave             | 3553  | 008 | Mission            | BP Filed     | 10/5/2010  | 84                    | 931                        | Construction of a new 8-story mixed-use building with 81 dwelling units, 2,529 square-feet of retail, and one basement level with 44 off-street parking spaces.  | 2010.0043 E | 201010052342      | UMU          | 68-X            |
| 14      | 2298 3rd St                    | 4059  | 009 | Central Waterfront | PL filed     | 06-Feb-06  | 40                    | 14,000                     | Demolition of an existing one-story, commercial building and construction of a six-story, mixed-use building with 80 dwelling units, 80 off street parking spaces and appx. 14,000 GSF of ground floor commercial use.   | 2005.0408 E | 200602063862      | UMU          | 68-X            |
| 15      | 345 Brannan St                 | 3788  | 039 | East SoMa          | BP Filed     | 10/27/2008 | 0                     | 53,030                     | New construction approx. 69,540-gsf, 4-story, 50' height office building on existing parking lot, with 58-space ground floor parking and street frontage retail space.   | 2007.0385 B | 200810275193      | MUO          | 65-X            |

| MAP NO. | ADDRESS                       | BLOCK | LOT  | PLAN AREA          | BEST STATUS  | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|-------------------------------|-------|------|--------------------|--------------|-----------|-----------------------|----------------------------|---|-------------|--------------|--------------|-----------------|
| 16      | 1501 15th St / 400 S Van Ness | 3553  | 054  | Mission            | CONSTRUCTION | 30-Apr-13 | 40                    | 20,172                     | Demo gas station, construct 6-story, 40-du bldg with 32 parking spaces. U Case Description: Request for Written Determination Pursuant to Planning Code Section 228.4- Service Station Conversion Determination 2007.1359C Demolition of vacant gas station str | 2008.1395 X | 201111038205 | UMU          | 58-X            |
| 17      | 750 2nd St                    | 3794  | 002A | East SoMa          | COMPLETE     | 3/12/2012 | 14                    | -2,710                     | The proposed project would demolish the existing building and construct a new eight-story, 18-unit residential and 5,050 sq. ft. retail building. The building would include 18 parking spaces, would be approximately 93 feet in height, totaling approximatel | 2007.0007 C | 200807318072 | MUO          | 105-F           |
| 18      | 601 Townsend St               | 3799  | 001  | Showpl/Potrero     | PL Approved  | 10-May-12 | 0                     | 72,600                     | Conversion of basement level into office (approx. 72,600 sf of 288,458 gsf). Currently, the building possesses 215,858 sf of office use.  | 2011.1147 B |              | UMU          | 68-X            |
| 19      | 157 13TH ST                   | 3530  | 39   | Mission            | BP Approved  |           |                       | 10,000                     |   |             |              | PDR-1-G      | 58-X            |
| 20      | 1050 Valencia St              | 3617  | 008  | Mission            | BP Filed     | 27-Dec-10 | 15                    | 400                        | New Construction of 16-du Res Mixed Use bldg, w/25,000-gsf residential, 2,000-gsf retail, and 2,800 full basement storage, totalling 30,480 with one loading space retained. Demolition of 1970-constrone-story SPORK restaurant bldg and parking, and replace  | 2007.1457 E | 201012277437 | Valencia St  | 55-X            |
| 21      | 616 20th St                   | 4058  | 008  | Central Waterfront | CONSTRUCTION | 4/30/2013 | 16                    | -1,000                     | ERECT 5 STORIES, 16 DWELLING UNITS TYPE 1 & 5, COMMERCIAL & RESIDENTIAL NEW BUILDING.   |             | 201012096400 | UMU          | 68-X            |
| 22      | 80 Julian Ave                 | 3547  | 027  | Mission            | BP ISSUED    | 27-Oct-11 | 7                     | 12,900                     | Lot line adjustment, demo existing residential building, New construction of Community Facility having housing ground floor with commercial above.  | 2009.1095 V | 201011305795 | Valencia St  | 45-X            |
| 23      | 850 Brannan                   | 3780  | 72   | Showpl/Potrero     | BP Approved  |           |                       | 22,826                     |   |             |              | UMU          | 68-X            |
| 24      | 48 (38) Harriet St            | 3731  | 102  | East SoMa          | BP Filed     | 06-Jun-08 | 4                     | 0                          | ERECT A 4 STORIES 4 UNITS RESIDENTIAL DWELLINGS   |             | 200806063801 | RED          | 45-X            |
| 25      | 2100 Mission St               | 3576  | 001  | Mission            | PL Filed     | 9/21/2009 | 29                    | -4,987                     | Demolition of a one-story commercial building and construction of a mixed-use building comprising 29 residential units, 14 residential parking spaces, a ground-floor commercial space.   | 2009.0880 E |              | Mission St N | 65-B            |
| 26      | 190 Russ St                   | 3731  | 087  | East SoMa          | PL Filed     | 20-Jan-06 | 8                     | 0                          | Demolish existing 2500 sf PDR bldg & construct 40 foot high, 16,000 sf bldg with 8 dwelling units and 8 parking spaces.   | 2006.0521 V | 200601202701 | RED          | 65-X            |
| 27      | 574 Natoma St                 | 3726  | 075  | East SoMa          | CONSTRUCTION | 9/25/2008 | 10                    | 0                          | Demolish existing 1,875 sqft, 19'-0" single-story warehouse. Proposed 6,525 sqft, 4-story multi-unit residence with 2 off-street parking spaces.  | 2008.0795 V | 200809252699 | RED          | 45-X            |
| 28      | 960 Harrison St               | 3753  | 021  | East SoMa          | CONSTRUCTION | 01-Mar-12 | 4                     | -4,000                     | Change of use and addition of 3-stories to an existing 2-story commercial building. The new building will consist of 4 2-bedroom residential units. The existing grade level is to be used for off-street parking.  | 2010.0635 E | 201008279681 | MUR          | 65-X            |
| 29      | 3143 24th St                  | 6520  | 035  | Mission            | PL Filed     | 5/23/2011 | 4                     | 2,231                      | New construction on vacant lot for a 4-unit resdeintial building with groundfloor commercial unit.  | 2011.0536 E | 201006214964 | 24th St-Miss | 55-X            |
| 30      | 808 Brannan                   |       |      | East SoMa          | PL APPROVED  |           |                       | 22,886                     |   |             |              |              |                 |



| MAP NO. | ADDRESS           | BLOCK | LOT  | PLAN AREA          | BEST STATUS  | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT           | HEIGHT DISTRICT |
|---------|-------------------|-------|------|--------------------|--------------|------------|-----------------------|----------------------------|---|-------------|--------------|------------------------|-----------------|
| 31      | 111 Townsend St   | 3794  | 014  | East SoMa          | BP FILED     | 12/7/2011  | 0                     | 22,884                     | The proposed project would involve the change of use of the project site from warehouse to restaurant and office use. The change of use would be from the existing 22,884-sq. ft. industrial use to a 16,786-sq. ft. office use with 6,098 sf. ft. of ground f  | 2011.0135 E |              | MUO                    | 105-F           |
| 32      | 2660 Harrison St  | 3639  | 004A | Mission            | CONSTRUCTION | 30-Apr-13  | 3                     | 0                          | The project is the demolition of a vacant 11,423-sf industrial building constructed in 1935 and the lot subdivision and construction of two residential buildings to total 43,649-sf and 62 units, in an Eastern Neighborhoods C-M zoning district. Twelve per  | 2004.0672 V | 201012307638 | UMU                    | 40-X            |
| 33      | 1875 Mission St   | 3548  | 032  | Mission            | BP ISSUED    | 12/12/2012 | 23                    | -34,895                    | The proposed project is renovation and interior remodeling of an existing commercial building to residential units and commercial space. The project is proposing 38 residential units, 23 off-street parking spaces, and 2,800 square-feet of commercial space | 2010.0787 V | 201012237367 | Mission St N 40-X/65-X |                 |
| 34      | 141 Albion St     | 3568  | 068  | Mission            | CONSTRUCTION | 25-Feb-13  | 3                     | 0                          | TO ERECT 3 UNITS, 4 STORIES RESIDENTIAL BUILDING.   |             | 201006043843 | RTO-Mission            | 45-X            |
| 35      | 2001 17th St      | 3977  | 001  | Showpl/Potrero     | BP Filed     | 12/27/2011 | 5                     | 0                          | COMPLY WITH NOV 200879593. LEGALIZE E BUILDING AS 5 ROOM GROUP HOUSING. AS APPROVED BY PLANNING DEPT  |             | 201112271344 | RH-2                   | 45-X            |
| 36      | 226 6th St        | 3731  | 003  | East SoMa          | BP ISSUED    | 10-Dec-12  | 37                    | 5,445                      | Vertical addition of 4th floor to existing hotel.   | 2009.0089 V | 2.00806E+11  | SoMa NCT               | 65-X            |
| 37      | 1280 Hampshire St | 4266  | 013  | Mission            | CONSTRUCTION | 11/3/2011  | 3                     | 0                          | Demolition of a garage and new construction of 3 DUs; 4-story building.   | 2008.1063 E | 200807187072 | RH-3                   | 40-X            |
| 38      | 1321 De Haro St   | 4218  | 036  | Showpl/Potrero     | PL Approved  | 16-Jul-09  | 2                     | 0                          | Dish existin 1200 sqft residence with no off-street parking and construct 3-unit 3100 sqft with 3 off-street parking spaces. Rear Yard Variance   | 2008.0505 V |              | RH-3                   | 40-X            |
| 39      | 953 Treat Ave     | 3639  | 028  | Mission            | PL Approved  | 5/22/2008  | 4                     | 0                          | The project includes minor improvements to a single family dwelling and construction of a new warehouse building with four residential units above.   | 2007.0981 V |              | UMU                    | 40-X            |
| 40      | 838 Kansas St     | 4093  | 007  | Showpl/Potrero     | BP ISSUED    | 01-Mar-13  | 1                     | 0                          | Existing 11-foot residential building with 1,250 sqft with off-street parking. Proposed 40-foot 4,700 sqft 2-unit residential building with 2 off-street parking spaces.  | 2007.1484 D | 200805232798 | RH-2                   | 40-X            |
| 41      | 2420 3rd St       | 4108  | 003F | Central Waterfront | BP ISSUED    | 12/19/2012 | 1                     | 2,835                      | Vacant ot. Construct new 4-story single-family dwelling.  | 2010.1082 E | 200911171348 | UMU                    | 45-X            |
| 42      | 666 Shotwell St   | 3611  | 062  | Mission            | PL Filed     | 18-Feb-10  | 1                     | 2,757                      | Expand residential care facility from 29 to 30 rooms w/in existing building. Construct new single-family residence.   | 2010.0101 C |              | RH-3                   | 40-X            |
| 43      | 12 Sherman St     | 3754  | 042  | East SoMa          | BP ISSUED    | 11/26/2012 | 3                     | 0                          | The new construction of a four story mixed use building having three dwelling units over a PDR commercial ground floor. The project is not proposing parking for the three units. Units said "0".   | 2007.1015 V | 200702204428 | MUG                    | 45-X            |
| 44      | 353 San Jose Ave  | 6531  | 022  | Mission            | BP ISSUED    | 24-Apr-13  | 3                     | 0                          | Demolish existing single-family dwelling and construct new 4-unit residence.  | 2009.0173 D | 200712120285 | RM-2                   | 40-X            |
| 45      | 3241 25th St      | 6525  | 034  | Mission            | BP Filed     | 6/5/2007   | 3                     | 0                          | Section 134-Rear Yard Variance  | 2007.0659 V | 200706053001 | RH-3                   | 40-X            |

| MAP NO. | ADDRESS             | BLOCK | LOT  | PLAN AREA          | BEST STATUS   | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|---------------------|-------|------|--------------------|---------------|------------|-----------------------|----------------------------|---|-------------|--------------|--------------|-----------------|
| 46      | 3527 18th St        | 3588  | 001C | Mission            | PL Approved   | 03-Feb-12  | 2                     | 0                          | add two units to (e) 8 unit building  | 2011.0527 V |              | RTO-Mission  | 55-X            |
| 47      | 1036 Mississippi St | 4224  | 018  | Showpl/Potrero     | BP APPROVED   | 12/1/2009  | 2                     | 0                          | New construction of two buildings with two units each, total of four units on a vacant lot.   | 2007.0713 E | 200705010119 | RH-3         | 40-X            |
| 48      | 251 Arkansas St     | 4004  | 024  | Showpl/Potrero     | BP APPROVED   | 11-Aug-10  | 2                     | 0                          | New construction of a 4-story, 3-unit residential building as a demolition replacement for the existing single-family home (2009.0583D).  | 2009.1165 D | 200905208827 | RH-3         | 40-X            |
| 49      | 2374 Folsom St      | 3594  | 009  | Mission            | CONSTRUCTION  | 5/10/2012  | 2                     | 0                          | CONVERT EXISTING 3-STORY 2-UNIT RESIDENTIAL BUILDING W/ 2 OFF-STREET PARKING SPACES TO 4-STORY 4-UNIT RESIDENTIAL BUILDING W/ 4 OFF-STREET PARKING SPACES.  | 2007.1209 E | 200701292823 | RM-1         | 55-X            |
| 50      | 277 San Carlos St   | 3596  | 017A | Mission            | CONSTRUCTION  | 05-Mar-12  | 2                     | 0                          | Erect 4 stories two family dwellings.   |             | 200710195923 | NC-1         | 45-X            |
| 51      | 1067 Tennessee St   | 4108  | 010  | Central Waterfront | BP REINSTATED | 9/8/2010   | 2                     | 0                          | PROPOSE NEW UNDERGROUND GARAGE WITH 3 CAR GARAGE PARKING. PROPOSED HORIZONTAL ADDITION AT 1ST FLOOR   |             | 201006073967 | RH-3         | 40-X            |
| 52      | 795 22nd St         | 4172  | 034B | Central Waterfront | PL Filed      | 23-Jun-11  | 2                     | 0                          | Demolition of existing one-story building and new construction of four-story residential-over-commercial building.  | 2011.0659 V |              | NCT-2        | 45-X            |
| 53      | 534 Texas St        | 4101  | 004  | Showpl/Potrero     | BP Filed      | 12/30/2011 | 2                     | 0                          | ERECT NEW 4 STORY, 1 BASEMENT, TYPE 5, 2 FAMILY DWELLING UNITS BUILDING.  |             | 201112301504 | RH-2         | 40-X            |
| 54      | 455 Potrero Ave     | 3974  | 020  | Showpl/Potrero     | PL Filed      | 09-Feb-12  | 2                     | 0                          | Demo existing garage & construct a new residential duplex unit over basement level with 1 car-garage. Install sprinklers in building located in the rear of the lot.  | 2012.0131 E |              | UMU          | 58-X            |
| 55      | 147 S Park Ave      | 3775  | 031  | East SoMa          | CONSTRUCTION  | 3/29/2013  | 1                     | 1,286                      | Demo existing residential building and construct a new 4-story mixed-use building, with a restaurant on the first floor and two residential units on the upper floors.  | 2010.0959 E | 201102170507 | SPD          | 40-X            |
| 56      | 857 Alabama St      | 4085  | 026  | Mission            | CONSTRUCTION  | 25-Jan-12  | 2                     | 0                          | ERECT 4 STORIES OF 2 DWELLING UNIT,TYPE 5   |             | 201012307679 | RH-2         | 40-X            |
| 57      | 580 Valencia St     | 3568  | 011  | Mission            | PL Approved   | 7/14/2011  | 1                     | 209                        | Build a full service restaurant on the entire lot and add a new residential level above the restaurant. Vertical addition of one story on the existing one story building. Modification of front and rear facade. Rear yard variance required for staircase.    | 2010.1070 C |              | Valencia St  | 55-X            |
| 58      | 2219 Bryant St      | 4087  | 037  | Mission            | BP ISSUED     | 30-Apr-08  | 1                     | 0                          | The proposal is for a vertical alteration to add a third story to an existing two story single-family dwelling in zoning district RM-1. The project will add one additional dwelling unit and one additional off-street parking space. The front setback will n | 2006.1340 D | 200604259790 | RM-1         | 40-X            |
| 59      | 1196 Hampshire St   | 4210  | 013  | Mission            | CONSTRUCTION  | 3/8/2013   | 1                     | 0                          | Parking Variance - Does not meet independent access requirement under 155(c)  | 2008.0240 V | 200710155355 | RH-2         | 40-X            |
| 60      | 161 San Carlos St   | 3589  | 026  | Mission            | BP ISSUED     | 23-Nov-09  | 1                     | 0                          | CONVERT 2 UNITS BLDG TO 3 UNITS BLDG, REMOVE STAIRCASE JOINING UPSTAIRS AND DOWNSTAIRS, PUT IN KITCH  |             | 200902041380 | RTO-Mission  | 45-X            |

| MAP NO. | ADDRESS            | BLOCK | LOT  | PLAN AREA      | BEST STATUS  | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION  | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|--------------------|-------|------|----------------|--------------|------------|-----------------------|----------------------------|--|-------------|--------------|--------------|-----------------|
| 61      | 1510 25th St       | 4224  | 027  | Showpl/Potrero | BP ISSUED    | 8/19/2011  | 1                     | 0                          | Construction of new dwelling unit above new garage structure. Subject lot is 50 feet by 100 feet. 2 existing dwelling units on site.   | 2009.0113 V | 201009140824 | RH-3         | 40-X            |
| 62      | 2857 22nd St       | 4148  | 001A | Mission        | CONSTRUCTION | 12-Jan-11  | 1                     | 0                          | SITE PLAN FOR LOWER LEVEL OF 2 SOTRY BLDG. TO INSTALL A NEW RESIDENTIAL UNIT WITH PATIO IN PRESENT W   |             | 200709243458 | RH-3         | 40-X            |
| 63      | 585 Texas St       | 4102  | 052  | Showpl/Potrero | CONSTRUCTION | 9/9/2010   | 1                     | 0                          | Addition to existing 1,087 square foot single-family dwelling, adding one additional unit for a total of 3,000 square feet and 2-units.  | 2006.0689 D | 200606133915 | RH-2         | 40-X            |
| 64      | 355 Capp St        | 3590  | 056  | Mission        | BP Filed     | 06-Apr-09  | 1                     | 0                          | New dwelling located within the existing building envelope. Ground Floor. New dwelling requires an exposure variance. Possible usable open space variance request. Two buildings are located on the subject lot.             | 2010.0078 V | 200904065668 | RTO-Mission  | 40-X            |
| 65      | 3120 23rd St       | 3638  | 018  | Mission        | BP ISSUED    | 10/19/2012 | 1                     | 0                          | Vertical addition adding one new dwelling unit, roof deck, and interior changes.   | 2009.0810 V | 200908265600 | RH-3         | 40-X            |
| 66      | 575 Vermont St     | 4010  | 006  | Showpl/Potrero | PL Approved  | 11-Feb-08  | 1                     | 0                          | Construct a second dwelling unit?  | 2006.1070 E |              | RH-2         | 40-X            |
| 67      | 749 Wisconsin St   | 4098  | 027  | Showpl/Potrero | BP Filed     | 12/15/2006 | 1                     | 0                          | The proposal is to demolish a single-family house and constructing a two-unit structure.   | 2006.1506 D | 200612159955 | RH-2         | 40-X            |
| 68      | 1036 Wisconsin St  | 4219  | 004  | Showpl/Potrero | PL Approved  | 06-Oct-09  | 1                     | 0                          | Existing one-story single-family residence at 18-feet tall and 850 sqft with no off-street parking to be demolished. Proposed new 4-story, 2-unit residence at 40-feet tall and 3,765 sqft with 2 off-street parking spaces. | 2008.0870 E |              | RH-2         | 40-X            |
| 69      | 1366 San Bruno Ave | 4263  | 007  | Showpl/Potrero | BP Filed     | 3/21/2007  | 1                     | 0                          | Mandatory DR for res. demo. The proposal would demolish an existing two-unit residential building, constructed in 1905, and construct a new three unit residential building.   | 2008.0614 D | 200703216793 | RH-3         | 40-X            |
| 70      | 466 Missouri St    | 4067  | 009A | Showpl/Potrero | BP ISSUED    | 19-Mar-12  | 1                     | 0                          | NEW 3RD FLOOR ADDITION. LEGALIZE (E) 2ND DWELLING UNIT.  |             | 201008239387 | RH-2         | 40-X            |
| 71      | 1115 Potrero Ave   | 4212  | 011  | Showpl/Potrero | BP APPROVED  | 3/5/2012   | 1                     | 0                          | CONVERT BASEMENT TO LEGAL DWELLING UNIT INCLUDING KITCHEN, LIVING ROOM, 1 BEDROOM, 1 FULL BATH & LAU   |             | 201109215213 | RH-3         | 55-X            |
| 72      | 2207 25th St       | 4282A | 023  | Showpl/Potrero | CONSTRUCTION | 12-Mar-13  | 1                     | 0                          | Legalize existing structure in required rear yard.   | 2010.0231 V |              | RH-2         | 40-X            |
| 73      | 1331 Florida St    | 4273  | 018  | Mission        | BP Filed     | 5/14/2008  | 1                     | 0                          | CONVERT EX. SINGLE FAMILY HOME INTO A 2UNIT BLDG. ADD A 240SF HORIZONTAL ADDITION TO THE EXISTING BL   |             | 200805142097 | RH-2         | 40-X            |
| 74      | 500 Capp St        | 3610  | 032  | Mission        | PL Filed     | 14-Aug-09  | 1                     | 0                          | Preservation and resotration of the exterior of the existing home. Excavate basement into full basement use and construct second unit at the rear of the lot.  | 2009.0757 E |              | RTO-Mission  | 55-X            |
| 75      | 2138 Folsom St     | 3574  | 008  | Mission        | BP Filed     | 2/18/2011  | 1                     | 0                          | CONVERT WAREHOUSE TO ART STUDIO WITH ACCESSORY DWELLING UNIT. ADD LIVING UNIT ON RAISED PLATFORM AT  |             | 201102180558 | PDR-1-G      | 58-X            |

| MAP NO. | ADDRESS             | BLOCK | LOT | PLAN AREA      | BEST STATUS  | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|---------------------|-------|-----|----------------|--------------|------------|-----------------------|----------------------------|---|-------------|--------------|--------------|-----------------|
| 76      | 748 Treat Ave       | 3612  | 055 | Mission        | BP Filed     | 31-Jan-11  | 1                     | 0                          | ADDITION OF 11'X20' @ REAR OF STRUCTURE, TO COMPLY W/N.O.V#200716838 , DEMO OF WALLS & PROVIDE 4X12   |             | 201101319346 | RH-3         | 40-X            |
| 77      | 915 Florida St      | 4145  | 029 | Mission        | BP Filed     | 10/18/2010 | 1                     | 0                          | SECONDARY LIVING UNIT ON GROUND FLOOR. 1140 SQFT. ZONED FOR MULTIFAMILY. INCLUDES (N) BEDROOM, (N) B  |             | 201010183199 | RH-2         | 40-X            |
| 78      | 457 Tehama St       | 3732  | 087 | East SoMa      | BP APPROVED  | 19-Apr-13  | 1                     | 0                          | Change of use from industrial warehouse to residential single family dwelling with remodel and expansion of building.   | 2006.0123 C | 201108112225 | MUR          | 45-X            |
| 79      | 35 Lexington St     | 3576  | 039 | Mission        | BP Filed     | 2/17/2012  | 1                     | 0                          | CREATE A 620 SQ FT 3RD UNIT AT 1ST FLOOR INCLUSIVE OF A 1 STORY ADDITION OF 130 SQ FT WITH ROOF DECK  |             | 201202174465 | RTO-Mission  | 45-X            |
| 80      | 2923 Harrison St    | 4271  | 034 | Mission        | BP Filed     | 28-Mar-12  | 1                     | 0                          | CREATE LEGAL GROUND FLOOR SECOND UNIT. WORK TO INCLUDE (N) MECHANICAL (FURNACE), (N) LIGHTING & PLUM  |             | 201203287050 | RH-2         | 40-X            |
| 81      | 1076 Hampshire St   | 4152  | 016 | Mission        | CONSTRUCTION | 2/21/2012  | 1                     | 0                          | Demolish existing single-story storage building built in 1922 and construct a 4-story 2-unit building.  | 2008.0015 E | 200709193092 | RH-2         | 40-X            |
| 82      | 3500 19th St        | 3588  | 012 | Mission        | BP Filed     | 01-May-06  | 17                    | 2,950                      | 17 NEW DWELLING UNITS OVER GROUND FLOOR RETAIL (2900 SF) AND 17-CAR PARKING GARAGE  | 2005.0490 C | 200605010369 | Valencia St  | 55-X            |
| 83      | 1004 Mississippi St | 4224  | 015 | Showpl/Potrero | BP APPROVED  | 1/16/2009  | 28                    | 0                          | Construct 28 dwelling units and 28 parking spaces in an underground garage on a vacant lot. The building would be approximately 57,974 sq. ft. and approximately 40 feet in height.   | 2006.0810 C | 200705010141 | RH-3         | 40-X            |
| 84      | 1150 16th St        | 3821  | 007 | Showpl/Potrero | BP Filed     | 22-Jul-11  | 15                    | 1,155                      | Construction of a five-story, mixed-use building with 15 dwelling units, 15 off-street parking spaces, and 1,155 GSF of ground floor commercial use.  | 2004.1004 C | 201107220904 | PDR-1-D      | 68-X            |
| 85      | 246 Ritch St        | 3776  | 092 | East SoMa      | CONSTRUCTION | 3/22/2013  | 19                    | 0                          | The proposed project would demolish the existing 4,130 sq. ft. storage shed and construct a building consisting of 19 SRO units and five parking spaces. The proposed project would be approx. 16,074 sq. ft. five stories, and 50 feet in height.              | 2006.1348 C | 200701051074 | SLI          | 55-X            |
| 86      | 2652 Harrison St    | 3639  | 002 | Mission        | BP Filed     | 03-Nov-11  | 20                    | 0                          | Demolition and new construction 30-unit residential building over basement level parking  | 2006.0054 C | 201111038222 | UMU          | 40-X            |
| 87      | 3135 24th St        | 6520  | 036 | Mission        | CONSTRUCTION | 4/3/2013   | 9                     | 1,360                      | Demolish existing two-story parking garage, perviously used as auto repair shop and construct 12 dwelling units over ground floor commercial in a three-story building with 12 parking spaces. The proposed structure would be 40 feet in height and 24,291 sq. | 2005.1076 V | 200711137944 | 24th St-Miss | 45-X            |
| 88      | 1340 Natoma St      | 3548  | 065 | Mission        | BP APPROVED  | 17-Dec-07  | 2                     | 0                          | Rear horizontal and vertical addition to an existing single-family dwelling structure used as an office for the last 50 years. The proposed use would be wholly residential with 3-4 new dwelling units.  | 2007.0310 C | 200712170620 | UMU          | 40-X            |
| 89      | 605 Mississippi St  | 4103  | 036 | Showpl/Potrero | PL Approved  | 1/23/2009  | 1                     | 0                          | Addition/alteration of existing single-family residence to 2-unit residence.  | 2008.1307 E |              | RH-2         | 40-X            |
| 90      | 72 Townsend St      | 3789  | 003 | East SoMa      | BP APPROVED  | 23-Sep-11  | 74                    | 0                          | 76 new construction / mixed   | 2007.0894 Q | 200705010136 | SB-DTR       | 105-F           |

| MAP NO. | ADDRESS           | BLOCK | LOT  | PLAN AREA          | BEST STATUS   | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION  | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|-------------------|-------|------|--------------------|---------------|------------|-----------------------|----------------------------|--|-------------|--------------|--------------|-----------------|
| 91      | 537 Natoma St     | 3726  | 047  | East SoMa          | BP ISSUED     | 3/21/2012  | 14                    | 0                          | Demolish existing structure and construct 14 residential dwelling units and 14 parking spaces.   | 2005.0990 E | 200509011813 | RED          | 45-X            |
| 92      | 181 S Park St     | 3775  | 172  | East SoMa          | BP ISSUED     | 19-Mar-07  | 2                     | 0                          | Conversion of 2nd floor office space to two dwelling units with less than the required square footage of private usable open space, and no rear yard . Open space and Rear yard variances are being sought.  | 2005.0862 V | 200608028296 | SPD          | 40-X            |
| 93      | 160 14th St       | 3530  | 049  | Mission            | BP ISSUED     | 4/22/2008  | 1                     | 0                          | Change of occupancy at 2nd floor to R-3/ PROVIDE 1 HOUR SEPARATION BETWEEN NEW DWELLING UNIT AND EXI   |             | 200710034503 | PDR-1-G      | 58-X            |
| 94      | 1801 Mission St   | 3548  | 039  | Mission            | BP ISSUED     | 17-Sep-12  | 18                    | 2,600                      | Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,600 GSF of ground floor commercial use.  | 2004.0675 E | 200607176702 | UMU          | 68-X            |
| 95      | 3249 17th St      | 3575  | 063  | Mission            | BP Filed      | 3/24/2010  | 2                     | 1,996                      | Project would require a rezoning from RH-2 to NC-3. Proposed project construct a three-story addition to the existing one building on the project site. The new building would be four-story, 50-feet in height consisting of 1,996 sq. ft. ground floor restau  | 2005.1155 E | 201003248891 | RTO-Mission  | 55-X            |
| 96      | 3360 20th St      | 3594  | 016  | Mission            | BP APPROVED   | 21-Oct-10  | 6                     | 0                          | Conversion of an automotive garage to six 3-BR, 2-BA units on two floors above garage.   | 2005.0370 E | 200512200747 | NC-2         | 45-X            |
| 97      | 2986 22nd St      | 3613  | 018B | Mission            | BP APPROVED   | 12/31/2008 | 2                     | 0                          | Construct two stories vertical and four stories horizontal addition to the rear of the existing two-story, single-family house. The proposal would also add two dwelling units and an underground parking garage. A rear yard variance is sought for the         | 2005.1059 V | 200507147539 | RH-3         | 40-X            |
| 98      | 2525 Mission St   | 3615  | 026  | Mission            | BP ISSUED     | 26-Aug-09  | 0                     | 4,999                      | The project is to demolish the existing single-story retail building and construct a new building that would be three-stories tall and would contain retail on the ground floor and offices on the second and third floors.<br>6/15/05 - Environmental Exemption | 2003.0159 V | 200302218059 | Mission St N | 65-B            |
| 99      | 550 Alabama St    | 4019  | 002  | Mission            | BP ISSUED     | 5/29/2007  | 1                     | 0                          | Variance for parking. Addition of third floor and mezzanine over existing two-story building for use as light industrial (apparel manufacturing).  | 2005.0108 V | 200412272194 | PDR-1-G      | 68-X            |
| 100     | 948 Hampshire St  | 4143  | 008  | Mission            | BP ISSUED     | 12-Mar-09  | 1                     | 0                          | VERTICAL ADDITION WITH STUDIO APT. ON GROUND FLOOR   |             | 200503298688 | RH-2         | 40-X            |
| 101     | 42 Harriet St     | 3731  | 101  | East SoMa          | PL Approved   | 12/20/2010 | 23                    | 0                          | The proposed project is the construction of a 4-story, residential building, with 23 SRO units, with one off-street parking space. The project site is currently a surface parking lot.  | 2010.0128 E |              | MUG          | 45-X            |
| 102     | 2401 16th St      | 3965  | 001  | Mission            | BP Filed      | 24-Aug-12  | 12                    | 1,722                      | Retain the existing three-story, 34-foot, 5,625 sq. ft. retail and office building. Addition and new construction of 12 residential units over ground floor retail. The total project including the existing retail/office uses would be approximately 29,822 s  | 2006.0428 C |              | UMU          | 68-X            |
| 103     | 1179 Tennessee St | 4172  | 053  | Central Waterfront | BP REINSTATED | 11/3/2009  | 8                     | 0                          | ERECT A FOUR STORY EIGHT UNIT RESIDENTIAL BLDG WITH COML   | 2001.0451 D | 9902819      | NCT-2        | 40-X            |
| 104     | 345 6th St        | 3753  | 081  | East SoMa          | BP Filed      | 16-Jul-12  | 36                    | 324                        | Demolition of 2,973-sf one-story office and surface parking and new construction of 37,200-sf 37-unit five-story structure with residential over ground floor retail and 9-space parking.  | 2005.0876 V |              | MUR          | 85-X            |
| 105     | 144 King St       | 3794  | 024  | East SoMa          | PL APPROVED   | 4/7/2011   | 0                     | 49,500                     | To demolish a non-contributing building in South End HD and construct new 131-room hotel with ground floor retail and no off-street parking. Seeking variances for parking and for restrictions on bay window dimensions (Sections 151 and 136).                 | 2004.1326 V |              | MUO          | 105-F           |

| MAP NO. | ADDRESS           | BLOCK | LOT  | PLAN AREA          | BEST STATUS   | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|-------------------|-------|------|--------------------|---------------|------------|-----------------------|----------------------------|---|-------------|--------------|--------------|-----------------|
| 106     | 49 Julian Ave     | 3547  | 032  | Mission            | PL Approved   | 26-Jan-12  | 8                     | 0                          | Construction of five-story eight-unit residential building of approximately 10,583-sf. Demolition of existing 1962 light industrial warehouse, presently vacant. No off-street parking existing and eight proposed.   | 2005.0233 C |              | UMU          | 45-X            |
| 107     | 899 Valencia St   | 3596  | 113  | Mission            | PL Approved   | 5/26/2011  | 18                    | 4,705                      | The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets  | 2004.0891 C |              | Valencia St  | 55-X            |
| 108     | 1717 17th St      | 3980  | 007  | Showpl/Potrero     | PL Approved   | 15-Jul-10  | 41                    | -18,209                    | Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces.   | 2004.0946 C |              | UMU          | 48-X            |
| 109     | 935 Folsom St     | 3753  | 140  | East SoMa          | PL Filed      | 4/19/2010  | 69                    | 4,400                      | Demolish existing 18,208 sq.ft. industrial structure and construct 69 residential units, 4,400 sq. ft. of retail/ restaurant and 31 parking spaces. The proposed project would be eight-story, with portions of the building at 40 and 85 feet in height and ap | 2006.0241 V |              | MUR          | 45-X/85-X       |
| 110     | 452 Tehama St     | 3732  | 112  | East SoMa          | PL Filed      | 22-Jun-07  | 20                    | -4,917                     | Demolition of existing two-story office building and construction of 20 residential dwelling units, 888 sq. ft. of retail, and five parking spaces in two buildings that would be 40 feet and 85 feet in height. Total gross sq. ft. of the project would be ap | 2005.1026 E |              | MUR          | 45-X/85-X       |
| 111     | 1731 15th St      | 3555  | 056  | Mission            | BP REINSTATED | 12/23/2011 | 25                    | 0                          | SEISMIC RETROFIT & BLDG REHABILITATION. LIFE SAFETY IMPROVEMENTS INCLUDING 2 ENCLOSED STAIRWAYS & LI  |             | 201009281752 | Valencia St  | 55-X            |
| 112     | 200-214 6th St    | 3731  | 001  | East SoMa          | BP Filed      | 29-Nov-12  | 50                    | 3,074                      | The proposed project is the demolition of an existing 144 room hotel building and construction of a new mixed - use building with 56 affordable dwelling units, approximately 3,074 sq.ft. of retail, and 15 off-street parking spaces.                         | 2011.0119 E |              | SoMa NCT     | 85-X            |
| 113     | 1 Turner Ter      | 4167  | 004  | Showpl/Potrero     | PL Filed      | 6/30/2010  | 500                   | 30,000                     | Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new s | 2010.0515 E |              | RM-2         | 40-X            |
| 114     | 240 5th St        | 3732  | 150  | East SoMa          | BP ISSUED     | 27-Aug-12  | 0                     | 0                          | SHORING DURING CONSTRUCTION EXCAVATION. NEW CONSTRUCTION UNDER SEPARATE APPLN #201106017202   |             | 201203196326 | MUR          | 85-X            |
| 115     | 411 Valencia St   | 3554  | 027  | Mission            | CONSTRUCTION  | 3/6/2012   | 16                    | 1,400                      | Construction 24-du bldg, with 1+ 16 stacked parking spaces on ground floor accessed from Caledonia Street, with two ground floor retail spaces of 620-gsf and 700-gsf on Valencia Street; six stories plus roof deck, 16,800-gsf total, on existing vacant lot. | 2009.0180 V | 200510135500 | Valencia St  | 55-X            |
| 116     | 1301 Indiana St   | 4228  | 010  | Central Waterfront | CONSTRUCTION  | 28-Mar-13  | 71                    | 5,000                      | The proposed project involves the demolition of the existing 14,800 gsf warehouse and construction of a 5 story 166,590 gsf residential building, containing up to 81 dwelling units, 5,000 gsf of retail space and 164 off-street parking space. PUD exceptio  | 2002.1303 C | 200212244171 | PDR-1-G      | 58-X            |
| 117     | 1049 Howard St    | 3731  | 074  | East SoMa          | CONSTRUCTION  | 7/1/2008   | 25                    | 0                          | Expansion of use of existing group housing homeless shelter.  | 2007.0469   | 200509092473 | MUG          | 85-X            |
| 118     | 1880 Mission St   | 3547  | 002A | Mission            | CONSTRUCTION  | 09-Mar-12  | 194                   | 0                          | Demolish light industrial bldg and construct 194-unit PUD with commercial and 225 parking spaces.   | 2003.0758 C | 200710014208 | Mission St N | 65-X            |
| 119     | 179 San Carlos St | 3589  | 023  | Mission            | CONSTRUCTION  | 2/29/2012  | 3                     | 0                          | New construction of 3-unit residential building.  | 2004.0487 C | 200403310134 | RTO-Mission  | 45-X            |
| 120     | 1001 Potrero Ave  | 4154  | 001  | Showpl/Potrero     | CONSTRUCTION  | 15-Dec-10  | 0                     | 419,070                    | Rebuild of SF General Hospital (SFGH) to new requirements, part of IMP: new 419,070-sf acute care hospital building, 105-ft in height, and reuse of 129,706-sf Building 5, equivalent to existing hospital use capacity, with no proposed parking.              | 2007.0603 C | 200901230738 | P            | 105-E           |

| MAP NO. | ADDRESS             | BLOCK | LOT  | PLAN AREA          | BEST STATUS  | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|---------------------|-------|------|--------------------|--------------|-----------|-----------------------|----------------------------|---|-------------|--------------|--------------|-----------------|
| 121     | 585 Kansas St       | 4009  | 008A | Showpl/Potrero     | CONSTRUCTION | 6/17/2008 | 1                     | 0                          | Variance for reduced parking requirement  | 2006.0140 V | 200602023655 | RH-3         | 40-X            |
| 122     | 746 Carolina St     | 4096  | 005  | Showpl/Potrero     | CONSTRUCTION | 22-Mar-10 | 2                     | 0                          | Front setback variance to construct a new two family dwelling unit on a vacant lot. Building would be three-story over garage, totaling 5,838 sq. ft. | 2005.0613 V | 200506074411 | RH-2         | 40-X            |
| 123     | 1028 Wisconsin St   | 4219  | 003  | Showpl/Potrero     | CONSTRUCTION | 2/15/2008 | 1                     | 0                          | TO ERECT A NEW 3 STORY AND PENTHOUSE, WITH 2 DWELLING UNITS.  |             | 200412080961 | RH-2         | 40-X            |
| 124     | 3176 17th Street    | 3571  | 5    | Mission            | BP ISSUED    |           |                       | 8,100                      |   |             | 2.01106E+11  | PDR-1-G      | 58-X            |
| 125     | 132 Hawthorne       | 3750  | 54   | East SoMa          | BP ISSUED    |           |                       | 14,250                     |   |             | 2.01201E+11  |              |                 |
| 126     | 3418 26th Street    | 6529  | 12   | Mission            | BP ISSUED    |           |                       | 0                          |   |             | 2.00706E+11  |              |                 |
| 127     | 740 Valencia Street | 3588  | 6    | Mission            | COMPLETE     | 6/8/2013  |                       | 7,621                      |   |             | 2.01012E+11  |              |                 |
| 128     | 550 Florida         | 4018  | 2    | Mission            | BP ISSUED    |           |                       | 5,900                      |   |             | 2.01109E+11  |              |                 |
| 129     | 3000 20th Street    | 4082  | 8    | Mission            | BP ISSUED    |           |                       | 1,900                      |   |             | 2.01004E+11  |              |                 |
| 130     | 620 Treat Ave       | 3593  | 39   | Mission            | BP ISSUED    |           |                       | 4,187                      |   |             | 2.01003E+11  |              |                 |
| 131     | 650 Florida         | 4021  | 2    | Mission            | BP ISSUED    |           |                       | 0                          |   |             | 2.01107E+11  |              |                 |
| 132     | 1376 Florida        | 4272  | 14   | Mission            | BP ISSUED    |           | 0                     | 0                          |   |             | 2.00903E+11  |              |                 |
| 133     | 2505 3rd Street     | 4173  | 1    | Central Waterfront | BP ISSUED    |           |                       | 0                          |   |             | 2.01105E+11  |              |                 |
| 134     | 342 South Van Ness  | 3548  | 7    | Mission            | BP ISSUED    |           |                       | 0                          |   |             | 2.0091E+11   |              |                 |
| 135     | 19 Capp Street      | 3553  | 047A | Mission            | BP ISSUED    |           |                       | 0                          |   |             | 2.01004E+11  |              |                 |

| MAP NO. | ADDRESS            | BLOCK | LOT | PLAN AREA | BEST STATUS  | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.  | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|--------------------|-------|-----|-----------|--------------|-----------|-----------------------|----------------------------|---|-----------|--------------|--------------|-----------------|
| 136     | 134 Barlett Street | 3636  | 39  | Mission   | BP ISSUED    |           | 0                     | 0                          |   |           | 2.01005E+11  |              |                 |
| 137     | 599 South Van Ness | 3571  | 7   | Mission   | BP ISSUED    |           |                       | 0                          |   |           | 2.01008E+11  |              |                 |
| 138     | 144 King Street    | 3794  | 24  | East SoMa | BP ISSUED    |           |                       | 1,340                      |   |           | 2.00903E+11  |              |                 |
| 139     | 720 York Street    | 4080  | 21  | Mission   | BP ISSUED    |           |                       | 0                          |   |           | 2.01006E+11  |              |                 |
| 140     | 893 Folsom Street  | 3752  | 79  | Mission   | BP ISSUED    |           |                       | 0                          |   |           | 2.01009E+11  |              |                 |
| 141     | 3275 22nd Street   | 3636  | 36  | Mission   | BP ISSUED    |           |                       | 0                          |   |           | 2.01111E+11  |              |                 |
| 142     | 240 5th Street     | 3732  | 150 | East SoMa | BP ISSUED    | 27-Aug-12 |                       | 0                          |   |           | 2.01106E+11  |              |                 |
| 143     | 1376 Florida       | 4273  | 14  | Mission   | BP ISSUED    |           |                       | 0                          |   |           |              |              |                 |
| 144     | 1029 Natoma St     | 3511  | 055 | WSoMa     | PL Approved  | 11-Jun-09 | 3                     | 0                          | The proposal is to demolish a single-family fire-damaged structure, originally constructed in 1922, and to construct a new 4-unit residential structure in five stories.  | 2006.108  | 2.01009E+11  | RED          | 40-X            |
| 145     | 49 Grace St        | 3509  | 027 | WSoMa     | BP Filed     | 7/30/2008 | 1                     | 0                          | DEMOLITION OF EXISTING ONE-STORY OVER GARAGE SINGLE-FAMILY HOME. CONSTRUCTION OF A 5-STORY BUILDING WITH TWO RESIDENTIAL UNITS AND TWO OFFICES.   | 2007.1230 | 200807308027 | RED-MX       | 45-X            |
| 146     | 252 09th St        | 3518  | 007 | WSoMa     | CONSTRUCTION | 22-Apr-09 | 2                     | 3,750                      | Shadow Study for a new mixed-use building   | 2002.0820 | 200203151582 | RCD          | 55-X            |
| 147     | 340 11th St        | 3521  | 005 | WSoMa     | BP Filed     | 4/11/2005 | 20                    | 5,682                      | Demo. of an existing service station and construction of a five-story, mixed-use building with 20 dwelling units, 20 off-street parking spaces, and appx 5,682 GSF of ground floor retail use.  | 2005.0525 | 200504119696 | WMUO         | 55-X            |
| 148     | 264 Dore St        | 3525  | 046 | WSoMa     | BP ISSUED    | 13-Aug-08 | 0                     | 0                          | CONSTRUCTION OF 2-STORY TYPE 5-1 HOUR AUTOMOBILE REPAIR SHOP.   |           | 200712069799 | SALI         | 40/55-X         |
| 149     | 350 08th St        | 3756  | 003 | WSoMa     | PL Approved  | 12/6/2012 | 416                   | 53,000                     | Seven building mixed-use development for 416 rental dus in 384,000-sf, with 50K-sf retail, 8,700-sf industrial/studio, and 409-space below ground parking on site of SOMA busyard, block bounded by 8th Street, Harrison, Ringold, Gordon, totaling 634,000-sf. | 2007.1035 |              | WMUG         | 55/65-X         |
| 150     | 56 Ringold St      | 3756  | 025 | WSoMa     | BP Filed     | 31-May-07 | 2                     | 0                          | Addition to existing 2-story, 2800 sqft, 20-feet in height single-family dwelling with 2-car garage. The addition would add a 3rd and 4th story resulting in a 3-unit, 5,300 sqft building with a 3-car parking garage.   | 2008.0082 | 200705312675 | RED-MX       | 45-X            |



| MAP NO. | ADDRESS           | BLOCK | LOT  | PLAN AREA | BEST STATUS  | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.  | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|-------------------|-------|------|-----------|--------------|-----------|-----------------------|----------------------------|---|-----------|--------------|--------------|-----------------|
| 151     | 44 Mclea Ct       | 3757  | 045  | WSoMa     | BP Filed     | 3/26/2008 | 0                     | 2,025                      | VERTICAL ADDITION OF 3RD FLOOR OFFICE SPACE AND MEZZANINE AND INTERIOR RENOVATION TO INCLUDE RESTROO  |           | 200803268024 | SALI         | 40/55-X         |
| 152     | 639 Natoma St     | 3727  | 035  | WSoMa     | CONSTRUCTION | 01-Apr-13 | 1                     | 0                          | Addition to existng 2-unit residential building. Proposed 3-unit building.  | 2009.0514 | 201104194374 | RED          | 40-X            |
| 153     | 870 Harrison St   | 3752  | 019  | WSoMa     | BP ISSUED    | 4/2/2013  | 22                    | 0                          | Demolition of existing one-story 6,120 sq. ft. building and construction of 22 dwelling units, 1,282 sq. ft. of retail and seven parking spaces. The new structure would be 22,515 sq. ft., five-stories, and approximately 50 feet in height.                  | 2006.0430 | 200607146552 | WMUG         | 55-X            |
| 154     | 690 05th St       | 3785  | 003  | WSoMa     | PL Approved  | 17-Jun-09 | 0                     | 32,500                     | Proposed project would demolish the existing office building and its associated parking and construct a new 75 room hotel and 5,000 cafe/bar. The building would be approximately 65 feet in height , 46,000 sq. ft. and would include 27 below-grade parking s | 2006.0091 |              | WMUO         | 85-X            |
| 155     | 854 Folsom St     | 3733  | 020A | WSoMa     | BP ISSUED    | 6/14/2010 | 1                     | 0                          | Add one single story vertical addition of 1,650 sqft above the roof of the existng 2- story office  |           | 200909146733 | WMUG         | 55-X            |
| 156     | 721 Clementina St | 3729  | 039  | WSoMa     | BP Filed     | 24-Dec-09 | 1                     | 0                          | REMODEL FIRST TWO FLOORS & ADD 2 ADDITIONAL STORIES OF RESIDENTIAL. CONVERT (E) 2ND FLOOR TO RESIDEN  | 2006.1251 | 200912243860 | RED-MX       | 45-X            |
| 157     | 718 Tehama St     | 3729  | 072  | WSoMa     | PL Filed     | 3/25/2010 | 1                     | 0                          | The project proposes to convert the existing two-story industrial building into a single family residence.  | 2010.0212 |              | RED-MX       | 45-X            |
| 158     | 248 - 252 09th St | 3518  | 006  | WSoMa     | BP Filed     | 12-Mar-13 | 15                    | 10,326                     | The proposed project is the demolition and new construction of two buildings. The project involves demolition of two 2,250 sq.ft buildings, and construction of two buildings. 248 9th Street would be commercial building totaling 11,066 sq.ft., and 252 9th  | 2010.0222 | 201303122049 | RCD          | 55-X            |
| 159     | 1234 Folsom St    | 3729  | 013  | WSoMa     | BP Filed     | 4/23/2010 | 8                     | -2,247                     | Alteration to existing building and adding two stories to existing structure.   | 2010.0474 | 201004230976 | NCT-Folsom   | 65-X            |
| 160     | 10 Hallam St      | 3755  | 079  | WSoMa     | BP Filed     | 24-Nov-08 | 1                     | 0                          | 3 br unit on-site manager's unit addition to tourist hotel  | 2009.0108 | 200811247224 | NCT-Folsom   | 65-X            |
| 161     | 234 09th St       | 3518  | 004  | WSoMa     | CONSTRUCTION | 3/20/2012 | 1                     | -7,550                     | Conversion of existing commercial building to residential.  | 2010.1074 | 201009140870 | RCD          | 55-X            |
| 162     | 140 09th St       | 3509  | 005  | WSoMa     | CONSTRUCTION | 05-Jul-12 | 10                    | 0                          | Change of Occupancy from retail furniture store to mixed use(Art studio, Art gallery, Congregate living facility and efficiency apartments. Seismic upgrade per 3403.5.- Auto sprinkler system NFPA 13. Partitions, plumbing,mechanical, electrical & finish wo |           | 201105256770 | RCD          | 55-X            |
| 163     | 1123 Folsom St    | 3755  | 101  | WSoMa     | CONSTRUCTION | 1/31/2013 | 2                     | -3,930                     | Convert the existing 2nd floor tourist hotel to 2 dwelling units without parking.   | 2011.0717 | 201204128157 | NCT-Folsom   | 65-X            |
| 164     | 230 11th St       | 3516  | 005  | WSoMa     | BP Filed     | 11-Jun-12 | 5                     | 0                          | Rear yard variance for new one-story vertical addition on existing three-story residence.   | 2012.0821 | 201206112314 | RED          | 40-X            |
| 165     | 603 7th Street    | 3784  | 015  | WSoMa     | PL Filed     | 4/26/2012 |                       | 4,666                      | Demolish existing structure adn construct new 5,500sf or retail space.\   | 2012.0559 |              | SALI         | 40/55-X         |

| MAP NO. | ADDRESS                | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO.  | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|------------------------|-------|-----|-----------|-------------|------------|-----------------------|----------------------------|---|-----------|--------------|--------------|-----------------|
| 166     | 280 07th St            | 3730  | 009 | WSoMa     | PL Filed    | 11-Sep-12  | 2                     | 3,892                      | Demolish existing one and two story buildings to construct a new three-story building. On the 7th St (east) side: bar/nightclub on the first and mezzanine levels, restaurant on the second level, and arts activity on the third level. On the Langton St (wes | 2012.0356 |              | WMUG         | 65-X            |
| 167     | 598 Brannan Street     | 3777  | 045 | WSoMa     | PL Filed    | 8/23/2012  |                       | 692,568                    | Proposes to demolish the existing two-story, 38,200 sq.ft. industrial building at the property and to construct a two-building office project at the site. The buildings would be 160 feet in height, with 11 stories each. The buildings would be completely   | 2012.0640 |              | SALI         | 40/55-X         |
| 168     | 35-41 Lafayette St     | 3511  | 066 | WSoMa     | PL Filed    | 31-Jan-13  | 4                     | 0                          | Variance request to the open space requirements of P.C. Sec. 135 to permit the conversion of unused space into four (4) additional dwelling units.  | 2013.0113 |              | RED          | 40-X            |
| 169     | 1785 15th St           | 3555  | 036 | Mission   | BP Filed    | 10/24/2012 | 8                     | 0                          | ERECT 5-STORY, TYPE 3, 8 DWELLING UNITS BUILDING.   |           | 201210242702 | RTO-Mission  | 55-X            |
| 170     | 39 San Carlos St       | 3576  | 018 | Mission   | BP Filed    | 21-Feb-13  | 3                     | 0                          | ERECT 4 STORY 3 FAMILY DWELLING UNITS.  |           | 201302210648 | Mission St N | 45-X            |
| 171     | 80 Sycamore St         | 3576  | 076 | Mission   | BP Filed    | 8/2/2012   | 1                     | 0                          | Variance request to the exposure requirements of P. C. Section 140 to accommodate a third unit with exposure to open space of less than 25' via Clarion Alley.  | 2013.0171 | 2.01208E+11  | RTO-Mission  | 45-X            |
| 172     | 3420 18th St           | 3576  | 090 | Mission   | PL Filed    | 25-Mar-13  | 16                    | 0                          | The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces.                                | 2012.1572 |              | Mission St N | 55-X            |
| 173     | 659 Guerrero St        | 3588  | 056 | Mission   | BP Filed    | 3/26/2013  | 1                     | 0                          | 1/FL:ADD 1 BR,1 BA,1 FAM RM&STAIRS TO 2/FL.<br>2/FL:ADJUST BEDRM SIZE&ADD INTERIOR STAIRS TO 1/FL.<br>3/FL  |           | 201303263083 | RTO-Mission  | 45-X            |
| 174     | 793 South Van Ness Av  | 3591  | 024 | Mission   | PL Filed    | 14-Aug-12  | 29                    | 5,829                      | Demolition of an existing gas station and construction of a five-story mixed-use building with 22 dwelling units, 7,795 GSF of ground floor retail use, and 49 off street parking spaces.   | 2004.0914 |              | NC-3         | 55-X            |
| 175     | 333 San Carlos St      | 3609  | 109 | Mission   | BP Filed    | 1/22/2013  | 1                     | 0                          | ADD ONE STUDIO UNIT IN BASEMENT LEVEL.  |           | 201301228393 | RTO-Mission  | 40-X            |
| 176     | 930 Shotwell St        | 3641  | 076 | Mission   | PL Filed    | 12-Jul-12  | 2                     | 0                          | Construct new 3 stroy + garage/basement, 2 unit residential building  | 2012.0885 | 201206112282 | RH-2         | 40-X            |
| 177     | 363 06th St            | 3753  | 079 | East SoMa | PL filed    | 10/3/2012  | 87                    | 2,226                      | Remove existing 2-story commercial building and construct a new 9-story mixed-use building.   | 2011.0586 |              | MUR          | 85-X            |
| 178     | 482 Bryant St          | 3763  | 017 | East SoMa | BP Filed    | 08-Nov-12  | 0                     | 3,550                      | ERECT 2-STORY, COMMERCIAL BUILDING.   |           | 201211083830 | SLI          | 65-X            |
| 179     | 270 Brannan St         | 3774  | 026 | East SoMa | PL Filed    | 8/28/2012  |                       | 154,300                    | Demolition of existing building on lot and construction of a new six-story commercial office building containing approximately 189,000 square feet of office uses and an approximately 13,000 square foot sub-grade parking garage containing 16 off-street par | 2012.0799 |              | MUO          | 65-X            |
| 180     | 77 & 85 Federal Street | 3774  | 071 | East SoMa | PL Filed    | 26-Mar-13  |                       | 54,977                     | The proposed project is to demolish two story existing office buildings and new construction of a 5 story, 65-foot tall, commercial building with retail (fitness facility) at the ground-floor and basement level, and office use on the upper four-floors.    | 2012.1410 |              | MUO          | 65-X            |

| MAP NO. | ADDRESS                             | BLOCK | LOT  | PLAN AREA      | BEST STATUS  | BEST DATE  | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION  | CASE NO.  | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|-------------------------------------|-------|------|----------------|--------------|------------|-----------------------|----------------------------|--|-----------|--------------|--------------|-----------------|
| 181     | 333 Brannan St (aka 329 Brannan St) | 3788  | 042  | East SoMa      | PL Filed     | 10/19/2012 |                       | 175,881                    | Demolish a surface parking lot and two industrial bldgs totaling 13,740 sf; and construct a 65-foot tall, six-story building with 175,881 sf of office, 2,572 sf of ground-floor retail along Brannan Street, and 72 below-ground parking spaces (44 valet, 3  | 2012.0906 |              | MUO          | 65-X            |
| 182     | 1200 17th Street                    | 3949  | 001  | Showpl/Potrero | PL Filed     | 04-Apr-12  | 200                   | 171,013                    | The proposed project will demolish metal warehouses and temporary office buildings; preserve and rehabilitate brick office building; lot line adjustment to create two lots, construct approximately 200 residential units in 4-story building on 17th Street; | 2011.1300 |              | UMU          | 68-X            |
| 183     | 346 Potrero Avenue                  | 3962  | 008  | Mission        | PL Filed     | 10/12/2012 | 75                    | 3,375                      | The proposed project is the demolition of an existing car wash and construction of new 9-story mixed-use building with 75 dwelling unit, and 3,375 sf of ground floor commercial, and 57 off-street residential parking spaces.                                | 2012.0793 |              | UMU          | 85-X            |
| 184     | 480 Potrero Av                      | 3973  | 002C | Mission        | PL Filed     | 04-Oct-12  | 71                    | 0                          | To construct a 6-story building over underground parking at 480 Potrero Avenue between Mariposa & 17th Street. The new building will have 84 residential units, totaling approx. 85,490 sq. ft. including studio, one bedroom, two bedroom, and three bedroom  | 2011.0430 |              | UMU          | 58-X            |
| 185     | 1451 Mariposa St                    | 4004  | 034  | Showpl/Potrero | BP Filed     | 2/25/2013  | 1                     | 0                          | LEGALIZE (E) DWELLING UNIT, PROVIDE (N) SMOKE DETECTORS. REPLACE (E) OUTLETS IN KITCHEN, REPLACE (E)   |           | 201302250862 | RH-3         | 40-X            |
| 186     | 526 Utah St                         | 4013  | 007  | Showpl/Potrero | BP APPROVED  | 02-Apr-13  | 1                     | 0                          | REAR YARD ADDITION, DORMER ADDITION W/ BATH & CLOSET FLOOR 3. EXTERIOR STAIRCASE FROM FLOOR 3 TO REAR YARD. NEW KITCHEN, BATH, DECK FLOOR 2. (N) 2ND UNIT ON BOTTOM 2 FLOORS W/ KITCHEN, 2 BATHS, & 2 BEDROOMS.  |           | 201205220992 | RH-2         | 40-X            |
| 187     | 685 Florida St                      | 4022  | 022  | Mission        | BP Filed     | 9/20/2012  | 4                     | 0                          | 6 story, 4 dwelling units, 68 foot height  | 2012.1312 | 201209200274 | UMU          | 68-X            |
| 188     | 1914 20th St                        | 4071  | 014  | Showpl/Potrero | BP Filed     | 11-Feb-13  | 2                     | 0                          | ERECT NEW 6 STORIES, 2 DWELLING UNITS BUILDING.  |           | 201302119939 | RM-1         | 40-X            |
| 189     | 817 York St                         | 4088  | 030  | Mission        | CONSTRUCTION | 3/22/2013  | 1                     | 0                          | CHANGE OF USE FOR SINGLE FAMILY TO 2 UNIT. DESIGNATION OF 2ND UNIT. NEW KITCHEN FOR UNIT. REF TO P/A   |           | 201208308682 | RH-2         | 40-X            |
| 190     | 946 Rhode Island St                 | 4094  | 024  | Showpl/Potrero | BP Filed     | 02-Nov-12  | 3                     | 0                          | ERECT NEW 4-STORY TYPE-5 CONDO   |           | 201211023396 | RH-3         | 40-X            |
| 191     | 896 De Haro St                      | 4095  | 018  | Showpl/Potrero | BP Filed     | 4/24/2012  | 2                     | 0                          | ERECT 4 STORIES, TYPE 5, 2 DWELLING UNITS BUILDING.  |           | 201204249018 | RH-2         | 40-X            |
| 192     | 2830 22nd St                        | 4146  | 019  | Mission        | BP Filed     | 01-Oct-12  | 1                     | 0                          | Variance request to the rear yard requirement, open space, and exposure to convert existing structure to an additional unit for residential occupancy including the replacement of a deck/balcony/stairs to primary structure.                                 | 2012.1417 | 201210011010 | RH-3         | 40-X            |
| 193     | 1022 Rhode Island St                | 4158  | 002  | Showpl/Potrero | BP Filed     | 1/24/2013  | 1                     | 0                          | CHANGE OF USE FROM SINGLE FAMILY TO 2-FAMILY DWELLING. TO LEGALIZE (E) LOWER UNIT. REMODEL (E) LOWER   |           | 201301248731 | RH-2         | 40-X            |
| 194     | 910 Carolina St                     | 4160  | 003  | Showpl/Potrero | BP Filed     | 12-Mar-13  | 2                     | 0                          | ERECT NEW 4-STORY 2-UNIT RESIDENTIAL BLDG  |           | 201303122050 | RH-2         | 40-X            |
| 195     | 2830 24th St                        | 4209  | 017  | Mission        | BP Filed     | 7/11/2012  | 3                     | 0                          | CONSTRUCT FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL RETAIL/LAUNDROMAT WITHOUT PARKING 161(J)   | 2006.0934 | 201207114624 | 24th St-Miss | 45-X            |

| MAP NO. | ADDRESS                              | BLOCK | LOT  | PLAN AREA          | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION  | CASE NO.    | BPA NO.      | USE DISTRICT | HEIGHT DISTRICT |
|---------|--------------------------------------|-------|------|--------------------|-------------|-----------|-----------------------|----------------------------|--|-------------|--------------|--------------|-----------------|
| 196     | 1368 Utah St                         | 4264  | 007  | Showpl/Potrero     | BP ISSUED   | 04-Mar-13 | 1                     | 0                          | ADD 1 DWELLING UNIT. NEW REAR BUILDING WALL. VERTICAL & HORIZONTAL ADDITION. NO CHANGE TO FRON (EAST   |             | 201205090138 | RH-3         | 40-X            |
| 197     | 13 Lucky St                          | 6521  | 004  | Mission            | BP Filed    | 3/21/2013 | 1                     | 0                          | ERECT 3-STORY, TYPE 5, SINGLE FAMILY RESIDENCE.  |             | 201303212751 |              |                 |
| 198     | 1069 Capp St                         | 6527  | 019  | Mission            | BP Filed    | 06-Jul-12 | 2                     | 0                          | Variance to the Rear Yard Requirement (134), Exposure (140), Exposure of the open space (135) and required minimum dwelling unit mix (207.6).  | 2012.0669   | 201207064206 | RTO-Mission  | 40-X            |
| 199     | 2051 3RD STREET                      | 3994  | 001B | Central Waterfront | PL Filed    | 6/14/2012 | 97                    | 0                          | Demolition of existing structures and the construction of a new 6-story, 65.4-ft-tall building with 71,225 sf of residential (97 dwellings) and 45 off-street parking spaces.  | 2010.0726 X |              | UMU          | 68-X            |
| 200     | 1395 - 22nd St/aka: 790 Pennsylvania | 4167  | 11   | Central Waterfront | PL Filed    | 01-Mar-13 | 251                   | 0                          | The proposed project includes the construction of a mixed-use building with 251 dwelling units, 29,780 sq.ft of PDR, and 205 off-street parking spaces.  | 2011.0671 E |              | UMU          | 40-X            |
| 201     | 800 INDIANA STREET                   | 4105  | 9    | Central Waterfront | PL Filed    | 3/30/2012 | 340                   | 0                          | The proposed project is the demolition of the existing Opera Warehouse and construction of a new 340-unit multi-family units and 294 parking spaces. The project would be constructed in six building with a semi subterraen parking garage.   | 2011.1874 E |              | UMU          | 58-X            |
| 202     | 1201-1225 TENNESSEE STREET           | 4172  | 22   | Central Waterfront | PL Filed    | 17-Aug-12 | 300                   | -60,258                    | Existing commercial structure to be demolished and replacde with 6 story mixed use building including approximately 300 dwelling units and 5,000 square feet of retail.  | 2012.0493 X |              | UMU          | 68-X            |
| 203     | 645 TEXAS ST (aka 1300 22nd Street)  | 4102  | 26   | Central Waterfront | PL Filed    | 3/15/2013 | 94                    | -10,000                    | The proposed project would construct a new 4-story, 94 unit residential project over 64 off-street parking spaces. The proposed building would be 4 stories and 45 feet in height.   | 2012.1218 X |              | MUR          | 40-X            |
| 204     | 650 INDIANA ST                       | 4049  | 9    | Central Waterfront | PL filed    | 11-Mar-13 | 121                   | -8,610                     | Residential with ground floor neighborhood serving retail and commercial "flex" units.   | 2012.1574 E |              | UMU          | 58-X            |
| 205     | 815 - 825 TENNESSEE STREET           | 4059  | 001A | Central Waterfront | PL filed    | 5/16/2013 | 88                    | 0                          | The poposed project would result in the demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of Tennessee & 19th Streets (listed as a known historic resource in the Central Watrefront Survey) and construction  | 2013.022 E  |              | UMU          | 58-X            |
| 206     | 777 TENNESSEE STREET                 | 4044  | 13   | Central Waterfront | PL filed    | 30-May-13 | 59                    | 0                          | The proposed project would involve the demolition of an existing two-story light industrial building and construction of a new multi-family building. The proposed new building would include 59 Residential units over below grade parking which would conta  | 2013.0312 E |              | UMU          | 58-X            |
| 207     | 275 BRANNAN ST                       | 3789  | 9    | East SoMa          | BP APPROVED | 7/16/2012 |                       | 48,400                     | Change in use of 48,411 gsf from manufacturing to office. Existing Building possesses 4,000 gsf of office use. Exterior alterations, including renovation of Brannan and Colin P. Kelly Street facades (new entrances, window rehabilitation/restoration), installation of two new rooftop penthouses, and | 2011.141 B  | 2.01207E+11  |              |                 |
| 208     | 1550 BRYANT ST                       | 3923  | 6    | Mission            | COMPLETE    | 06-Feb-13 |                       | 15,600                     |  | 2012.1046 C | 2.01302E+11  | PDR-1-G      | 68-X            |
| 209     | 2730 17TH ST                         | 3965  | 23   | Mission            | BP APPROVED | 8/10/2012 |                       | 1,440                      | CHANGE OF USE 312 SITE PERMIT SUBMITTAL. INTERIOR REMODEL OF 1 STORY WAREHOUSE TO CHILD CARE. REMOVE 1 NON ADD BATHROOM. ADD 2 CHILD SIZE TOILETS & ADA TOILET. REMOVE 1 OFFICE LOBBY. ADD 1 OFFICE STORAGE & KITCHENETTE, INFILL NEW WINDO & DOORS @ (E)  | 2012.0805 E | 2.01204E+11  | UMU          | 68-X            |
| 210     | 2000 20TH ST                         | 4072  | 23   | Showpl/Potrero     | BP APPROVED | 09-Apr-13 | 1                     | 0                          |  |             | 2.01012E+11  |              |                 |

| MAP NO. | ADDRESS        | BLOCK | LOT | PLAN AREA          | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION   | CASE NO. | BPA NO.         | USE DISTRICT | HEIGHT DISTRICT |
|---------|----------------|-------|-----|--------------------|-------------|-----------|-----------------------|----------------------------|---|----------|-----------------|--------------|-----------------|
| 211     | 953 INDIANA ST | 4106  | 24  | Central Waterfront | BP APPROVED | 5/21/2013 |                       | 5,000                      | (E) MEZZ IS TO BE REMOVED & A NEW +/- 5000 SQ FT 2ND STORY IS TO BE ADDED WITHIN THE CURRENT BLDG SHELL. NO NEW HEIGHT. ADD NEW WINDOWS, PLUMBING, ELEC, MECH FIRE SPRINKLER & TI IMPROVEMENT THRUOUT |          | 2013-01-25-8751 |              |                 |