



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: OCTOBER 2, 2014

Date: September 25, 2014
Project: Office Development Annual Limit Program – Update
Staff Contact: Corey Teague – (415) 575-9081
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Recommendation: None – Informational Item Only

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BACKGROUND

Planning Department (“Department”) staff presented an informational item to the Planning Commission (“Commission”) on August 7, 2014, that provided an overview of San Francisco’s Office Development Annual Limit Program (“Program”). A copy of that presentation is attached for your reference. The impetus for that presentation was the fact that current projections indicate the demand for “Large Cap” office projects (those > 50,000sf) will soon far outstrip the available supply.

The Commission asked staff to conduct another hearing to provide more detailed projections for the Program and allow the Commission to begin a discussion on the need for a new policy, as well as the specific parameters of such a policy. To that point, the complete and detailed Program data is attached to this memorandum, and the following table provides a snapshot of the most current Program data regarding the Large Cap. It is important to note that these figures only include projects that have filed at least one formal application for the office development. They do not include anticipated projects that have not yet filed an application, or those projects that do not require Planning Commission approval (i.e. UCSF and regional/state/federal government offices) and/or are not otherwise known to the Department.

Large Cap Availability	
Current Availability	2,149,774
Pending Availability	-1,108,768
Pipeline Availability	-8,890,966

- **Current Availability.** This is the total square footage currently available for allocation.
- **Pending Availability.** This is the available square footage if all “pending” projects were approved today. A project is considered “pending” if it has filed its office allocation application.
- **Pipeline Availability.** This is the available square footage if all “pending” **and** “pre-application” projects on file with the Department were approved today. A project is considered to be “pre-application” if a Preliminary Project Assessment (PPA) or Environmental Evaluation application (EE) has been filed, but no office allocation application has yet been filed.

PROJECTIONS

The table below, and the attached chart, represents the Department’s current estimate of which large office projects could be ready to seek Planning Commission approval. The projects listed below are grouped into quarters, and do not necessarily represent exact chronological order. Please be aware that this estimate is based on multiple variables and current information. As such, **this projection can change over time.**

It is also important to note that each “Allocation Year” in the Program runs from October 17th to October 16th of the following year. This can result in some confusion because the allocation year does not follow the calendar year. To clarify, the first quarter of an allocation year (“Q1”) generally runs from October to December, the second quarter (“Q2”) generally runs from January to March, and so on.

Projected Large Cap Space – 2015 Allocation Year*	
Q1 Events	Square Feet
Existing Cap Space	2,149,774
2014 Annual Allotment	875,000
390 Main Street	-120,103
645 Harrison Street	-147,976
501 Brannan Street	-125,000
100 Hooper Street	-325,256
Remaining Large Cap Space	2,306,439
Q2 Events	
Project Revocations	127,700
925 Mission Street (5M)	-803,300
1800 Mission Street (Armory)	-138,403
Remaining Large Cap Space	1,494,436
Q3 Events	
Transbay Block 5	-600,000
510 Townsend Street	-258,200
Remaining Large Cap Space	634,236
Q4 Events	
50 1 st Street	-1,050,000
Remaining Large Cap Space	-415,764
2016* Starting Point (10/17/15)	
2015 Annual Allotment	875,000
Remaining Large Cap Space	459,236

*Allocation Year runs from 10/17 of previous year to 10/16 of stated year

The following projects were excluded from this projection:

1. **2 Henry Adams Street (245,697 sf).** This project is not eligible for an office allocation unless and until the City designates it as a Landmark. At this time, the Landmark process for this building is not yet complete.
2. **340 Bryant Street (62,050 sf).** The Project Sponsor provided a verbal assurance that the application for this proposed office project will be amended so that it is less than 50,000 square feet. Therefore, it will have no impact on the Large Cap.
3. **2525 16th Street (60,980 sf).** This project is subject to the Eastern Neighborhoods Legitimization Program, and therefore requires a determination that the existing office space is eligible to be legalized. Such a determination has not yet occurred.

POLICY CONSIDERATIONS

The Planning Director (“Director”) instituted a Department policy in August 2014 that no new large cap office projects will be calendared for consideration by the Commission until the Commission had the opportunity to consider the current Program outlook and determine if any new policy is necessary for processing and reviewing such applications. The Commission may determine that no new policy is necessary to continue to administer the Program, and individual office development projects may continue to seek allocations once they have completed all required review.

However, the Commission may also determine that a new policy is needed to create a “Competitive Pool” system similar to previous Commissions in the 1980s and early 2000s. Such a policy would help ensure that only those projects that best align with City goals and policies would be granted an office allocation. If the Commission directs staff to draft a Competitive Pool policy for their consideration, then additional guidance is needed on various factors, including:

1. **Effective Date.** The effective date may be the date the policy is adopted, or a predetermined date in the future. Such date may be tied to the calendar year (i.e. January 1, 2014, March 1, 2014, etc.), or it may be tied to a specific situation (i.e. once a certain amount of large cap office space has been allocated. If the effective date is not the adoption date, then further guidance is needed on how to process applications that may be ready for Commission review before the effective date of the policy.
2. **Length of Allocation Periods.** How often the Commission will consider large cap office projects is a key consideration (i.e. once every 6 months, once per year, etc.). Additionally, the Commission may adopt a policy that creates allocation periods of different lengths over time.
3. **Artificial Allocation Limits.** The Commission may decide not to restrict how much large cap office space they may allocate in any one allocation period. Conversely, the Commission may decide to impose an additional limit (i.e. beyond the limit of available cap space) on how much large cap office space they may allocate in any one allocation period in an effort to reserve some space so that future projects may also be considered.

4. **Review Criteria.** Planning Code Section 321 provides review criteria for all new office space larger than 25,000 square feet. However, the Commission may choose to adopt more specific review criteria review. Previous Commission policies in the 1980s and early 2000s included various criteria, such as design, location suitability, access to transit, access to open space, and displacement of other uses. More specifically, this Commission may also choose to consider the following criteria:
 - a. Proximity to rail transit
 - b. Impact to on-site PDR uses and/or creation of new PDR space
 - c. Intent of underlying zoning district
 - d. Green building design (LEED, Net-Zero Energy, etc.)
 - e. Others

5. **Performance Period.** Projects that receive an office allocation currently must have a site permit issued within 18 months of the allocation. However, the most recent Program policy adopted by the Commission in March 2009 (Resolution No. 17846A, attached), states that office projects should be closely monitored, but that revocation will not be sought for projects in violation of the 18 month performance period if they are being diligently pursued. Given the economic reversal since then, the Commission may decide to revise that policy and adopt a more stringent performance period policy regarding revocation.

REQUIRED COMMISSION ACTION

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

RECOMMENDATION: None – Informational Item Only

Attachments:

Program Presentation to the Planning Commission - August 7, 2014
Current Office Development Annual Limit Program Figures
Chart: Projected Large Cap Space – 2015 Allocation Year
Planning Commission Resolution No. 17846A

Office Development Annual Limit Program **Status Update**



SAN FRANCISCO
PLANNING DEPARTMENT

Planning Commission
August 7, 2014

Presentation Purpose

- Provide a baseline of information regarding:
 - Program history
 - Program mechanics
 - Historical and current data (not project-specific)
- Begin the dialogue regarding a potential new policy
- Receive questions and direction from Commissioners
- Specify next steps



Annual Limit Program Overview - Outline

1. Program Overview
2. Prop M Amendments
3. Program Mechanics and Process
4. Historic Office Allocation Info
5. Current Office Allocation Statistics
6. Future Program Projections
7. Previous Planning Commission Policies
8. Considerations for Potential New Policy



The Annual Limit

What Is It?

- Regulation to limit major office development
- Housed in the Planning Code
- City-wide, independent of zoning districts
- Applies to any office development of more than 25,000 gsf
- Provides 950,000 gsf each year for allocation
 - 75,000 gsf for small projects (25,000-50,000 gsf)
 - Aka “Small Cap”
 - 875,000 gsf for large projects (>50,000 gsf)
 - Aka “Large Cap”



History of the Annual Limit Program

- 1985 – The Downtown Plan established the Program
 - 50,000 gsf threshold
 - Permitted up to 2,850,000 gsf over a 3-year period
 - 1988 expiration
 - Included exemptions for certain types of projects
 - Adopted by, and modifiable by BoS



History of the Annual Limit Program

- 1986 – Proposition M amended the Program
 - Initiated and adopted based on concerns related to office development impacts on transit, housing, and neighborhood character
 - Created the Small Cap (25,000-50,000 gsf)
 - Created an annual limit with no expiration
 - Reduced the limit to 475,000 gsf (later increased back to 950,000 gsf)
 - Created Priority Policies to protect neighborhood businesses and character, affordable housing, etc.
 - Created a job training and placement program
 - Language added by Prop M cannot be modified except by Voters
 - Remaining Program language may be modified by BoS



The Annual Limit

How Does It Work?

- All office projects >25,000 gsf require Planning Commission approval
- Unallocated gsf in each cap rolls over year-to-year
- Approved projects may be revoked by Planning Commission due to:
 - Performance period expiration (18-months to permit issuance)
 - Conversion to other use (i.e. Residential)
- Revoked projects' gsf added back to appropriate cap



The Annual Limit

How Does It Work?

Exceptions:

- Regional, State, and Federal office buildings
 - GSF removed from cap, but no Planning Commission review
 - GSF removed from cap at commencement of construction
- SF Port and Redevelopment Project Areas
 - Approvals and timing vary
- City and County of SF office buildings
 - Not subject to the Program



The Annual Limit

How Does It Work?

- Per Previous Commission resolutions, large office projects in some areas receive priority:
 - Mission Bay
 - Hunters Point
 - Treasure Island



The Annual Limit

How Does It Work?

- Review criteria include (per Planning Code Sec. 321):
 - Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other;
 - General Plan consistency;
 - Quality of design;
 - Suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;



The Annual Limit

How Does It Work?

- Review criteria, cont.:
 - Anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;
 - Extent to which the proposed development will be owned or occupied by a single entity;
 - The use of TDR.
 - *Payments, other than those provided for under applicable ordinances, which may be made to a transit or housing fund of the City, shall not be considered.*
- The Commission may adopt additional criteria as needed



The Annual Limit

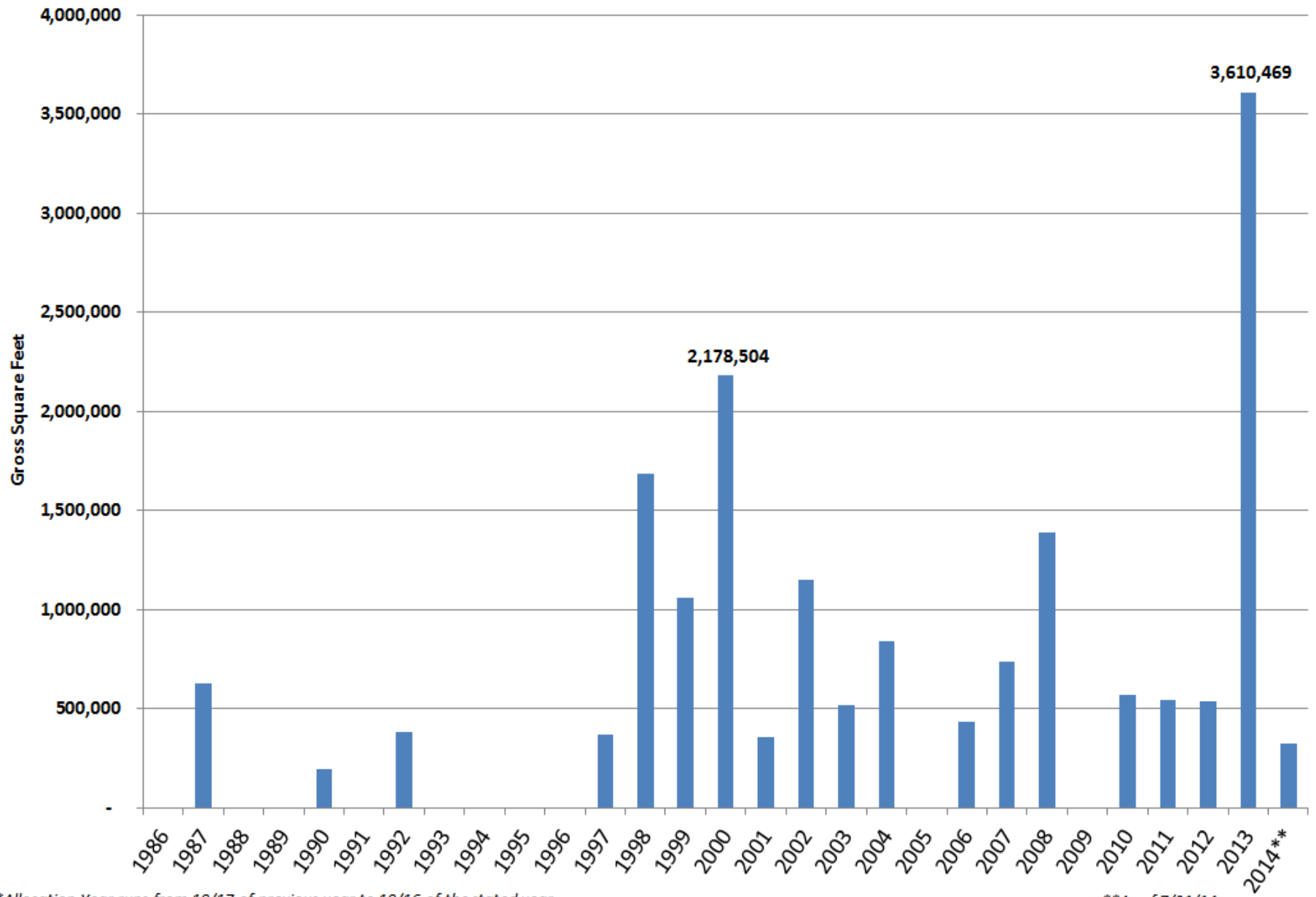
How Does It Work?

- Impact Fees - Citywide
 - Jobs-Housing Linkage Program (up to \$24.03/gsf)
 - Transit Impact Development Fee (up to \$13.21/gsf)
 - Child Care (\$1.16/gsf)

- Impact Fees – Neighborhood-based
 - Eastern Neighborhoods Infrastructure (rates vary)
 - Downtown Park (\$2.31/gsf)
 - Public Art (1% of construction cost in Downtown and SoMa)
 - Transit Center (multiple impact fees – rates vary)



Large Cap Office Allocation 1986-2014*



*Allocation Year runs from 10/17 of previous year to 10/16 of the stated year

**As of 7/31/14

Projects Approved During Peak Years 2000 and 2013

- Approved in 2000
 - Foundry Square at 1st St and Howard St (approx. 850,000 gsf)
 - 500-550 Terry Francois (approx. 500,000 gsf)
 - 235 2nd St (approx. 180,000 gsf)

- Approved in 2013
 - 101 1st St (approx. 1.3 Million gsf)
 - 1800 Owens St (approx. 700,000 gsf)
 - 181 Fremont St (approx. 400,000 gsf)



Current Program Status

- Small Cap

Available Square Footage: **1,242,574 gsf**

Pending: **147,619 gsf**

Pre-Application: **61,200 gsf**

Pipeline Availability: **1,033,728 gsf**

- Large Cap

Available Square Footage: **2,149,774 gsf**

Pending: **2,156,082 gsf**

Pre-Application: **9,085,398 gsf**

Pipeline Availability: **-9,091,706 gsf**

PENDING
+ *PRE-APPLICATION*
PIPELINE

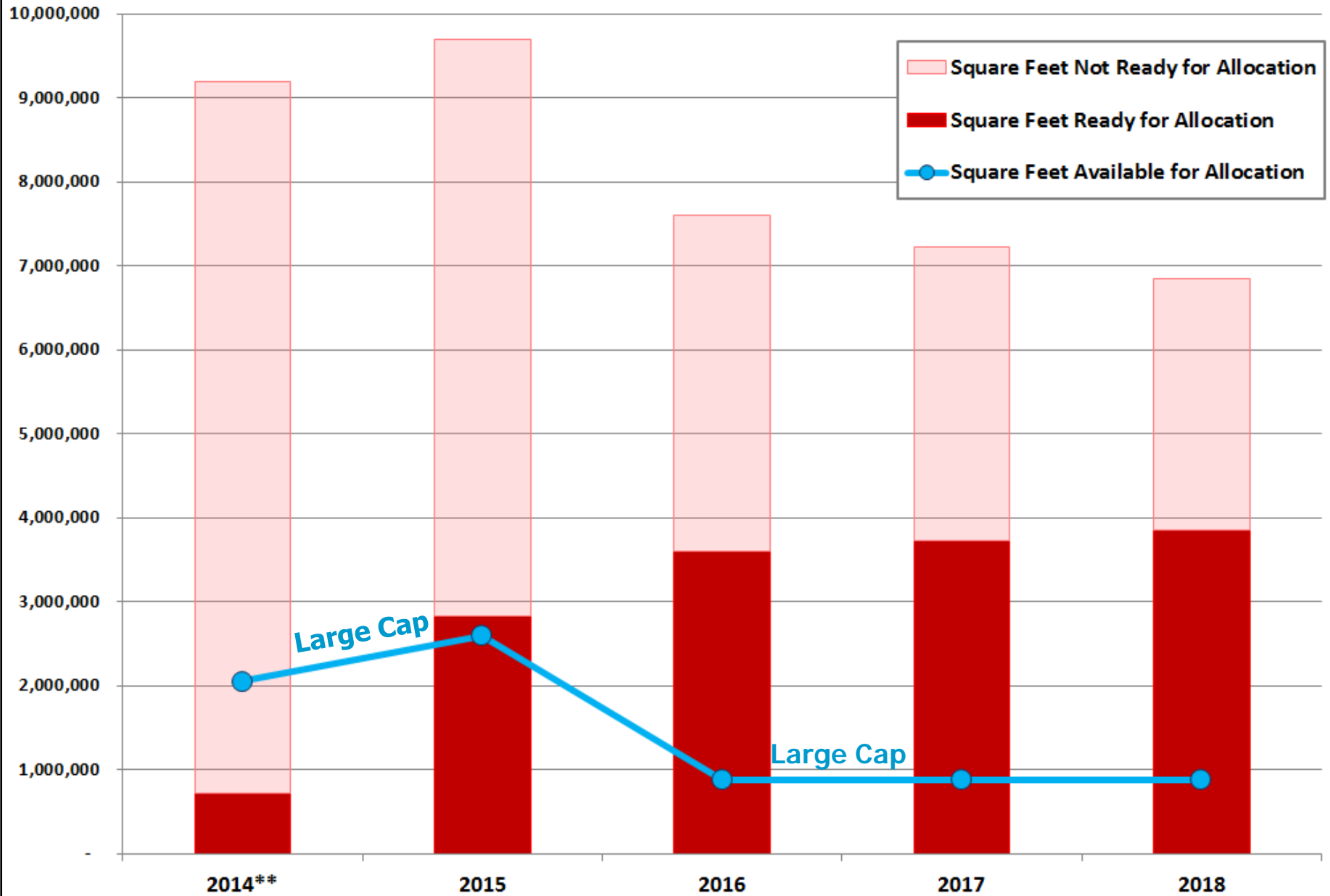


Pipeline Caveats

- Project proposals = max office
 - Some projects shrink before final approval
- Many projects require rezoning to be approved
 - Central SoMa, 5M, Pier 70, SWL 337
- Majority of Pipeline will take years to mature
 - Most projects not ready for approval within the next year or so
- Pipeline does not account for “unknown” future proposals
 - Continued demand
 - Institutional and/or Government Proposals
 - Etc.



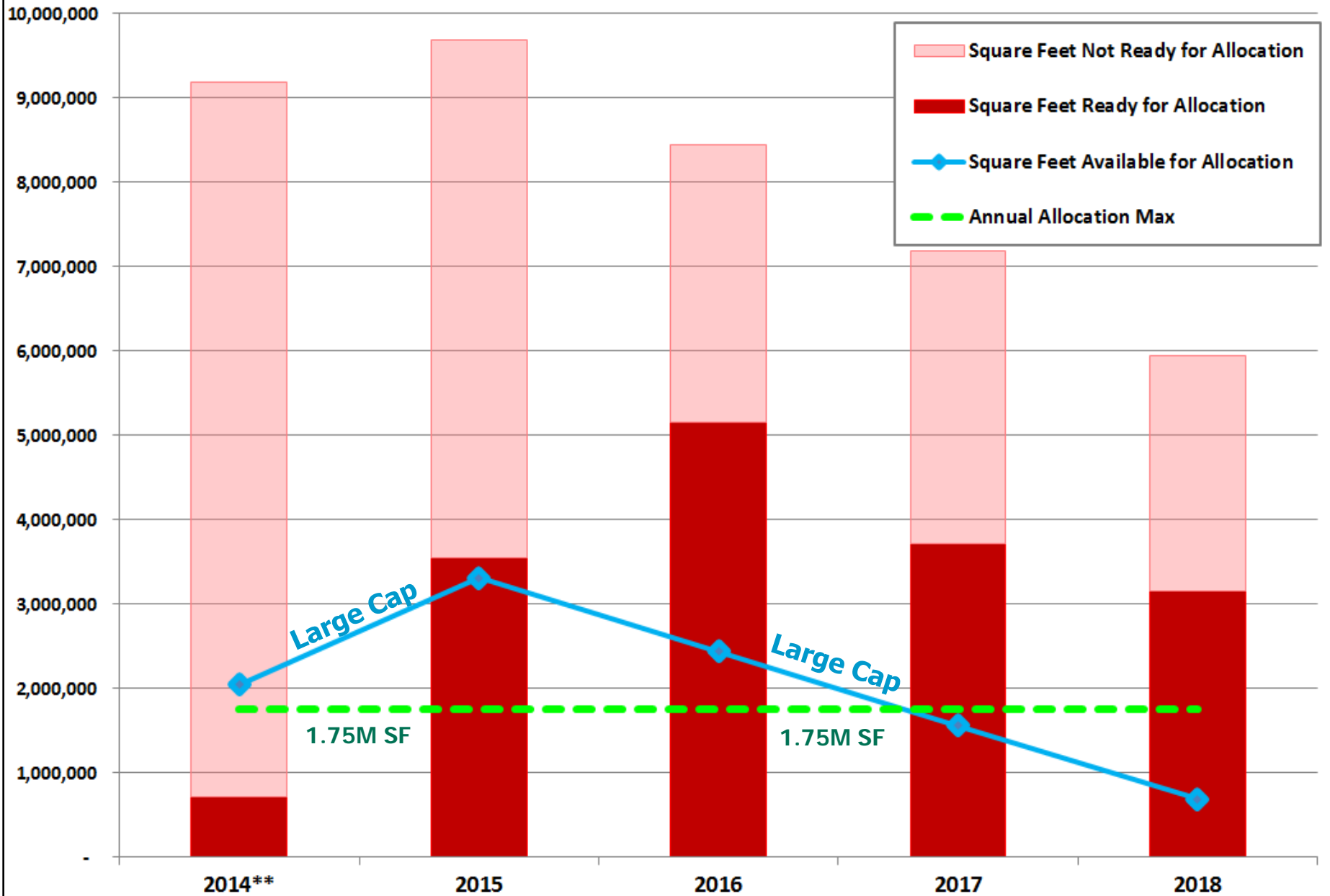
Projected Large Cap Office Allocation 2014-2018*



*Allocation Year runs from 10/17 of previous year to 10/16 of the stated year

**As of 7/31/14

Projected Large Cap Office Allocation 2014-2018* - 1.75M SF Annual Max



*Allocation Year runs from 10/17 of previous year to 10/16 of the stated year

**As of 7/31/14

Questions Raised to the Department

- How long will this cycle last?
- Will a bottleneck increase office rents in the City?
- Will a bottleneck increase illegal office conversions?
 - If so, will current tenants be displaced?
- Will existing Class B and C office spaces be converted to Class A?
 - If so, will current tenants be displaced?



Changing Context

■ Geography

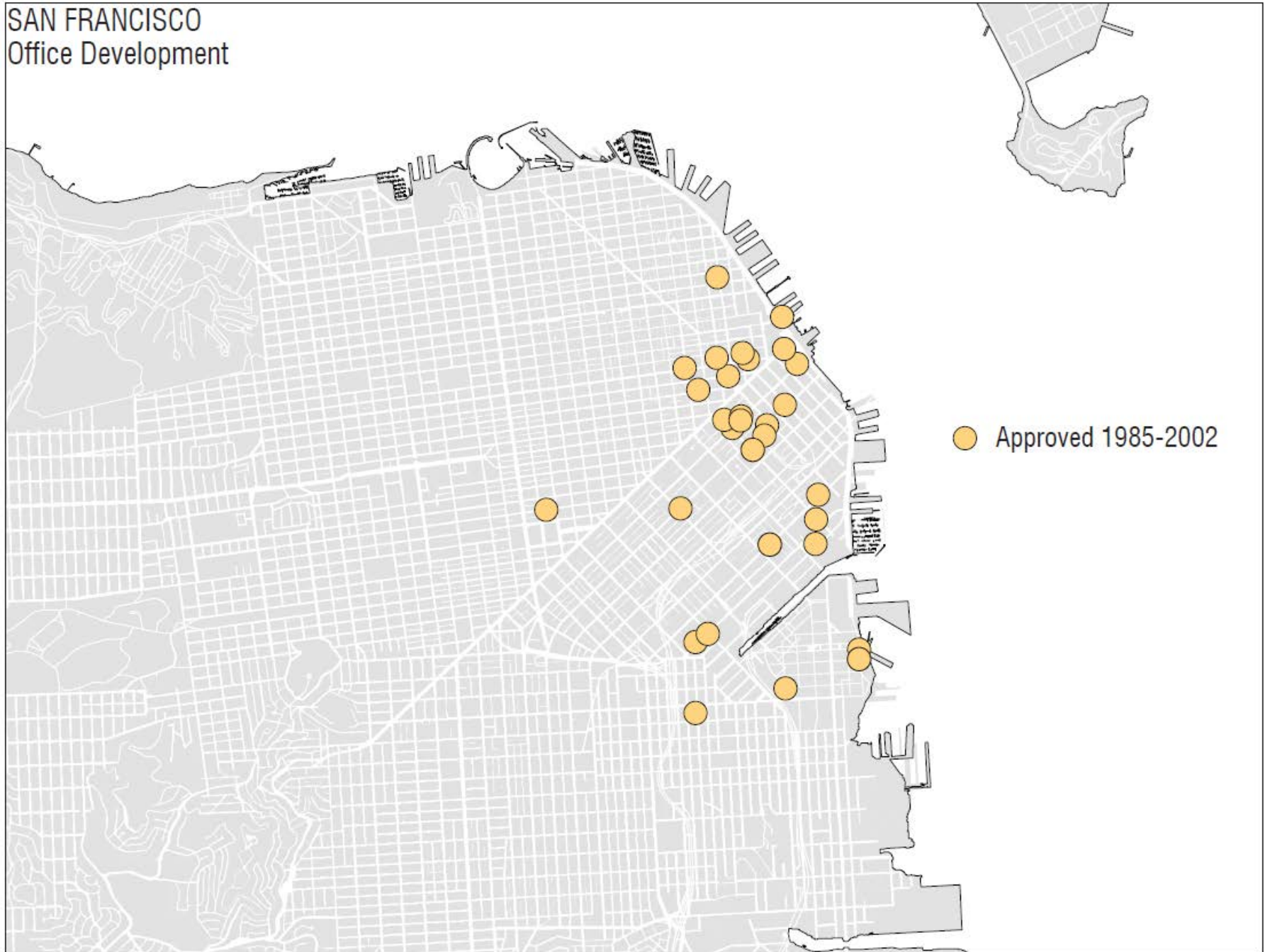
- 1985 – 2002: Primarily downtown (North of Market)
- 2003 – 2014: Primarily outside of downtown
 - SoMa, Mission Bay, etc.
- Post-2014: Primarily outside of downtown
 - SoMa, Mission Bay, etc.

■ Project Size

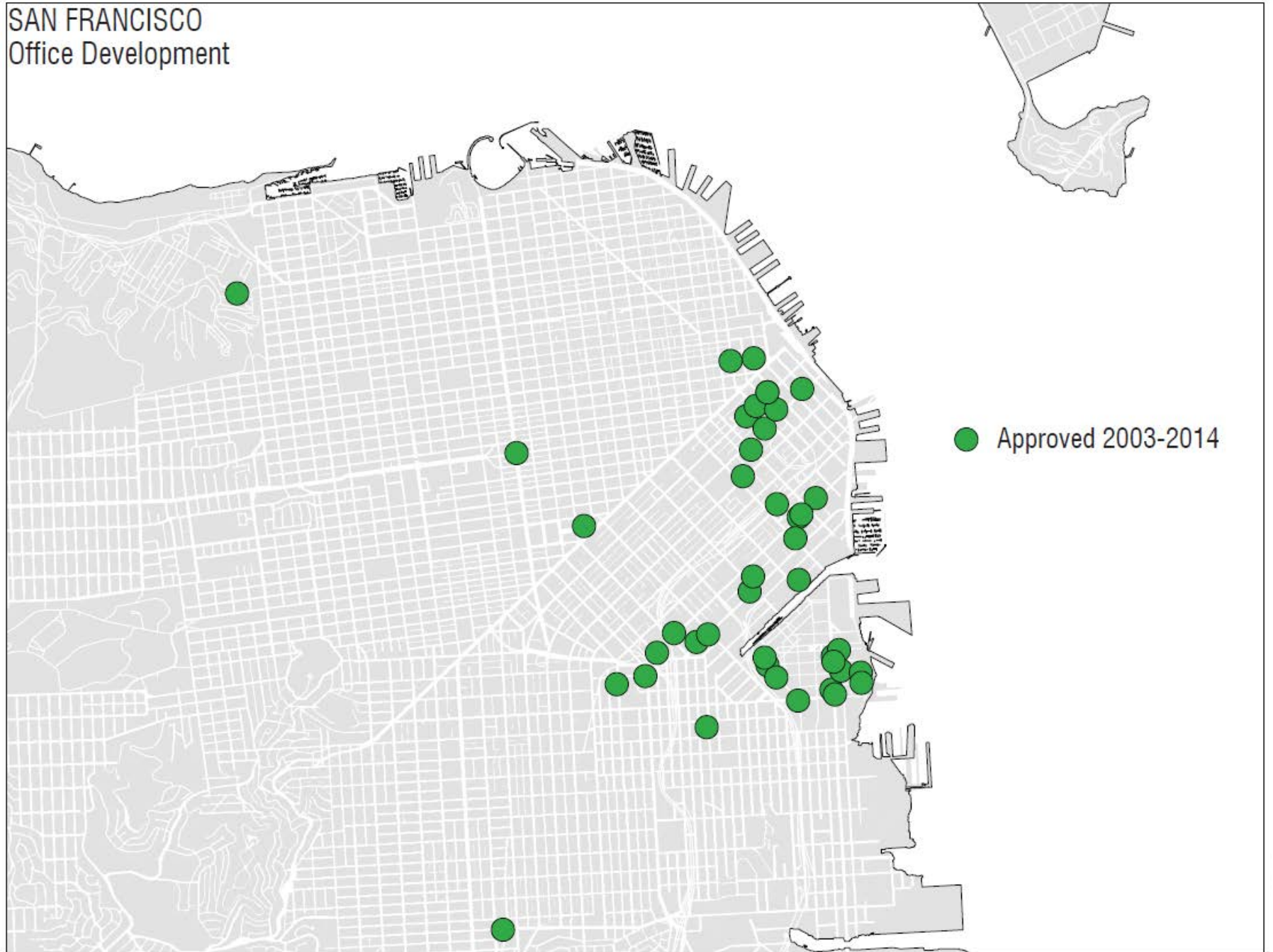
- >500,000 gsf projects approved to date = **8**
- >500,000 gsf projects in current pipeline = **9**
- >1 Million gsf projects approved to date = **1**
- >1 Million gsf projects in current pipeline = **4**



SAN FRANCISCO Office Development

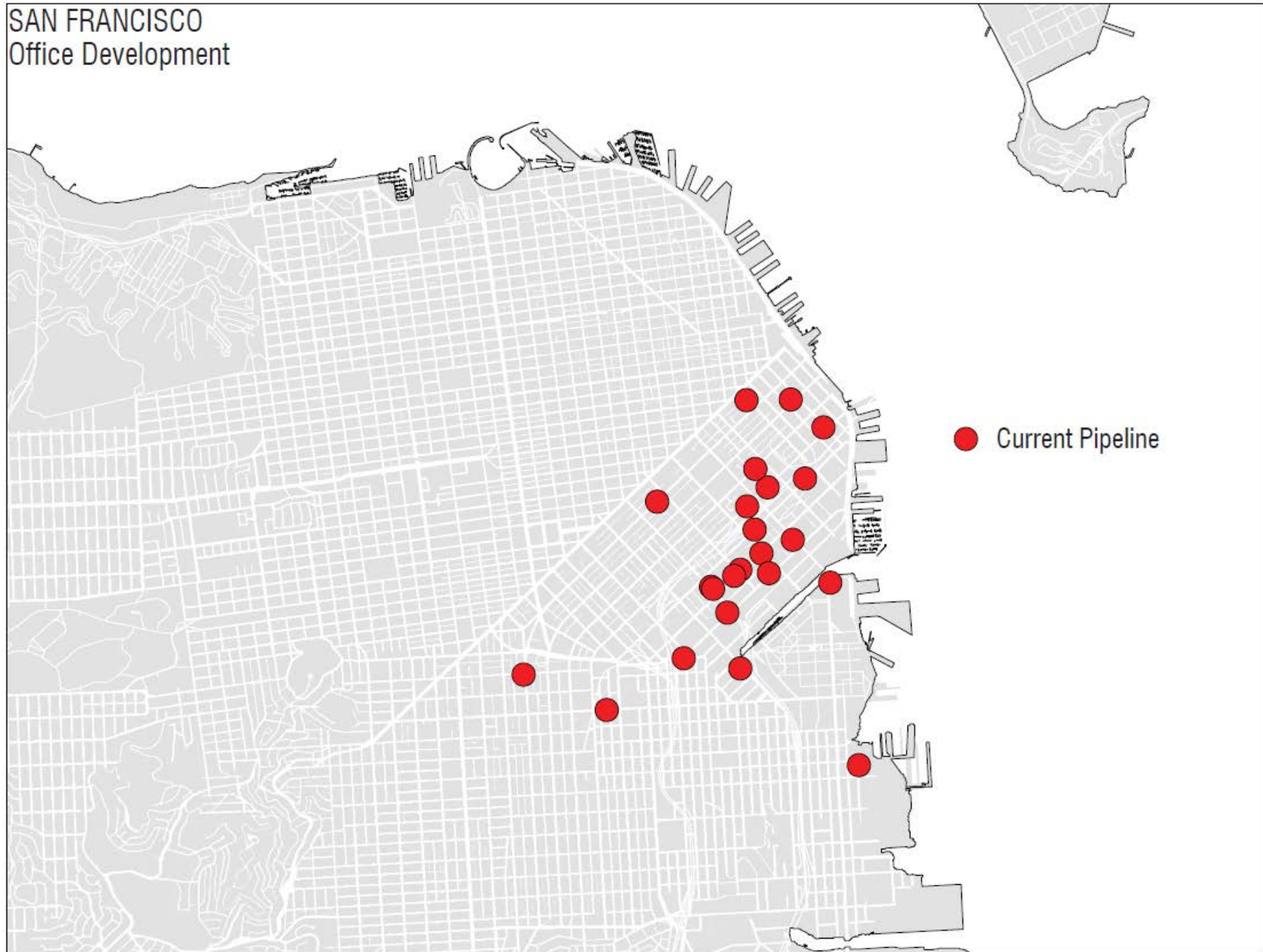


SAN FRANCISCO Office Development

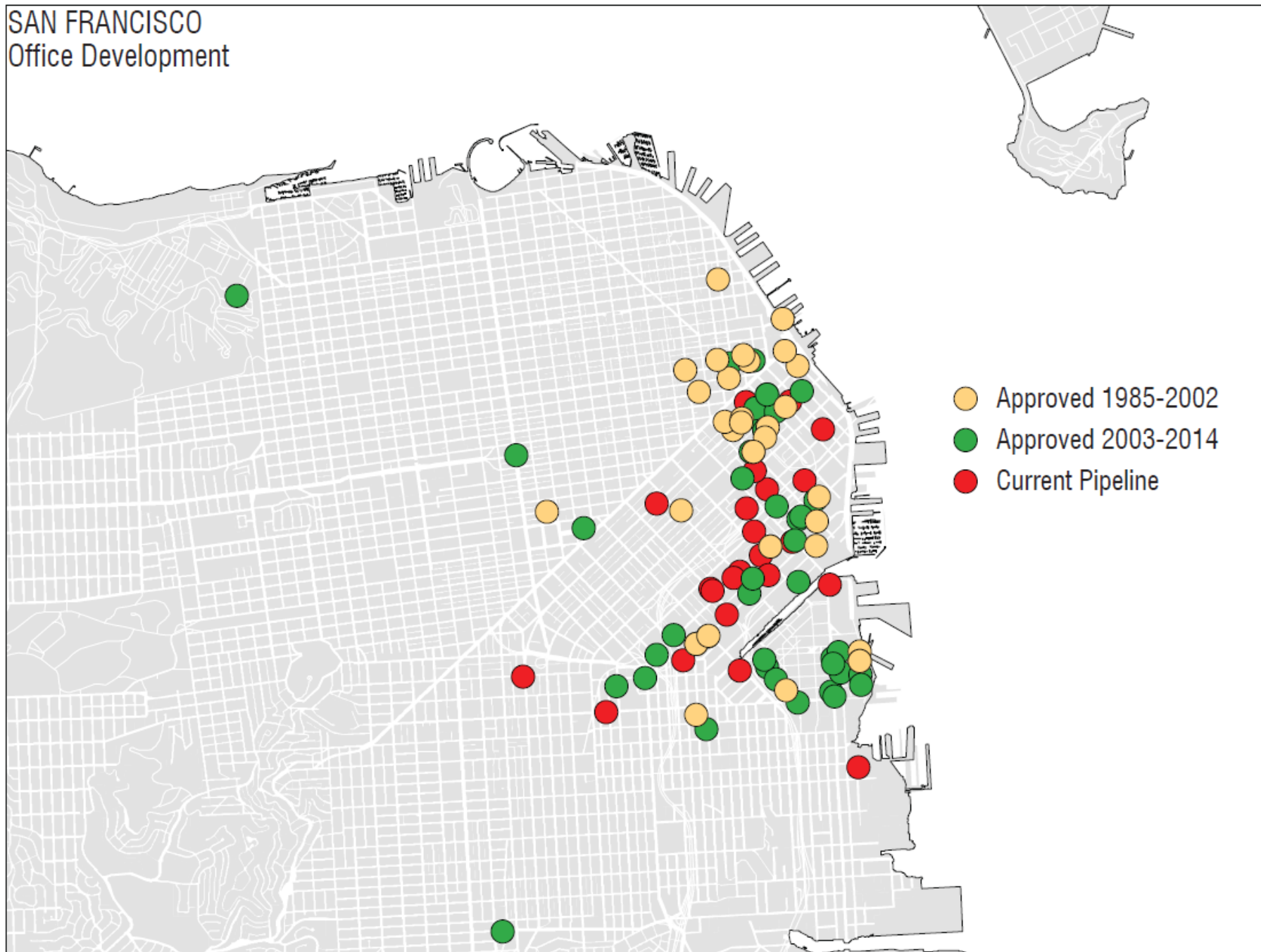


SAN FRANCISCO

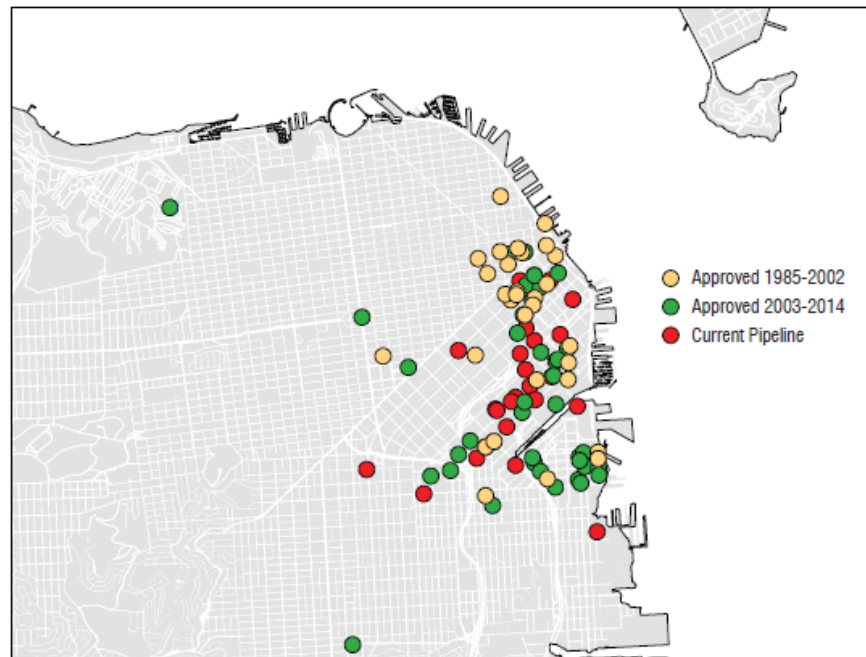
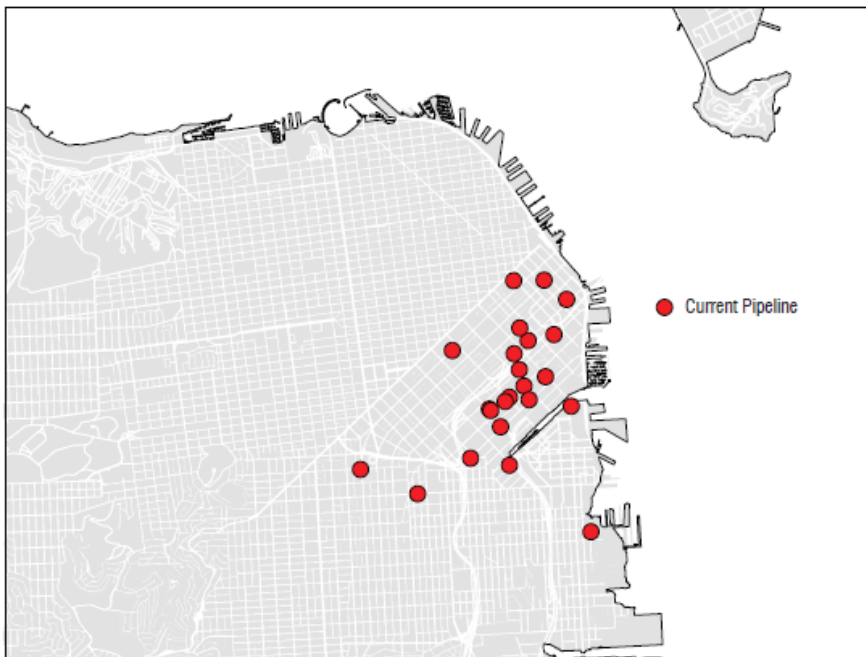
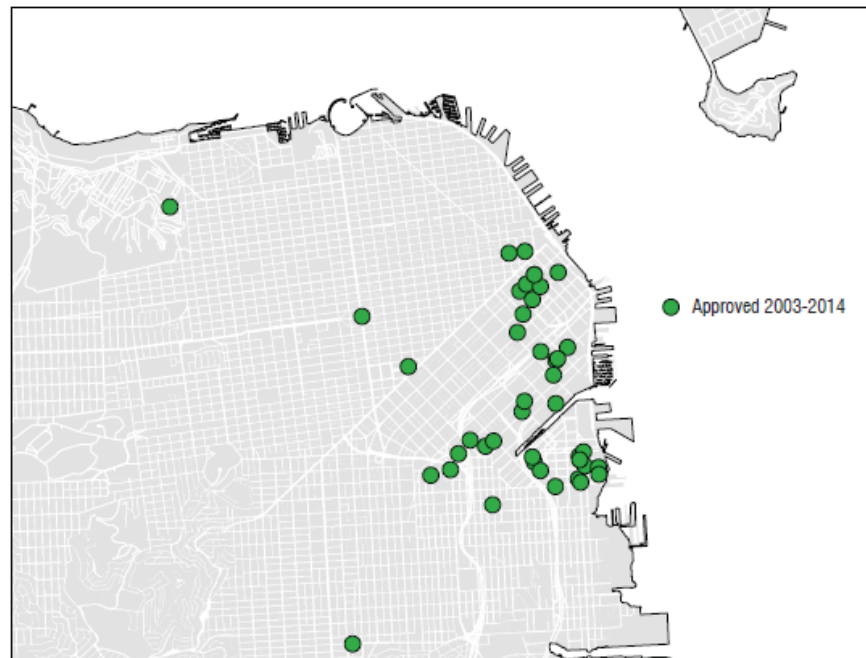
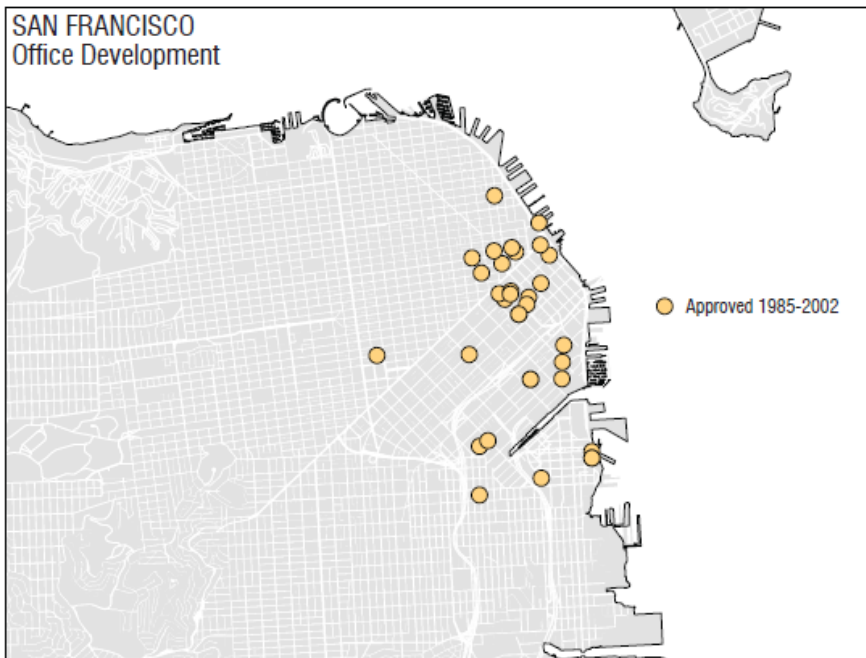
Office Development



SAN FRANCISCO Office Development



SAN FRANCISCO
Office Development



Changing Context

- Volume
 - Proposed projects in 2000 = 9
 - Proposed projects in current pipeline = 23
- Institutional Uses
 - Since previous peak in 2000:
 - Federal and Regional Government
 - UCSF (Mission Bay esp.)
 - CPMC
 - More?
- More Housing in and adjacent to Downtown and SoMa
 - Rincon Hill
 - Eastern Neighborhoods
 - Transbay
 - Mid-Market
 - Etc.



Changing Context

- **Transportation Changes**
 - Higher rates of walking and biking

- **More long-range planning in place or underway**
 - Rincon Hill
 - Eastern Neighborhoods
 - Transbay
 - Hunters Point
 - Treasure Island
 - Central SoMa



Previous Commission Policies

- Late 1980's
 - Competitive Pool using Sec. 321 criteria, focusing on:
 - General Plan consistency
 - Design (Architectural Merit)
 - Advisory Design Panel provided recommendations
 - Suitability of location
 - Required at least a “Good” for each of the three criteria above
 - Ratings included:
 - Poor
 - Fair
 - Good
 - Excellent



Previous Commission Policies

- 2000 – 2001
 - Competitive Pool using Sec. 321 criteria, focusing on:
 - Public views
 - Shadow
 - Wind
 - Housing displacement
 - Small business displacement
 - Loss of architecture and/or historic resources
 - Conflicts with transit, traffic, or pedestrian movements
 - Impediments to freight loading
 - **Design (building, open space, and art)**
 - Advisory Design Panel provided recommendations
 - Access to transit
 - Access to open space
- 2002 and 2009
 - Monitor authorized projects
 - No revocations of “active” projects due to poor economy



New Policy Considerations

- “Competitive Pool” or continue with project-by-project review?
- If using a Competitive Pool:
 - When should it start?
 - Should some projects ready in the near future move forward before the policy takes effect?
 - How long should review periods be?
 - 3 months, 6 months, 1 year?
 - Any cap placed on amount allocated each review period?
 - What criteria should be used for review?
 - Look to previous policies?
 - Objective vs Subjective?
 - How to score/weight factors?



Moving Forward

- Next Steps?
 - Public outreach?
 - Data/Info requests?
 - Draft policy proposals?
 - Future hearings?



Office Development Annual Limitation ("Annual Limit") Program

The Office Development Annual Limit (Annual Limit) Program became effective in 1985 with the adoption of the Downtown Plan Amendments to the Planning Code (Sections 320–325) and was subsequently amended by Propositions M (1986) and C (1987). The Program defines and regulates the allocation of any office development project that exceeds 25,000 gross square feet (gsf) in area.

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

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

Information in this document was last updated on **September 25, 2014**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org.

Summary of Key Figures

Small Allocation Projects (<50,000 gsf of office space)	Current Availability 1,242,547 gsf <i>Current total square footage available for allocation.</i>	Pending Availability 1,094,928 gsf <i>Currently available square footage less 147,619 gsf of pending* projects.</i>	Pipeline Availability 1,033,728 gsf <i>Currently available square footage less 147,619 gsf of pending* projects and 61,200 gsf of pre-application** projects.</i>
Large Allocation Projects (>50,000 gsf of office space)	Current Availability 2,149,774 gsf <i>Current total square footage available for allocation.</i>	Pending Availability -1,108,768 gsf <i>Currently available square footage less 3,258,542 gsf of pending* projects.</i>	Pipeline Availability -8,890,966 gsf <i>Currently available square footage less 3,258,542 gsf of pending* projects and 7,782,198 gsf of pre-application** projects.</i>

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

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

PENDING OFFICE PROJECTS*

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

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

Large Office					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2012.0722	390 Main Street	120,103	B filed 6/7/12	Brittany Bendix	Regional gov't HQ; no Commission action required owing to exemptions for regional government use. Waiting for BPA No. 201210121904.
2013.0627	660 3rd Street	80,000	B filed on 5/16/13	Rich Sucre	Conversion of a historic four-story plus basement building to office through Sec. 803.9. PC hearing on 5/1/14 - project continued to June 2014.
2013.1545	645 Harrison Street	147,976	B filed on 10/24/13	Erika Jackson	Legalize existing 67,170sf of office space in the building, and convert the remaining 80,806sf to office space.
2013.1600	340 Bryant Street	62,050	B filed on 12/19/13	Erika Jackson	Conversion of a four-story building, from industrial uses to office.
2013.1593	2 Henry Adams	245,697	B filed on 2/6/14	Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation.
2012.1187	501 Brannan Street	125,000	B filed on 3/7/14	Brittany Bendix	6-story office building on parking lot. PC hearing projected for Fall '14.
2012.0203	100 Hooper Street	325,256	B filed on 3/27/14	Chris Townes	Construction of a multi-building commercial development including PDR and flexible office and institutional uses.
2011.0409	925 Mission St	803,300	B filed on 8/19/14	Kevin Guy	"5M" Project.
2014.0679	510 Townsend Street	299,160	B filed on 8/8/14	Susan Mickelsen	Demo and new construction. WSoMa project.
2006.1523	50 First Street	1,050,000	B filed on 6/4/14	Kevin Guy	Demo and construction of a mixed-use building with two towers.
Subtotal		3,258,542			

PRE-APPLICATION OFFICE PROJECTS*

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

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

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2005.0759	725-735 Harrison	730,940	PPA letter issued 5/16/2013	Debra Dwyer	"Harrison Gardens" (Central SoMa Project). Original proposal changed to office per 2/21/13 application amendment.
2012.0640	598 Brannan Street	700,456	EE filed 8/23/12	Elizabeth Purl	Demo of 2 industrial buildings; 2 new office buildings (Central SoMa Project).
2012.1379	610-620 Brannan Street	570,865	EE filed 6/19/14	Amnon Ben-Pazi	Demo and new 11-story mixed use bldg (Central SoMa Project).
2013.0478	559 6th Street	123,972	PPA issued on 6/17/13	Kimia Haddadan	Demolish 3 bldgs and construct a mixed-use project (Central SoMa Project)
2013.0370	575 6th Street	655,150	PPA letter issued 7/5/13	Andrea Contreras	Flower Mart replacement project (Central SoMa Project)
2013.0970	Pier 70 (Forest City Only)	2,225,000	PPA letter issued 8/15/2013	Andrea Contreras	SF Port project
n/a	2525 16th Street	60,980	Legitimization request filed 11/30/12	Corey Teague	EN Legitimization
n/a	Transbay Block 5	600,000	ENA approved by OCII on 9/12/14.	Josh Switzky	RFP released 4/2/14 with 6/25/14 deadline.
2014.0154	1800 Mission Street	138,403	EE filed on 5/12/14	Environmental	Conversion in the Armory.
2014.0858	565 Bryant Street	188,280	PPA filed on 5/23/14	Jeremy Shaw	Demo four existing bldgs and construct an 11-story mixed-use bldg. 2nd PPA proposes only 46,990sf of office (Central SoMa Project).
2014.0405	330 Townsend Street	394,300	PPA issued on 5/15/14	Steve Wertheim	Demo existing bldg and construct a 21-story office bldg. 2nd PPA proposes only 212,300sf of office (Central SoMa Project).
2014.1063	633 Folsom Street	93,852	PPA issued on 9/2/14	Kevin Guy	Vertical addition of existing 7-story bldg.
2013.0208	SWL 337 ("Mission Rock")	1,300,000	EE filed on 6/4/13	Josh Switzky	Large mixed-use project on Port property.
2014.1208	1500 Mission Street	0	PPA filed on 8/5/14	Kevin Guy	Demo and new construction of mixed use bldg with 462,800gsf of City office space.
Subtotal		7,782,198			

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

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

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	1,242,547
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
				808 Brannan Street	2012.0014	43,881		EN Legitimization
				275 Brannan Street	2011.1410	48,500		
				385 7th/1098 Harrison	2011.1049	42,039		EN Legitimization
				375 Alabama Street	2012.0128	48,189	231,341	EN Legitimization
2012-2013	1,124,628	75,000	1,199,628	No Projects	N/A	0	0	
2013-2014	1,199,628	75,000	1,274,628	3130 20th Street	2013.0992	32,081		
				660 3rd Street	2013.0627	40,000	72,081	
				Total		1,016,392		

¹ Each approval period begins on October 17

² Carried over from previous year

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,149,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	875,000	(475,000)	400,000	No Projects	N/A	0	0	
1986-1987	400,000	875,000	(475,000)	800,000	600 California	1986.085	318,030	625,979	
					235 Pine	1984.432	147,500		
					343 Sansome	1985.079	160,449		
1987-1988	174,021	875,000	(475,000)	574,021	No Projects	N/A	0	0	
1988-1989	574,021	875,000	(475,000)	974,021	No Projects	N/A	0	0	
1989-1990	974,021	875,000	(475,000)	1,374,021	150 California	1987.613	195,503	195,503	
1990-1991	1,178,518	875,000	(475,000)	1,578,518	No Projects	N/A	0	0	
1991-1992	1,578,518	875,000	(475,000)	1,978,518	300 Howard	1989.589	382,582	382,582	aka 199 Fremont Street
1992-1993	1,595,936	875,000	(475,000)	1,995,936	No Projects	N/A	0	0	
1993-1994	1,995,936	875,000	(475,000)	2,395,936	No Projects	N/A	0	0	
1994-1995	2,395,936	875,000	(475,000)	2,795,936	No Projects	N/A	0	0	
1995-1996	2,795,936	875,000	(475,000)	3,195,936	No Projects	N/A	0	0	
1996-1997	3,195,936	875,000	(475,000)	3,595,936	101 Second	1997.484	368,800	368,800	
1997-1998	3,227,136	875,000	(37,582)	4,064,554	55 Second Street	1997.215	283,301	1,685,346	aka One Second Street
					244-256 Front	1996.643	58,650		aka 275 Saramento Street
					650 Townsend	1997.787	269,680		aka 699-08th Street
					455 Golden Gate	1997.478	420,000		State office building - see also Case No. 1993.707
					945 Battery	1997.674	52,715		
					475 Brannan	1997.470	61,000		
					250 Steuart	1998.144	540,000		aka 2 Folsom/250 Embarcadero
1998-1999	2,379,208	875,000	0	3,254,208	One Market	1998.135	51,822		1,061,322
					Pier One	1998.646	88,350	Port office building	
					554 Mission	1998.321	645,000	aka 560/584 Mission Street	
					700 Seventh	1999.167	273,650	aka 625 Townsend Street	
					475 Brannan	1999.566	2,500	addition to previous approval - 1997.470	
1999-2000	2,192,886	875,000	0	3,067,886	670 Second	1999.106	60,000	2,178,504	
					160 King	1999.027	176,000		
					350 Rhode Island	1998.714	250,000		
					First & Howard	1998.902	854,000		First & Howard bldg #2 (405 Howard), #3 (505-525 Howard) & #4 (500 Howard)
					235 Second	1999.176	180,000		
					500 Terry Francois	2000.127	280,000		Mission Bay 26a
					550 Terry Francois	2000.329	225,004		Mission Bay 28
					899 Howard	1999.583	153,500		
2000-2001	889,382	875,000	0	1,764,382	First & Howard	1998.902	295,000	First & Howard bldg #1 (400 Howard)	
					550 Terry Francois	2000.1293	60,150	355,150	Additional allocation (see also 2000.329)
2001-2002	1,409,232	875,000	0	2,284,232	350 Bush	2000.541	344,500	See also 500 Pine Street - Small	
					38-44 Tehama	2001.0444	75,000		

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,149,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					235 Second	2000.319	64,000		modify 1999.176
					250 Brannan	2001.0689	113,540		
					555 Mission	2001.0798	549,000		
					1700 Owens	2002.0300	0*	1,146,040	Alexandria District - West Campus (160,100)
2002-2003	1,138,192	875,000	0	2,013,192	7th & Mission GSA	No Case	514,727	514,727	Federal Building
2003-2004	1,498,465	875,000	0	2,373,465	Presidio Dig Arts	No Case	839,301	839,301	Presidio Trust
2004-2005	1,534,164	875,000	0	2,409,164	No Projects	N/A	0	0	
2005-2006	2,409,164	875,000	0	3,284,164	201 16th Street	2006.0384	430,000	430,000	aka 1409/1499 Illinois
2006-2007	2,854,164	875,000	0	3,729,164	1500 Owens	2006.1212	0*		Alexandria District - West Campus (158,500)
					1600 Owens	2006.1216	0*		Alexandria District - West Campus (228,000)
					1455 Third Street/455 Mission Bay South Blvd/450 South Street	2006.1509	0*		Alexandria District - North Campus (373,487)
					1515 Third Street	2006.1536	0*		Alexandria District - North Campus (202,893)
					650 Townsend	2005.1062	375,151		
					120 Howard	2006.0616	67,931		
					535 Mission	2006.1273	293,750	736,832	
2007-2008	2,992,332	875,000	0	3,867,332	100 California	2006.0660	76,500		
					505-525 Howard	2008.0001	74,500		Additional allocation for First & Howard Building #3
					680 Folsom Street	No Case	117,000		Redevelopment - Yerba Buena
					Alexandria District	2008.0850	1,122,980		Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") for which previously allocated office space and future allocations would be limited to 1,350,000 gsf to be distributed among designated buildings within district.
					600 Terry Francois	2008.0484	0*		Alexandria District - East Campus (312,932)

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,149,774
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments	
					650 Terry Francois	2008.0483	0*		Alexandria District - East Campus (291,367)	
					1450 Owens	2008.0690	0*	1,390,980	Alexandria District - West Campus (61,581)	
2008-2009	2,476,352	875,000	0	3,351,352	No Projects	N/A	0	0		
2009-2010	3,351,352	875,000	0	4,226,352	850-870 Brannan Street	2009.1026	138,580		aka 888 Brannan Street	
					222 Second Street	2006.1106	430,650	569,230	LEED	
2010-2011	3,657,122	875,000	0	4,532,122	350 Mission Street	2006.1524	340,320			
					Alexandria District	n/a	200,000		under terms of Motion 17709	
					Treasure Island	2007.0903	0	540,320	Priority Resolution Only	
2011-2012	3,991,802	875,000	0	4,866,802	Alexandria District	n/a	27,020		under terms of Motion 17709	
					850-870 Brannan St	2011.0583	113,753		aka 888 Brannan Street	
					444 DeHaro St	2012.0041	90,500			
					460-462 Bryant St	2011.0895	59,475			
					185 Berry St	2012.0409	101,982		aka China Basin Landing	
					100 Potrero Ave.	2012.0371	70,070		EN Legitimization	
					601 Townsend Street	2011.1147	72,600	535,400	EN Legitimization	
2012-2013	4,331,402	875,000	0	5,206,402	101 1st Street	2012.0257	1,370,577		Transbay Tower; aka 425 Mission	
					181 Fremont Street	2007.0456	404,000		new office/residential building	
					1550 Bryant Street	2012.1046	108,399		EN Legitimization	
					1100 Van Ness Ave	2009.0885	242,987		CPMC Cathedral Hill MOB	
					3615 Cesar Chavez	2009.0886	94,799		CPMC St. Luke's MOB	
					345 Brannan Street	2007.0385	102,285			
					270 Brannan Street	2012.0799	189,000			
					333 Brannan Street	2012.0906	175,450			
					350 Mission Street	2013.0276	79,680		Salesforce (No. 2)	
					999 Brannan Street	2013.0585	143,292		EN Legitimization - Dolby	
					1800 Owens Street	2012.1482	700,000	3,610,469	Mission Bay Block 40	
2013-2014	1,595,933	875,000	0	2,470,933	300 California Street	2012.0605	56,459			
					665 3rd Street	2013.0226	123,700			
					410 Townsend Street	2013.0544	76,000			
					888 Brannan Street	2013.0493	10,000		AirBnB - See Also 2011.0583B	
					81-85 Bluxome Street	2013.0007	55,000	321,159		
Total							17,487,644			

¹ Each approval period begins on October 17

² Carried over from previous year

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

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

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

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

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

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2009-2010	2009.0847	660 Alabama Street	4020-002	39,691	17973	complete	2011	CFC for building permit application no. 201001144798 issued on 3/23/11
2010-2011								No Projects Approved During Allocation Period
2011-2012	2011.0468	208 Utah / 201 Potrero	3932-017	48,732	18608	complete	2012	BPA No. 201205090093
	2012.0014	808 Brannan Street	3780-004D	43,881	18559	complete	2013	BPA No. 201201031584
	2012.0128	375 Alabama Street	3966-002	48,189	18574	complete	2013	BPA No. 201209210308
	2011.1049	385 7th / 1098 Harrison	3754-017	42,039	18700	complete	2013	BPA No. 201212115895
	2011.1410	275 Brannan Street	3789-009	48,500	18672	complete	2013	BPA No. 201207164925
2012-2013								No Projects Approved During Allocation Period
2013-2014	2013.0992	3130 20th Street	4083-002	32,081	19188			
	2013.0627	660 3rd Street	3788-008	40000	19234			

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

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

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1998.321	554 Mission	3708-015/017/018 into 3708-095	645,000	14893	complete	2003	aka 560/584 Mission
	1999.167	700 Seventh	3799-001 into 3799-008	273,650	14895	complete	2006	aka 625 Townsend
	1999.566	475 Brannan	3787-031	2,500	14884	complete	2001	addition to previous approval - 1997.470
	1998.268	631 Folsom	3750-090	170,000	14750	doesn't count	n/a	project converted to residential - allocation revoked 12/00.
1999-2000	1999.106	670 Second	3788-043/044	60,000	14907	complete	2001	
	1999.027	160 King	3794-025	176,000	14956	complete	2002	
	1998.714	350 Rhode Island	3957-001	250,000	14988	complete	2004	
	1998.902	First & Howard	3721; 3736; 3737	854,000	15006	complete/approved	2003	18 mos exp 9/2/01. Includes 3 of 4 buildings at First & Howard (see bldg #1 - 400 Howard - below): bldg #2 - 405 Howard (3737-030) - 460,000 gsf office - 200002172133 - complete); bldg #3 - 505-525 Howard (3736-121/114) - 178,000 gsf office - 200610316514 currently (8/4/08) under review by Planning (see also 2008.0001 for additional allocation); bldg #4 -500 Howard (3721-119) - 216,000 gsf office - 200006172952 - complete).
	1999.176	235 Second	3736-061 into 3736-123	180,000	15004	complete	2002	

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2000.127	500 Terry Francois	3838; 3839 into 8721-001/010	280,000	15010	complete	2008	MB 26a
	1998.766	535 Mission	3721-068	252,000	15027	doesn't count	n/a	revoked and reapproved as residential
	1998.635	2101 Bryant	4080-007	148,000	15044	doesn't count	n/a	project converted to residential - allocation revoked 1/10/05
	2000.329	550 Terry Francois	3839; 3840 into 8721-001/011	225,004	15055	complete	2002	MB 28
	1999.583	899 Howard	3733-079	153,500	15062	complete	2005	
2000-2001	1998.902	First & Howard	3720-008	295,000	16069	complete	2008	First & Howard - Building #1 (400 Howard)
	2000.1293	550 Terry Francois	3839; 3840 into 8721-001/011	60,150	16110	complete	2002	addition to 2000.329.
	2000.1295	Mission Bay 26/2	3840; 3841 into 8721-001-012	145,750	16111	doesn't count	n/a	AKA MB 26 East. returned to cap for approval of 2002.0301
	1999.603	555 Mission	3721-69,70,78...	499,000	16130	doesn't count	n/a	project revised - allocation revoked and reapproved under Case No. 2007.0798.
	2000.277	801 Market	3705-48	112,750	16140	doesn't count	n/a	project abandoned per letter from sponsor
2001-2002	2000.541	350 Bush	269-2,2a,3,22...	344,500	16273	approved	n/a	18mos exp 5/8/03 - CPC received project status update on 10/11/07 (associated with 500 Pine Street - Small Office Approval). Sponsor email reports that 18-month period expired May 22, 2005 due to appeals. Building permit application no. 200708078938 currently under review by DBI/FD/DPW.
	2001.0444	38-44 Tehama	3736-111	75,000	16280	complete	2003	
	2000.319	235 Second	3736-61,62,64-67	64,000	16279	complete	2002	modify 1999.176 - convert warehouse from PDR to office.
	2001.0689	250 Brannan	3774-25	113,540	16285	complete	2002	
	2001.0798	555 Mission	3721-69,70,78-81, 120	549,000	16302	complete	2008	
	2002.0301	Mission Bay 42/4	8709-10	80,922	16397	doesn't count	n/a	revoked and reapproved as 2002.1216 (1600 Owens)
	2002.0300	1700 Owens	8709-007	0*	16398	complete	2007	Alexandria District (160,100). West Campus. 164,828
2002-2003	No Case	7th/Mission GSA	3702-15 ...	514,727	none	complete	2007	Federal Building
	2002.0691	499 Illinois/201-16th Street	3940-001	429,542	16483	doesn't count	n/a	revoked and reapproved as 2006.0384 (201 16th Street) MB Block X4

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2003-2004	2001.1039	55 9th Street	3701-063	268,000	16760	doesn't count	n/a	200408111247 issued 5/19/05 - Authorization REVOKED by Planning Commission Motion Nos. 17521 and 17522 for proposal to convert project to residential use.
	2000.1229	Pier 30-32	3770-001	370,000	none	doesn't count	n/a	E, K & ! Cases created, no B case created. BCDC permit approved in 2003 and allocation made for accounting purposes, but permit never acted upon. 2/09 - 370,000 added back to cap because project does not appear to be moving forward.
	No Case	Presidio - Letterman Digital Arts		839,301	none	complete	2006	
2004-2005								No Projects Approved During Allocation Period
2005-2006	2006.0384	201-16th Street	3940-001	430,000	17223	complete	2008	aka 1409-1499 Illinois/MB Block X-4. 18 mos exp 10/6/07. Project (200607186938) complete 11/19/08
2006-2007	2006.1212	1500 Owens	8709-006	0*	17333	complete	2009	Alexandria District - West Campus (158,500); 200611298694 issued 5/24/07 (aka MBS Blk 41-43, Parcel 5). Under construction. Estimated completion in March 2009.
	2006.1216	1600 Owens	8709-004/010	0*	17332	approved	n/a	Blk 41-43, Parcel 4. 200711097802 issued 6/3/08. Piles driven, no further work performed. Not currently active 5/18/2011
	2006.1509	Alexandria District - North Campus (MB 26/1-3; 1455 Third Street/455 Mission Bay South Blvd/450 South Street)	8721-012/8720-011/016/017	0*	17401	complete/approved	n/a	MBS Blk 26, Parcels 1-3, project proposes 3 buildings - building permit application no. 200704279921 (455 Mission Bay South Blvd.) COMPLETE on 11/17/09 for 5 story office/lab; 200705090778 (450 South Street) COMPLETE on 10/23/09 for "parking garage with 7 stories new building." 200806104062 filed on 6/10/08 for new 10-story office building - Issued 4/23/10, but not under construction.
	2006.1536	1515 Third Street	8721-012	0*	17400	approved	n/a	MBS Blk 27, Parcel 1 see also 2006.1509. 200806265407 filed 6/26/08 for 6-story office building - currently (9/29/08) being reviewed by SFFD. Sold to salesforce.com with 202,983 sf allocation as of April 2011.
	2005.1062	650 Townsend	3783-009	375,151	17440	complete	2009	18 mos exp 12/7/08. 200705151356 issued 2/20/08 - Conversion of existing structure into office - no major construction required. Final Inspection (3/16/09)

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2006.0616	120 Howard	3717-019	67931	17466	complete	n/a	Construction completed in 2012
	2006.1273	535 Mission	3721-068, 083	293,750	17470	approved	n/a	18 mos exp 2/2/09; 2/12/08 - 200508049463 issued by CPB on 8/21/08. Appealed to Board of Permit Appeals on 8/29/08 (Appeal No. 08-137) - appeal withdrawn and permit reinstated on 8/29/08. Separate permits issued for pile indicators, site cleanup and fencing. 10/24/08 - Construction started in early 2013.
2007-2008	2006.0660	100 California	0236-017	76,500	17544	approved	n/a	18 mos exp 7/31/09. No building permit on file as of 5/18/11. Beacon Capital started the process and then allegedly sold to Broadway Partners, who are reputed to be current owners- no current status 6/16/14 update - Broadway Partners website lists the property as theirs. No building permits relating to project on file. Site visit on 6/17/14 shows no signs of upcoming construction activity.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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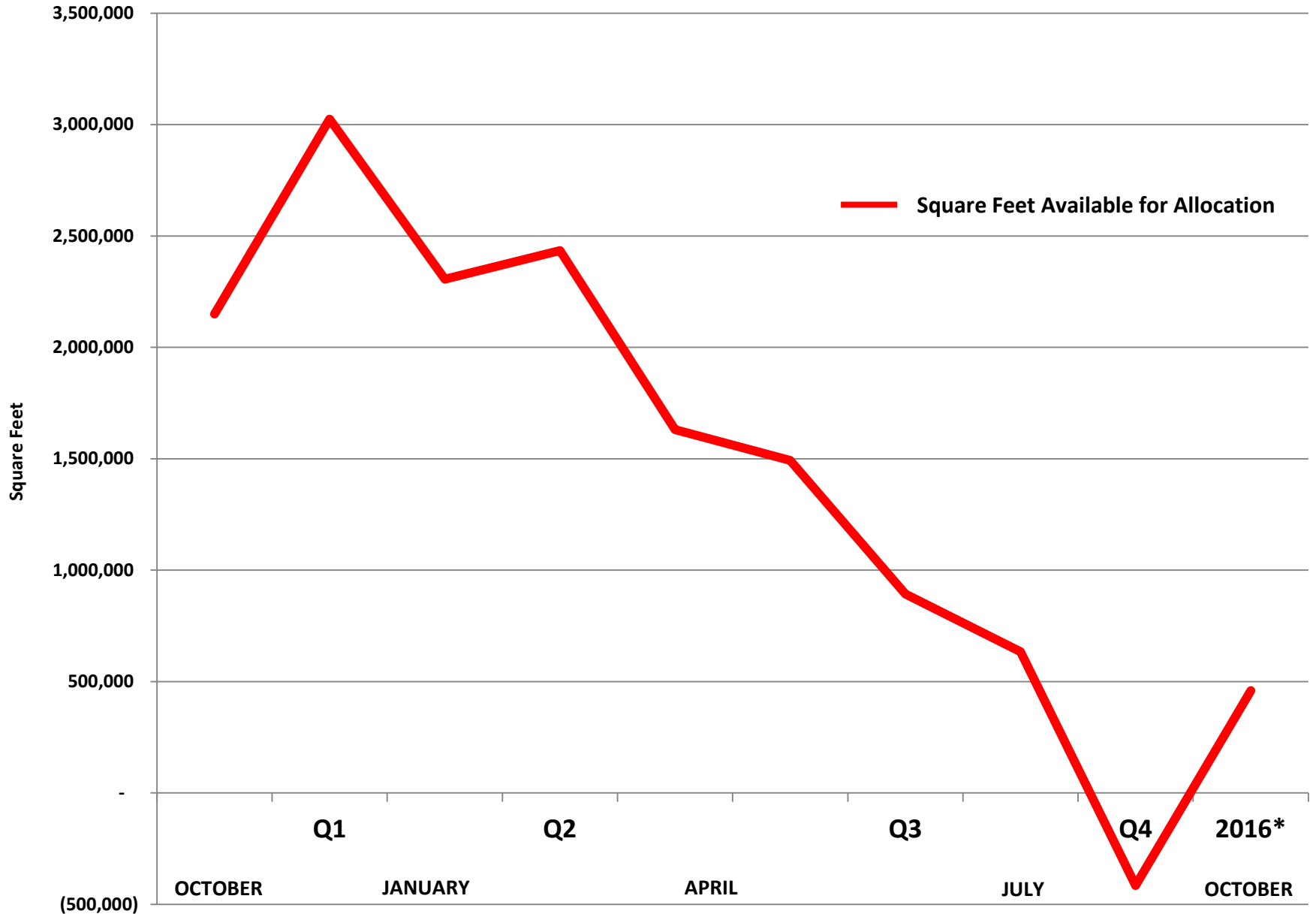
Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2008.0001	505-525 Howard	3736-001:004/114/121	74,500	17641	approved	n/a	18 mos exp 12/26/09. 200610316514 for new construction COMPLETED on 3/11/14. "First & Howard" bldg 3 - see 1998.902. 2005.0733 on file to legalize existing surface parking lot.
	No Case	680 Folsom Street	3735-013	117,000	none	approved	n/a	Redevelopment (Yerba Buena)
	2008.0850	Alexandria District	various	1,122,980	17709	approved	n/a	Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") to consolidate previous and future allocations.
	2008.0484	600 Terry Francois	8722-001	0*	17710	approved	n/a	Alexandria District - East Campus (312,932) - schematic design.
	2008.0483	650 Terry Francois	8722-001	0*	17711	approved	n/a	Alexandria District - East Campus (291,367) - schematic design.
	2008.0690	1450 Owens	8709-006	0*	17712	approved	n/a	Alexandria District - West Campus (61,581) - schematic design as of 4/2011
2008-2009								No Projects Approved During Allocation Period
2009-2010	2009.1026	850-870 Brannan Street	3780-006/007/007A/072	138,580	18095	approved	2013	aka 888 Brannan Street
	2007.0946	Candlestick Point - Hunter's Point	Candlestick Point and Hunter's Point Shipyard	800,000	18102	approved	n/a	NO ALLOCATION GRANTED YET. First 800,000 gsf of office development within the Candlestick Point - Hunter's Point Project Area to receive priority office allocation over all projects except the Transbay Transit Tower or those within Mission Bay South.
	2006.1106	222 Second Street	3735-063	430,650	18170	approved	n/a	BPA No. 200711309386
2010-2011	No Case	Alexandria District	various	200,000	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2006.1524	350 Mission Street	3710-017	335,000	18268	approved	n/a	
	2007.0903	Treasure Island	1939-001/002	0	18332	approved	n/a	Priority Resolution Only for 100,000gsf.
2011-2012	No Case	Alexandria District	various	27,020	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2011.0583	850-870 Brannan Street	3780-006, 007, 007A, and 072	113,753	18527	approved	2013	aka 888 Brannan Street
	2011.1147	601 Townsend Street	3799-001	72,600	18619	approved	n/a	BPA No. 201408063120 approved by Planning on 8/8/14, but not yet issued by DBL.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18599	doesn't count	n/a	CPMC - Cat Hill MOB; rescinded & reallocated in 2013 cycle
	2011.0895	460-462 Bryant St	3763-015A	59,475	18685	approved	n/a	BPA No. 201312194664 not yet issued.
	2012.0041	444 DeHaro St	3979-001	90500	18653	approved	2013	BPA No. 201312194626 issued on 12/31/13.
	2012.0409	185 Berry St	3803-005	101,982	18690	approved	n/a	aka China Basin Landing.
	2012.0371	100 Potrero Ave.	3920-001	70,070	18704	approved	2013	EN Legitimization. BPA No. 201212286973

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2009.0886	3615 Cesar Chavez	6576-021	99,848	18595	doesn't count	n/a	CPMC - St. Luke's MOB; rescinded & reallocated in 2013 cycle
2012-2013	2012.0257	101 1st Street	3720-001	1,370,577	18725	approved	n/a	Transbay Tower; aka 425 Mission St. BPA No. 201303132080.
	2007.0456	181 Fremont Street	0308-001	361038	18764	under construction	n/a	BPA No. 201305015894 issued 12/26/13. Demo complete and construction in early stage.
	2012.1046	1550 Bryant Street	3923-006	108,399	18732	approved	2013	EN Legitimization. BPA No. 201302069627
	2012.1482	1800 Owens	8727-005	700,000	18807	approved	n/a	Mission Bay Block 40. BPA No. 201409045458 currently under review at DBI and SFFD.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18890	approved	n/a	CPMC - Cat Hill MOB
	2009.0886	3615 Cesar Chavez	6576-021	94,799	18886	approved	n/a	CPMC - St. Luke's MOB
	2007.0385	345 Brannan Street	3788-039	102285	19000	under construction	n/a	Construction started in early 2014.
	2012.0799	270 Brannan Street	3774-026	189,000	18988	approved	n/a	BPA No. 201312174402 issued on 4/25/14. Foundation and Superstructure Addenda under review by DBI and DPW. "Groundbreaking" in August 2014.
	2012.0906	333 Brannan Street	3788-042	175,450	18952	approved	n/a	BPA No. 201306280744
	2013.0276	350 Mission Street	3710-017	79,680	18956	approved	n/a	Salesforce (No. 2)
	2013.0585	999 Brannan Street	3782-003	143292	18950	completed	2014	EN Legitimization. BPA No. 201306280728 issued 4/28/14.
2013-2014	2012.0605	300 California Street	0238-002	56,459	19034	approved	n/a	No BPA filed.
	2013.0226	665 3rd Street	3788-041	123,700	19012	approved	2013	BPA No. 201311222636 issued on 12/31/13 to legalize office space.
	2013.0544	410 Townsend Street	3785-002A	76,000	19062	approved	n/a	BPA No. 201306260587 approved by Planning on 7/30/14, but now "in hold" at DBI.
	2013.0493	888 Brannan Street	3780-006, 007, 007A, and 072	10,000	19049	approved	n/a	AirBnB (No. 2) to convert GF parking to office.
	2013.0007	81-85 Bluxome Street	3786-018	55,000	19088	approved	n/a	BPA No. 201404072588 currently in Planning review.

Projected Large Cap Space - 2015 Allocation Year*



*Allocation Year runs from 10/17 of previous year to 10/16 of the stated year

Source: SF Planning Dept. 9/25/14



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 17846A

HEARING DATE: MARCH 26, 2009

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Planning Commission believes that a policy of monitoring projects authorized under Planning Code Section 321 (Office Development Annual Limit), but not yet under construction, and ensuring that those projects under construction proceed as expeditiously as possible under the circumstances, serves the City well; however, the Planning Commission believes that authorized projects that are not diligently pursued should be revoked; and

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

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

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

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

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

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

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

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

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

Linda D. Avery
Commission Secretary

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

NOES: Commissioners Antonini and Lee

ABSENT: None

ADOPTED: March 26, 2009