



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary

### SECTION 309 DETERMINATION OF COMPLIANCE ZONING MAP AMENDMENT PLANNING CODE TEXT AMENDMENT GENERAL PLAN REFERRAL SECTION 295 SHADOW ANALYSIS

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HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* 2008.1084EHKXRTZ  
*Project Address:* 706 Mission Street  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
400-I Height and Bulk District  
*Block/Lots:* 3706/093, 275, portions of 277 (706 Mission Street)  
0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
c/o Sean Jeffries of Millennium Partners  
735 Market Street, 4<sup>th</sup> Floor  
San Francisco, CA 94107  
*Staff Contact:* Kevin Guy – (415) 558-6163  
[Kevin.Guy@sfgov.org](mailto:Kevin.Guy@sfgov.org)  
*Recommendations:* **Adopt CEQA Findings**  
**Approve Section 309 Determination of Compliance with Conditions**  
**Recommend Approval (Zoning Map/Planning Code Text Amendments)**  
**Adopt General Plan Referral Findings**  
**Raise Cumulative Shadow Limit for Union Square**  
**Adopt Findings Regarding Shadow Impacts**

#### PROJECT DESCRIPTION

The Project would rehabilitate the existing 10-story, 144-foot tall Aronson Building, and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a “flex option” that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to approximately 191 dwelling units.

The Project includes the reclassification of the subject property from the existing 400-foot height limit to a 520-foot height limit, as well as the adoption of the “Yerba Buena Center Mixed-Use Special Use District” (“SUD”). The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.

Through transactional documents between the project sponsor and the Successor Agency to the Redevelopment Agency (“Successor Agency”), the Successor Agency would convey to the Project Sponsor the Jessie Square garage and the portion of property located between the Aronson Building parcel and Jessie Square that would be developed with the tower portion of the Project (portions of Lot 277, Assessor’s Block 3706). The Successor Agency would also convey to the Project Sponsor the parcel containing the garage access driveway (Lot 275, Assessor’s Block 3706) from Stevenson Street. In addition, the Project Sponsor would provide \$5 million endowment for the operation of the Mexican Museum, and would contribute an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site measures 72,181 sq. ft. and is comprised of three separate parcels within Assessor’s Block 3706. Lot 093 is located at the northwest corner of Third and Mission Streets, and is currently developed with the existing 10-story, 144-foot tall Aronson Building. The Aronson Building is designated as a Category I (Significant) Building in Article 11 of the Planning Code, and is located within the New Montgomery-Mission-Second Street Conservation District. The building contains approximately 96,000 sq. ft. of office uses and approximately 10,600 sq. ft. of ground-floor retail uses.

Lot 275 is improved with an existing vehicular access ramp that leads from Stevenson Street into the subterranean Jessie Square Garage. Lot 277 includes the property located between the Aronson Building parcel and Jessie Square, fronting along Mission Street. This property is the location of the proposed tower portion of the Project, and is currently unimproved except for a subsurface foundation structure. Lot 277 also includes the subterranean Jessie Square Garage, which is improved with the Jessie Square public plaza on the surface. The Project would reconfigure and utilize a portion of the Jessie Square garage, which is considered a part of the Project Site. However, the Jessie Square plaza located on the surface of a portion of Lot 277 would not be changed by this Project, and is not considered part of the Project Site.

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The Project Site is situated within the C-3-R Downtown Commercial zoning district, and is within the former Yerba Buena Center Redevelopment Area, a context characterized by intense urban development and a diverse mix of uses. Numerous cultural institutions are clustered in the immediate vicinity, including SFMOMA, the Yerba Buena Center for the Arts, the Museum of the African Diaspora, the Contemporary Jewish Museum, the Cartoon Art Museum, the Children’s Creativity Museum, the California Historical Museum, and others. Multiple hotels and high-rise residential and office buildings are also located in the vicinity, including the W Hotel, the St. Regis Hotel and Residences, the Four Seasons, the Palace Hotel, the Paramount Apartments, One Hawthorne Street, the Westin, the Marriott Marquis, and the Pacific Telephone building. Significant open spaces in the vicinity include Yerba Buena

Gardens to the south, and Jessie Square immediately to the west of the project site. The Moscone Convention Center facilities are located one block to the southwest, and the edge of the Union Square shopping district is situated two blocks northwest of the site. The Financial District is located in the blocks to the northeast and to the north. The western edge of the recently-adopted Transit Center District Plan area is located one-half block to the east at Annie Street.

## ENVIRONMENTAL REVIEW

On June 27, 2012, the Department published a draft Environmental Impact Report (EIR) for public review (Case No. 2008.1084E). The draft EIR was available for public comment until August 13, 2012. On August 2, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On March 7, 2013, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. On March 21, 2013, the Planning Commission held a duly noticed public hearing and certified the final EIR for the Project.

## HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 22, 2013	March 22, 2013	20 days
Posted Notice	20 days	March 22, 2013	March 22, 2013	20 days
Mailed Notice	20 days	March 22, 2013	March 22, 2013	20 days

## PUBLIC COMMENT

To date, the Department has not received any specific communications related to the requested entitlements. However, numerous written and verbal comments were provided during the public comment period for the draft EIR prepared for the Project. These comments related to a wide variety of topic areas, and were addressed as part of the Comments and Responses document prepared during the environmental review of the Project.

## ISSUES AND OTHER CONSIDERATIONS

- **Height Reclassification/Special Use District.** The Project proposes to reclassify the property from the 400-I to the 520-I Height and Bulk District, and to establish the “Yerba Buena Center Mixed-Use Special Use District” (SUD) on the property. The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations, as follows:
  - Permitted Uses – The SUD specifies that development within the SUD must include a cultural, museum, or similar public-serving institutional use measuring at least 35,000 sq. ft., no fewer than 162 dwelling units, and ground-floor retail or cultural uses within the Aronson Building.
  - Floor Area Ratio – Section 124 establishes basic floor area ratios (FAR) for all zoning districts. As set forth in Section 124(a), the FAR for the C-3-R District is 6.0 to 1. Under Sections 123 and 128, the FAR can be increased to a maximum of 9.0 to 1 with the purchase of transferable development rights (TDR). The FAR of the Project would exceed the base maximum FAR limit, as well as the

maximum FAR that could be achieved through the purchase of TDR . The proposed SUD would exempt the Project from the FAR limitations of Section 124, and the Project would not require the purchase of TDR.

- Dwelling Unit Exposure – Dwelling units on the south side of the Project would have exposure onto Mission Street, and units within the east side of the Aronson Building would have exposure onto Third Street. However, units that solely have exposure to the Westin walkway to the north, to Jessie Square to the west, and east-facing units within the tower above the 20<sup>th</sup> floor do not meet the requirements for dwelling unit exposure onto on-site open areas. The proposed SUD would exempt the Project from the exposure requirements of Section 140. It should be noted that Jessie Square and the Westin walkway are open spaces that are unlikely to be developed with structures in the future. Therefore, units that face these areas would continue to enjoy access to light and air. Additionally, units in the Tower that face east would have exposure onto the open area above the Aronson Building, as well as the width of Third Street beyond. Therefore, these units would also continue to enjoy access to light and air.
- Rooftop Equipment Height - The Project would reach a height of 520 feet to the roof, with rooftop mechanical structures and screening reaching a maximum height of approximately 550 feet. The Project Sponsor has proposed to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. In addition, the SUD would allow for an additional 30 feet of height above the roof to accommodate mechanical equipment and screening.
- Bulk Limitations - Section 270 establishes bulk controls by district. In the “-I” Bulk District, all portions of the building above a height of 150 feet are limited to a maximum length dimension of 170 feet and a maximum diagonal dimension of 200 feet. Above a height of 150 feet, the maximum horizontal length of the Project is approximately 123 feet, and the maximum diagonal dimension is approximately 158 feet. Therefore, the Project complies with the bulk controls of the “-I” Bulk District. The proposed SUD would further limit the maximum bulk controls to the maximum horizontal and diagonal dimensions proposed for the Project.
- Curb Cuts - Section 155 regulates the design of parking and loading facilities. Section 155(r)(3) specifies that no curb cuts may be permitted on the segment of Mission Street abutting the Project, except through Conditional Use authorization. The SUD proposed for the project would modify the regulations of Section 155 to allow a curb cut on Mission Street through an exception granted through the Section 309 review process, rather than through Conditional Use authorization.
- **Planning Code Exceptions.** The project does not strictly conform to several aspects of the Planning Code. As part of the Section 309 review process, the Commission may grant exceptions from certain requirements of the Planning Code for projects that meet specified criteria. The Project requests exceptions regarding "Rear Yard" (Section 134), "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148), "Limitations on Residential Accessory Parking" (Section 151.1), and "General Standards for Off-Street Parking and Loading" to allow curb cuts on Mission and Third Streets (Section 155). Compliance with the specific criteria for each exception is summarized below, and is described in the attached draft Section 309 motion.
- **Rear Yard.** The Planning Code requires that the project provide a rear yard equal to 25 percent of the lot depth at the first level containing a dwelling unit, and at every subsequent level.

Exceptions to the rear yard requirements may be granted if the building location and configuration assure adequate light and air to the residential units and the open space provided. The property fronts on both Mission and Third Streets. Therefore, a complying rear yard would be situated toward the interior of the property, either abutting the Westin walkway or Jessie Square. It is unlikely that these open areas on the adjacent properties would be redeveloped in the foreseeable future. Therefore, adequate light and separation will be provided by the open spaces for residential units within the Project. The Project exceeds the Code requirements for common and private residential open space. In addition, residents would have convenient access to Jessie Plaza, Yerba Buena Gardens, and other large open public open spaces in the vicinity.

- **Ground Level Wind Currents.** The Code requires that new buildings in C-3 Districts must be designed so as to not cause ground-level wind currents to exceed specified comfort levels. When preexisting ambient wind speeds exceed the comfort levels, new buildings must be designed to attenuate ambient wind speeds to meet the specified comfort level. According to the wind analysis prepared for the project, 67 of the 95 test points in the vicinity currently exceed the pedestrian comfort level. Seven of the existing comfort exceedances would be eliminated, and nine new exceedances would be created, for a net increase of two exceedances. An exception under Section 148 (a) is therefore required. An exception to these requirements may be granted if the building cannot be shaped to meet the requirements without creating an ungainly building form and unduly restricting the development potential of the building site.

The Project would result in relatively modest changes in ground-level winds. The average wind speed would increase slightly from 12.6 to 12.7 mph. the average wind speed across all test points (nine mph) would not change appreciably, nor would the amount of time (17 percent) during which winds exceed the applicable criteria. The Project would not create any new exceedances in areas used for public seating. The Project incorporates several design features intended to baffle winds and reduce ground-level wind speeds. The third floor of the museum cantilevers over the on-site open space below, shielding this open space and redirecting some wind flows away from Jessie Square. The exterior of this cantilever includes projecting fins that will capture and diffuse winds before reaching the ground. In addition, the exterior of the museum at the first and second floors is chamfered to avoid localized wind eddies that would result from a typical rectilinear exterior.

- **Residential Accessory Parking.** The Planning Code does not require that residential uses in the C-3-R District provide off-street parking, but allows up to .25 cars per dwelling unit as-of-right. Residential uses may provide up to .75 cars per dwelling unit (or up to one car for each dwelling unit with at least two bedrooms and at 1,000 square feet of floor area), if the Commission makes specific findings that the parking is provided in a space-efficient manner, that the additional parking will not adversely affect pedestrian, bicycle, and transit movement, that the parking will not degrade the quality of the streetscape, and that free carshare memberships will be provided to households in the project.

While the parking is being provided at the maximum possible 1:1 ratio, the relatively small number of 215 off-street parking spaces is not expected to generate substantial traffic that would adversely impact pedestrian, transit, or bicycle movement. Given the proximity of the Project Site to the employment opportunities and retail services of the Downtown Core, it is expected that residents will prioritize walking, bicycle travel, or transit use over private automobile travel. In

addition, the proposed residential spaces are being reallocated from spaces within the existing garage that are currently used for general public parking. Residential uses generally generate fewer daily trips than the uses that are served by the existing public parking. Therefore, the conversion of spaces for residential use would not create new vehicular movement compared with existing conditions.

- **Curb Cuts.** Section 155 regulates the design of parking and loading facilities. Section 155(r)(4) specifies that no curb cuts may be permitted on the segment of Third Street abutting the Project. Within the C-3 Districts, the Planning Commission may grant an exception for this curb cut through the Section 309 Review process. Section 155(r)(3) specifies that no curb cuts may be permitted on the segment of Mission Street abutting the Project, except through Conditional Use authorization. The SUD proposed for the project would modify the regulations of Section 155 to allow a curb cut on Mission Street through an exception granted through the Section 309 review process, rather than through Conditional Use authorization.

Currently, the access for the Jessie Square garage is provided by an ingress/ egress driveway from Stevenson Street, as well as an egress-only driveway that exits onto Mission Street. The Project would retain the Mission Street curb cut, but would relocate it slightly, approximately 2.5 feet to the east. This curb cut would continue its present function to provide egress from the Jessie Street garage, helping to divide vehicular travel between the Stevenson Street and Mission Street driveways.

The Project also proposes to utilize an existing curb cut on Third Street for ingress-only vehicular access for residents. This curb-cut would access a driveway leading to two valet-operated car elevators, which would move vehicles into the Jessie Square garage. This curb cut was previously used to access a loading dock for the Aronson Building. This loading dock would be demolished as part of the Project. The EIR concludes that the Project, including the use of the existing curb-cuts on Third Street and Mission Street, would not result any significant pedestrian impacts, such as overcrowding on public sidewalks or creating potentially hazardous conditions. Given the limitations on the use of the curb cut (for inbound, valet service only), and given that the use of the curb cut would not cause any significant pedestrian impacts, the exception to allow the Project to utilize the Third Street curb cut is appropriate. However, because there could be improvements that might enhance pedestrian comfort and/or provide pedestrian amenities at the project site and in the vicinity, a condition of approval has been added requiring that the Project Sponsor collaborate with the Planning Department, DPW, and SFMTA to conduct a study to assess the existing pedestrian environment on the subject block, and to make recommendations for improvements that could be implemented to enhance pedestrian comfort and provide pedestrian amenities.

- **Shadow Impacts.** Section 295 (also known as Proposition K from 1984) requires that the Planning Commission disapprove any building permit application to construct a structure that will cast shadow on property under the jurisdiction of the Recreation and Park Department, unless it is determined that the shadow would not have an adverse impact on park use. In 1989, the Planning Commission and the Recreation and Park Commission adopted criteria for the implementation of Section 295, which included the adopting of Absolute Cumulative Shadow Limits (ACLs) for certain parks in and around the Downtown core.

A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the theoretical annual available sunlight ("TAAS") on Union Square.

October 11, 2012, the Planning Commission and the Recreation and Park Commission held a joint public hearing and raised the absolute cumulative shadow limits for seven open spaces under the jurisdiction of the Recreation and Park Department that could be shadowed by likely cumulative development sites in the Transit Center District Plan ("TCDP") Area, including Union Square. As part of this action, the Planning Commission and the Recreation and Park Commission designated the ACLs exclusively for shadows that are anticipated from the development of projects within the TCDP. Because the proposed Project lies outside the TCDP area, the Project requires a separate amendment to the ACL for Union Square.

The impact of the shadow cast by the Project on Union Square would be limited. The new shadow would occur for a limited amount of time during the year, from October 11<sup>th</sup> to November 8<sup>th</sup>, and from February 2<sup>nd</sup> to March 2<sup>nd</sup> for no more than one hour on any given day. The new shadow would not occur after 9:30 a.m. (the maximum new shadow range would be 8:30 a.m. to 9:30 a.m.), and would be consistent with the 1989 Memo qualitative standards for Union Square in that the new net shadow would not occur during mid-day hours. Usage of Union Square is relatively low in the morning hours.

## REQUIRED ACTIONS

In order for the project to proceed, the Commission must 1) Adopt findings under the California Environmental Quality Act, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Programs; 2) Adopt Findings of Consistency with the General Plan and Priority Policies of Planning Code Section 101.1; 3) Approved jointly with the Recreation and Park Commission an increase of the absolute cumulative shadow limit for Union Square; 4) Adopt findings that the net new shadow cast by the project on Union Square will not be adverse to the use of the park, and to allocate to the Project the absolute cumulative shadow limit for Union Square; 5) Recommend that the Board of Supervisors approve a Height Reclassification to reclassify the site from the 400-I Height and Bulk District to the 520-I Height and Bulk District; 6) Recommend that the Board of Supervisors approve a Zoning Text Amendment and Zoning Map Amendment to establish the "Yerba Buena Center Mixed-Use Special Use District"(SUD) on the site; and, 7) Approve a Determination of Compliance pursuant to Planning Code Section 309, with requests for exceptions from Planning Code requirements including "Reduction of Ground-Level Wind Currents in C-3 Districts", "Off-Street Parking Quantity", "Rear Yard, and "General Standards for Off-Street Parking and Loading" to allow curb cuts on Third and Mission Streets.

## BASIS FOR RECOMMENDATION

- The Project will add housing opportunities within an intense, walkable urban context.
- The Project will provide space for a permanent home for the Mexican Museum, within a cluster of art museums and cultural institutions, in an area served by abundant existing and planned transit service.

- The Project will contribute to an operating endowment for the Mexican Museum.
- The Project will rehabilitate the existing Aronson Building, which is a Category I (Significant) Building in Article 11 of the Planning Code located within the New Montgomery-Mission-Second Street Conservation District
- The Project would enhance the City's supply of affordable housing by participating in the Inclusionary Affordable Housing Program. The project will also contribute an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.
- Residents of the Project would be able to walk or utilize transit to commute and satisfy convenience needs without reliance on the private automobile. This pedestrian traffic will activate the sidewalks and open space areas in the vicinity.
- The project meets all applicable requirements of the Planning Code, aside from the exceptions requested pursuant to Planning Code Section 309, and the Planning Code provisions that would be modified by the proposed SUD.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Draft CEQA Findings, including Mitigation, Monitoring, and Reporting Program (to be transmitted under separate cover)
- Draft Section 309 Motion
- Draft Section 295 Resolution
- Draft Section 295 Motion
- Draft General Plan Referral Motion
- Draft Resolution for Height Reclassification and Planning Code Text Amendment
  - Including Draft Ordinance
- Shadow Analysis Technical Memorandum
- Residential Pipeline Report
- Term Sheet, excerpt from Exclusive Negotiation Agreement between Project Sponsor and Successor Agency
- Block Book Map
- Aerial Photograph
- Zoning District Map
- Graphics Package from Project Sponsor

## Exhibit Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal   |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Wireless Telecommunications Materials  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Health Dept. review of RF levels   |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Site Photos         | <input checked="" type="checkbox"/> Housing Documents   |
|   | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input checked="" type="checkbox"/> Residential Pipeline  |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing
- Childcare Requirement
- Jobs Housing Linkage Program
- Downtown Park Fee
- Public Art
- Public Open Space
- First Source Hiring (Admin. Code)
- Transit Impact Development Fee
- Other

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## Planning Commission Draft Motion Section 309

HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* **2008.1084EHKXRTZ**  
*Project Address:* **706 Mission Street**  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
 400-I Height and Bulk District  
*Block/Lots:* 3706/093, 275, portions of 277 (706 Mission Street)  
 0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
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ADOPTING FINDINGS RELATED TO THE APPROVAL OF A SECTION 309 DETERMINATION OF COMPLIANCE AND REQUEST FOR EXCEPTIONS FOR "REAR YARD" UNDER SECTION 134, "REDUCTION OF GROUND-LEVEL WIND CURRENTS" UNDER SECTION 148, "OFF-STREET PARKING QUANTITY" UNDER SECTION 151.1, AND "GENERAL STANDARDS FOR OFF-STREET PARKING AND LOADING" UNDER SECTION 155(r), AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR A PROJECT TO REHABILITATE AN EXISTING 10-STORY, 144-FOOT TALL BUILDING (THE ARONSON BUILDING), AND CONSTRUCT A NEW, ADJACENT 47-STORY TOWER, REACHING A ROOF HEIGHT OF 520 FEET WITH A 30-FOOT TALL MECHANICAL PENTHOUSE. THE TWO BUILDINGS WOULD BE CONNECTED AND WOULD CONTAIN UP TO 215 DWELLING UNITS, A "CORE-AND-SHELL" MUSEUM SPACE MEASURING APPROXIMATELY 52,000 SQUARE FEET, AND APPROXIMATELY 4,800 SQUARE FEET OF RETAIL SPACE. THE PROJECT WOULD RECONFIGURE PORTIONS OF THE EXISTING JESSIE SQUARE GARAGE TO INCREASE THE NUMBER OF PARKING SPACES FROM 442 SPACES TO 470 SPACES, ADD LOADING AND SERVICE VEHICLE SPACES, AND WOULD ALLOCATE UP TO 215 PARKING SPACES WITHIN THE GARAGE TO SERVE THE PROPOSED RESIDENTIAL USES. THE PROJECT INCLUDES A "FLEX OPTION" THAT WOULD RETAIN APPROXIMATELY 61,000 SQUARE FEET OF OFFICE USES WITHIN THE EXISTING ARONSON BUILDING, AND WOULD REDUCE THE RESIDENTIAL COMPONENT OF THE PROJECT TO 191

DWELLING UNITS. THE PROJECT SITE IS LOCATED AT 706 MISSION STREET (ASSESSOR'S BLOCK 3706, LOTS 093, 275, AND PORTIONS OF LOT 277), WITHIN THE C-3-R (DOWNTOWN OFFICE) DISTRICT AND THE 400-I HEIGHT AND BULK DISTRICT.

## PREAMBLE

On June 30, 2008, Sean Jeffries, acting on behalf of Millennium Partners ("Project Sponsor") submitted an Environmental Evaluation Application with the Planning Department ("Department"), Case No. 2008.1084E. The Department issued a Notice of Preparation of Environmental Review on April 13, 2011, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.

On October 24, 2012, the Project Sponsor filed an application with the Department for a Determination of Compliance pursuant to Planning Code Section ("Section") 309 with requested Exceptions from Planning Code ("Code") requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts", "Off-Street Parking Quantity", "Rear Yard", and "General Standards for Off-Street Parking and Loading" to allow curb cuts on Third and Mission Streets, for a project to rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a "core-and-shell" museum space measuring approximately 52,000 square feet that would house the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a "flex option" that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to 191 dwelling units. The project is located at 706 Mission Street, Lots 093, 275, and portions of Lot 277 within Assessor's Block 3706 ("Project Site"), within the C-3-R District and the 400-I Height and Bulk District (collectively, "Project", Case No. 2008.1084X).

On October 24, 2012, the Project Sponsor submitted a request for a General Plan Referral Case No. 2008.1084R, regarding the changes in use, disposition, and conveyance of publicly-owned land, reconfiguration of the public sidewalk along Mission Street, and subdivision of the property. On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX determining that these actions are consistent with the objectives and policies of the General Plan and the Priority Policies of Section 101.1.

On October 24, 2012, the Project Sponsor submitted a request to amend Height Map HT01 of the Zoning Maps of the San Francisco Planning Code to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. (Case No. 2008.1084Z). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification.

On October 24, 2012, the submitted a request to amend Zoning Map SU01 and the text of the Planning Code to establish the "Yerba Buena Center Mixed-Use Special Use District" (SUD) on the property. The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision

of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations (Case No. 2008.1084T). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification and Planning Code Text Amendment.

On October 26, 2012, the Project Sponsor submitted a request for a Major Permit to Alter for the rehabilitation of the Aronson Building, a Category I (Significant) building under Article 11 of the Planning Code, located within the New Montgomery-Mission-Second Street Conservation District, including the removal of non-historic ground-floor infill materials, fire escapes, landings, and rooftop mechanical penthouse structures (Case No. 2008.1084H). On April 3, 2013, the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX, approving the requested Major Permit to Alter.

On September 25, 2008, the Project Sponsor submitted a request for review of a development exceeding 40 feet in height, pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). Department staff prepared a shadow fan depicting the potential shadow cast by the development and concluded that the Project could have a potential impact to properties subject to Section 295. A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department. The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the Theoretically Available Annual Sunlight ("TAAS") on Union Square.

On April 11, 2013, the Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing and adopted Resolution No. XXXXX establishing an absolute cumulative shadow limit ("ACL") equal to 0.09% of the TAAS for Union Square. At the same hearing, the Recreation and Park Commission adopted Motion No. XXXXX recommending that the General Manager of the Recreation & Park Department recommend to the Planning Commission that the shadows cast by the Project on Union Square are not adverse to the use of the park, and that the Planning Commission allocate to the Project allowable shadow from the ACL for Union Square. At the same hearing, the Planning Commission held a duly noticed public hearing and adopted Motion No. XXXXX, finding that the shadows cast by the Project on Union Square would not be adverse to the use of the park, and allocating ACL to the Project for Union Square.

On June 27, 2012, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR was available for public comment until August 13, 2012. On August 2, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On March 7, 2013, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.

On March 21, 2013, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed

complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2008.1084E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting program ("MMRP"), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On April 11, 2013, the Commission adopted Motion No. XXXXX, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On April 11, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2008.1084X. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, the Planning Department staff, and other interested parties.

**MOVED**, that the Commission hereby approves the Section 309 Determination of Compliance and Request for Exceptions requested in Application No. 2008.1084X for the Project, subject to conditions contained in Exhibit A, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site measures 72,181 sq. ft. and is comprised of three separate parcels within Assessor's Block 3706. Lot 093 is located at the northwest corner of Third and Mission Streets, and is currently developed with the existing 10-story, 144-foot tall Aronson Building. The Aronson Building is designated as a Category I (Significant) Building in Article 11 of the Planning Code, and is located within the New Montgomery-Mission-Second Street Conservation District. The building contains approximately 96,000 sq. ft. of office uses and approximately 10,600 sq. ft. of ground-floor retail uses.

Lot 275 is improved with an existing vehicular access ramp that leads from Stevenson Street into the subterranean Jessie Square Garage. Lot 277 includes the property located between the Aronson Building parcel and Jessie Square, fronting along Mission Street. This property is the location of the proposed tower portion of the Project, and is currently unimproved except for a subsurface foundation structure. Lot 277 also includes the subterranean Jessie Square Garage, which is improved with the Jessie Square public plaza on the surface. The Project would reconfigure and utilize a portion of the Jessie Square garage, which is considered a part of the Project Site. However, the Jessie Square plaza located on the surface of a portion of Lot 277 would not be changed by this Project, and is not considered part of the Project Site.

3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the C-3-R Downtown Commercial zoning district, and is within the former Yerba Buena Center Redevelopment Area, a context characterized by intense urban development and a diverse mix of uses. Numerous cultural institutions are clustered in the immediate vicinity, including SFMOMA, the Yerba Buena Center for the Arts, the Museum of the African Diaspora, the Contemporary Jewish Museum, the Cartoon Art Museum, the Children’s Creativity Museum, the California Historical Museum, and others. Multiple hotels and high-rise residential and office buildings are also located in the vicinity, including the W Hotel, the St. Regis Hotel and Residences, the Four Seasons, the Palace Hotel, the Paramount Apartments, One Hawthorne Street, the Westin, the Marriott Marquis, and the Pacific Telephone building. Significant open spaces in the vicinity include Yerba Buena Gardens to the south, and Jessie Square immediately to the west of the project site. The Moscone Convention Center facilities are located one block to the southwest, and the edge of the Union Square shopping district is situated two blocks northwest of the site. The Financial District is located in the blocks to the northeast and to the north. The western edge of the recently-adopted Transit Center District Plan area is located one-half block to the east at Annie Street.
4. **Proposed Project.** The Project would rehabilitate the existing 10-story, 144-foot tall Aronson Building, and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a “flex option” that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to approximately 191 dwelling units.

The Project includes the reclassification of the subject property from the existing 400-foot height limit to a 520-foot height limit, as well as the adoption of the “Yerba Buena Center Mixed-Use Special Use District” (“SUD”). The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.

5. **Public Comment.** To date, the Department has not received any specific communications related to the requested entitlements. However, numerous written and verbal comments were provided during the public comment period for the draft EIR prepared for the Project. These comments related to a wide variety of topic areas, and were addressed as part of the Comments and Responses document prepared during the environmental review of the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio (Section 124).** Section 124 establishes basic floor area ratios (FAR) for all zoning districts. As set forth in Section 124(a), the FAR for the C-3-R District is 6.0 to 1. Under Sections 123 and 128, the FAR can be increased to a maximum of 9.0 to 1 with the purchase of transferable development rights (TDR).

*The Project Site has a lot area of approximately 72,181 square feet. Therefore, up to 433,086 square feet of Gross Floor Area ("GFA") is allowed under the basic FAR limit, and up to 649,629 square feet of GFA is permitted with the purchase of TDR. Certain storage and mechanical spaces, as well as area for accessory parking is excluded from the calculation of GFA. In addition, within C-3 Districts, space devoted to the museum use is also excluded from the calculation of GFA. Subtracting these areas, the Project includes approximately 607,630 sq. ft. of GFA. Therefore, the Project exceeds with the maximum FAR limit, unless TDR is purchased. The proposed SUD would exempt the Project from the FAR limitations of Section 124, and the Project would not require the purchase of TDR.*

- B. **Use and Dwelling Unit Density.** Section 215(a) allows dwelling units of up to one unit per 125 square feet of lot area within the C-3-R District as a principally permitted use. Section 218 allows retail uses within the C-3-R District as a principally permitted use. Section 221(e) allows recreational uses (such as the proposed museum) within the C-3-R District as a principally permitted use.

*The Project Site has a lot area of approximately 72,181 square feet, which would allow up to 577 dwelling units as a principally permitted use. The proposed retail and museum uses are principally permitted. For the "flex" option, the retention of office space within the Project would reflect the continuation of a previously existing use. The Project complies with the permitted uses and dwelling unit density allowed by the Code.*

- C. **Residential Open Space (Section 135).** Section 135 requires that a minimum of 36 square feet of private usable open space, or 47.9 square feet of common usable open space be provided for dwelling units within C-3 Districts. This Section specifies that the area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

*Based on the specified ratios, the Project must provide 10,294 square feet of common open space to serve 215 dwelling units, or 9,145 square feet of common open space to serve 191 dwelling units. The Project includes a common outdoor terrace on the roof of the Aronson Building that measures 8,625 square feet. In addition, the Project includes a substantial open*

*space area along the frontage of the museum, at the west portion of the ground floor. This area measures approximately 3,500 square feet and would act as a physical and visual extension of Jessie Square. In total, the Project provides approximately 12,125 square feet of common open space that would be usable by residents, and complies with Section 135. In addition, private terraces are provided at the 44<sup>th</sup>, 46<sup>th</sup>, and 47<sup>th</sup> floors, in excess of the requirements of Section 135.*

- D. **Public Open Space (Section 138).** New buildings in the C-3-R Zoning District must provide public open space at a ratio of one sq. ft. per 100 gross square feet of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building. This public open space must be located on the same site as the building or within 900 feet of it within a C-3 district.

*The residential and museum uses in the Project are not subject to the open space requirement of Section 138. While retail and office uses are generally subject to the open space requirements of Section 138, the continuation of the existing retail and office uses within the Aronson Building would not require the provision of additional open space.*

- E. **Streetscape Improvements (Section 138.1).** Section 138.1(b) requires that when a new building is constructed in C-3 Districts, street trees, enhanced paving, and other amenities such as lighting, seating, bicycle racks, or other street furnishings must be provided.

*The Project will include appropriate streetscape improvements and will comply with this requirement. The conceptual project plans show the installation of street trees, pervious paving, and street furniture along the Mission and Third Street frontages of the building. The precise location, spacing, and species of the street trees, as well as other streetscape improvements, will be further refined throughout the building permit review process.*

- F. **Dwelling Unit Exposure (Section 140).** Section 140 requires that at least one room of all dwelling units face onto a public street, a rear yard, or other open area that meets minimum requirements for dimensions.

*Dwelling units on the south side of the Project would have exposure onto Mission Street. Units within the east side of the Aronson Building would have exposure onto Third Street. Units on the east side of the tower at the 15<sup>th</sup> floor and above would have exposure onto the volume above the Aronson Building, which has a horizontal dimension of approximately 105 feet. This open area meets the minimum dimensions for on-site spaces to provide exposure to the east-facing units in the tower, up to the 20<sup>th</sup> floor. Above the 20<sup>th</sup> floor, this space does not meet the minimum required dimensions. Therefore, units that solely have exposure onto this area above the 20<sup>th</sup> floor, as well as units that have exposure solely to the Westin walkway to the north or to Jessie Square to the west do not meet the requirements for dwelling unit exposure onto on-site open areas.*

*The proposed SUD would exempt the Project from the exposure requirements of Section 140. It should be noted that Jessie Square and the Westin walkway are open spaces that are unlikely to be developed with structures in the future. Therefore, units that face these areas would continue to enjoy access to light and air. Additionally, units in the Tower that face east would have exposure onto the open area above the Aronson Building, as well as the width of Third Street beyond. Therefore, these units would also continue to enjoy access to light and air.*

- G. **Shadows on Public Sidewalks (Section 146).** Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that other buildings, not located on the specific streets identified in Section 146(a), shall be shaped to reduce substantial shadow impacts on public sidewalks, if it can be done without unduly creating an unattractive design and without unduly restricting development potential.

*Section 146(a) does not apply to construction on Mission or Third Streets, and therefore does not apply to the Project.*

*The Project would add shadows to public sidewalks in the vicinity. The amount of shadow would vary based on time of day, time of year, the height and bulk of intervening existing and proposed development, and climatic conditions (clouds, fog, or sun) on a given day. In certain cases, existing and future development would mask or subsume new shadows from the Project that would otherwise be cast on sidewalks. In addition, because the sun is a disc rather than a single point in the sky, sunlight can “pass around” elements of buildings resulting in a diffuse shadow line (rather than a hard-edged shadow) at points that are distant from the Project.*

*Given the height of the Project and its location immediately adjacent to certain public sidewalks, it is unavoidable that it would cast new shadows onto sidewalks in the vicinity. However, limiting the Project to avoid casting shadows on sidewalks would contradict a basic premise of the City’s Transit First policy and the Downtown Area Plan, which, although not applicable to the Project, offers land use guidance for development at the Project site. That is, given the proximity of the Project Site to the abundant existing and planned transportation services on Market Street, Mission Street, the future Transit Center, and the future Central Subway, the Project should be developed at a height that creates intense urban development appropriate for a transit-oriented location.*

- H. **Shadows on Public Open Spaces (Section 147).** Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50 feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147. In determining whether a shadow is substantial, the following factors shall be taken into account: the area shaded, the shadow’s duration, and the importance of sunlight to the area in question.

*The Project is subject to Section 147, because it would be approximately 550 feet tall to the top of the mechanical screen. In general, the amount of shadow that would be cast by the Project on surrounding open spaces will vary based on time of day, time of year, the height and bulk of intervening existing and proposed development, and climatic conditions (clouds, fog, or sun) on a given day. In certain cases, existing and future development would mask or subsume new shadows from the Project that would otherwise be cast on open spaces.*

*The Project would cast shadow on two public open spaces that are subject to Section 147. Jessie Square, which is located immediately to the west of the Project, would receive new shadow throughout the year that begins during the early morning hours. The duration and extent of shadow would vary throughout the year, receding by approximately 9:30am during the winter, by approximately 11:00 a.m. in the spring and fall, and by approximately 12:30 pm during the summer. In addition, Yerba Buena Lane would receive new shadow between sunrise and 9:30am during the summer. The new shadowing from the Project is largely unavoidable, given that Jessie Square is located immediately adjacent to the Project Site. A shadow envelope analysis included in the Responses to Comments on the Draft EIR determined that the new shadowing on Jessie Square would be primarily from the base of the building. Furthermore, the shadow envelope analysis determined that the maximum height of a building on the Project site that would not cast net new shadow on Jessie Square would vary depending on the building's location on the Project site. On the western portion of the Project site, which abuts Jessie Square, the maximum height that would not cast net new shadow on Jessie Square would be 20 feet, and the only location on the Project site where the proposed tower could be constructed without casting net new shadow on Jessie Square would be at the eastern end of the Project site (above the existing Aronson Building). However, constructing the proposed tower in this location would require the demolition of a portion of the interior of the Aronson Building.*

*The Project would also cast new shadow on three privately owned, publicly accessible open spaces (POPOS): plaza at 1 Kearny Street, the plaza at 560 Mission Street, and the Westin walkway located immediately north of the project site. For the plaza at 1 Kearny Street and the plaza at 560 Mission Streets, the new shadow would be brief in duration and would avoid mid-day shadows when these spaces would be expected to be in heaviest use during lunchtime. The Project would also cast shadow on the Westin walkway. The existing Aronson Building already casts shadow on portions of this walkway at various times throughout the year. The new shadowing from the Project is largely unavoidable, given that the Westin walkway is located immediately adjacent to the Project Site.*

*Given the height of the Project and its location immediately adjacent to certain public open spaces, it is unavoidable that the Project would cast new shadows onto some open spaces in the vicinity. However, limiting the Project to avoid casting shadows on public open spaces would contradict a basic premise of the City's Transit First policy and the Downtown Area Plan, which, although not applicable to the Project, offers land use guidance for development at the Project site. That is, given the adjacency of the Project Site to the abundant existing and planned transportation services, the Project should be developed at a height and density that creates intense urban development appropriate for a transit-oriented location. On balance, the Project is not expected to substantially affect the use of open spaces subject to*

*Section 147, and cannot be redesigned to reduce impacts without unduly restricting development potential.*

- I. **Off-Street Parking: Non-Residential Uses (Section 151.1).** Pursuant to Section 151.1, non-residential uses in C-3 Districts are not required to provide off-street parking, but may provide a parking area of up to 7% of the gross floor area of the non-residential uses in the Project.

*The Project would reconfigure portions of the existing Jessie Square garage to increase the number of parking spaces from 442 space to 470 spaces. These additional spaces would be available as general public parking, and would not be assigned to a specific user or tenant. Because the project would not add parking area to the garage that is dedicated to specific non-residential uses in the building, the Project complies with the seven percent maximum allowance for accessory non-residential parking.*

- J. **Loading (Section 152.1).** Section 152.1 establishes minimum requirements for off-street loading. In C-3 Districts, the loading requirement is based on the total gross floor area of the structure or use. Table 152.1 requires 3 loading spaces for the residential uses and museum uses on the site. Table 152.1 requires loading spaces to be provided at a ratio of 0.1 spaces per 10,000 square feet of gross office floor area. Section 153(a)(6) allows two service vehicle spaces to be substituted for one freight loading space provided that at least 50% of the total required number of spaces are provided.

*With 632,915 square feet residential and museum uses, the Project requires three loading spaces. For the office "flex" option which includes 61,320 square feet of office space, three loading spaces would also be required for the museum and residential uses, and no loading spaces would be required to serve the office uses because it would be a continuation of an existing use. The Project includes two full-size off-street loading spaces and four service vehicle spaces. The Project complies with the loading requirement, including the flex option that would include office uses.*

- K. **Bicycle Parking (Section 155.5).** New residential buildings require 25 Class 1 bicycle parking spaces plus one Class 1 bicycle parking space for every four dwelling units over 50.

*The Project contains 215 dwelling units, and therefore requires 66 Class 1 bicycle parking spaces. The Project proposes a bicycle storage room with space for 67 bicycles within the subterranean garage, and therefore complies with this requirement. The final number of bicycle parking spaces provided will depend on the final unit count of the Project, but in any event the Project will satisfy bicycle parking requirements.*

- L. **Height (Section 260).** Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within the 400-I Height and Bulk District.

*The Project would reach a height of 520 feet to the roof, with rooftop mechanical structures and screening reaching a maximum height of approximately 550 feet. Therefore the Project exceeds the existing 400-I Height and Bulk District. The Project Sponsor has proposed to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. Planning Code Section 260(b)(1)(F) currently allows an additional 20 feet of height above the roof to accommodate mechanical structures and screening, and the Project Sponsor has proposed an SUD that would apply to the Project Site that would allow for an additional 30 feet of height above the roof to accommodate mechanical equipment and screening. Should the height reclassification and SUD be adopted by the Board of Supervisors, the Project would comply with the applicable height restrictions.*

- M. **Bulk (Section 270).** Section 270 establishes bulk controls by district. In the “-I” Bulk District, all portions of the building above a height of 150 feet are limited to a maximum length dimension of 170 feet and a maximum diagonal dimension of 200 feet.

*Above a height of 150 feet, the maximum horizontal length of the Project is approximately 123 feet, and the maximum diagonal dimension is approximately 158 feet. Therefore, the Project complies with the bulk controls of the “-I” Bulk District. It should be noted that the SUD proposed for the Project Site would further limit the maximum bulk controls to the maximum horizontal and diagonal dimensions proposed for the Project.*

- N. **Shadows on Parks (Section 295).** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

*A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the theoretical annual available sunlight (“TAAS”) on Union Square.*

*The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on April 11, 2013 and adopted Resolution No. XXXXX establishing an absolute cumulative shadow limit equal to 0.09% of the TAAS for Union Square. At the same hearing, the Recreation and Park Commission conducted a duly notice public hearing at regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Union Square will not be adverse to the use of the park. At the same hearing, the Planning Commission adopted Motion No. XXXXX finding that the shadow cast by the Project would not be adverse to the use of Union Square, and allocated the cumulative shadow limit to the Project.*

- O. **Inclusionary Affordable Housing Program (Section 415).** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage

requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

*The Project Sponsor has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing at a rate equivalent to an off-site requirement of 20%. The project sponsor has not selected an alternative to payment of the Fee. The EE application was submitted on September 11, 2008. It should be noted that, through the transactional documents between the Project Sponsor and the Successor Agency, the project will contribute an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.*

- P. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 square feet to an existing building in a C-3 District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building, or to pay a Public Art Fee.

*The Project would comply by dedicating one percent of construction cost to works of art, or through payment of the Public Art Fee.*

7. **Exceptions Request Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception as further described below:

- A. **Rear Yard (Section 134).** Section 134(a)(1) of the Planning Code requires a rear yard equal to 25 percent of the lot depth to be provided at the first level containing a dwelling unit, and at every subsequent level. Per Section 134(d), exceptions to the rear yard requirements may be granted provided that the building location and configuration assure adequate light and air to the residential units and the open space provided.

*The property fronts on both Mission and Third Streets. Therefore, a complying rear yard would be situated toward the interior of the property, either abutting the Westin walkway or Jessie Square. It is unlikely that these open areas on the adjacent properties would be redeveloped in the foreseeable future. Therefore, adequate light and separation will be provided by the open spaces for residential units within the Project. As described in Item #6C above, the Project exceeds the Code requirements for common and private residential open space. In addition, residents would have convenient access to Jessie Plaza, Yerba Buena Gardens, and other large open public open spaces in the vicinity. Therefore, it is appropriate to grant an exception from the rear yard requirements.*

- B. **Ground-Level Wind Currents (Section 148).** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

Section 309(a)(2) permits exceptions from the Section 148 ground-level wind current requirements. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

*Independent consultants analyzed ground-level wind currents in the vicinity of the Project Site. A wind tunnel analysis, the results of which are included in the EIR, was conducted using a scale model of the Project Site and its immediate vicinity. Measurements were taken at 95 test points.*

**Comfort Criterion**

*Without the Project, 67 of the 95 test points currently exceed the comfort criteria. With the Project, wind conditions would change only minimally. The average wind speed would increase from 12.6 to 12.7 mph. Seven of the existing comfort exceedances would be eliminated, and nine new exceedances would be created, for a net increase of two exceedances. An exception under Section 148 (a) is therefore required.*

*An exception is justified under the circumstances, because the changes in wind speed and frequency due to the Project are slight and unlikely to be noticeable. In the aggregate, the average wind speed across all test points (nine mph) would not change appreciably, nor would the amount of time (17 percent) during which winds exceed the applicable criteria. The Project would not create any new exceedances in areas used for public seating.*

*The Project incorporates several design features intended to baffle winds and reduce ground-level wind speeds. The third floor of the museum cantilevers over the on-site open space below,*

*shielding this open space and redirecting some wind flows away from Jessie Square. The exterior of this cantilever includes projecting fins that will capture and diffuse winds before reaching the ground. In addition, the exterior of the museum at the first and second floors is chamfered to avoid localized wind eddies that would result from a typical rectilinear exterior. Beyond these measures, the Project cannot be shaped or incorporate additional wind-baffling measures that would reduce the wind speeds to comply with Section 148(a) without creating an unattractive building or unduly restricting the development potential of the Project Site. Construction of the Project would have a negligible affect on wind conditions, which would remain virtually unchanged.*

*For these reasons, an exception from the comfort criterion is appropriate and hereby granted.*

**Hazard Criterion**

*The Project would comply with the wind hazard criterion. The wind tunnel test indicated that four of the 95 test points currently do not meet the wind hazard criterion. At two existing hazard exceedance locations at the intersection of Third and Market Streets, the Project would increase wind speeds by approximately 1 mph, with increased duration of approximately three to four hours per year. The Project would reduce wind speeds at the two other existing hazard exceedance locations. At a test point near the entrance to Yerba Buena Gardens on the south side of Mission Street, wind speeds would decrease by approximately 1 mph, with a decreased duration of approximately five hours per year. At a test point at Yerba Buena Lane, wind speeds would decrease by approximately 8 mph, with a decreased duration of approximately 92 hours per year. The Project would not create new hazard exceedances, and on balance, would improve wind conditions at the locations of existing hazard exceedances.*

- C. Off-Street Parking – Residential Use (Section 151.1).** Pursuant to Section 151.1, residential uses in C-3 Districts are not required to provide off-street parking, but may provide up to .25 cars per dwelling unit as-of-right. Residential uses may provide up to .75 cars per dwelling unit (or up to one car for each dwelling unit with at least two bedrooms and at 1,000 square feet of floor area), if the Commission makes findings in accordance with Section 151.1(f).

*With 215 dwelling units, the project may provide 54 off-street parking spaces as of right. The total number of spaces allowed as-of-right will depending on the final unit count. All dwelling units in the project have at least two bedrooms and exceed 1,000 square feet of floor area. Therefore, based on the ratios specified in Section 151.1, up to 215 spaces would be allowed to serve the Project if the Commission makes the findings specified in Section 151.1(f). These findings are as follows:*

- a. For projects with 50 units or more, all residential accessory parking in excess of 0.5 parking spaces for each dwelling unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that allows more space above-ground for housing, maximizes space efficiency and discourages use of vehicles for commuting or daily errands. The Planning Commission may authorize the request for additional parking notwithstanding that the project sponsor cannot fully satisfy this requirement provided that the project sponsor demonstrates hardship or practical infeasibility (such as for retrofit of existing

buildings) in the use of space-efficient parking given the configuration of the parking floors within the building and the number of independently accessible spaces above 0.5 spaces per unit is de minimus and subsequent valet operation or other form of parking space management could not significantly increase the capacity of the parking space above the maximums in Table 151.1.

*Residential parking spaces would be provided in an existing underground garage accessible to Project residents via a car elevator managed by a valet operation.*

- b. For any project with residential accessory parking in excess of 0.375 parking spaces for each dwelling unit, the project complies with the housing requirements of Sections 415 through 415.9 of this Code except as follows: the inclusionary housing requirements that apply to projects seeking conditional use authorization as designated in Section 415.3(a)(2) shall apply to the project.

*The Project does not require Conditional Use authorization.*

- c. Vehicle movement on or around the project site associated with the excess accessory parking does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

*While the parking is being provided at the maximum possible 1:1 ratio, the relatively small number of 215 off-street parking spaces is not expected to generate substantial traffic that would adversely impact pedestrian, transit, or bicycle movement. Given the proximity of the Project Site to the employment opportunities and retail services of the Downtown Core, it is expected that residents will opt prioritize walking, bicycle travel, or transit use over private automobile travel. In addition, the proposed residential spaces are being reallocated from spaces within the existing garage that are currently used for general public parking. Residential uses generally generate fewer daily trips than the uses that are served by the existing public parking. Therefore, the conversion of spaces for residential use would not create new vehicular movement compared with existing conditions.*

*The Project also proposes to utilize an existing curb cut on Third Street for ingress-only vehicular access for residents. This curb-cut would access a driveway leading to two valet-operated car elevators, which would move vehicles into the Jessie Square garage. This curb cut was previously used to access a loading dock for the Aronson Building. This loading dock would be demolished as part of the Project. The EIR concludes that the Project, including the use of the existing curb-cuts on Third Street and Mission Street, would not result any significant pedestrian impacts, such as overcrowding on public sidewalks or creating potentially hazardous conditions. Given the limitations on the use of the curb cut (for inbound, valet service only), and given that the use of the curb cut would not cause any significant pedestrian impacts, the exception to allow the Project to utilize the Third Street curb cut is appropriate. However, because there could be improvements that might enhance pedestrian comfort and/or provide pedestrian amenities at the project site and in the vicinity, a condition of approval has been added requiring that the Project Sponsor collaborate with the Planning Department, DPW, and*

*SFMTA to conduct a study to assess the existing pedestrian environment on the subject block, and to make recommendations for improvements that could be implemented to enhance pedestrian comfort and provide pedestrian amenities.*

- d. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal.
- e. All parking in the project is set back from facades facing streets and alleys and lined with active uses, and that the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code.
- f. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

*All parking for the Project is located within an existing subterranean garage and would not be visible from the public right-of-way. The Project will improve the streetscape by planting street trees and complying with similar streetscape requirements. Furthermore, improvement measures been imposed to improve the streetscape and pedestrian conditions by eliminating pole clutter and reducing pedestrian obstructions along Third Street. Thus, access to the accessory parking via Third Street would not degrade the overall urban design quality of the Project or the quality or viability of existing or planned street enhancements.*

- g. In granting approval for such accessory parking above that permitted by right, the Commission may require the property owner to pay the annual membership fee to a certified car-share organization, as defined in Section 166(b)(2), for any resident of the project who so requests and who otherwise qualifies for such membership, provided that such requirement shall be limited to one membership per dwelling unit, when the following findings are made by the Commission:
  - (i) That the project encourages additional private-automobile use, thereby creating localized transportation impacts for the neighborhood.
  - (ii) That these localized transportation impacts may be lessened for the neighborhood by the provision of car-share memberships to residents.

*Conditions of approval have been added requiring that the property owner provide membership to a certified car-share organization to any resident who so requests, limited to one membership per household.*

- D. **Standards for Off-Street Parking and Loading (Section 155).** Section 155 regulates the design of parking and loading facilities. Section 155(r)(4) specifies that no curb cuts may be permitted on the segment of Third Street abutting the Project. Within the C-3 Districts, the Planning Commission may grant an exception for this curb cut through the Section 309 Review process. Section 155(r)(3) specifies that no curb cuts may be

permitted on the segment of Mission Street abutting the Project, except through Conditional Use authorization.

*The SUD proposed for the project would modify the regulations of Section 155 to allow a curb cut on Mission Street through an exception granted through the Section 309 review process, rather than through Conditional Use authorization. Currently, the Jessie Square garage is accessed for ingress and egress via a driveway from Stevenson Street, as well as an egress-only driveway that exits onto Mission Street. The Project would retain the Mission Street curb cut, but would relocate it slightly, approximately 2.5 feet to the east, and would remain for egress only from Jessie Square Garage. The exception for Mission Street is appropriate given that the existing curb cut would only be relocated slightly and would remain for egress only from Jessie Square Garage. This curb cut would continue its present function to provide egress from the Jessie Street garage, helping to divide vehicular travel between the Stevenson Street and Mission Street driveways.*

*The Project also proposes to utilize an existing curb cut on Third Street for ingress-only vehicular access for residents. This curb-cut would access a driveway leading to two valet-operated car elevators, which would move vehicles into the Jessie Square garage. This curb cut was previously used to access a loading dock for the Aronson Building. This loading dock would be demolished as part of the Project. The EIR concludes that the Project, including the use of the existing curb-cuts on Third Street and Mission Street, would not result any significant pedestrian impacts, such as overcrowding on public sidewalks or creating potentially hazardous conditions. Given the limitations on the use of the curb cut (for inbound, valet service only), and given that the use of the curb cut would not cause any significant pedestrian impacts, the exception to allow the Project to utilize the Third Street curb cut is appropriate. However, because there could be improvements that might enhance pedestrian comfort and/or provide pedestrian amenities at the project site and in the vicinity, a condition of approval has been added requiring that the Project Sponsor collaborate with the Planning Department, DPW, and SFMTA to conduct a study to assess the existing pedestrian environment on the subject block, and to make recommendations for improvements that could be implemented to enhance pedestrian comfort and provide pedestrian amenities.*

8. **General Plan Conformity.** The Project would affirmatively promote the following objectives and policies of the General Plan:

**HOUSING ELEMENT:  
Objectives and Policies**

**OBJECTIVE 1**

**TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.**

**Policy 1.1:**

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

**Policy 1.3**

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

**Policy 1.4:**

Locate in-fill housing on appropriate sites in established residential neighborhoods.

*The Project would add residential units to an area that is well-served by transit, services, and shopping opportunities. The site is suited for dense residential development, where residents can commute and satisfy convenience needs without frequent use of a private automobile. The Project Site is located immediately adjacent to employment opportunities within the Downtown Core, and is in an area with abundant local- and region-serving transit options, including the future Transit Center.*

**URBAN DESIGN ELEMENT:  
Objectives and Policies**

The **Urban Design Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.1:**

Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.6:**

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*Most buildings in the immediate area are high-rises. The Project would not dominate or otherwise overwhelm the area, as many existing and proposed buildings are substantially taller than the proposed Project. The Project's contemporary design would complement existing and planned development in the area. Furthermore, the Project would promote a varied and visually appealing skyline by contributing to the wide range of existing and proposed building heights in the Downtown / South of Market area.*

*The tower is designed to be compatible with the historic Aronson Building, and the proposed massing and articulation of the tower differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence.*

**COMMERCE AND INDUSTRY ELEMENT:  
Objectives and Policies**

The **Commerce and Industry Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 1:**

Manage economic growth and change to ensure enhancement of the total city living and working environment.

**Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

**OBJECTIVE 2:**

Maintain and enhance a sound and diverse economic base and fiscal structure for the city.

**Policy 2.3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The Project Site is located in an area already characterized by a significant cluster of arts, culture, and entertainment destinations. The proposed Project will add substantial economic benefits to the City, and will contribute to the vitality of this district, in an area well served by hotels, shopping and dining opportunities, public transit, and other key amenities and infrastructure to support tourism.*

**ARTS ELEMENT:  
Objectives and Policies**

The **Arts Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE I-1:**

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

**Policy I-1.2:**

Officially recognize on a regular basis the contributions arts make to the quality of life in San Francisco.

**OBJECTIVE I-2:**

Increase the contribution of the arts to the economy of San Francisco.

**Policy I-2.1:**

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

**Policy I-2.2:**

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists and residents.

**OBJECTIVE III-2:**

Strengthen the contribution of arts organizations to the creative life and vitality of San Francisco.

**Policy III-2.2:**

Assist in the improvement of arts organizations' facilities and access in order to enhance the quality and quantity of arts offerings.

**OBJECTIVE VI-1:**

Support the continued development and preservation of artists' and arts organizations' spaces.

**Policy VI-1.11:**

Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city.

*The Project will result in a the creation of a permanent home for the Mexican Museum, strengthening the recognition and reputation of San Francisco as a city that is supportive of the arts. Such activities enhance the recreational and cultural vitality of San Francisco, bolster tourism, and support the local economy by drawing regional, national, and international patrons.*

**TRANSPORTATION ELEMENT:  
Objectives and Policies**

The **Transportation Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**Policy 2.1:**

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

*The Project is located within an existing high-density urban context. The Downtown Core has a multitude of transportation options, and the Project Site is within walking distance of the Market Street transit spine, the future Transit Center, and the future Central Subway, and thus would make good use of the existing and planned transit services available in this area and would assist in maintaining the desirable urban*

*characteristics and services of the area. The walkable and transit-rich location of the Project will encourage residents and visitors to seek transportation options other than private automobile use.*

9. **Priority Policy Findings.** Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies. The Project complies with these policies, on balance, as follows:

- A. That existing neighborhood-serving retail/personal services uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The Project would include approximately 4,800 sq. ft. of retail uses at the ground-floor. These uses would provide goods and services to downtown workers, residents, and visitors, while creating ownership and employment opportunities for San Francisco residents. The addition of residents and museum visitors will strengthen the customer base of businesses in the area.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Project will not displace any existing housing, and will add new residential units, retail spaces, and a museum to enhance the character of a district already characterized by intense, walkable urban development. The Project would be compatible with the character of the downtown area.*

- C. That the City's supply of affordable housing be preserved and enhanced.

*The Project would enhance the City's supply of affordable housing by participating in the Inclusionary Affordable Housing Program. Specifically, the Project Sponsor will pay an in-lieu fee at a rate equivalent to an off-site requirement of 20%. It should be noted that, through the transactional documents between the Project Sponsor and the Successor Agency, the project will contribute an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project Site is situated in the downtown core and is well served by public transit, and is located within walking distance of abundant retail goods and services. The Project Site is located just one block from Market Street, a major transit corridor that provides access to various Muni and BART lines. In addition, the Project Site is within two blocks of the future Transbay Terminal (currently under construction) providing convenient access to other transportation services. Parking for the residential uses will occupy spaces within the existing Jessie Square garage. Neighborhood parking would not be overburdened.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project Site does not contain any industrial uses. Retail space will be retained within the ground-floor of the Aronson Building, and the establishment of the Mexican Museum will provide additional employment opportunities.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The rehabilitation of the Aronson Building, as well as the construction of the new tower will comply with all current structural and seismic requirements under the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project includes the rehabilitation of the Aronson Building, a Category I (Significant) building under Article 11 of the Planning Code, located within the New Montgomery-Mission-Second Street Conservation District. The Project would not negatively affect any historic resources.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the theoretical annual available sunlight ("TAAS") on Union Square.*

*The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on April 11, 2013 and adopted Resolution No. XXXXX establishing an absolute cumulative shadow limit equal to 0.09% of the TAAS for Union Square. At the same hearing, the Recreation and Park Commission conducted a duly notice public hearing at regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Union Square will not be adverse to the use of the park. At the same hearing, the Planning Commission adopted Motion No. XXXXX finding that the shadow cast by the Project would not be adverse to the use of Union Square, and allocated the cumulative shadow limit to the Project.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Section 309 Determination of Compliance and Request for Exceptions would promote the health, safety, and welfare of the City.

### DECISION

Based upon the whole record, the submissions by the Project Sponsor, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, in accordance with the standards specified in the Code, the Commission hereby **APPROVES Application No. 2008.1084X** and grants exceptions to Sections 134, 148, 151.1, and 155 pursuant to Section 309, subject to the following conditions attached hereto as Exhibit A which are incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and on file in Case Docket No. 2008.1084X.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 309 Determination of Compliance and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304 or call (415) 575-6880.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on April 11, 2013

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is to grant a Planning Code Section 309 Determination of Compliance and Request for Exceptions, in connection with a project to rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. This approval also includes a “flex option” that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to approximately 191 dwelling units. The project is located at 706 Mission Street, Lots 093, 275, and portions of Lot 277 within Assessor’s Block 3706 (“Project Site”), within the C-3-R District and the 400-I Height and Bulk District. The Project shall be completed in general conformance with plans dated April 11, 2013 and stamped "EXHIBIT B" included in the docket for Case No. 2008.1084X and subject to conditions of approval reviewed and approved by the Commission on April 11, 2013 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 11, 2013 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Section 309 Determination of Compliance and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

## CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Section 309 Determination of Compliance.

## Conditions of approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity and Expiration for Rezoning and Text Map Amendment Applications.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. The construction of the approved Project shall commence within three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective, or this authorization shall no longer be valid. A building permit from the Department of Building Inspection to construct the project and commence the approved use must be issued as this Section 309 Determination of Compliance is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Additional Project Authorization.** The Project Sponsor must obtain a height reclassification from the 400-I Height and Bulk District to the 520-I Height and Bulk District, along with Zoning Text Amendment and Zoning Map Amendment to adopt the “Yerba Buena Center Mixed-Use Special Use District” associated with the Project for the subject property. The Project also requires findings under Section 295 to raise the absolute cumulative shadow limit for Union Square, and to determine that the shadow cast by the project on Union Square would not be adverse to the use of the park. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Mitigation Measures.** Mitigation measures and improvement measures described in the MMRP attached as Exhibit A to Motion No. XXXXX are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

**Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. In particular, the Project may be further refined to provide a unique identity for the Mexican Museum, with particular attention given to

- Color and texture of exterior materials.
- Amount, location, and transparency of glazing
- Signage

Further design development of the Project, including the Mexican Museum, may be approved administratively by the Planning Department provided that such design development substantially conforms to the Architectural Design Intent Statement contained in the Environmental Impact Report for the project, and that the design development does not result in any new or substantially more severe environmental impacts than disclosed in the Environmental Impact Report for the Project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets

Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

**Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

**Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install

and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800,*

[www.sfdph.org](http://www.sfdph.org)

**Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

**Pedestrian Conditions Analysis.** Prior to the issuance of site permit, the Project Sponsor shall collaborate with the Planning Department, DPW, and SFMTA to conduct a study of pedestrian conditions on Block 3706. The scope of the study shall be determined by the Planning Department, and shall be subject to review and approval by the Planning Director. The study shall evaluate the feasibility and desirability of measures and treatments to enhance pedestrian comfort and accessibility in the area, and, in particular, shall make recommendations for improving the pedestrian realm along the western side of Third Street between Market Street and Mission Street. Measures and amenities that would enhance pedestrian comfort and accessibility to be assessed for feasibility include the construction of bulb-outs at the intersection of Third and Mission Streets, additional signage, alternative pavement treatment for sidewalks at driveways, audible signals at driveways, the reconfiguration of the porte-cochere at the Westin Hotel to eliminate one of its two existing curb cuts, and the potential for reconfiguration of other parking and loading strategies in the area. The Project Sponsor shall cooperate with the City in seeking the consent to participating in such measures by other property owners on Third Street between Mission and Market Streets, provided that such measures shall not be required for the project where such consent or participation cannot be secured in a reasonable, timely, and economic manner.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Car Share.** Pursuant to Planning Code Section 166, no fewer than two car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers. A reduction in the number of dwelling units may result in a proportionate reduction in the required number of car share parking spaces, consistent with the ratios specified in Section 166.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Car Share Memberships.** Pursuant to Section 151.1(1)(f)(2), the Project Sponsor or successor property owners shall pay the annual membership fee to a certified car-share organization for any resident of the project who so requests and otherwise qualifies for such membership, provided that such requirement shall be limited to one membership per dwelling unit.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Bicycle Parking.** The Project shall provide no fewer than 67 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5. A reduction in the number of dwelling units may result in a proportionate reduction in the required number of bicycle parking spaces, consistent with the ratios specified in Section 155.5.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 215 off-street parking spaces to serve the residential units, at a ratio of one space per dwelling unit. Any reduction in the number of dwelling units shall require a proportionate reduction in the maximum number of allowable parking spaces

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Off-street Loading.** Pursuant to Planning Code Section 152, the Project will provide two full-sized off-street loading spaces, and four service vehicle spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

**First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

**Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Inclusionary Affordable Housing Program.**

1. **Requirement.** Pursuant to Planning Code 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.

- c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

**Art - C-3 District.** Pursuant to Planning Code Section 429 (formerly 149), the Project shall either include work(s) of art valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection, or shall comply with the requirements of Section 429 through the payment of the Public Art Fee. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Art Plaques - C-3 District.** Pursuant to Planning Code Section 429(b) (formerly 149(b)), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Art - C-3 District.** Pursuant to Planning Code Section 429 (formerly 149), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Art - C-3 District.** Pursuant to Planning Code Section 429 (formerly 149), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

**Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

**Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

**Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

**Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing
- Childcare Requirement
- Jobs Housing Linkage Program
- Downtown Park Fee
- Public Art
- Public Open Space
- First Source Hiring (Admin. Code)
- Transit Impact Development Fee
- Other

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## Planning Commission and Recreation and Park Commission Joint Draft Resolution Section 295

HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* 2008.1084EHKXRTZ  
*Project Address:* 706 Mission Street  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
 400-I Height and Bulk District  
*Block/Lots:* 3706/093, 276, 277 (706 Mission Street)  
 0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
 c/o Sean Jeffries of Millennium Partners  
 735 Market Street, 4<sup>th</sup> Floor  
 San Francisco, CA 94107  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)

**JOINT RESOLUTION WITH THE RECREATION AND PARK COMMISSION TO AMEND THE SECTION 295 IMPLEMENTATION MEMO ADOPTED IN 1989 TO RAISE THE ABSOLUTE CUMULATIVE SHADOW LIMIT ON UNION SQUARE IN ORDER TO ALLOW THE PROPOSED PROJECT AT 706 MISSION STREET, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

The people of the City and County of San Francisco, in June 1984, adopted an initiative ordinance, commonly known as Proposition K, codified as Section 295 of the Planning Code.

Section 295 requires that the Planning Commission disapprove any building permit application to construct a structure that will cast shadow on property under the jurisdiction of the Recreation and Park Department, unless it is determined that the shadow would not be significant or adverse. The Planning

Commission and the Recreation and Park Commission must adopt criteria for the implementation of that ordinance.

Section 295 is implemented by analyzing park properties that could be shadowed by new construction, including the current patterns of use of such properties, how such properties might be used in the future, and assessing the amount of shadowing, its duration, times of day, and times of year of occurrence. The Commissions may also consider the overriding social or public benefits of a project casting shadow.

Pursuant to Planning Code Section 295, the Planning Commission and the Recreation and Park Commission, on February 7, 1989, adopted standards for allowing additional shadows on the greater downtown parks (Resolution No. 11595).

Union Square ("Park"), which is 0.25 miles northwest of 706 Mission Street ("Project Site"), is a public open space that is under the jurisdiction of the Recreation and Park Commission. Union Square is an approximately 2.58-acre park that occupies the entire block bounded by Post Street on the north, Stockton Street on the east, Geary Street on the south, and Powell Street on the west. The plaza is primarily hardscaped and oriented to passive recreational uses, large civic gatherings, and ancillary retail. There are no recreational facilities and some grassy areas exist along its southern perimeter. There are pedestrian walkways and seating areas throughout the park, several retail kiosks and two cafés on the east side of the park. The park includes portable tables and chairs that can be moved to different locations. A 97-foot-tall monument commemorating the Battle of Manila Bay from the Spanish American War occupies the center of the park. Residents, shoppers, tourists, and workers use the park as an outdoor lunch destination and a mid-block pedestrian crossing. Throughout the year, the park is sunny during the middle of the day; it is shadowed by existing buildings to the east, south, and west during the early morning, late afternoon, and early evening. During the spring and autumn, Union Square is sunny from approximately 9:00 AM until 3:00 PM; it is shadowed by existing buildings during the early morning, late afternoon, and early evening. During the summer, Union Square is sunny from approximately 10:00 AM until 4:00 PM; it is shadowed by existing buildings during the early morning, late afternoon, and early evening. During the winter, Union Square is mostly sunny from approximately noon until 2:00 PM; it is shadowed by existing buildings during the rest of the day.

Union Square receives about 392,663,521 square-foot-hours ("sfh") of theoretical annual sunlight. Currently, there are about 150,265,376 sfh of existing annual shadow on the park. The ACL that was established for Union Square in 1989 is additional shadow that was equal to 0.1 percent of the TAAS on Union Square, which is approximately 392,663.5 sfh. Until October of 2012, Union Square currently has a remaining shadow allocation, or shadow budget, of approximately 323,123.5 sfh. Since the quantitative standard for Union Square was established in 1989, two completed development projects have affected the shadow conditions on Union Square. In 1996, a project to expand Macy's department store altered the massing of the structure and resulted in a net reduction of 194,293 sfh of existing shadow (with a corresponding increase in the amount of sunlight on the park), and in 2003, a project at 690 Market Street added 69,540 sfh of net new shadow on Union Square. Although the Macy's expansion project reduced the amount of existing shadow and increased the amount of available sunlight on Union Square, this amount has not been added back to the shadow budget for Union Square by the Planning Commission and the Recreation and Park Commission to account for these conditions.

Additionally, on October 11, 2012, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing and adopted Planning Commission Resolution No. 18717 and Recreation and Park Commission Resolution No. 1201-001 amending the 1989 Memo and raising the absolute cumulative shadow limits for seven open spaces under the jurisdiction of the Recreation and Park Department that could be shadowed by likely cumulative development sites in the Transit Center District Plan ("Plan") Area, including Union Square. In revising these ACLs, the Commissions also adopted qualitative criteria for each park related to the characteristics of shading within these ACLs by development sites within the Plan Area that would not be considered adverse, including the duration, time of day, time of year, and location of shadows on the particular parks. Under these amendments to the 1989 Memo, any consideration of allocation of "shadow" within these newly increased ACLs for projects within the Plan Area must be consistent with these characteristics. The Commissions also found that the "public benefit" of any proposed project in the Plan Area should be considered in the context of the public benefits of the Transit Center District Plan as a whole. During a joint public hearing on October 11, 2012, the Planning Commission and the Recreation and Park Commission increased the ACLs for seven downtown parks, including Union Square, to allow for shadow cast by development proposed under the Transit Center District Plan (TCDP). The ACL for Union Square was increased from the original limit of 0.1 percent of the TAAS (approximately 392,663.5 sfh) to 0.19 percent of the TAAS (approximately 746,060.7 sfh), but all of the available ACL was reserved for development sites within the Plan Area.

On October 11, 2012, following the joint hearing regarding the TCDP, the Recreation and Park Commission reviewed the shadow impacts of the proposed Transbay Tower at 101 First Street and made a formal recommendation to the Planning Commission to allocate a portion of the newly adopted ACL for Union Square to the Transbay Tower. On October 18, 2012, the Planning Commission allocated a portion of the newly adopted ACL to the Transbay Tower (Motion No. 18724, Case No. 2008.0789K).

On November 15, 2012, the Recreation and Park Commission made a formal recommendation to the Planning Commission to allocate a portion of the newly adopted ACL for Union Square to a proposed project at 181 Fremont Street. On December 6, 2012, the Planning Commission allocated a portion of the newly adopted ACL to 181 Fremont Street. As a result of these actions, the remaining ACL for Union Square is 0.1785 percent of the TAAS, which means that approximately 700,904.4 sfh of net new shadow could be cast on Union Square by other development proposed under the TCDP (Motion No. 18763, Case No. 2007.0456K).

On September 25, 2008, Margo Bradish, Esq., of Cox, Castle & Nicholson LLP on behalf of 706 Mission Street, LLC ("Project Sponsor") submitted a request for review of a development exceeding 40 feet in height, pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). Department staff prepared a shadow fan depicting the potential shadow cast by the development and concluded that the Project could have a potential impact to properties subject to Section 295.

On October 24, 2012, the Project Sponsor filed an application with the Planning Department ("Department") for a Determination of Compliance pursuant to Planning Code Section ("Section") 309 with requested Exceptions from Planning Code ("Code") requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts", "Off-Street Parking Quantity", "Rear Yard, and "General Standards for Off-Street Parking and Loading" to allow curb cuts on Third and Mission Streets, for a project to

rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a “flex option” that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to 191 dwelling units. The project is located at 706 Mission Street, Lots 093, 276, and portions of Lot 277 within Assessor’s Block 3706 (“Project Site”), within the C-3-R District and the 400-I Height and Bulk District (collectively, “Project”, Case No. 2008.1084X).

On October 24, 2012, the Project Sponsor submitted a request for a General Plan Referral Case No, 2008.1084R, regarding the changes in use, disposition, and conveyance of publicly-owned land, reconfiguration of the public sidewalk along Mission Street, and subdivision of the property. On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX determining that these actions are consistent with the objectives and policies of the General Plan and the Priority Policies of Section 101.1.

On October 24, 2012, the Project Sponsor submitted a request to amend Height Map HT01 of the Zoning Maps of the San Francisco Planning Code to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. (Case No. 2008.1084Z). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification.

On October 24, 2012, the submitted a request to amend Zoning Map SU01 and the text of the Planning Code to establish the “Yerba Buena Center Mixed-Use Special Use District” (SUD) on the property. The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations (Case No. 2008.1084T). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification and Planning Code Text Amendment.

A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the TAAS on Union Square for projects outside of the TCDP.

As part of their actions on October 11, 2012 to increase the ACLs for seven downtown parks, the Planning Commission and the Recreation and Park Commission designated the ACLs exclusively for projects that meet the criteria set forth in the TCDP. Projects that do not meet the criteria set forth in the TCDP may not utilize any portion of the amended ACLs if they cast net new shadow on any of the seven downtown

parcs for which the ACLs were amended. Such projects would be required to seek their own amendments to the ACLs for these seven downtown parks. The Project is located outside the Plan area and is not eligible to utilize newly adopted ACL on the Park.

On March 21, 2013, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The EIR concludes that the Project would not result in a project-specific significant shadow impact to recreation facilities or other public areas. With respect to Union Square, the EIR indicates that the net new shadow would be of limited duration and the new shadowing would occur at times when the use of Union Square is limited. The EIR concludes that the Project would, however, make a cumulatively considerable contribution to a significant cumulative shadow impact on public open spaces when taking into account other reasonably foreseeable future projects, such as the Transit Tower and the Palace Hotel Project, that would also result in new shadowing of public areas, including Union Square.

On April 11, 2013, the Commission adopted Motion No. XXXXX, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program ("MMRP"), which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

The Planning Department, Jonas Ionin , is the custodian of records for this action, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on April 11, 2013 to consider whether to increase the absolute cumulative shadow limit equal to 0.09% of the TAAS for Union Square.

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

The Planning Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

Therefore, the Commission hereby resolves:

## **FINDINGS**

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

1. The foregoing recitals are accurate, and also constitute findings of this Commission.
2. The additional shadow cast by the Project on Union Square, while numerically significant, would not be adverse to the use of Union Square, and is not expected to interfere with the use of the Park, for the following reasons: (1) the new shadow would not occur after 9:30 a.m. any day of the year (maximum new shadow range would be 8:30 a.m. to 9:30 a.m.) and would be consistent with the 1989 Memo qualitative standards for Union Square in that the new net shadow would not occur during mid-day hours; (2) the new shadow would generally occur in the morning hours during periods of relatively low park usage; (3) the new shadow would occur for a limited amount of time from October 11<sup>th</sup> to November 8<sup>th</sup> and from February 2<sup>nd</sup> to March 2<sup>nd</sup> for no more than one hour on any given day during the hours subject to Section 295; and (4) the new shadow does not affect the manner in which Union Square is used, which is mainly for passive recreational opportunities.
3. The staffs of both the Planning Department and the Recreation and Park Department have recommended increasing the cumulative shadow limit for the Park of 0.09% of the TAAS, equal to approximately 337,744 square-foot-hours of net new shadow.
4. A determination by the Planning Commission and the Recreation and Park Commission to raise the absolute cumulative shadow limit for the park in an amount that would accommodate the additional shadow that would be cast by the Project does not constitute an approval of the Project.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to the Planning Commission and the Recreation and Park Commission at the public hearing, and all other written materials submitted by all parties, the Planning Commission hereby ADOPTS, under Shadow Analysis Application No. 2008.1084K, the proposal to increase the cumulative shadow limit for the Park of 0.09%

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at the meeting on April 11, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2013



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing
- Childcare Requirement
- Jobs Housing Linkage Program
- Downtown Park Fee
- Public Art
- Public Open Space
- First Source Hiring (Admin. Code)
- Transit Impact Development Fee
- Other

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## Planning Commission Draft Motion Section 295

HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* **2008.1084EHKXRTZ**  
*Project Address:* **706 Mission Street**  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
 400-I Height and Bulk District  
*Block/Lots:* 3706/093, 276, portions of 277 (706 Mission Street)  
 0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
 c/o Sean Jeffries of Millennium Partners  
 735 Market Street, 4<sup>th</sup> Floor  
 San Francisco, CA 94107  
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**ADOPTING FINDINGS, WITH THE RECOMMENDATION OF THE GENERAL MANAGER OF THE RECREATION AND PARK DEPARTMENT, IN CONSULTATION WITH THE RECREATION AND PARK COMMISSION THAT THE NET NEW SHADOW FROM THE PROPOSED PROJECT AT 706 MISSION STREET WILL NOT HAVE AN ADVERSE IMPACT ON UNION SQUARE, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE), AND ALLOCATE NET NEW SHADOW ON UNION SQUARE TO THE PROPOSED PROJECT AT 706 MISSION STREET.**

### PREAMBLE

Under Planning Code Section 295 (also referred to as Proposition K from 1984), a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse to the use of the property.

On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits ("ACL") for additional shadows on 14 parks throughout San Francisco (Planning Commission Resolution No. 11595), as set forth in a February 3, 1989 memorandum (the "1989 Memo"). The ACL for each park is expressed as a percentage of the Theoretically Available Annual Sunlight ("TAAS") on the Park (with no adjacent structures present).

Union Square ("Park"), which is 0.25 miles northwest of 706 Mission Street ("Project Site"), is a public open space that is under the jurisdiction of the Recreation and Park Commission. Union Square is an approximately 2.58-acre park that occupies the entire block bounded by Post Street on the north, Stockton Street on the east, Geary Street on the south, and Powell Street on the west. The plaza is primarily hardscaped and oriented to passive recreational uses, large civic gatherings, and ancillary retail. There are no recreational facilities and some grassy areas exist along its southern perimeter. There are pedestrian walkways and seating areas throughout the park, several retail kiosks and two cafés on the east side of the park. The park includes portable tables and chairs that can be moved to different locations. A 97-foot-tall monument commemorating the Battle of Manila Bay from the Spanish American War occupies the center of the park. Residents, shoppers, tourists, and workers use the park as an outdoor lunch destination and a mid-block pedestrian crossing. Throughout the year, the park is sunny during the middle of the day; it is shadowed by existing buildings to the east, south, and west during the early morning, late afternoon, and early evening. During the spring and autumn, Union Square is sunny from approximately 9:00 AM until 3:00 PM; it is shadowed by existing buildings during the early morning, late afternoon, and early evening. During the summer, Union Square is sunny from approximately 10:00 AM until 4:00 PM; it is shadowed by existing buildings during the early morning, late afternoon, and early evening. During the winter, Union Square is mostly sunny from approximately noon until 2:00 PM; it is shadowed by existing buildings during the rest of the day.

Union Square receives about 392,663,521 square-foot-hours ("sfh") of theoretical annual sunlight. Currently, there are about 150,265,376 sfh of existing annual shadow on the park. The ACL that was established for Union Square in 1989 is additional shadow that was equal to 0.1 percent of the TAAS on Union Square, which is approximately 392,663.5 sfh. Until October of 2012, Union Square currently had a remaining shadow allocation, or shadow budget, of approximately 323,123.5 sfh. Since the quantitative standard for Union Square was established in 1989, two completed development projects have affected the shadow conditions on Union Square. In 1996, a project to expand Macy's department store altered the massing of the structure and resulted in a net reduction of 194,293 sfh of existing shadow (with a corresponding increase in the amount of sunlight on the park), and in 2003, a project at 690 Market Street added 69,540 sfh of net new shadow on Union Square. Although the Macy's expansion project reduced the amount of existing shadow and increased the amount of available sunlight on Union Square, this amount has not been added back to the shadow budget for Union Square by the Planning Commission and the Recreation and Park Commission to account for these conditions.

Additionally, on October 11, 2012, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing and adopted Planning Commission Resolution No. 18717 and Recreation and Park Commission Resolution No. 1201-001 amending the 1989 Memo and raising the absolute cumulative shadow limits for seven open spaces under the jurisdiction of the Recreation and Park Department that could be shadowed by likely cumulative development sites in the Transit Center District Plan ("Plan") Area, including Union Square. In revising these ACLs, the Commissions also

adopted qualitative criteria for each park related to the characteristics of shading within these ACLs by development sites in the Plan Area that would not be considered adverse, including the duration, time of day, time of year, and location of shadows on the particular parks. Under these amendments to the 1989 Memo, any consideration of allocation of “shadow” within these newly increased ACLs for projects within the Plan Area must be consistent with these characteristics. The Commissions also found that the “public benefit” of any proposed project in the Plan Area should be considered in the context of the public benefits of the Transit Center District Plan as a whole. During a joint public hearing on October 11, 2012, the Planning Commission and the Recreation and Park Commission increased the ACLs for seven downtown parks, including Union Square, to allow for shadow cast by development proposed under the Transit Center District Plan (TCDP). The ACL for Union Square was increased from the original limit of 0.1 percent of the TAAS (approximately 392,663.5 sfh) to 0.19 percent of the TAAS (approximately 746,060.7 sfh), but all of the available shadow budget within this ACL was reserved for development within the Plan Area.

On October 11, 2012, following the joint hearing regarding the TCDP, the Recreation and Park Commission reviewed the shadow impacts of the proposed Transbay Tower at 101 First Street and made a formal recommendation to the Planning Commission to allocate a portion of the newly adopted ACL for Union Square to the Transbay Tower. On October 18, 2012, the Planning Commission allocated a portion of the newly adopted ACL to the Transbay Tower (Motion No. 18724, Case No. 2008.0789K).

On November 15, 2012, the Recreation and Park Commission made a formal recommendation to the Planning Commission to allocate a portion of the newly adopted ACL for Union Square to a proposed project at 181 Fremont Street. On December 6, 2012, the Planning Commission allocated a portion of the newly adopted ACL to 181 Fremont Street. As a result of these actions, the remaining ACL for Union Square is 0.1785 percent of the TAAS, which means that approximately 700,904.4 sfh of net new shadow could be cast on Union Square by other development proposed under the TCDP (Motion No. 18763, Case No. 2007.0456K).

On September 25, 2008, Sean Jeffries of Millennium Partners, acting on behalf of 706 Mission Street, LLC (“Project Sponsor”) submitted a request for review of a development exceeding 40 feet in height, pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). Department staff prepared a shadow fan depicting the potential shadow cast by the development and concluded that the Project could have a potential impact to properties subject to Section 295.

On October 24, 2012, the Project Sponsor filed an application with the Planning Department (“Department”) for a Determination of Compliance pursuant to Planning Code Section (“Section”) 309 with requested Exceptions from Planning Code (“Code”) requirements for “Reduction of Ground-Level Wind Currents in C-3 Districts”, “Off-Street Parking Quantity”, “Rear Yard, and “General Standards for Off-Street Parking and Loading” to allow curb cuts on Third and Mission Streets, for a project to rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would

allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a "flex option" that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to 191 dwelling units. The project is located at 706 Mission Street, Lots 093, 276, and portions of Lot 277 within Assessor's Block 3706 ("Project Site"), within the C-3-R District and the 400-I Height and Bulk District (collectively, "Project", Case No. 2008.1084X).

On October 24, 2012, the Project Sponsor submitted a request for a General Plan Referral Case No, 2008.1084R, regarding the changes in use, disposition, and conveyance of publicly-owned land, reconfiguration of the public sidewalk along Mission Street, and subdivision of the property. On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX determining that these actions are consistent with the objectives and policies of the General Plan and the Priority Policies of Section 101.1.

On October 24, 2012, the Project Sponsor submitted a request to amend Height Map HT01 of the Zoning Maps of the San Francisco Planning Code to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. (Case No. 2008.1084Z). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification.

On October 24, 2012, the submitted a request to amend Zoning Map SU01 and the text of the Planning Code to establish the "Yerba Buena Center Mixed-Use Special Use District" (SUD) on the property. The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations (Case No. 2008.1084T). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification and Planning Code Text Amendment.

A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the TAAS on Union Square for projects outside of the TCDP.

On March 21, 2013, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The EIR concludes that the Project would not result in a project-specific significant shadow impact to recreation facilities or other public areas. With respect to Union Square, the EIR indicates that the net new shadow would be of limited duration and the new shadowing would occur at times when the use of Union Square is limited. The EIR concludes that the Project would, however, make a cumulatively considerable contribution to a significant cumulative shadow impact on public opens spaces when taking into account other reasonably foreseeable future projects, such as the Transit Tower and the Palace Hotel Project, that would also result in new shadowing of public areas, including Union Square.

As part of their actions on October 11, 2012 to increase the ACLs for seven downtown parks, the Planning Commission and the Recreation and Park Commission designated the ACLs exclusively for projects that meet the criteria set forth in the TCDP. Projects that do not meet the criteria set forth in the TCDP may not utilize any portion of the amended ACLs if they cast net new shadow on any of the seven downtown parks for which the ACLs were amended. Such projects would be required to seek their own amendments to the ACLs for these seven downtown parks. The Project is located outside the Plan area and is not eligible to utilize newly adopted ACL on the Park.

On April 11, 2013, the Commission adopted Motion No. XXXXX, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program ("MMRP"), which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

The Planning Department, Jonas Ionin , is the custodian of records for this action, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on April 11, 2013 and adopted Resolution No. XXXXX increasing the absolute cumulative shadow limit equal to 0.09% of the TAAS for Union Square.

On April 11, 2011, The Recreation and Park Commission conducted a duly notice public hearing at regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Union Square will not be adverse to the use of Union Square.

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

The Planning Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

## **FINDINGS**

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

1. The foregoing recitals are accurate, and also constitute findings of this Commission.
2. The additional shadow cast by the Project on Union Square, while numerically significant, would not be adverse to the use of Union Square, and is not expected to interfere with the use of the Park, for the following reasons: (1) the new shadow would not occur after 9:30 a.m. any day of the year (maximum new shadow range would be 8:30 a.m. to 9:30 a.m.) and would be consistent with the 1989 Memo qualitative standards for Union Square in that the new net shadow would not occur during mid-day hours; (2) the new shadow would generally occur in the morning hours during periods of relatively low park usage; (3) the new shadow would occur for a limited amount of time from October 11th to November 8th and from February 2nd to March 2nd for no more than one hour on any given day during the hours subject to Section 295; and (4) the new shadow does not affect the manner in which Union Square is used, which is mainly for passive recreational opportunities.
3. A determination by the Planning Commission and/or the Recreation and Park Commission to allocate net new shadow to the Project does not constitute an approval of the Project.

**DECISION**

Based upon the Record, the submissions by the Project Sponsor, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby **DETERMINES**, under Shadow Analysis Application No. **2008.1084K**, that the net new shadow cast by the Project on Union Square would not be adverse to the use of the park, and **ALLOCATES** to the Project 337,744 square-foot-hours of additional shadow on Union Square (representing approximately 0.09% of the Theoretically Available Annual Sunlight for Union Square).

I hereby certify that the foregoing Motion was **ADOPTED** by the Planning Commission at the meeting on April 11, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2013



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing
- Childcare Requirement
- Jobs Housing Linkage Program
- Downtown Park Fee
- Public Art
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- First Source Hiring (Admin. Code)
- Transit Impact Development Fee
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Suite 400  
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**415.558.6378**

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Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion General Plan Referral

HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* **2008.1084EHKXRTZ**  
*Project Address:* **706 Mission Street**  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
 400-I Height and Bulk District  
*Block/Lots:* 3706/093, 275, portions of 277 (706 Mission Street)  
 0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
 c/o Sean Jeffries of Millennium Partners  
 735 Market Street, 4<sup>th</sup> Floor  
 San Francisco, CA 94107  
*Staff Contact:* Kevin Guy – (415) 558-6163  
[Kevin.Guy@sfgov.org](mailto:Kevin.Guy@sfgov.org)

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT 1) THE ACQUISITION, SALE, AND CONVEYANCE OF PUBLIC PROPERTY, 2) CHANGE OF USE OF PUBLIC PROPERTY; 3) RECONFIGURATION OF THE PUBLIC SIDEWALK ALONG MISSION STREET, AND, 4) SUBDIVISION OF THE PROPERTY AT 706 MISSION STREET, IN ASSOCIATION WITH A PROPOSAL TO REHABILITATE AN EXISTING 10-STORY, 144-FOOT TALL BUILDING (THE ARONSON BUILDING), AND CONSTRUCT A NEW, ADJACENT 47-STORY TOWER, REACHING A ROOF HEIGHT OF 520 FEET WITH A 30-FOOT TALL MECHANICAL PENTHOUSE. THE TWO BUILDINGS WOULD BE CONNECTED AND WOULD CONTAIN UP TO 215 DWELLING UNITS, A "CORE-AND-SHELL" MUSEUM SPACE MEASURING APPROXIMATELY 52,000 SQUARE FEET, AND APPROXIMATELY 4,800 SQUARE FEET OF RETAIL SPACE, WOULD BE CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On June 30, 2008, Sean Jeffries, acting on behalf of Millennium Partners ("Project Sponsor") submitted an Environmental Evaluation Application with the Planning Department ("Department"), Case No.

2008.1084E. The Department issued a Notice of Preparation of Environmental Review on April 13, 2011, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.

On October 24, 2012, the Project Sponsor filed an application with the Department for a Determination of Compliance pursuant to Planning Code Section ("Section") 309 with requested Exceptions from Planning Code ("Code") requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts", "Off-Street Parking Quantity", "Rear Yard, and "General Standards for Off-Street Parking and Loading" to allow curb cuts on Third and Mission Streets, for a project to rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a "core-and-shell" museum space measuring approximately 52,000 square feet that would house the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a "flex option" that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to approximately 191 dwelling units. The project is located at 706 Mission Street, Lots 093, 275, and portions of Lot 277 within Assessor's Block 3706 ("Project Site"), within the C-3-R District and the 400-I Height and Bulk District (collectively, "Project", Case No. 2008.1084X). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX, approving the Determination of Compliance with Section 309, and granting the requested exceptions.

On October 24, 2012, the Project Sponsor submitted a request for a General Plan Referral Case No, 2008.1084R, regarding the changes in use, disposition, and conveyance of publicly-owned land, reconfiguration of the public sidewalk along Mission Street, and subdivision of the property. On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX determining that these actions are consistent with the objectives and policies of the General Plan and the Priority Policies of Section 101.1.

On October 24, 2012, the Project Sponsor submitted a request to amend Height Map HT01 of the Zoning Maps of the San Francisco Planning Code to reclassify the Project Site from the 400-I Height and Bulk District to the 520-I Height and Bulk District. (Case No. 2008.1084Z). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification.

On October 24, 2012, the submitted a request to amend Zoning Map SU01 and the text of the Planning Code to establish the "Yerba Buena Center Mixed-Use Special Use District" (SUD) on a portion of the Project Site. The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations (Case No. 2008.1084T). On April 11, 2013, the Planning Commission conducted a duly noticed public hearing at a regularly

scheduled meeting and adopted Resolution No. XXXXX, recommending that the Board of Supervisors approve the requested Height Reclassification and Planning Code Text Amendment.

On October 26, 2012, the Project Sponsor submitted a request for a Major Permit to Alter for the rehabilitation of the Aronson Building, a Category I (Significant) building under Article 11 of the Planning Code, located within the New Montgomery-Mission-Second Street Conservation District, including the removal of non-historic ground-floor infill materials, fire escapes, landings, and rooftop mechanical penthouse structures (Case No. 2008.1084H). On April 3, 2013, the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. XXXXX, approving the requested Major Permit to Alter.

On September 25, 2008, the Project Sponsor submitted a request for review of a development exceeding 40 feet in height, pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). Department staff prepared a shadow fan depicting the potential shadow cast by the development and concluded that the Project could have a potential impact to properties subject to Section 295. A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department. The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the Theoretically Available Annual Sunlight ("TAAS") on Union Square.

On April 11, 2013, the Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing and adopted Resolution No. XXXXX establishing an absolute cumulative shadow limit ("ACL") equal to 0.09% of the TAAS for Union Square. At the same hearing, the Recreation and Park Commission adopted Motion No. XXXXX recommending that the General Manager of the Recreation & Park Department recommend to the Planning Commission that the shadows cast by the Project on Union Square are not adverse to the use of the park, and that the Planning Commission allocate to the Project allowable shadow from the ACL for Union Square. At the same hearing, the Planning Commission held a duly noticed public hearing and adopted Motion No. XXXXX, finding that the shadows cast by the Project on Union Square would not be adverse to the use of the park, and allocating ACL to the Project for Union Square.

On June 27, 2012, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR was available for public comment until August 13, 2012. On August 2, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On March 7, 2013, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.

On March 21, 2013, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2008.1084E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting program ("MMRP"), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On April 11, 2013, the Commission adopted Motion No. XXXXX, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP's, which findings and adoption of the MMRP's are hereby incorporated by reference as though fully set forth herein.

On April 11, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2008.1084R. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, the Planning Department staff, and other interested parties.

**MOVED**, that the Commission hereby adopts the General Plan Referral described in Application No. 2008.1084R, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site measures 72,181 sq. ft. and is comprised of three separate parcels within Assessor's Block 3706. Lot 093 is located at the northwest corner of Third and Mission Streets, and is currently developed with the existing 10-story, 144-foot tall Aronson Building. The Aronson Building is designated as a Category I (Significant) Building in Article 11 of the Planning Code, and is located within the New Montgomery-Mission-Second Street Conservation District. The building contains approximately 96,000 sq. ft. of office uses and approximately 10,600 sq. ft. of ground-floor retail uses.

Lot 275 is improved with an existing vehicular access ramp that leads from Stevenson Street into the subterranean Jessie Square Garage. Lot 277 includes the property located between the Aronson Building parcel and Jessie Square, fronting along Mission Street. This property is the location of the proposed tower portion of the Project, and is unimproved except for a subsurface foundation structure. Lot 277 also includes the subterranean Jessie Square Garage,

which is improved with the Jessie Square public plaza on the surface. The Project would reconfigure and utilize the Jessie Square garage, which is considered a part of the Project Site. However, the Jessie Square plaza located on the surface of a portion of Lot 277 would not be affected by this project, and is not considered part of the Project Site.

3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the C-3-R Downtown Commercial zoning district, and is within the former Yerba Buena Center Redevelopment Area, a context characterized by intense urban development and a diverse mix of uses. Numerous cultural institutions are clustered in the immediate vicinity, including SFMOMA, the Yerba Buena Center for the Arts, the Museum of the African Diaspora, the Contemporary Jewish Museum, the Cartoon Art Museum, the Children's Creativity Museum, the California Historical Museum, and others. Multiple hotels and high-rise residential and office buildings are also located in the vicinity, including the W Hotel, the St. Regis Hotel and Residences, the Four Seasons, the Palace Hotel, the Paramount Apartments, One Hawthorne Street, the Westin, the Marriott Marquis, and the Pacific Telephone building. Significant open spaces in the vicinity include Yerba Buena Gardens to the south, and Jessie Square immediately to the west of the project site. The Moscone Convention Center facilities are located one block to the southwest, and the edge of the Union Square shopping district is situated two blocks northwest of the site. The Financial District is located in the blocks to the northeast and to the north. The western edge of the recently-adopted Transit Center District Plan area is located one-half block to the east at Annie Street.
4. **Proposed Project.** The Project would rehabilitate the existing 10-story, 144-foot tall Aronson Building, and construct a new, adjacent 47-story tower, reaching a roof height of 520 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 215 dwelling units, a "core-and-shell" museum space measuring approximately 52,000 square feet that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 215 parking spaces within the garage to serve the proposed residential uses. The Project Sponsor has proposed a "flex option" that would retain approximately 61,000 square feet of office uses within the existing Aronson Building, and would reduce the residential component of the project to 191 dwelling units.

The Project includes the reclassification of the subject property from the existing 400-foot height limit to a 520-foot height limit, as well as the adoption of the "Yerba Buena Center Mixed-Use Special Use District" ("SUD"). The proposed SUD would modify specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.

5. **Public Comment.** To date, the Department has not received any specific communications related to the requested entitlements. However, numerous written and verbal comments were provided during the public comment period for the draft EIR prepared for the Project. These comments related to a wide variety of topic areas, and were addressed as part of the

Comments and Responses document prepared during the environmental review of the Project.

6. **General Plan Referral.** San Francisco Charter Section 4.105 and Sections 2A.52 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the objectives and policies of the General Plan, as well as the Priority Policies of Section 101.1. The following aspects of the project trigger the requirement for a General Plan referral:
  - A. **Acquisition and Sale of Public Property, Public Trust Exchange.** Through transactional documents between the project sponsor and the Successor Agency to the Redevelopment Agency ("Successor Agency"), the Successor Agency would convey to the Project Sponsor the Jessie Square garage, as well as the portion of property located between the Aronson Building parcel and Jessie Square that would be developed with the tower portion of the Project (portions of Lot 277, Assessor's Block 3706). The Successor Agency would also convey to the Project Sponsor the parcel containing the garage access driveway (Lot 275, Assessor's Block 3706) from Stevenson Street to the Project Sponsor. The Project Sponsor would construct the core and shell of The Mexican Museum, and convey the core and shell of The Mexican Museum to the Successor Agency or its designee.
  - B. **Change of Use of Public Property.** The Project would result in a change of use of the portion of property located between the Aronson Building parcel and Jessie Square that would be developed with the tower portion of the Project, and which is currently vacant except for a subsurface structure.
  - C. **Reconfiguration of the Public Sidewalk.** The Project would include extending the existing 70-foot, 6-inch long passenger drop-off zone on Mission Street in front of Jessie Square by approximately 83 feet, 6-inches, creating a 154-foot long passenger drop-off zone.
  - D. **Subdivision of Project Site.** The Project Sponsor proposes to merge and subdivide the Project Site to create separate land and air space parcels for the various uses within the Project. In addition, the Project Sponsor proposed to subdivide the Project to create condominium units.
7. **Priority Policy Findings.** Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies. The Project complies with these policies, on balance, as follows:
  - A. That existing neighborhood-serving retail/personal services uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The Project would include approximately 4,800 sq. ft. of retail uses at the ground-floor. These uses would provide goods and services to downtown workers, residents, and visitors, while creating ownership and employment opportunities for San Francisco residents. The addition of residents and museum visitors will strengthen the customer base of businesses in the area.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Project will not displace any existing housing, and will add new residential units, retail spaces, and a museum to enhance the character of a district already characterized by intense, walkable urban development. The Project would be compatible with the character of the downtown area.*

- C. That the City's supply of affordable housing be preserved and enhanced.

*The Project would enhance the City's supply of affordable housing by participating in the Inclusionary Affordable Housing Program. Specifically, the Project Sponsor will pay an in-lieu fee at a rate equivalent to an off-site requirement of 20%. It should be noted that, through the transactional documents between the Project Sponsor and the Successor Agency, the project will contribute an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project Site is situated in the downtown core and is well served by public transit, and is located within walking distance of abundant retail goods and services. The Project Site is located just one block from Market Street, a major transit corridor that provides access to various Muni and BART lines. In addition, the Project Site is within two blocks of the future Transbay Terminal (currently under construction) providing convenient access to other transportation services. Parking for the residential uses will occupy spaces within the existing Jessie Square garage. Neighborhood parking would not be overburdened.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project Site does not contain any industrial uses. Retail space will be retained within the ground-floor of the Aronson Building, and the establishment of the Mexican Museum will provide additional employment opportunities.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The rehabilitation of the Aronson Building, as well as the construction of the new tower will comply with all current structural and seismic requirements under the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project includes the rehabilitation of the Aronson Building, a Category I (Significant) building under Article 11 of the Planning Code, located within the New Montgomery-Mission-Second Street Conservation District. The Project would not negatively affect any historic resources.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*A technical memorandum, prepared by Turnstone Consulting, was submitted on June 9, 2011, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2008.1084K). The memorandum concluded that the Project would cast 337,744 sfh of net new shadow on Union Square on a yearly basis, which would be an increase of about 0.09% of the theoretical annual available sunlight ("TAAS") on Union Square.*

*The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on April 11, 2013 and adopted Resolution No. XXXXX establishing an absolute cumulative shadow limit equal to 0.09% of the TAAS for Union Square. At the same hearing, the Recreation and Park Commission conducted a duly notice public hearing at regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Union Square will not be adverse to the use of the park. At the same hearing, the Planning Commission adopted Motion No. XXXXX finding that the shadow cast by the Project would not be adverse to the use of Union Square, and allocated the cumulative shadow limit to the Project.*

*While the project would result in net new shadow on Jessie Square and Yerba Buena Lane, two other public open spaces, the shadow impacts would not be significant and would not adversely affect the use of these open spaces.*

8. **General Plan Conformity.** The Project would affirmatively promote the following objectives and policies of the General Plan:

**HOUSING ELEMENT:  
Objectives and Policies**

**OBJECTIVE 1**

**TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING,  
IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND**

TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

**Policy 1.1:**

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

**Policy 1.3**

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

**Policy 1.4:**

Locate in-fill housing on appropriate sites in established residential neighborhoods.

*The Project would add residential units to an area that is well-served by transit, services, and shopping opportunities. The site is suited for dense residential development, where residents can commute and satisfy convenience needs without frequent use of a private automobile. The Project Site is located immediately adjacent to employment opportunities within the Downtown Core, and is in an area with abundant local- and region-serving transit options, including the future Transit Center.*

**URBAN DESIGN ELEMENT:  
Objectives and Policies**

The **Urban Design Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.1:**

Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.6:**

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*Most buildings in the immediate area are high-rises. The Project would not dominate or otherwise overwhelm the area, as many existing and proposed buildings are substantially taller than the proposed Project. The Project's contemporary design would complement existing and planned development in the area. Furthermore, the Project would promote a varied and visually appealing skyline by contributing to the wide range of existing and proposed building heights in the Downtown / South of Market area.*

*The tower is designed to be compatible with the historic Aronson Building, and the proposed massing and articulation of the tower differentiate the two buildings, allowing each to maintain a related but distinct character and physical presence.*

**COMMERCE AND INDUSTRY ELEMENT:  
Objectives and Policies**

The **Commerce and Industry Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 1:**

Manage economic growth and change to ensure enhancement of the total city living and working environment.

**Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

**OBJECTIVE 2:**

Maintain and enhance a sound and diverse economic base and fiscal structure for the city.

**Policy 2.3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The Project Site is located in an area already characterized by a significant cluster of arts, culture, and entertainment destinations. The proposed Project will add substantial economic benefits to the City, and will contribute to the vitality of this district, in an area well served by hotels, shopping and dining opportunities, public transit, and other key amenities and infrastructure to support tourism.*

**ARTS ELEMENT:  
Objectives and Policies**

The **Arts Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE I-1:**

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

**Policy I-1.2:**

Officially recognize on a regular basis the contributions arts make to the quality of life in San Francisco.

**OBJECTIVE I-2:**

Increase the contribution of the arts to the economy of San Francisco.

**Policy I-2.1:**

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

**Policy I-2.2:**

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists and residents.

**OBJECTIVE III-2:**

Strengthen the contribution of arts organizations to the creative life and vitality of San Francisco.

**Policy III-2.2:**

Assist in the improvement of arts organizations' facilities and access in order to enhance the quality and quantity of arts offerings.

**OBJECTIVE VI-1:**

Support the continued development and preservation of artists' and arts organizations' spaces.

**Policy VI-1.11:**

Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city.

*The Project will result in a the creation of a permanent home for the Mexican Museum, strengthening the recognition and reputation of San Francisco as a city that is supportive of the arts. Such activities enhance the recreational and cultural vitality of San Francisco, bolster tourism, and support the local economy by drawing regional, national, and international patrons.*

**TRANSPORTATION ELEMENT:  
Objectives and Policies**

The **Transportation Element** of the General Plan contains the following relevant objectives and policies:

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**Policy 2.1:**

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

*The Project is located within an existing high-density urban context. The Downtown Core has a multitude of transportation options, and the Project Site is within walking distance of the Market Street transit spine, the future Transit Center, and the future Central Subway, and thus would make good use of the existing and planned transit services available in this area and would assist in maintaining the desirable urban*

*characteristics and services of the area. The walkable and transit-rich location of the Project will encourage residents and visitors to seek transportation options other than private automobile use.*

9. The Commission hereby finds that approval of this General Plan Referral would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby ADOPTS FINDINGS that 1) The acquisition and sale of public property, 2) Change of use of public property; 3) Reconfiguration of the public sidewalk along mission street, and, 4) Subdivision of the property at 706 Mission Street is consistent with the objectives and policies of the General Plan, and the Priority Policies of Section 101.1.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on April 11, 2013

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2013



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing
- Childcare Requirement
- Jobs Housing Linkage Program
- Downtown Park Fee
- Public Art
- Public Open Space
- First Source Hiring (Admin. Code)
- Transit Impact Development Fee
- Other

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Resolution Zoning Map Amendment Planning Code Text Amendment

HEARING DATE: APRIL 11, 2013

*Date:* March 28, 2013  
*Case No.:* **2008.1084EHKXRTZ**  
*Project Address:* **706 Mission Street**  
*Project Site Zoning:* C-3-R (Downtown, Retail, Commercial)  
 400-I Height and Bulk District  
*Block/Lots:* 3706/093, 275, portions of 277 (706 Mission Street)  
 0308/001 (Union Square)  
*Project Sponsor:* 706 Mission Street, LLC  
 c/o Sean Jeffries of Millennium Partners  
 735 Market Street, 4<sup>th</sup> Floor  
 San Francisco, CA 94107  
*Staff Contact:* Kevin Guy – (415) 558-6163  
[Kevin.Guy@sfgov.org](mailto:Kevin.Guy@sfgov.org)

RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS AMEND ZONING MAP SHEET HT01 TO RECLASSIFY THE PROPERTY AT 706 MISSION STREET, BLOCK 3706, LOT 093 AND PORTIONS OF LOT 277, FROM THE 400-I HEIGHT AND BULK DISTRICT TO THE 520-I HEIGHT AND BULK DISTRICT, AND RECOMMENDING THAT THE BOARD OF SUPERVISORS AMEND ZONING MAP SHEET SU01 AND THE TEXT OF THE PLANNING CODE TO ADOPT THE "YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT" AT 706 MISSION STREET, BLOCK 3706, LOT 093 AND PORTIONS OF LOT 277, AND ADOPTING FINDINGS THAT THE PROPOSED AMENDMENT TO THE PLANNING CODE AND ZONING MAPS IS CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF SECTION 101.1(b) OF THE PLANNING CODE, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### RECITALS

1. **WHEREAS**, On October 24, 2012, 706 Mission Street Co LLC ("Project Sponsor") filed entitlement applications with the San Francisco Planning Department for the development of a mixed-use

development project ("Project") at the northwest corner of Third and Mission Streets, including an application for a Planning Code Text Amendment to create a new Yerba Buena Center Mixed-Use Special Use District, and an application for a Height Reclassification to reclassify the property at 706 Mission Street from the 400-I Height and Bulk District to the 520-I Height and Bulk District.

2. **WHEREAS** The Project is proposed to be developed on three parcels: (1) the entirety of Assessor's Block 3706, Lot 093, which is currently owned by the Applicant and which is improved with an existing 10-story, 144-foot-tall building with a 10-foot-tall mechanical penthouse ("Aronson Building"); (2) a portion of Assessor's Block 3706, Lot 277, which is currently owned by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("Successor Agency"), and which was chosen by the former Redevelopment Agency Commission and The Mexican Museum Board of Trustees as the future permanent home of The Mexican Museum (the "Mexican Museum Parcel"); and (3) a portion of Assessor's Block 3706, Lot 277 and the entirety of Lot 275, which is currently owned by the Successor Agency, and which is improved with the below-grade, 442 parking space Jessie Square Garage (the "Garage Parcel"). The Aronson Building is designated as a Category I Significant Building within the expanded New Montgomery-Mission-Second Street Conservation District.
3. **WHEREAS**, As part of the Project, and pursuant to transaction documents to be entered into between the Successor Agency and the Applicant, the Successor Agency would convey the Garage Parcel and the Mexican Museum Parcel to the Applicant. The Applicant would then construct a new 47-story, 520-foot-tall tower (with a 30-foot-tall elevator/mechanical penthouse), with two floors below grade. The new tower would be adjacent to and physically connected to the existing Aronson Building, which would be rehabilitated in compliance with the Secretary of Interior's Standards.
4. **WHEREAS**, The new tower would contain up to 43 floors of residential space. The Mexican Museum would occupy the ground through fourth floors of the tower and the second and third floors and possibly some of the ground floor of the Aronson Building. The overall project would contain up to 215 residential units, seven floors of "flex space" in the Aronson Building, which would either be residential use or office use, space for The Mexican Museum, a ground-floor retail/restaurant use, and associated building services. The project would also entail certain reconfigurations of the Jessie Square Garage.
5. **WHEREAS**, Pursuant to transaction documents to be entered into between the Successor Agency and the Applicant, the Project would result in several public benefits, including the rehabilitation of the Category I Aronson Building, the construction of a core-and-shell for future occupancy by the Mexican Museum, a \$5,000,000 operating endowment for the Mexican Museum, and the creation of affordable housing opportunities through the payment of an in-lieu fee equal to 20% of the residential units, pursuant to the Inclusionary Affordable Housing Program in Sections 415 through 415.9, as well as the payment of an additional affordable housing fee to the Successor Agency equal to 8% of the residential units.
6. **WHEREAS**, In order for the Project to proceed and be developed as contemplated by the Applicant, the Successor Agency, and The Mexican Museum, a height reclassification and amendments to certain

provisions of the Planning Code are required, including modifications of regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations.

7. **WHEREAS**, On June 27, 2012, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR was available for public comment until August 13, 2012. On August 2, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On March 7, 2013, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. On March 21, 2013, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2008.1084E, at 1650 Mission Street, Fourth Floor, San Francisco, California.
8. **WHEREAS**, The Project would affirmatively promote, be consistent with, and would not adversely affect the General Plan, including the following objectives and policies, for the reasons set forth set forth in Item #8 of Motion No. XXXXX, Case No. 2008.1084X, which are incorporated herein as though fully set forth.
9. **WHEREAS**, The Project complies with the eight priority policies of Planning Code Section 101.1, for the reasons set forth set forth in Item #9 of Motion No. XXXXX, Case No. 2008.1084X, which are incorporated herein as though fully set forth.
10. **WHEREAS**, A proposed ordinance, attached hereto as Exhibit A, has been prepared in order to make the amendment to the Sheet HT01 of the Zoning Map by changing the height and bulk district for the Project Site, from the existing 400-I Height and Bulk District to a height limit of 520 feet. The proposed ordinance would also amend Zoning Map SU01 and the text of the Planning Code to establish the "Yerba Buena Center Mixed-Use" SUD on the property.
11. **WHEREAS**, the Office of the City Attorney has approved the proposed ordinance as to form.
12. **WHEREAS**, Section 4.105 of the San Francisco Charter and Section 302 of the Planning Code require that the Commission consider any proposed amendments to the City's Zoning Maps or Planning Code, and make a recommendation for approval or rejection to the Board of Supervisors before the Board of Supervisors acts on the proposed amendments.

13. **WHEREAS**, On April 11, 2013, the Commission adopted Motion No. XXXXX, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.
14. **WHEREAS**, On April 11, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Proposed Zoning Map Amendment and Zoning Text Amendment.
15. **WHEREAS**, The Commission has had available to it for its review and consideration studies, case reports, letters, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearings on the Project.

NOW, THEREFORE BE IT RESOLVED THAT, the Commission finds, based upon the entire Record, the submissions by the Applicant, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, that the public necessity, convenience and general welfare require that Sheet HT01 of the Zoning Maps be amended to reclassify the height limit for the property from the existing 400-I Height and Bulk District to a height limit of 520 feet, and to amend Zoning Map SU01 and the text of the Planning Code to establish the "Yerba Buena Center Mixed-Use" SUD on the property, as proposed in Application No. 2008.1084TZ; and,

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends the Board of Supervisors approve the proposed Zoning Map Amendment and Planning Code Text Amendment.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its regular meeting on April 11, 2013.

Jonas P. Ionin  
Acting Commission Secretary

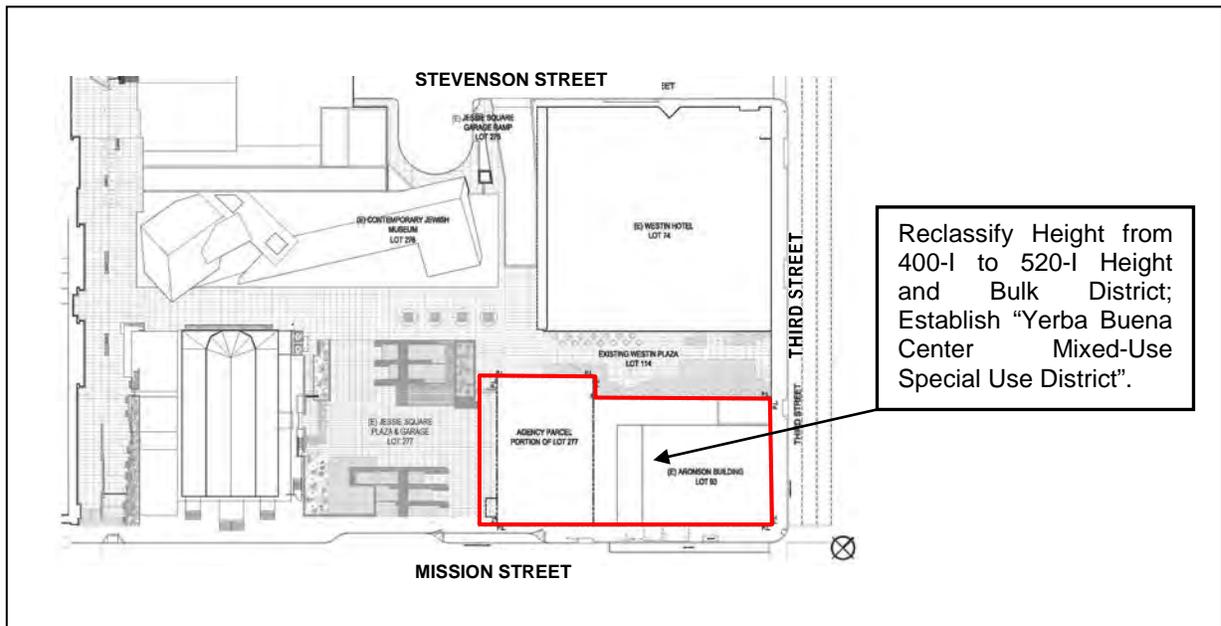
AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2013

**Proposed Zoning Map Amendments**



1 [Planning Code - Yerba Buena Center Mixed-Use Special Use District]

2

3 **Ordinance amending the San Francisco Planning Code and Zoning Map by 1) adding**  
 4 **section 249.71 to create the Yerba Buena Center Mixed-Use Special Use District located**  
 5 **at 706 Mission Street, Lot 093 and portions of Lot 277 within Assessor’s Block 3706 to**  
 6 **facilitate the development of the 706 Mission Street – The Mexican Museum and**  
 7 **Residential Tower Project by modifying specific Planning Code regulations related to**  
 8 **permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio**  
 9 **limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and**  
 10 **curb cut locations; 2) amending the Zoning Map to add the Special Use District and**  
 11 **increase the height of property in the SUD from 400 feet to 520 feet; and making**  
 12 **environmental findings and findings of consistency with general plan.**

13 NOTE: Additions are *single-underline italics Times New Roman*;  
 14 deletions are ~~*strike-through italics Times New Roman*~~.  
 15 Board amendment additions are double-underlined;  
 16 Board amendment deletions are ~~strikethrough normal~~.

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

18 Section 1. General

19 (a) On October 24, 2012, 706 Mission Street Co LLC (the “Applicant”) filed  
 20 entitlement applications with the San Francisco Planning Department for the development of a  
 21 mixed-use development project (the “Project”) at the northwest corner of Third and Mission  
 22 Streets, including an application for a Planning Code Text Amendment to create a new Yerba  
 23 Buena Center Mixed-Use Special Use District.

24

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1 (b) The Project is proposed to be developed on three parcels: (1) the entirety of  
2 Assessor's Block 3706, Lot 093, which is currently owned by the Applicant and which is  
3 improved with an existing 10-story, 144-foot-tall building with a 10-foot-tall mechanical  
4 penthouse (the "Aronson Building"); (2) a portion of Assessor's Block 3706, Lot 277, which is  
5 currently owned by the Successor Agency to the Redevelopment Agency of the City and  
6 County of San Francisco ("Successor Agency"), and which was chosen by the former  
7 Redevelopment Agency Commission and The Mexican Museum Board of Trustees as the  
8 future permanent home of The Mexican Museum (the "Mexican Museum Parcel"); and (3) a  
9 portion of Assessor's Block 3706, Lot 277 and the entirety of Assessor's Block 3706, Lot 275,  
10 which is currently owned by the Successor Agency, and which is improved with the below-  
11 grade, 442 parking space Jessie Square Garage (the "Garage Parcel"). The Aronson Building  
12 is designated as a Category I Significant Building within the expanded New Montgomery-  
13 Mission-Second Street Conservation District.

14 (c) As part of the Project, and pursuant to transaction documents to be entered into  
15 between the Successor Agency and the Applicant, the Successor Agency would convey the  
16 Garage Parcel and the Mexican Museum Parcel to the Applicant. The Applicant would then  
17 construct a new 47-story, 520-foot-tall tower (with a 30-foot-tall elevator/mechanical  
18 penthouse), with two floors below grade. The new tower would be adjacent to and physically  
19 connected to the existing Aronson Building, which would be rehabilitated in compliance with  
20 the Secretary of Interior's Standards. The new tower would contain up to 43 floors of  
21 residential space. The Mexican Museum would occupy the ground through fourth floors of the  
22 tower and the second and third floors and possibly some of the ground floor of the Aronson  
23 Building. The overall project would contain up to 215 residential units, seven floors of "flex  
24 space" in the Aronson Building, which would either be residential use or office use, space for  
25

\*Name of Supervisor/Committee/Department\*  
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1 The Mexican Museum, a ground-floor retail/restaurant use, and associated building services.  
2 The project would also entail certain reconfigurations of the Jessie Square Garage.

3 (d) Pursuant to transaction documents to be entered into between the Successor  
4 Agency and the Applicant, the Project would result in several public benefits, including the  
5 rehabilitation of the Category I Aronson Building, the construction of a core-and-shell for future  
6 occupancy by the Mexican Museum, a \$5,000,000 operating endowment for the Mexican  
7 Museum, and the creation of affordable housing opportunities through the payment of an in-  
8 lieu fee equal to 20% of the residential units, pursuant to the Inclusionary Affordable Housing  
9 Program in Sections 415 through 415.9, as well as the payment of an additional affordable  
10 housing fee to the Successor Agency equal to 8% of the residential units.

11 (e) In order for the Project to proceed and be developed as contemplated by the  
12 Applicant, the Successor Agency, and The Mexican Museum, amendments to certain  
13 provisions of the Planning Code are required.

14

15 Section 2. Findings. The Board of Supervisors finds as follows:

16 (a) On March 21, 2013, the San Francisco Planning Commission certified that the  
17 Final Environmental Impact Report ("Final EIR") for the 706 Mission Street – The Mexican  
18 Museum and Residential Tower Project ("Project") was in compliance with the California  
19 Environmental Quality Act, (California Public Resources Code section 21000, *et seq*)  
20 ("CEQA"), the CEQA Guidelines, and Administrative Code Chapter 31 in Planning  
21 Commission Motion No. \_\_\_\_\_. The Final EIR and Motion No. \_\_\_\_\_ are on file  
22 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are incorporated by  
23 reference.

24

25

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**BOARD OF SUPERVISORS**

1 (b) On \_\_\_\_\_, the Historic Preservation Commission, by Motion  
2 No. \_\_\_\_\_, approved the Major Permit to Alter for the component of the Project that  
3 involves the rehabilitation of the Aronson Building.

4 (c) On \_\_\_\_\_, the Planning Commission approved several actions associated  
5 with the Project, including a Determination of Compliance with Planning Code Section 309 by  
6 Motion No. \_\_\_\_\_, as well as a General Plan Referral by Motion No. \_\_\_\_\_. At the  
7 same hearing, the Planning Commission and Recreation and Park Commission considered  
8 jointly and approved several actions regarding new shadow being cast by the Project on  
9 Union Square, a property within the jurisdiction of the Recreation and Park Department, by  
10 Resolution No. \_\_\_\_\_ and Motion No., \_\_\_\_\_. Planning Commission Resolution  
11 No. \_\_\_\_\_ and Motion No. \_\_\_\_\_ and Recreation and Park Commission  
12 Resolution No. \_\_\_\_\_ and Motion No. \_\_\_\_\_ are on file with the Clerk of the  
13 Board of Supervisors in File No. \_\_\_\_\_ and are incorporated by reference.

14 (d) At the hearing, both the Planning Commission and the Recreation and Park  
15 Commission adopted CEQA Findings, including a Statement of Overriding Considerations and  
16 a Mitigation Monitoring and Reporting Program (MMRP) as required by CEQA by Planning  
17 Commission Motion No. \_\_\_\_\_ and Recreation and Park Commission Motion No.  
18 \_\_\_\_\_ which are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_  
19 and are incorporated by reference.

20 (e) Since the Planning Commission approved the Project and made CEQA findings,  
21 the Board finds that there have been no substantial changes to the Project that would require  
22 major revisions to the Final EIR or result in new or substantially more severe significant  
23 environmental impacts that were not evaluated in the Final EIR; no substantial changes in  
24 circumstances have occurred that would require major revisions to the Final EIR or result in

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1 new or substantially more severe significant environmental impacts that were not evaluated in  
2 the Final EIR; no new information has become available that was not known and could not  
3 have been known at the time the Final EIR was certified as complete and that would result in  
4 new or substantially more severe significant environmental impacts not evaluated in the Final  
5 EIR; and no mitigation measures or alternatives previously found infeasible would be feasible  
6 or mitigation measures or alternatives considerably different than those analyzed in the Final  
7 EIR would substantially reduce significant environmental impacts, but the project proponent  
8 declines to adopt them.

9 (f) In accordance with the actions contemplated herein, this Board has reviewed  
10 the Final EIR and adopts and incorporates by reference as though fully set forth herein the  
11 findings, including the mitigation monitoring and reporting program, adopted by the Planning  
12 Commission on \_\_\_\_\_ in Motion \_\_\_\_\_. The Board further finds that there is  
13 no need to prepare a subsequent environmental impact report under CEQA Guidelines  
14 Section 15162 for the actions contemplated herein.

15 (g) On \_\_\_\_\_, the Planning Commission conducted a duly noticed public  
16 hearing on the proposed Zoning Map amendments and, found that the public necessity,  
17 convenience and general welfare required the approval of the proposed Zoning Map  
18 amendments, and by Resolution No. \_\_\_\_\_ recommended them for approval. The  
19 Planning Commission found that the proposed Zoning Map amendments were, on balance,  
20 consistent with the City's General Plan, and with Planning Code Section 101.1(b). A copy of  
21 said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
22 \_\_\_\_\_ and is incorporated herein by reference.

23 (h) The Board finds that these Zoning Map amendments are on balance consistent  
24 with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the

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1 reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board  
2 hereby incorporates such reasons herein by reference.

3 (i) Pursuant to Planning Code Section 302, the Board finds that the proposed  
4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
5 Planning Commission Resolution No. \_\_\_\_\_, which reasons are incorporated by reference  
6 as though fully set forth.

7

8 Section 3: The San Francisco Planning Code is hereby amended by adding Planning  
9 Code Section 249.71, to read as follows:

10 **SEC 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.**

11 (a) **General.** A special use district entitled the “Yerba Buena Center Mixed-Use  
12 Special Use District”, consisting of Assessor’s Block 3706, Lots 093 and 275, and portions of  
13 Assessor’s Block 3706, Lot 277, is hereby established for the purposes set forth below. The  
14 boundaries of the Yerba Buena Center Mixed-Use Special Use District are designated on  
15 Sectional Map No. 1 SU of the Zoning Map.

16 (b) **Purpose.** The purpose of the special use district is to facilitate the development  
17 of a mixed-use project at the corner of Third Street and Mission Street, which will include  
18 cultural/museum, residential, retail/restaurant and potentially office uses. Including a museum  
19 component within the project will strengthen the district of cultural institutions that are already  
20 established in the area, including SFMOMA, the Yerba Buena Center for the Arts, the  
21 Museum of the African Diaspora, the Contemporary Jewish Museum, the Cartoon Art  
22 Museum, the Children’s Creativity Museum, and the California Historical Museum.

23 (c) **Use Controls.** The following provisions shall apply to the special use district:  
24

25 \*Name of Supervisor/Committee/Department\*  
**BOARD OF SUPERVISORS**

1           (1)     **Cultural Uses.** The special use district shall require the development of at least  
2 35,000 net square feet of cultural, museum, or similar public-serving institutional use with  
3 frontage on Jessie Square as part of the project. Pursuant to the terms of the Purchase and  
4 Sale Agreement (the "Purchase Agreement") between the Successor Agency to the  
5 Redevelopment Agency of the City and County of San Francisco (the "Successor Agency")  
6 and the project sponsor, (A) before any other project use may receive a certificate of  
7 occupancy, the "core-and-shell" of the cultural, museum, or similar public-serving institutional  
8 use must be constructed; and (B) the project sponsor must contribute to an operating  
9 endowment to the museum at the times specified in the Purchase Agreement.

10           (2)     **Permitted Uses.** The principally permitted uses in the special use district  
11 include (A) the cultural use set forth in Section 249.71(c)(1) above; (B) either (i) a residential  
12 development with approximately 4,800 square feet of retail/restaurant space, or (ii) a  
13 residential/office development, including up to approximately 61,320 square feet of office  
14 space, and up to approximately 4,800 square feet of retail/restaurant space; and (C) all uses  
15 which are principally permitted in the C-3-R District. The uses in the special use district shall  
16 include, at a minimum (A) the cultural use set forth in Section 249.71(c)(1) above; (B) no  
17 fewer than 162 dwelling units, and (C) ground-floor retail or cultural space in the Aronson  
18 Building. All uses which are conditionally permitted with conditional use authorization in the  
19 C-3-R District are conditionally permitted with conditional use authorization in the special use  
20 district, to the extent such uses are not otherwise designated as principally permitted uses  
21 pursuant to this Section 249.71(c)(2).

22           (3)     **Inclusionary Affordable Housing Program.** Development within the special  
23 use district shall be subject to the Inclusionary Affordable Housing Program, as set forth in  
24 Sections 415 through 415.9, through the payment of an in-lieu fee, which is currently equal to

1 20% of the total number of residential units in the principal project. Additional affordable  
2 housing requirements are expected to be imposed through negotiations with the Successor  
3 Agency to the Redevelopment Agency above and beyond the requirements of Sections 415  
4 through 415.9.

5 (4) **Floor Area Ratio.** The floor area ratio limits set forth in Sections 123 and 124  
6 for C-3-R Districts shall not apply within the special use district.

7 (5) **Dwelling Unit Exposure.** The dwelling unit exposure requirements of Section  
8 140 shall not apply within the special use district.

9 (6) **Rooftop Screening.** Section 260(b)(1)(F) shall apply within the special use  
10 district, except that the rooftop form created by any additional building volume shall not  
11 exceed 30 feet in height, measured as provided in Section 260(a), and shall not exceed a total  
12 volume, including the volume of the features being enclosed, equal to three-fourths of the  
13 horizontal area of all upper tower roof areas of the building measured before the addition of  
14 any exempt features times 30.

15 (7) **Bulk.** The bulk limits for new construction in the special use district at heights  
16 above 160 feet shall be as set forth in Table 1 below:

17 **Table 1: Bulk Limits for New Construction At Heights Above 160 Feet**

18 Max Floor Plate	13,000 gsf
19 Max Plan Length	124 feet
20 Max Diagonal	157 feet

21 (8) **Protected Street Frontages.**

22 (A) Section 155(r)(3) shall not apply within the special use district.

23 (B) For the purposes of Section 155(r)(4), the project does not have alternative  
24 frontage to Third Street and Mission Street, and therefore curb cuts accessing off-street

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1 parking or loading off Third Street and Mission Street may be permitted as an exception  
2 pursuant to Section 309 and Section 155(r)(4).

3 (9) **Dwelling Unit Density.** No conditional use authorization pursuant to Section  
4 303(c) is required for a dwelling unit density which exceeds the density ratios specified in  
5 Section 215 for the C-3-R District.

6 (d) **Interpretation.** In the event of inconsistency or conflict between any provision  
7 of this Section 249.71 and any other provision of the Planning Code, this Section 249.71 shall  
8 prevail.

9 (e) **Sunset Provision.** This Section 249.71 shall be repealed 5 years after its initial  
10 effective date unless the Project has received a first construction document or the Board of  
11 Supervisors, on or before that date, extends or re-enacts it.

12  
13 Section 4. The San Francisco Planning Code is hereby amended by amending Sectional  
14 Map HT01 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height and Bulk</u> <u>Districts to be Superseded</u>	<u>Height and Bulk</u> <u>Districts Hereby Approved</u>
Assessor's Block/Lot 3706/Lot 093 and portions of Lot 277	400-I	520-I

20  
21 Section 5. The San Francisco Planning Code is hereby amended by amending  
22 Sectional Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>

25 \*Name of Supervisor/Committee/Department\*  
**BOARD OF SUPERVISORS**

1 Assessor's Block/Lot 3706/Lot 2 093 and portions of Lot 277	Yerba Buena Center Mixed-Use Special Use District
--	---

3  
 4 Section 6. Effective Date And Sunset Provision. This ordinance shall become effective  
 5 30 days from the date of passage. This ordinance shall be repealed 5 years after its initial  
 6 effective date unless the Project has received a first construction document or the Board of  
 7 Supervisors, on or before that date, extends or re-enacts it.

8  
 9 Section 7. This section is uncodified. In enacting this Ordinance, the Board intends to  
 10 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
 11 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
 12 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
 13 Board amendment deletions in accordance with the "Note" that appears under the official title  
 14 of the legislation.

15  
 16 APPROVED AS TO FORM:  
 DENNIS J. HERRERA, City Attorney

17  
 18 By: \_\_\_\_\_  
 Susan Cleveland-Knowles  
 19 Deputy City Attorney

20  
 21  
 22  
 23  
 24  
 25 \*Name of Supervisor/Committee/Department\*  
**BOARD OF SUPERVISORS**

# TURNSTONE CONSULTING

June 9, 2011

Mr. Aaron Hollister  
Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Case No. 2008.1084K  
706 Mission Street  
Shadow Analysis – Update of Information Submitted on June 2, 2011**

Dear Mr. Hollister:

Based on our telephone conversation, I have revised the information that was contained in a letter dated June 2, 2011 regarding net new project shadow on Union Square. The information contained in this letter supersedes the information contained in the letter dated June 2, 2011.

As noted in an email from Kevin Guy dated June 2, 2011, Union Square currently has an existing shadow load of about 150,265,376 square-foot-hours (sfh). The proposed project would add about 337,744 sfh of net new shadow on Union Square, for a total shadow load of about 150,603,120 sfh. This would be an increase of about 0.22 percent.

In February 1989, the Planning Commission and the Recreation and Park Commission established a quantitative standard, or shadow budget, for allowing development projects to cast additional net new shadow on Union Square. The shadow budget was set at 392,663.5 sfh of net new shadow. Since the shadow budget for Union Square was established, two completed development projects have affected the shadow conditions on Union Square. The Macy's expansion project resulted in a net reduction of 194,293 sfh of existing shadow (with a corresponding increase in sunlight), and a project at 690 Market Street added 69,540 sfh of net new shadow on Union Square.

Although the Macy's expansion project reduced the amount of existing shadow and increased the amount of available sunlight on Union Square, the 1989 shadow budget has not been formally amended by the Planning Commission and the Recreation and Park Commission to account for these conditions. The current shadow budget for Union Square, which accounts for the 69,540 sfh of net new shadow that were added by the project at 690 Market Street, is 323,123.5 sfh.

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706 Mission Street  
Shadow Analysis – Update  
June 9, 2011  
Page 2

As described above, the proposed project would add about 337,744 sfh of net new shadow on Union Square and exceed the current shadow budget by 14,620.5 sfh.<sup>1</sup> The project sponsor is proposing to amend the shadow budget for Union Square.

Summary of Union Square Shadow Information

Theoretical Annual Sunlight:	392,663,521 sfh
Shadow Load in February 1989:	150,390,128 sfh
Shadow Budget in February 1989:	392,663.5 sfh
Current Shadow Load (June 2011):	150,265,376 sfh <sup>2</sup>
Current Shadow Budget (June 2011):	323,123.5 sfh <sup>3</sup>
Net New Project Shadow:	337,744 sfh
Percentage of Theoretical Annual Sunlight:	0.09 percent
Percentage of Current Shadow Load:	0.22 percent
Remaining Shadow Budget:	-14,620.5 sfh

If you need additional information or have any questions regarding this matter, please contact me at (415) 536-2883 or [mli@consultturnstone.com](mailto:mli@consultturnstone.com).

Sincerely,



Michael Li

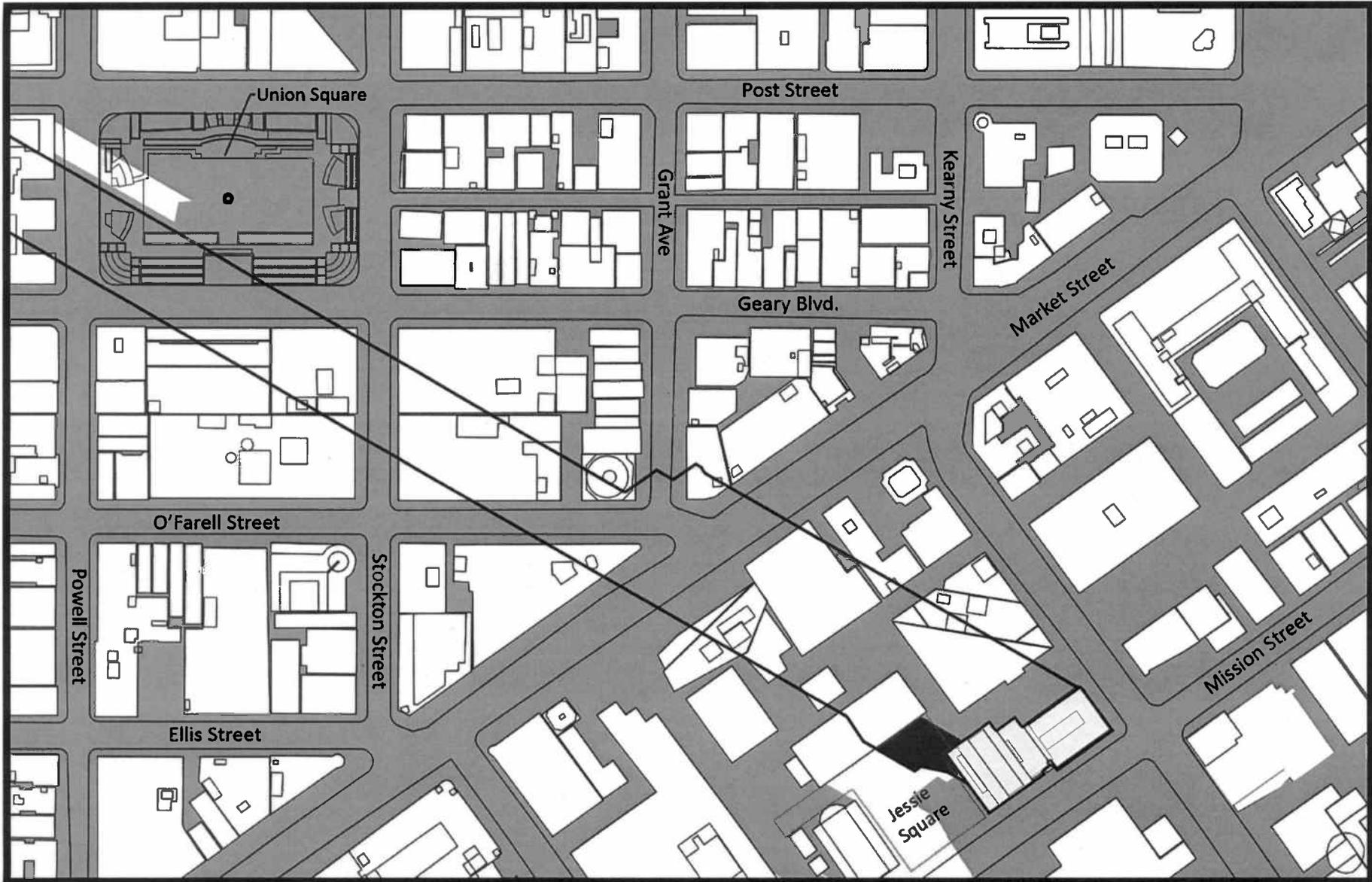
cc: Debra Dwyer  
Kevin Guy

---

<sup>1</sup> If the 1989 shadow budget were formally amended by the Planning Commission and the Recreation and Park Commission to account for the Macy's expansion project, the current shadow budget would be 517,416.5 sfh. Following implementation of the proposed project, Union Square would have a remaining shadow budget of 179,672.5 sfh.

<sup>2</sup> This number accounts for the Macy's expansion project and 690 Market Street.

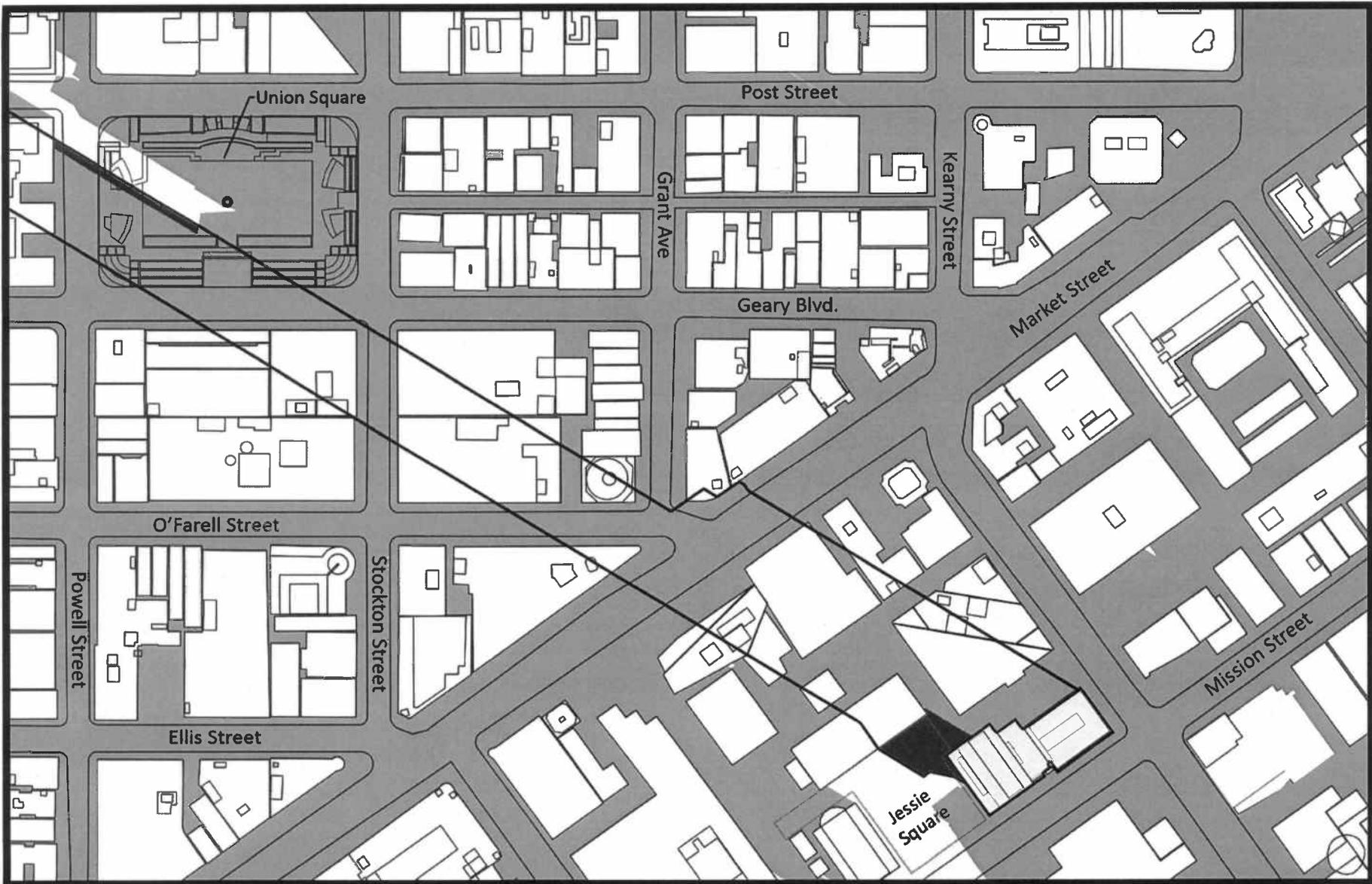
<sup>3</sup> This number accounts for 690 Market Street.



706 Mission Street

October 18 Sunrise -1 hr.

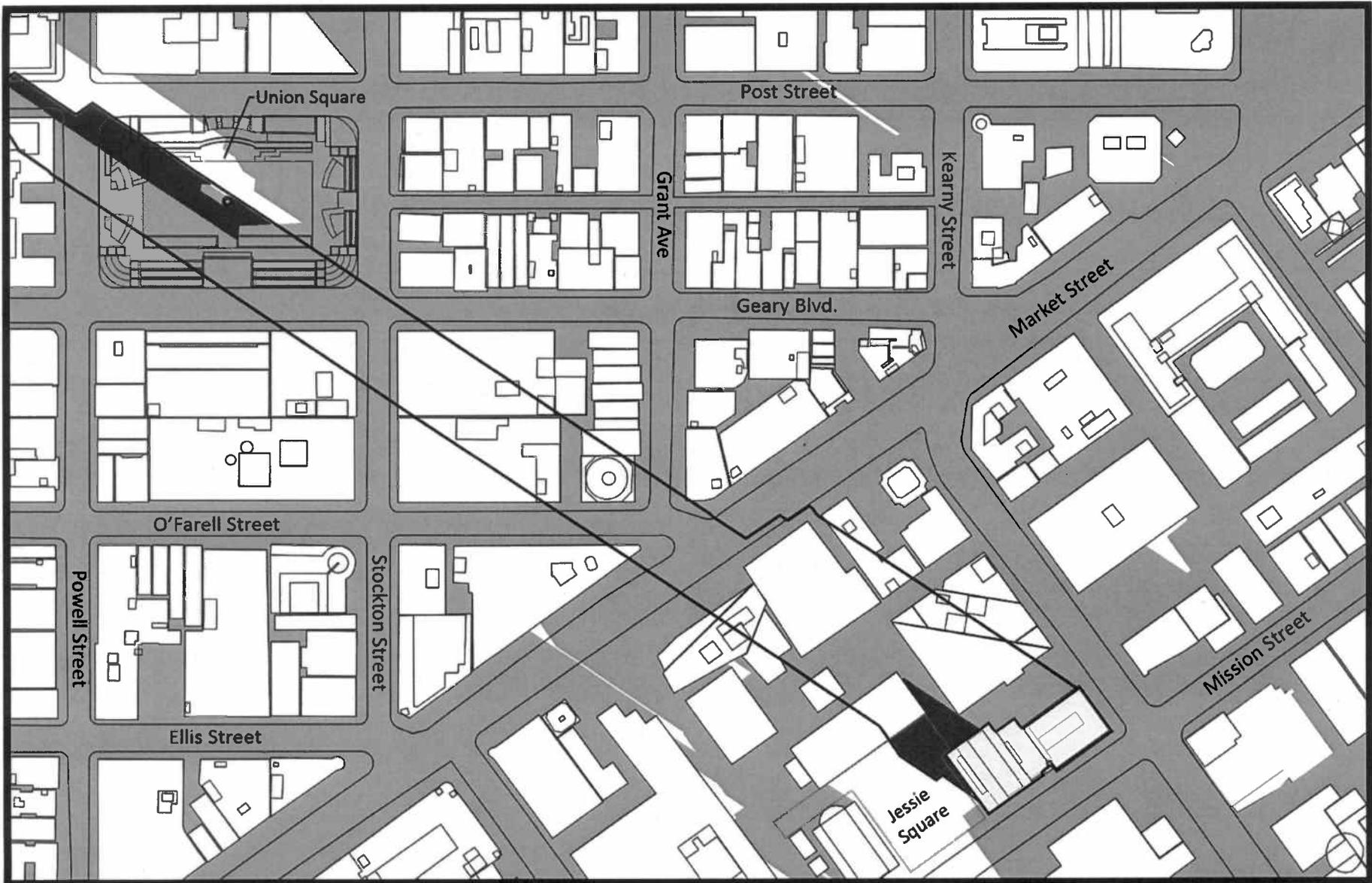
CADP  
2.1.2011



706 Mission Street

October 18 8:30am

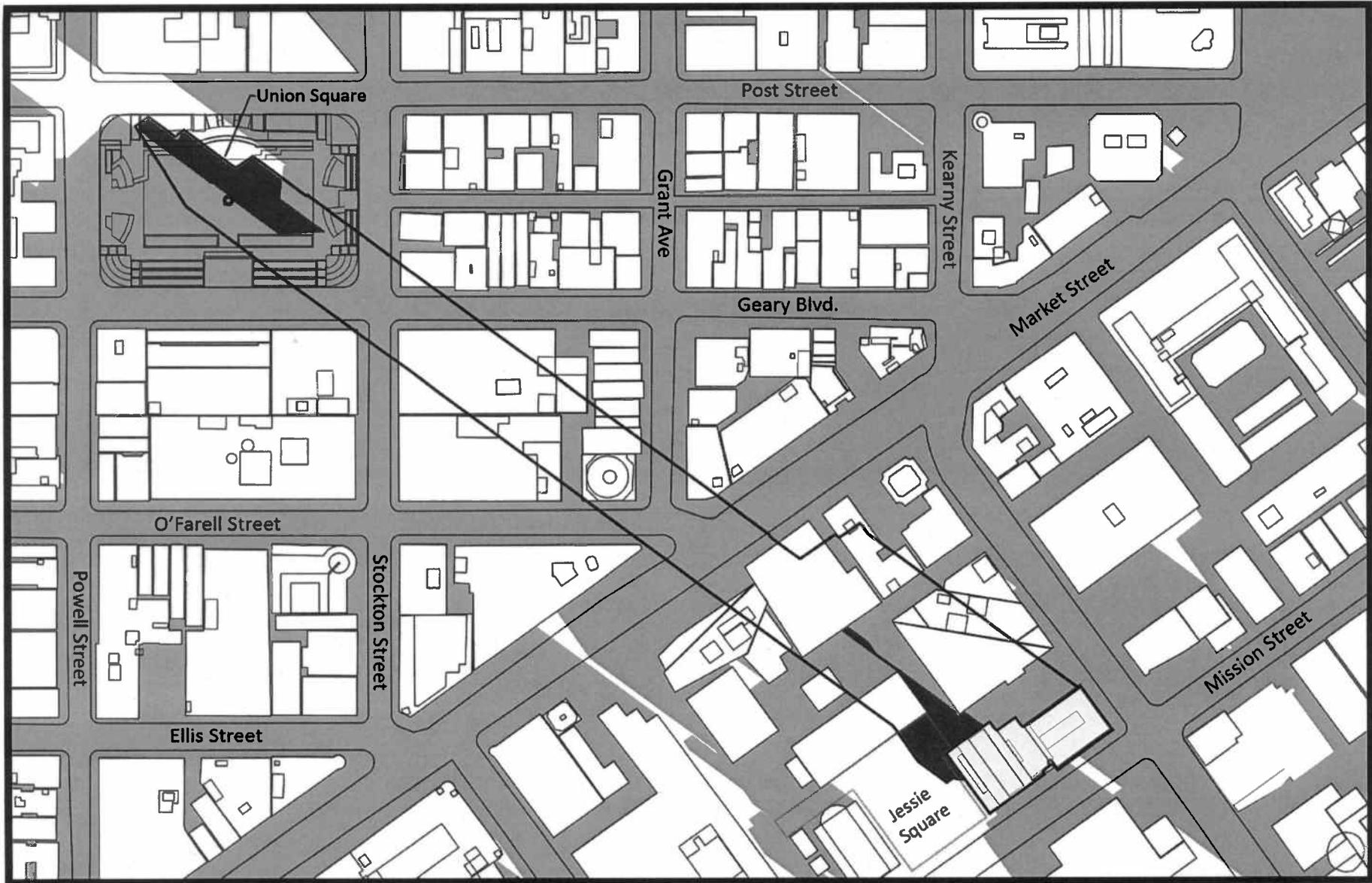
CADP  
2.1.2011



706 Mission Street

October 18 8:45am

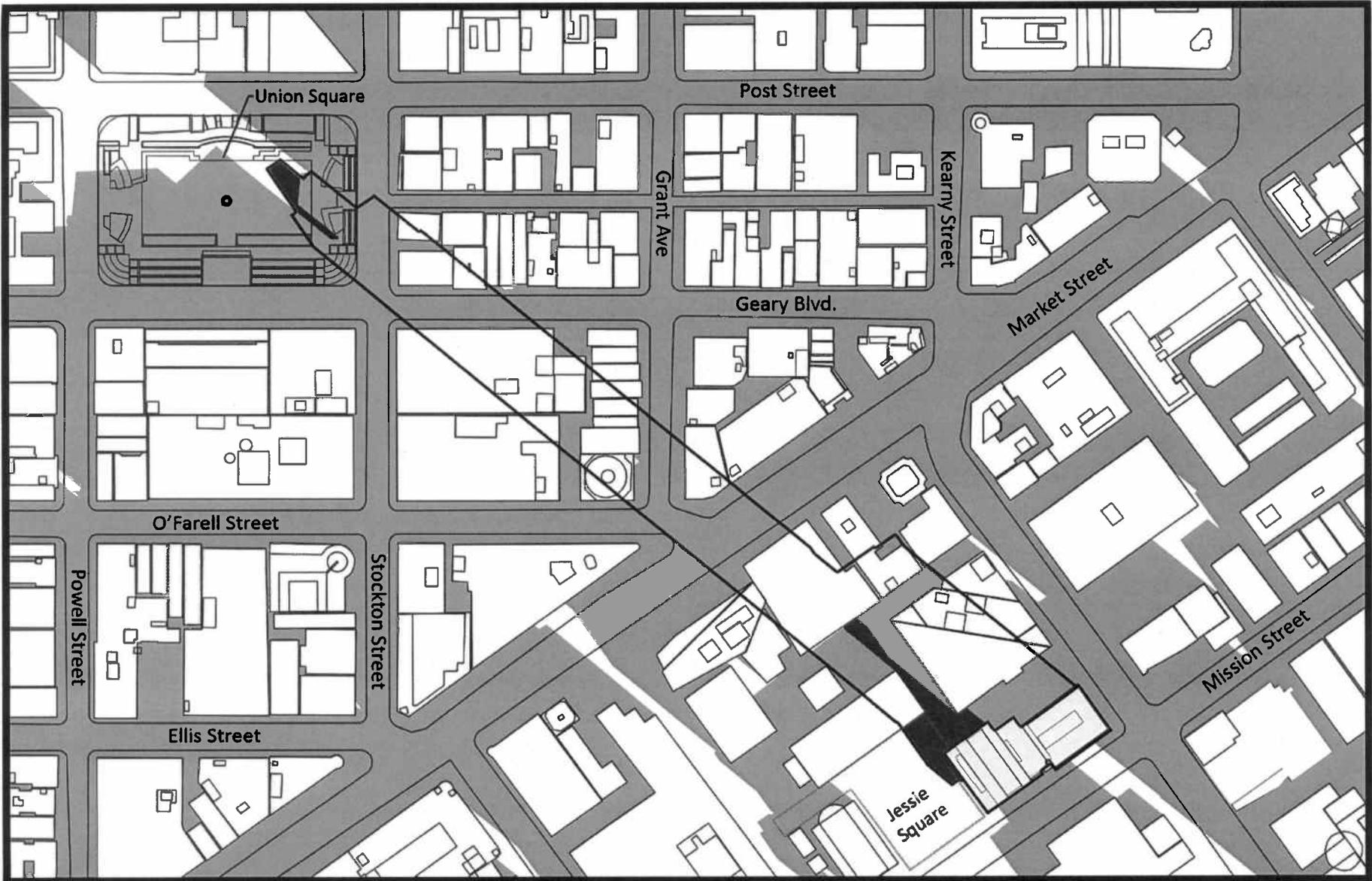
CADP  
2.1.2011



706 Mission Street

October 18 9:00am

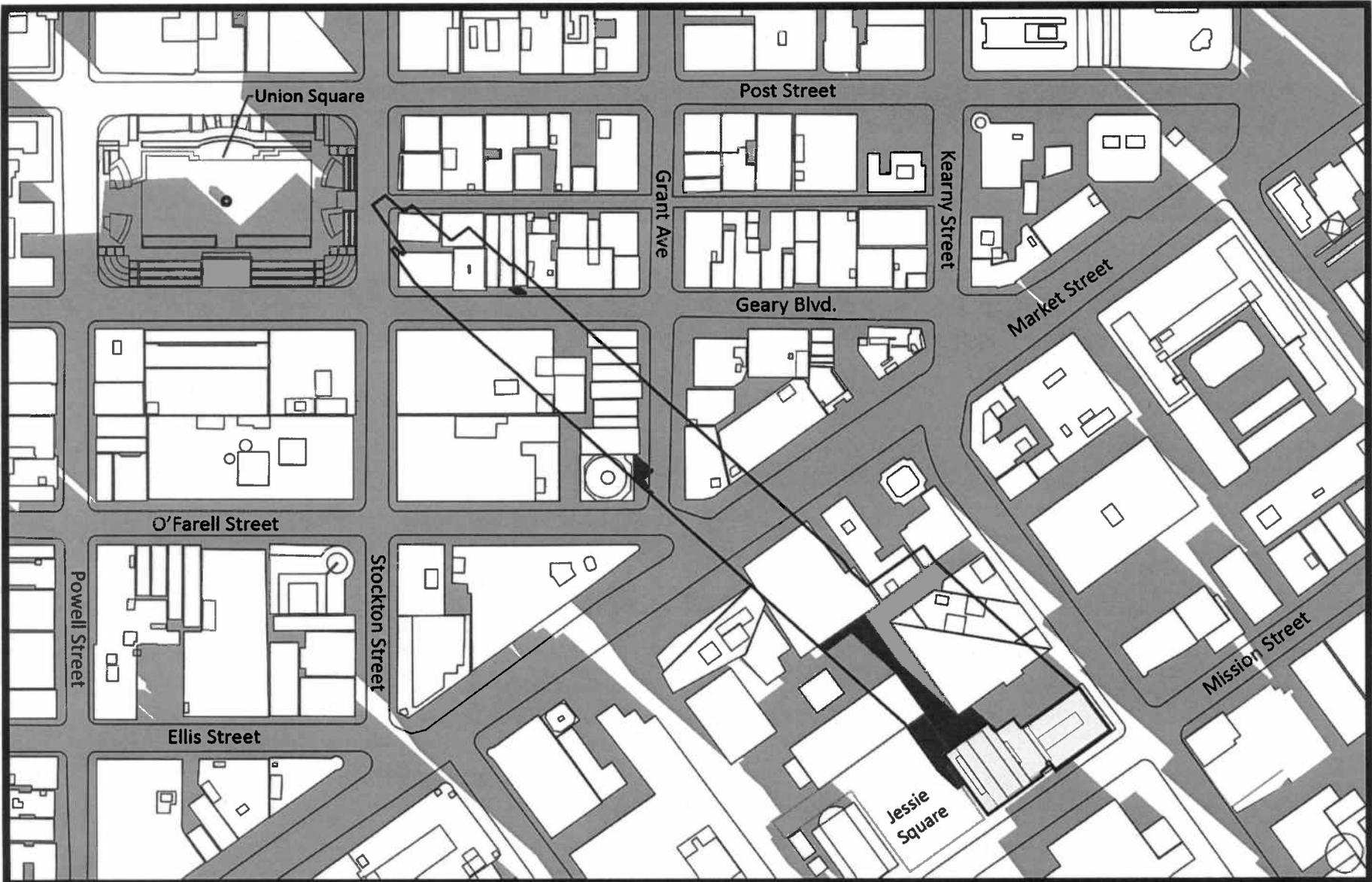
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706 Mission Street

October 18 9:15am

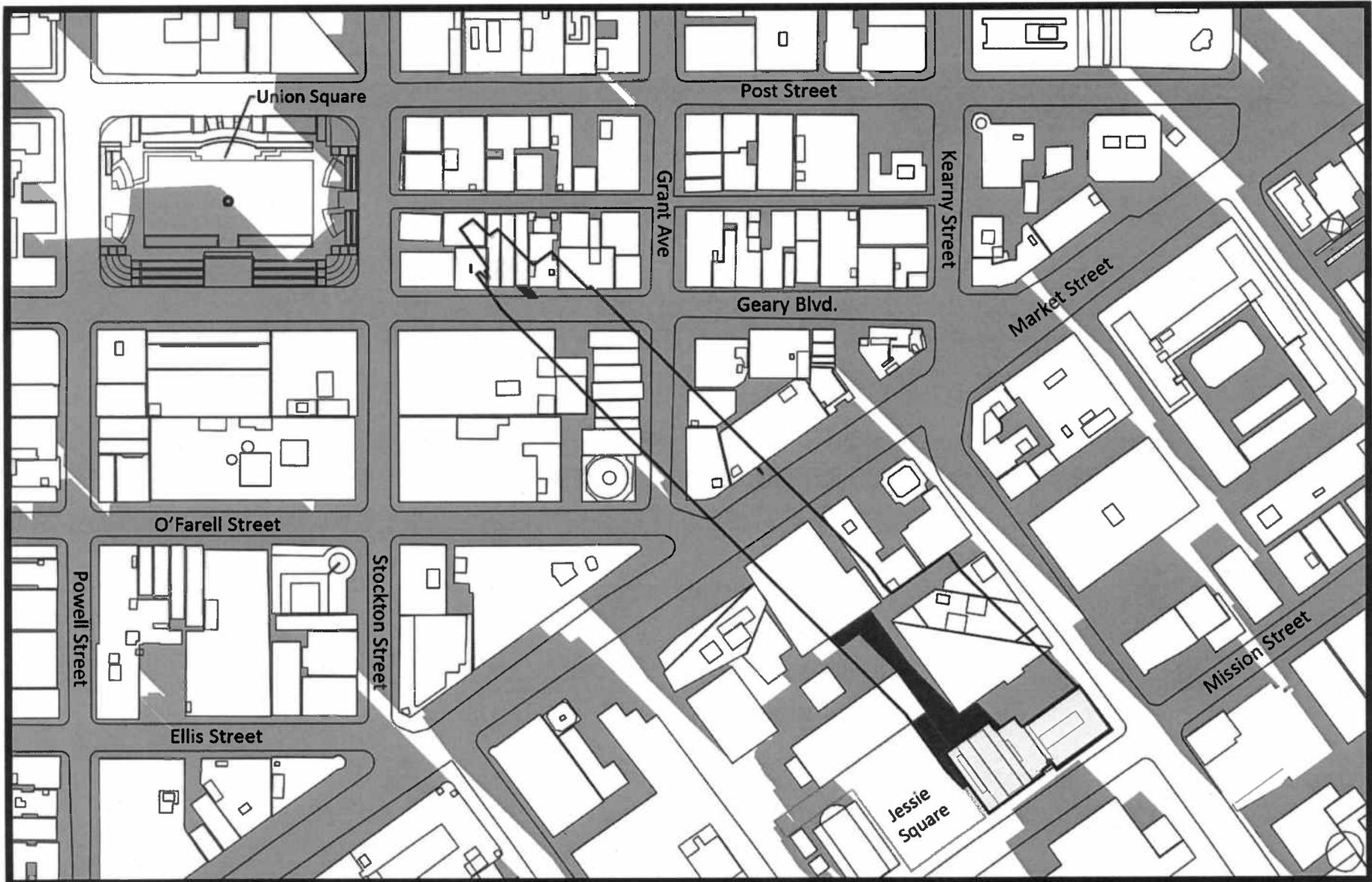
CADP  
2.1.2011



706 Mission Street

October 18 9:30am

CADP  
2.1.2011



706 Mission Street

October 18 9:45am

CADP  
2.1.2011

**706 Mission Street - Handel Architects December 2010 Design [Union Square] FFL Elev Datum 18.22'**

```
'      Square      Foot      *      Hour      Computations
'      produced   by      Solar   Toolbox(tm)  copyright   1985-2010
'      under     exclusive license to CADP      Associates      San      Francisco      CA
'      process   begun   Thursday, December 16,      2010      11:29:03 AM
'      existing  building set:      E:\2010_Final_Backup_1\CADP_2006\Cadp06\Turnstone.706Mission\cacls\706_EX1.XST
'      proposed  building set:      E:\2010_Final_Backup_1\CADP_2006\Cadp06\Turnstone.706Mission\cacls\550_FIN.PRP
'      target    mesh    or      elevation:      60 (HORIZONTAL ELEVATION)
'      projection angle  data  used:      E:\2010_Final_Backup_1\CADP_2006\Cadp06\Turnstone.706Mission\cacls\Calcs_Update\SFHR.D
'      park      outline set:      E:\2010_Final_Backup_1\CADP_2006\Cadp06\Turnstone.706Mission\cacls\Calcs_Update\US-pkout.dxf
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DayNum	Date	Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
172	21-Jun	6.78	0.11	112,615.75	12,387.73	0.00	0.00	0.00	0.00
172	21-Jun	7	0.23	109,385.11	25,158.58	0.00	0.00	3,230.64	743.05
172	21-Jun	7.25	0.25	92,899.57	23,224.89	0.00	0.00	19,716.19	4,929.05
172	21-Jun	7.5	0.25	101,420.48	25,355.12	0.00	0.00	11,195.27	2,798.82
172	21-Jun	7.75	0.25	71,381.20	17,845.30	0.00	0.00	41,234.55	10,308.64
172	21-Jun	8	0.25	47,107.37	11,776.84	0.00	0.00	65,508.38	16,377.10
172	21-Jun	8.25	0.25	39,187.40	9,796.85	0.00	0.00	73,428.35	18,357.09
172	21-Jun	8.5	0.25	33,480.41	8,370.10	0.00	0.00	79,135.34	19,783.84
172	21-Jun	8.75	0.25	28,131.69	7,032.92	0.00	0.00	84,484.06	21,121.02
172	21-Jun	9	0.25	22,693.98	5,673.49	0.00	0.00	89,921.78	22,480.44
172	21-Jun	9.25	0.25	17,827.65	4,456.91	0.00	0.00	94,788.10	23,697.03
172	21-Jun	9.5	0.25	13,746.49	3,436.62	0.00	0.00	98,869.26	24,717.32
172	21-Jun	9.75	0.25	10,139.52	2,534.88	0.00	0.00	102,476.23	25,619.06
172	21-Jun	10	0.25	6,978.49	1,744.62	0.00	0.00	105,637.26	26,409.32
172	21-Jun	10.25	0.25	4,272.28	1,068.07	0.00	0.00	108,343.48	27,085.87
172	21-Jun	10.5	0.25	2,970.89	742.72	0.00	0.00	109,644.86	27,411.22
172	21-Jun	10.75	0.25	1,871.46	467.87	0.00	0.00	110,744.29	27,686.07
172	21-Jun	11	0.25	1,046.89	261.72	0.00	0.00	111,568.86	27,892.22
172	21-Jun	11.25	0.25	316.56	79.14	0.00	0.00	112,299.19	28,074.80
172	21-Jun	11.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
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172	21-Jun	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
172	21-Jun	14.75	0.25	1,676.73	419.18	0.00	0.00	110,939.02	27,734.76
172	21-Jun	15	0.25	4,078.53	1,019.63	0.00	0.00	108,537.22	27,134.31
172	21-Jun	15.25	0.25	6,749.61	1,687.40	0.00	0.00	105,866.14	26,466.54
172	21-Jun	15.5	0.25	9,592.10	2,398.03	0.00	0.00	103,023.65	25,755.91
172	21-Jun	15.75	0.25	13,290.69	3,322.67	0.00	0.00	99,325.06	24,831.26
172	21-Jun	16	0.25	17,631.28	4,407.82	0.00	0.00	94,984.48	23,746.12
172	21-Jun	16.25	0.25	22,119.63	5,529.91	0.00	0.00	90,496.12	22,624.03
172	21-Jun	16.5	0.25	26,440.84	6,610.21	0.00	0.00	86,174.91	21,543.73
172	21-Jun	16.75	0.25	30,820.17	7,705.04	0.00	0.00	81,795.58	20,448.90
172	21-Jun	17	0.25	35,345.96	8,836.49	0.00	0.00	77,269.79	19,317.45
172	21-Jun	17.25	0.25	40,027.41	10,006.85	0.00	0.00	72,588.35	18,147.09
172	21-Jun	17.5	0.25	45,161.37	11,290.34	0.00	0.00	67,454.39	16,863.60
172	21-Jun	17.75	0.25	50,524.54	12,631.13	0.00	0.00	62,091.22	15,522.80
172	21-Jun	18	0.25	55,995.42	13,998.85	0.00	0.00	56,620.33	14,155.08
172	21-Jun	18.25	0.25	63,407.71	15,851.93	0.00	0.00	49,208.05	12,302.01
172	21-Jun	18.5	0.25	71,538.83	17,884.71	0.00	0.00	41,076.92	10,269.23
172	21-Jun	18.75	0.25	75,458.75	18,864.69	0.00	0.00	37,157.00	9,289.25
172	21-Jun	19	0.25	74,628.27	18,657.07	0.00	0.00	37,987.49	9,496.87
172	21-Jun	19.25	0.3	72,796.21	21,838.86	0.00	0.00	39,819.54	11,945.86
172	21-Jun	19.6	0.18	70,449.25	12,680.87	0.00	0.00	42,166.50	7,589.97
179	28-Jun	6.81	0.1	112,615.75	11,261.58	0.00	0.00	0.00	0.00
179	28-Jun	7	0.22	110,674.02	24,348.28	0.00	0.00	1,941.74	427.18
179	28-Jun	7.25	0.25	94,558.89	23,639.72	0.00	0.00	18,056.86	4,514.22
179	28-Jun	7.5	0.25	101,997.45	25,499.36	0.00	0.00	10,618.30	2,654.58
179	28-Jun	7.75	0.25	76,874.09	19,218.52	0.00	0.00	35,741.67	8,935.42
179	28-Jun	8	0.25	48,716.13	12,179.03	0.00	0.00	63,899.63	15,974.91
179	28-Jun	8.25	0.25	39,988.00	9,997.00	0.00	0.00	72,627.75	18,156.94
179	28-Jun	8.5	0.25	34,291.52	8,572.88	0.00	0.00	78,324.23	19,581.06
179	28-Jun	8.75	0.25	28,848.22	7,212.06	0.00	0.00	83,767.53	20,941.88
179	28-Jun	9	0.25	23,370.45	5,842.61	0.00	0.00	89,245.31	22,311.33
179	28-Jun	9.25	0.25	18,436.80	4,609.20	0.00	0.00	94,178.95	23,544.74
179	28-Jun	9.5	0.25	14,235.13	3,558.78	0.00	0.00	98,380.63	24,595.16

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
179	28-Jun	9.75	0.25	10,560.51	2,640.13	0.00	0.00	102,055.25	25,513.81
179	28-Jun	10	0.25	7,326.91	1,831.73	0.00	0.00	105,288.85	26,322.21
179	28-Jun	10.25	0.25	4,466.68	1,116.67	0.00	0.00	108,149.07	27,037.27
179	28-Jun	10.5	0.25	3,108.16	777.04	0.00	0.00	109,507.60	27,376.90
179	28-Jun	10.75	0.25	1,990.01	497.50	0.00	0.00	110,625.75	27,656.44
179	28-Jun	11	0.25	1,135.88	283.97	0.00	0.00	111,479.87	27,869.97
179	28-Jun	11.25	0.25	405.23	101.31	0.00	0.00	112,210.53	28,052.63
179	28-Jun	11.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
179	28-Jun	14.75	0.25	1,487.91	371.98	0.00	0.00	111,127.84	27,781.96
179	28-Jun	15	0.25	3,884.79	971.20	0.00	0.00	108,730.97	27,182.74
179	28-Jun	15.25	0.25	6,502.34	1,625.58	0.00	0.00	106,113.42	26,528.35
179	28-Jun	15.5	0.25	9,340.56	2,335.14	0.00	0.00	103,275.19	25,818.80
179	28-Jun	15.75	0.25	12,993.18	3,248.29	0.00	0.00	99,622.58	24,905.64
179	28-Jun	16	0.25	17,294.03	4,323.51	0.00	0.00	95,321.73	23,830.43
179	28-Jun	16.25	0.25	21,843.46	5,460.87	0.00	0.00	90,772.29	22,693.07
179	28-Jun	16.5	0.25	26,158.43	6,539.61	0.00	0.00	86,457.32	21,614.33
179	28-Jun	16.75	0.25	30,629.05	7,657.26	0.00	0.00	81,986.70	20,496.68
179	28-Jun	17	0.25	35,191.95	8,797.99	0.00	0.00	77,423.80	19,355.95
179	28-Jun	17.25	0.25	39,829.39	9,957.35	0.00	0.00	72,786.36	18,196.59
179	28-Jun	17.5	0.25	44,865.82	11,216.46	0.00	0.00	67,749.93	16,937.48
179	28-Jun	17.75	0.25	50,314.70	12,578.68	0.00	0.00	62,301.05	15,575.26
179	28-Jun	18	0.25	55,592.49	13,898.12	0.00	0.00	57,023.26	14,255.82
179	28-Jun	18.25	0.25	63,186.71	15,796.68	0.00	0.00	49,429.05	12,357.26
179	28-Jun	18.5	0.25	71,136.89	17,784.22	0.00	0.00	41,478.87	10,369.72
179	28-Jun	18.75	0.25	75,652.50	18,913.12	0.00	0.00	36,963.26	9,240.81
179	28-Jun	19	0.25	74,841.06	18,710.27	0.00	0.00	37,774.69	9,443.67

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
179	28-Jun	19.25	0.3	73,078.95	21,923.69	0.00	0.00	39,536.80	11,861.04
179	28-Jun	19.61	0.18	70,612.13	12,710.18	0.00	0.00	42,003.62	7,560.65
186	5-Jul	6.87	0.06	112,615.75	6,756.95	0.00	0.00	0.00	0.00
186	5-Jul	7	0.19	111,869.66	21,255.24	0.00	0.00	746.09	141.76
186	5-Jul	7.25	0.25	98,428.24	24,607.06	0.00	0.00	14,187.51	3,546.88
186	5-Jul	7.5	0.25	104,456.06	26,114.02	0.00	0.00	8,159.69	2,039.92
186	5-Jul	7.75	0.25	84,937.56	21,234.39	0.00	0.00	27,678.19	6,919.55
186	5-Jul	8	0.25	51,709.02	12,927.26	0.00	0.00	60,906.73	15,226.68
186	5-Jul	8.25	0.25	41,732.38	10,433.09	0.00	0.00	70,883.37	17,720.84
186	5-Jul	8.5	0.25	35,812.60	8,953.15	0.00	0.00	76,803.16	19,200.79
186	5-Jul	8.75	0.25	29,883.29	7,470.82	0.00	0.00	82,732.46	20,683.12
186	5-Jul	9	0.25	24,178.27	6,044.57	0.00	0.00	88,437.48	22,109.37
186	5-Jul	9.25	0.25	19,171.73	4,792.93	0.00	0.00	93,444.03	23,361.01
186	5-Jul	9.5	0.25	14,777.29	3,694.32	0.00	0.00	97,838.46	24,459.62
186	5-Jul	9.75	0.25	11,030.75	2,757.69	0.00	0.00	101,585.00	25,396.25
186	5-Jul	10	0.25	7,688.13	1,922.03	0.00	0.00	104,927.62	26,231.91
186	5-Jul	10.25	0.25	4,813.78	1,203.45	0.00	0.00	107,801.97	26,950.49
186	5-Jul	10.5	0.25	3,267.42	816.86	0.00	0.00	109,348.33	27,337.08
186	5-Jul	10.75	0.25	2,107.24	526.81	0.00	0.00	110,508.51	27,627.13
186	5-Jul	11	0.25	1,230.78	307.70	0.00	0.00	111,384.97	27,846.24
186	5-Jul	11.25	0.25	488.64	122.16	0.00	0.00	112,127.12	28,031.78
186	5-Jul	11.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
186	5-Jul	14.75	0.25	1,412.71	353.18	0.00	0.00	111,203.04	27,800.76
186	5-Jul	15	0.25	3,785.61	946.40	0.00	0.00	108,830.14	27,207.54
186	5-Jul	15.25	0.25	6,443.56	1,610.89	0.00	0.00	106,172.20	26,543.05
186	5-Jul	15.5	0.25	9,285.72	2,321.43	0.00	0.00	103,330.03	25,832.51

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
186	5-Jul	15.75	0.25	12,900.90	3,225.23	0.00	0.00	99,714.85	24,928.71
186	5-Jul	16	0.25	17,179.75	4,294.94	0.00	0.00	95,436.01	23,859.00
186	5-Jul	16.25	0.25	21,893.70	5,473.43	0.00	0.00	90,722.05	22,680.51
186	5-Jul	16.5	0.25	26,364.33	6,591.08	0.00	0.00	86,251.43	21,562.86
186	5-Jul	16.75	0.25	30,891.10	7,722.78	0.00	0.00	81,724.65	20,431.16
186	5-Jul	17	0.25	35,490.78	8,872.70	0.00	0.00	77,124.97	19,281.24
186	5-Jul	17.25	0.25	40,258.26	10,064.57	0.00	0.00	72,357.49	18,089.37
186	5-Jul	17.5	0.25	45,293.38	11,323.34	0.00	0.00	67,322.38	16,830.59
186	5-Jul	17.75	0.25	50,865.07	12,716.27	0.00	0.00	61,750.68	15,437.67
186	5-Jul	18	0.25	56,129.73	14,032.43	0.00	0.00	56,486.03	14,121.51
186	5-Jul	18.25	0.25	63,625.43	15,906.36	0.00	0.00	48,990.33	12,247.58
186	5-Jul	18.5	0.25	71,732.25	17,933.06	0.00	0.00	40,883.51	10,220.88
186	5-Jul	18.75	0.25	76,313.54	19,078.38	0.00	0.00	36,302.22	9,075.55
186	5-Jul	19	0.25	75,484.04	18,871.01	0.00	0.00	37,131.72	9,282.93
186	5-Jul	19.25	0.3	73,637.20	22,091.16	0.00	0.00	38,978.55	11,693.56
186	5-Jul	19.6	0.18	71,142.47	12,805.64	0.00	0.00	41,473.28	7,465.19
193	12-Jul	6.94	0.03	112,615.75	3,378.47	0.00	0.00	0.00	0.00
193	12-Jul	7	0.15	112,614.77	16,892.22	0.00	0.00	0.99	0.15
193	12-Jul	7.25	0.25	105,000.52	26,250.13	0.00	0.00	7,615.23	1,903.81
193	12-Jul	7.5	0.25	107,967.80	26,991.95	0.00	0.00	4,647.95	1,161.99
193	12-Jul	7.75	0.25	94,756.91	23,689.23	0.00	0.00	17,858.85	4,464.71
193	12-Jul	8	0.25	55,363.94	13,840.98	0.00	0.00	57,251.82	14,312.95
193	12-Jul	8.25	0.25	44,158.48	11,039.62	0.00	0.00	68,457.27	17,114.32
193	12-Jul	8.5	0.25	37,754.00	9,438.50	0.00	0.00	74,861.75	18,715.44
193	12-Jul	8.75	0.25	31,199.78	7,799.95	0.00	0.00	81,415.97	20,353.99
193	12-Jul	9	0.25	25,275.73	6,318.93	0.00	0.00	87,340.02	21,835.01
193	12-Jul	9.25	0.25	20,020.60	5,005.15	0.00	0.00	92,595.15	23,148.79
193	12-Jul	9.5	0.25	15,468.87	3,867.22	0.00	0.00	97,146.89	24,286.72
193	12-Jul	9.75	0.25	11,635.64	2,908.91	0.00	0.00	100,980.12	25,245.03
193	12-Jul	10	0.25	8,132.44	2,033.11	0.00	0.00	104,483.32	26,120.83
193	12-Jul	10.25	0.25	5,187.16	1,296.79	0.00	0.00	107,428.60	26,857.15
193	12-Jul	10.5	0.25	3,428.33	857.08	0.00	0.00	109,187.42	27,296.86
193	12-Jul	10.75	0.25	2,249.76	562.44	0.00	0.00	110,365.99	27,591.50
193	12-Jul	11	0.25	1,354.26	338.56	0.00	0.00	111,261.50	27,815.37
193	12-Jul	11.25	0.25	560.22	140.06	0.00	0.00	112,055.53	28,013.88
193	12-Jul	11.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
193	12-Jul	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
193	12-Jul	14.75	0.25	1,425.19	356.30	0.00	0.00	111,190.57	27,797.64
193	12-Jul	15	0.25	3,828.96	957.24	0.00	0.00	108,786.79	27,196.70
193	12-Jul	15.25	0.25	6,470.48	1,617.62	0.00	0.00	106,145.27	26,536.32
193	12-Jul	15.5	0.25	9,357.64	2,339.41	0.00	0.00	103,258.12	25,814.53
193	12-Jul	15.75	0.25	13,034.88	3,258.72	0.00	0.00	99,580.87	24,895.22
193	12-Jul	16	0.25	17,322.92	4,330.73	0.00	0.00	95,292.83	23,823.21
193	12-Jul	16.25	0.25	22,122.92	5,530.73	0.00	0.00	90,492.84	22,623.21
193	12-Jul	16.5	0.25	26,955.75	6,738.94	0.00	0.00	85,660.01	21,415.00
193	12-Jul	16.75	0.25	31,683.82	7,920.96	0.00	0.00	80,931.93	20,232.98
193	12-Jul	17	0.25	36,474.62	9,118.65	0.00	0.00	76,141.13	19,035.28
193	12-Jul	17.25	0.25	41,388.23	10,347.06	0.00	0.00	71,227.52	17,806.88
193	12-Jul	17.5	0.25	46,449.29	11,612.32	0.00	0.00	66,166.46	16,541.62
193	12-Jul	17.75	0.25	52,308.65	13,077.16	0.00	0.00	60,307.10	15,076.78
193	12-Jul	18	0.25	57,933.21	14,483.30	0.00	0.00	54,682.54	13,670.63
193	12-Jul	18.25	0.25	65,124.17	16,281.04	0.00	0.00	47,491.58	11,872.90
193	12-Jul	18.5	0.25	73,261.86	18,315.47	0.00	0.00	39,353.89	9,838.47
193	12-Jul	18.75	0.25	77,404.10	19,351.02	0.00	0.00	35,211.65	8,802.91
193	12-Jul	19	0.25	76,260.99	19,065.25	0.00	0.00	36,354.76	9,088.69
193	12-Jul	19.25	0.28	74,361.95	20,821.35	0.00	0.00	38,253.81	10,711.07
193	12-Jul	19.56	0.15	72,032.72	10,804.91	0.00	0.00	40,583.03	6,087.46
200	19-Jul	7.02	0.13	112,615.75	14,640.05	0.00	0.00	0.00	0.00
200	19-Jul	7.27	0.24	111,127.19	26,670.53	0.00	0.00	1,488.57	357.26
200	19-Jul	7.5	0.24	111,232.60	26,695.82	0.00	0.00	1,383.15	331.96
200	19-Jul	7.75	0.25	97,982.62	24,495.66	0.00	0.00	14,633.13	3,658.28
200	19-Jul	8	0.25	60,095.62	15,023.91	0.00	0.00	52,520.13	13,130.03
200	19-Jul	8.25	0.25	47,656.43	11,914.11	0.00	0.00	64,959.32	16,239.83
200	19-Jul	8.5	0.25	40,234.29	10,058.57	0.00	0.00	72,381.46	18,095.37
200	19-Jul	8.75	0.25	32,685.72	8,171.43	0.00	0.00	79,930.03	19,982.51

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
200	19-Jul	9	0.25	26,437.23	6,609.31	0.00	0.00	86,178.53	21,544.63
200	19-Jul	9.25	0.25	21,022.17	5,255.54	0.00	0.00	91,593.58	22,898.40
200	19-Jul	9.5	0.25	16,231.05	4,057.76	0.00	0.00	96,384.71	24,096.18
200	19-Jul	9.75	0.25	12,203.09	3,050.77	0.00	0.00	100,412.67	25,103.17
200	19-Jul	10	0.25	8,657.52	2,164.38	0.00	0.00	103,958.23	25,989.56
200	19-Jul	10.25	0.25	5,582.86	1,395.72	0.00	0.00	107,032.89	26,758.22
200	19-Jul	10.5	0.25	3,591.54	897.88	0.00	0.00	109,024.22	27,256.05
200	19-Jul	10.75	0.25	2,389.32	597.33	0.00	0.00	110,226.43	27,556.61
200	19-Jul	11	0.25	1,457.04	364.26	0.00	0.00	111,158.71	27,789.68
200	19-Jul	11.25	0.25	623.93	155.98	0.00	0.00	111,991.82	27,997.96
200	19-Jul	11.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
200	19-Jul	14.75	0.25	1,580.51	395.13	0.00	0.00	111,035.24	27,758.81
200	19-Jul	15	0.25	4,002.68	1,000.67	0.00	0.00	108,613.08	27,153.27
200	19-Jul	15.25	0.25	6,693.78	1,673.45	0.00	0.00	105,921.97	26,480.49
200	19-Jul	15.5	0.25	9,627.90	2,406.97	0.00	0.00	102,987.86	25,746.96
200	19-Jul	15.75	0.25	13,469.34	3,367.33	0.00	0.00	99,146.42	24,786.60
200	19-Jul	16	0.25	17,810.57	4,452.64	0.00	0.00	94,805.18	23,701.29
200	19-Jul	16.25	0.25	22,688.39	5,672.10	0.00	0.00	89,927.36	22,481.84
200	19-Jul	16.5	0.25	28,082.10	7,020.53	0.00	0.00	84,533.65	21,133.41
200	19-Jul	16.75	0.25	33,013.12	8,253.28	0.00	0.00	79,602.63	19,900.66
200	19-Jul	17	0.25	37,994.05	9,498.51	0.00	0.00	74,621.70	18,655.43
200	19-Jul	17.25	0.25	43,214.38	10,803.59	0.00	0.00	69,401.38	17,350.34
200	19-Jul	17.5	0.25	48,620.89	12,155.22	0.00	0.00	63,994.86	15,998.71
200	19-Jul	17.75	0.25	54,664.81	13,666.20	0.00	0.00	57,950.95	14,487.74
200	19-Jul	18	0.25	60,979.63	15,244.91	0.00	0.00	51,636.12	12,909.03
200	19-Jul	18.25	0.25	67,857.64	16,964.41	0.00	0.00	44,758.11	11,189.53

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
200	19-Jul	18.5	0.25	76,186.12	19,046.53	0.00	0.00	36,429.63	9,107.41
200	19-Jul	18.75	0.25	78,668.05	19,667.01	0.00	0.00	33,947.70	8,486.93
200	19-Jul	19	0.25	77,313.47	19,328.37	0.00	0.00	35,302.29	8,825.57
200	19-Jul	19.25	0.25	75,307.69	18,826.92	0.00	0.00	37,308.06	9,327.01
200	19-Jul	19.5	0.13	73,481.22	9,552.56	0.00	0.00	39,134.53	5,087.49
207	26-Jul	7.12	0.06	112,615.75	6,756.95	0.00	0.00	0.00	0.00
207	26-Jul	7.25	0.19	112,615.75	21,396.99	0.00	0.00	0.00	0.00
207	26-Jul	7.5	0.25	111,865.72	27,966.43	0.00	0.00	750.03	187.51
207	26-Jul	7.75	0.25	94,241.34	23,560.34	0.00	0.00	18,374.41	4,593.60
207	26-Jul	8	0.25	64,256.91	16,064.23	0.00	0.00	48,358.84	12,089.71
207	26-Jul	8.25	0.25	52,028.87	13,007.22	0.00	0.00	60,586.89	15,146.72
207	26-Jul	8.5	0.25	42,208.54	10,552.13	0.00	0.00	70,407.22	17,601.80
207	26-Jul	8.75	0.25	34,276.74	8,569.19	0.00	0.00	78,339.01	19,584.75
207	26-Jul	9	0.25	27,697.57	6,924.39	0.00	0.00	84,918.19	21,229.55
207	26-Jul	9.25	0.25	22,037.86	5,509.47	0.00	0.00	90,577.89	22,644.47
207	26-Jul	9.5	0.25	17,139.03	4,284.76	0.00	0.00	95,476.72	23,869.18
207	26-Jul	9.75	0.25	12,903.20	3,225.80	0.00	0.00	99,712.55	24,928.14
207	26-Jul	10	0.25	9,137.95	2,284.49	0.00	0.00	103,477.81	25,869.45
207	26-Jul	10.25	0.25	5,974.95	1,493.74	0.00	0.00	106,640.80	26,660.20
207	26-Jul	10.5	0.25	3,744.89	936.22	0.00	0.00	108,870.86	27,217.72
207	26-Jul	10.75	0.25	2,522.98	630.74	0.00	0.00	110,092.78	27,523.19
207	26-Jul	11	0.25	1,556.54	389.14	0.00	0.00	111,059.21	27,764.80
207	26-Jul	11.25	0.25	702.09	175.52	0.00	0.00	111,913.67	27,978.42
207	26-Jul	11.5	0.25	17.40	4.35	0.00	0.00	112,598.35	28,149.59
207	26-Jul	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	14.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
207	26-Jul	14.75	0.25	1,842.89	460.72	0.00	0.00	110,772.86	27,693.22
207	26-Jul	15	0.25	4,319.24	1,079.81	0.00	0.00	108,296.52	27,074.13

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
207	26-Jul	15.25	0.25	7,100.00	1,775.00	0.00	0.00	105,515.76	26,378.94
207	26-Jul	15.5	0.25	10,160.54	2,540.13	0.00	0.00	102,455.22	25,613.80
207	26-Jul	15.75	0.25	14,107.06	3,526.76	0.00	0.00	98,508.70	24,627.17
207	26-Jul	16	0.25	18,531.71	4,632.93	0.00	0.00	94,084.05	23,521.01
207	26-Jul	16.25	0.25	23,505.09	5,876.27	0.00	0.00	89,110.67	22,277.67
207	26-Jul	16.5	0.25	29,151.98	7,288.00	0.00	0.00	83,463.77	20,865.94
207	26-Jul	16.75	0.25	35,021.19	8,755.30	0.00	0.00	77,594.56	19,398.64
207	26-Jul	17	0.25	40,283.22	10,070.80	0.00	0.00	72,332.53	18,083.13
207	26-Jul	17.25	0.25	45,956.06	11,489.01	0.00	0.00	66,659.70	16,664.92
207	26-Jul	17.5	0.25	51,733.98	12,933.49	0.00	0.00	60,881.78	15,220.44
207	26-Jul	17.75	0.25	58,055.05	14,513.76	0.00	0.00	54,560.71	13,640.18
207	26-Jul	18	0.25	64,871.97	16,217.99	0.00	0.00	47,743.78	11,935.95
207	26-Jul	18.25	0.25	72,035.67	18,008.92	0.00	0.00	40,580.08	10,145.02
207	26-Jul	18.5	0.25	80,464.97	20,116.24	0.00	0.00	32,150.78	8,037.70
207	26-Jul	18.75	0.25	80,228.53	20,057.13	0.00	0.00	32,387.22	8,096.81
207	26-Jul	19	0.25	78,472.66	19,618.17	0.00	0.00	34,143.09	8,535.77
207	26-Jul	19.25	0.21	76,505.64	16,066.18	0.00	0.00	36,110.11	7,583.12
207	26-Jul	19.42	0.09	75,133.65	6,762.03	0.00	0.00	37,482.10	3,373.39
214	2-Aug	7.21	0.02	112,615.75	2,252.32	0.00	0.00	0.00	0.00
214	2-Aug	7.25	0.15	112,615.75	16,892.36	0.00	0.00	0.00	0.00
214	2-Aug	7.5	0.25	108,734.58	27,183.65	0.00	0.00	3,881.17	970.29
214	2-Aug	7.75	0.25	86,517.75	21,629.44	0.00	0.00	26,098.01	6,524.50
214	2-Aug	8	0.25	69,131.44	17,282.86	0.00	0.00	43,484.31	10,871.08
214	2-Aug	8.25	0.25	55,412.21	13,853.05	0.00	0.00	57,203.54	14,300.89
214	2-Aug	8.5	0.25	44,630.04	11,157.51	0.00	0.00	67,985.71	16,996.43
214	2-Aug	8.75	0.25	36,024.08	9,006.02	0.00	0.00	76,591.68	19,147.92
214	2-Aug	9	0.25	28,970.38	7,242.60	0.00	0.00	83,645.37	20,911.34
214	2-Aug	9.25	0.25	23,125.80	5,781.45	0.00	0.00	89,489.95	22,372.49
214	2-Aug	9.5	0.25	17,952.76	4,488.19	0.00	0.00	94,662.99	23,665.75
214	2-Aug	9.75	0.25	13,599.38	3,399.84	0.00	0.00	99,016.38	24,754.09
214	2-Aug	10	0.25	9,670.59	2,417.65	0.00	0.00	102,945.17	25,736.29
214	2-Aug	10.25	0.25	6,284.95	1,571.24	0.00	0.00	106,330.81	26,582.70
214	2-Aug	10.5	0.25	3,813.20	953.30	0.00	0.00	108,802.56	27,200.64
214	2-Aug	10.75	0.25	2,625.10	656.28	0.00	0.00	109,990.65	27,497.66
214	2-Aug	11	0.25	1,631.74	407.94	0.00	0.00	110,984.01	27,746.00
214	2-Aug	11.25	0.25	684.68	171.17	0.00	0.00	111,931.07	27,982.77
214	2-Aug	11.5	0.25	26.60	6.65	0.00	0.00	112,589.15	28,147.29
214	2-Aug	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsF	NewsFHr	SunnySF	SunnySFHr
214	2-Aug	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
214	2-Aug	14.5	0.25	207.21	51.80	0.00	0.00	112,408.54	28,102.14
214	2-Aug	14.75	0.25	2,272.75	568.19	0.00	0.00	110,343.01	27,585.75
214	2-Aug	15	0.25	4,839.73	1,209.93	0.00	0.00	107,776.03	26,944.01
214	2-Aug	15.25	0.25	7,700.94	1,925.23	0.00	0.00	104,914.82	26,228.70
214	2-Aug	15.5	0.25	11,005.80	2,751.45	0.00	0.00	101,609.96	25,402.49
214	2-Aug	15.75	0.25	15,056.42	3,764.10	0.00	0.00	97,559.34	24,389.83
214	2-Aug	16	0.25	19,585.16	4,896.29	0.00	0.00	93,030.59	23,257.65
214	2-Aug	16.25	0.25	24,697.12	6,174.28	0.00	0.00	87,918.63	21,979.66
214	2-Aug	16.5	0.25	30,510.83	7,627.71	0.00	0.00	82,104.92	20,526.23
214	2-Aug	16.75	0.25	37,153.39	9,288.35	0.00	0.00	75,462.36	18,865.59
214	2-Aug	17	0.25	43,533.57	10,883.39	0.00	0.00	69,082.19	17,270.55
214	2-Aug	17.25	0.25	49,621.15	12,405.29	0.00	0.00	62,994.60	15,748.65
214	2-Aug	17.5	0.25	55,913.32	13,978.33	0.00	0.00	56,702.43	14,175.61
214	2-Aug	17.75	0.25	62,810.71	15,702.68	0.00	0.00	49,805.05	12,451.26
214	2-Aug	18	0.25	70,409.19	17,602.30	0.00	0.00	42,206.57	10,551.64
214	2-Aug	18.25	0.25	78,033.28	19,508.32	0.00	0.00	34,582.47	8,645.62
214	2-Aug	18.5	0.25	83,681.16	20,920.29	0.00	0.00	28,934.59	7,233.65
214	2-Aug	18.75	0.25	81,939.41	20,484.85	0.00	0.00	30,676.34	7,669.08
214	2-Aug	19	0.25	79,725.45	19,931.36	0.00	0.00	32,890.31	8,222.58
214	2-Aug	19.25	0.15	77,764.67	11,664.70	0.00	0.00	34,851.09	5,227.66
214	2-Aug	19.31	0.03	77,267.82	2,318.03	0.00	0.00	35,347.93	1,060.44
221	9-Aug	7.32	0.09	112,119.89	10,090.79	0.00	0.00	495.86	44.63
221	9-Aug	7.5	0.21	99,023.93	20,795.03	0.00	0.00	13,591.82	2,854.28
221	9-Aug	7.75	0.25	83,416.81	20,854.20	0.00	0.00	29,198.94	7,299.73
221	9-Aug	8	0.25	76,751.60	19,187.90	0.00	0.00	35,864.15	8,966.04
221	9-Aug	8.25	0.25	58,663.21	14,665.80	0.00	0.00	53,952.54	13,488.14
221	9-Aug	8.5	0.25	46,847.29	11,711.82	0.00	0.00	65,768.46	16,442.12
221	9-Aug	8.75	0.25	37,858.76	9,464.69	0.00	0.00	74,756.99	18,689.25

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
221	9-Aug	9	0.25	30,424.14	7,606.04	0.00	0.00	82,191.61	20,547.90
221	9-Aug	9.25	0.25	24,193.38	6,048.34	0.00	0.00	88,422.38	22,105.59
221	9-Aug	9.5	0.25	18,855.82	4,713.96	0.00	0.00	93,759.93	23,439.98
221	9-Aug	9.75	0.25	14,240.38	3,560.10	0.00	0.00	98,375.37	24,593.84
221	9-Aug	10	0.25	10,137.55	2,534.39	0.00	0.00	102,478.20	25,619.55
221	9-Aug	10.25	0.25	6,602.49	1,650.62	0.00	0.00	106,013.26	26,503.32
221	9-Aug	10.5	0.25	3,855.23	963.81	0.00	0.00	108,760.52	27,190.13
221	9-Aug	10.75	0.25	2,639.88	659.97	0.00	0.00	109,975.87	27,493.97
221	9-Aug	11	0.25	1,620.90	405.23	0.00	0.00	110,994.85	27,748.71
221	9-Aug	11.25	0.25	670.23	167.56	0.00	0.00	111,945.52	27,986.38
221	9-Aug	11.5	0.25	40.72	10.18	0.00	0.00	112,575.03	28,143.76
221	9-Aug	11.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	12	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	12.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	12.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	12.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
221	9-Aug	14.5	0.25	638.71	159.68	0.00	0.00	111,977.05	27,994.26
221	9-Aug	14.75	0.25	2,828.04	707.01	0.00	0.00	109,787.71	27,446.93
221	9-Aug	15	0.25	5,541.48	1,385.37	0.00	0.00	107,074.27	26,768.57
221	9-Aug	15.25	0.25	8,489.06	2,122.27	0.00	0.00	104,126.69	26,031.67
221	9-Aug	15.5	0.25	12,068.78	3,017.19	0.00	0.00	100,546.98	25,136.74
221	9-Aug	15.75	0.25	16,230.72	4,057.68	0.00	0.00	96,385.04	24,096.26
221	9-Aug	16	0.25	20,939.42	5,234.85	0.00	0.00	91,676.33	22,919.08
221	9-Aug	16.25	0.25	26,182.07	6,545.52	0.00	0.00	86,433.68	21,608.42
221	9-Aug	16.5	0.25	32,233.54	8,058.38	0.00	0.00	80,382.22	20,095.55
221	9-Aug	16.75	0.25	39,221.23	9,805.31	0.00	0.00	73,394.53	18,348.63
221	9-Aug	17	0.25	47,405.55	11,851.39	0.00	0.00	65,210.21	16,302.55
221	9-Aug	17.25	0.25	54,333.14	13,583.28	0.00	0.00	58,282.62	14,570.65
221	9-Aug	17.5	0.25	61,443.97	15,360.99	0.00	0.00	51,171.78	12,792.95
221	9-Aug	17.75	0.25	69,242.44	17,310.61	0.00	0.00	43,373.32	10,843.33
221	9-Aug	18	0.25	77,826.07	19,456.52	0.00	0.00	34,789.68	8,697.42
221	9-Aug	18.25	0.25	86,517.09	21,629.27	0.00	0.00	26,098.66	6,524.67

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
221	9-Aug	18.5	0.25	86,184.77	21,546.19	0.00	0.00	26,430.99	6,607.75
221	9-Aug	18.75	0.34	83,654.56	28,442.55	0.00	0.00	28,961.19	9,846.80
221	9-Aug	19.18	0.21	79,719.54	16,741.10	0.00	0.00	32,896.22	6,908.21
228	16-Aug	7.42	0.04	101,853.62	4,074.14	0.00	0.00	10,762.14	430.49
228	16-Aug	7.5	0.17	94,092.91	15,995.80	0.00	0.00	18,522.84	3,148.88
228	16-Aug	7.75	0.25	85,697.11	21,424.28	0.00	0.00	26,918.64	6,729.66
228	16-Aug	8	0.25	74,755.35	18,688.84	0.00	0.00	37,860.40	9,465.10
228	16-Aug	8.25	0.25	62,622.21	15,655.55	0.00	0.00	49,993.54	12,498.39
228	16-Aug	8.5	0.25	49,319.70	12,329.92	0.00	0.00	63,296.06	15,824.01
228	16-Aug	8.75	0.25	39,696.40	9,924.10	0.00	0.00	72,919.36	18,229.84
228	16-Aug	9	0.25	31,780.04	7,945.01	0.00	0.00	80,835.71	20,208.93
228	16-Aug	9.25	0.25	25,199.88	6,299.97	0.00	0.00	87,415.88	21,853.97
228	16-Aug	9.5	0.25	19,649.85	4,912.46	0.00	0.00	92,965.90	23,241.47
228	16-Aug	9.75	0.25	14,777.29	3,694.32	0.00	0.00	97,838.46	24,459.62
228	16-Aug	10	0.25	10,609.11	2,652.28	0.00	0.00	102,006.64	25,501.66
228	16-Aug	10.25	0.25	7,042.20	1,760.55	0.00	0.00	105,573.55	26,393.39
228	16-Aug	10.5	0.25	4,088.06	1,022.01	0.00	0.00	108,527.70	27,131.92
228	16-Aug	10.75	0.25	3,001.10	750.28	0.00	0.00	109,614.65	27,403.66
228	16-Aug	11	0.25	1,969.65	492.41	0.00	0.00	110,646.11	27,661.53
228	16-Aug	11.25	0.25	1,146.06	286.52	0.00	0.00	111,469.69	27,867.42
228	16-Aug	11.5	0.25	539.21	134.80	0.00	0.00	112,076.55	28,019.14
228	16-Aug	11.75	0.25	547.42	136.85	0.00	0.00	112,068.34	28,017.08
228	16-Aug	12	0.25	370.42	92.60	0.00	0.00	112,245.34	28,061.33
228	16-Aug	12.25	0.25	356.63	89.16	0.00	0.00	112,259.13	28,064.78
228	16-Aug	12.5	0.25	154.34	38.59	0.00	0.00	112,461.41	28,115.35
228	16-Aug	12.75	0.25	104.10	26.02	0.00	0.00	112,511.66	28,127.91
228	16-Aug	13	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	13.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	13.5	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	13.75	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	14.25	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
228	16-Aug	14.5	0.25	1,177.59	294.40	0.00	0.00	111,438.17	27,859.54
228	16-Aug	14.75	0.25	3,517.98	879.50	0.00	0.00	109,097.77	27,274.44
228	16-Aug	15	0.25	6,371.64	1,592.91	0.00	0.00	106,244.11	26,561.03
228	16-Aug	15.25	0.25	9,526.75	2,381.69	0.00	0.00	103,089.00	25,772.25
228	16-Aug	15.5	0.25	13,354.40	3,338.60	0.00	0.00	99,261.35	24,815.34
228	16-Aug	15.75	0.25	17,626.68	4,406.67	0.00	0.00	94,989.07	23,747.27

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
228	16-Aug	16	0.25	22,475.27	5,618.82	0.00	0.00	90,140.48	22,535.12
228	16-Aug	16.25	0.25	27,967.83	6,991.96	0.00	0.00	84,647.93	21,161.98
228	16-Aug	16.5	0.25	34,329.61	8,582.40	0.00	0.00	78,286.14	19,571.53
228	16-Aug	16.75	0.25	41,710.38	10,427.59	0.00	0.00	70,905.38	17,726.34
228	16-Aug	17	0.25	50,411.90	12,602.98	0.00	0.00	62,203.85	15,550.96
228	16-Aug	17.25	0.25	60,366.87	15,091.72	0.00	0.00	52,248.88	13,062.22
228	16-Aug	17.5	0.25	68,585.67	17,146.42	0.00	0.00	44,030.08	11,007.52
228	16-Aug	17.75	0.25	77,597.85	19,399.46	0.00	0.00	35,017.91	8,754.48
228	16-Aug	18	0.25	87,425.07	21,856.27	0.00	0.00	25,190.68	6,297.67
228	16-Aug	18.25	0.25	92,675.94	23,168.98	0.00	0.00	19,939.82	4,984.95
228	16-Aug	18.5	0.25	88,660.45	22,165.11	0.00	0.00	23,955.30	5,988.82
228	16-Aug	18.75	0.27	85,621.59	23,117.83	0.00	0.00	26,994.17	7,288.43
228	16-Aug	19.04	0.14	82,676.31	11,574.68	0.00	0.00	29,939.45	4,191.52
235	23-Aug	7.53	0.11	97,174.14	10,689.16	0.00	0.00	15,441.61	1,698.58
235	23-Aug	7.75	0.23	85,889.22	19,754.52	0.00	0.00	26,726.53	6,147.10
235	23-Aug	8	0.25	76,001.24	19,000.31	0.00	0.00	36,614.51	9,153.63
235	23-Aug	8.25	0.25	66,256.11	16,564.03	0.00	0.00	46,359.64	11,589.91
235	23-Aug	8.5	0.25	51,447.95	12,861.99	0.00	0.00	61,167.80	15,291.95
235	23-Aug	8.75	0.25	41,072.00	10,268.00	0.00	0.00	71,543.76	17,885.94
235	23-Aug	9	0.25	33,279.11	8,319.78	0.00	0.00	79,336.64	19,834.16
235	23-Aug	9.25	0.25	26,751.49	6,687.87	0.00	0.00	85,864.26	21,466.07
235	23-Aug	9.5	0.25	21,249.74	5,312.44	0.00	0.00	91,366.01	22,841.50
235	23-Aug	9.75	0.25	16,481.93	4,120.48	0.00	0.00	96,133.82	24,033.46
235	23-Aug	10	0.25	12,124.93	3,031.23	0.00	0.00	100,490.82	25,122.71
235	23-Aug	10.25	0.25	8,317.64	2,079.41	0.00	0.00	104,298.11	26,074.53
235	23-Aug	10.5	0.25	5,344.45	1,336.11	0.00	0.00	107,271.30	26,817.83
235	23-Aug	10.75	0.25	4,129.10	1,032.28	0.00	0.00	108,486.65	27,121.66
235	23-Aug	11	0.25	3,077.62	769.40	0.00	0.00	109,538.14	27,384.53
235	23-Aug	11.25	0.25	2,332.51	583.13	0.00	0.00	110,283.24	27,570.81
235	23-Aug	11.5	0.25	1,709.90	427.47	0.00	0.00	110,905.86	27,726.46
235	23-Aug	11.75	0.25	1,691.84	422.96	0.00	0.00	110,923.92	27,730.98
235	23-Aug	12	0.25	1,487.91	371.98	0.00	0.00	111,127.84	27,781.96
235	23-Aug	12.25	0.25	1,463.61	365.90	0.00	0.00	111,152.15	27,788.04
235	23-Aug	12.5	0.25	1,206.48	301.62	0.00	0.00	111,409.27	27,852.32
235	23-Aug	12.75	0.25	1,124.06	281.01	0.00	0.00	111,491.69	27,872.92
235	23-Aug	13	0.25	777.29	194.32	0.00	0.00	111,838.47	27,959.62
235	23-Aug	13.25	0.25	639.04	159.76	0.00	0.00	111,976.72	27,994.18
235	23-Aug	13.5	0.25	342.50	85.63	0.00	0.00	112,273.25	28,068.31

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
235	23-Aug	13.75	0.25	194.40	48.60	0.00	0.00	112,421.35	28,105.34
235	23-Aug	14	0.25	0.00	0.00	0.00	0.00	112,615.75	28,153.94
235	23-Aug	14.25	0.25	12.15	3.04	0.00	0.00	112,603.60	28,150.90
235	23-Aug	14.5	0.25	1,891.16	472.79	0.00	0.00	110,724.59	27,681.15
235	23-Aug	14.75	0.25	4,453.55	1,113.39	0.00	0.00	108,162.21	27,040.55
235	23-Aug	15	0.25	7,441.84	1,860.46	0.00	0.00	105,173.91	26,293.48
235	23-Aug	15.25	0.25	10,896.44	2,724.11	0.00	0.00	101,719.31	25,429.83
235	23-Aug	15.5	0.25	14,846.58	3,711.64	0.00	0.00	97,769.18	24,442.29
235	23-Aug	15.75	0.25	19,303.08	4,825.77	0.00	0.00	93,312.67	23,328.17
235	23-Aug	16	0.25	24,363.48	6,090.87	0.00	0.00	88,252.27	22,063.07
235	23-Aug	16.25	0.25	30,161.10	7,540.28	0.00	0.00	82,454.65	20,613.66
235	23-Aug	16.5	0.25	36,892.98	9,223.25	0.00	0.00	75,722.77	18,930.69
235	23-Aug	16.75	0.25	44,751.54	11,187.89	0.00	0.00	67,864.21	16,966.05
235	23-Aug	17	0.25	54,120.35	13,530.09	0.00	0.00	58,495.41	14,623.85
235	23-Aug	17.25	0.25	65,496.56	16,374.14	0.00	0.00	47,119.19	11,779.80
235	23-Aug	17.5	0.25	77,757.77	19,439.44	0.00	0.00	34,857.98	8,714.50
235	23-Aug	17.75	0.25	88,491.66	22,122.92	0.00	0.00	24,124.09	6,031.02
235	23-Aug	18	0.25	99,398.95	24,849.74	0.00	0.00	13,216.81	3,304.20
235	23-Aug	18.25	0.25	96,313.12	24,078.28	0.00	0.00	16,302.63	4,075.66
235	23-Aug	18.5	0.25	91,650.39	22,912.60	0.00	0.00	20,965.36	5,241.34
235	23-Aug	18.75	0.19	87,965.92	16,713.53	0.00	0.00	24,649.83	4,683.47
235	23-Aug	18.88	0.06	86,345.02	5,180.70	0.00	0.00	26,270.74	1,576.24
242	30-Aug	7.63	0.06	94,702.72	5,682.16	0.00	0.00	17,913.03	1,074.78
242	30-Aug	7.75	0.19	87,295.03	16,586.06	0.00	0.00	25,320.72	4,810.94
242	30-Aug	8	0.25	76,598.57	19,149.64	0.00	0.00	36,017.18	9,004.30
242	30-Aug	8.25	0.25	66,810.75	16,702.69	0.00	0.00	45,805.00	11,451.25
242	30-Aug	8.5	0.25	53,523.67	13,380.92	0.00	0.00	59,092.08	14,773.02
242	30-Aug	8.75	0.25	43,505.65	10,876.41	0.00	0.00	69,110.10	17,277.52
242	30-Aug	9	0.25	35,932.79	8,983.20	0.00	0.00	76,682.97	19,170.74
242	30-Aug	9.25	0.25	29,462.96	7,365.74	0.00	0.00	83,152.79	20,788.20
242	30-Aug	9.5	0.25	23,588.49	5,897.12	0.00	0.00	89,027.26	22,256.81
242	30-Aug	9.75	0.25	18,671.60	4,667.90	0.00	0.00	93,944.16	23,486.04
242	30-Aug	10	0.25	14,048.28	3,512.07	0.00	0.00	98,567.48	24,641.87
242	30-Aug	10.25	0.25	9,934.61	2,483.65	0.00	0.00	102,681.15	25,670.29
242	30-Aug	10.5	0.25	6,826.12	1,706.53	0.00	0.00	105,789.63	26,447.41
242	30-Aug	10.75	0.25	5,428.52	1,357.13	0.00	0.00	107,187.23	26,796.81
242	30-Aug	11	0.25	4,377.69	1,094.42	0.00	0.00	108,238.06	27,059.52
242	30-Aug	11.25	0.25	3,616.50	904.12	0.00	0.00	108,999.26	27,249.81

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
242	30-Aug	11.5	0.25	3,097.32	774.33	0.00	0.00	109,518.43	27,379.61
242	30-Aug	11.75	0.25	3,032.96	758.24	0.00	0.00	109,582.80	27,395.70
242	30-Aug	12	0.25	2,767.29	691.82	0.00	0.00	109,848.46	27,462.11
242	30-Aug	12.25	0.25	2,669.76	667.44	0.00	0.00	109,945.99	27,486.50
242	30-Aug	12.5	0.25	2,421.18	605.29	0.00	0.00	110,194.58	27,548.64
242	30-Aug	12.75	0.25	2,257.31	564.33	0.00	0.00	110,358.44	27,589.61
242	30-Aug	13	0.25	1,836.32	459.08	0.00	0.00	110,779.43	27,694.86
242	30-Aug	13.25	0.25	1,611.05	402.76	0.00	0.00	111,004.70	27,751.18
242	30-Aug	13.5	0.25	1,207.80	301.95	0.00	0.00	111,407.96	27,851.99
242	30-Aug	13.75	0.25	959.21	239.80	0.00	0.00	111,656.54	27,914.14
242	30-Aug	14	0.25	646.26	161.57	0.00	0.00	111,969.49	27,992.37
242	30-Aug	14.25	0.25	1,013.07	253.27	0.00	0.00	111,602.69	27,900.67
242	30-Aug	14.5	0.25	2,915.07	728.77	0.00	0.00	109,700.69	27,425.17
242	30-Aug	14.75	0.25	5,584.17	1,396.04	0.00	0.00	107,031.58	26,757.90
242	30-Aug	15	0.25	8,771.14	2,192.79	0.00	0.00	103,844.61	25,961.15
242	30-Aug	15.25	0.25	12,409.31	3,102.33	0.00	0.00	100,206.44	25,051.61
242	30-Aug	15.5	0.25	16,478.98	4,119.74	0.00	0.00	96,136.78	24,034.19
242	30-Aug	15.75	0.25	21,144.00	5,286.00	0.00	0.00	91,471.75	22,867.94
242	30-Aug	16	0.25	26,428.69	6,607.17	0.00	0.00	86,187.06	21,546.77
242	30-Aug	16.25	0.25	32,524.81	8,131.20	0.00	0.00	80,090.94	20,022.73
242	30-Aug	16.5	0.25	39,685.89	9,921.47	0.00	0.00	72,929.86	18,232.47
242	30-Aug	16.75	0.25	48,095.81	12,023.95	0.00	0.00	64,519.95	16,129.99
242	30-Aug	17	0.25	58,330.56	14,582.64	0.00	0.00	54,285.19	13,571.30
242	30-Aug	17.25	0.25	70,853.16	17,713.29	0.00	0.00	41,762.59	10,440.65
242	30-Aug	17.5	0.25	86,974.86	21,743.71	0.00	0.00	25,640.90	6,410.22
242	30-Aug	17.75	0.25	102,830.23	25,707.56	0.00	0.00	9,785.52	2,446.38
242	30-Aug	18	0.25	104,604.82	26,151.21	0.00	0.00	8,010.93	2,002.73
242	30-Aug	18.25	0.25	100,028.13	25,007.03	0.00	0.00	12,587.62	3,146.91
242	30-Aug	18.5	0.23	95,298.74	21,918.71	0.00	0.00	17,317.01	3,982.91
242	30-Aug	18.71	0.11	91,465.18	10,061.17	0.00	0.00	21,150.57	2,326.56
249	6-Sep	7.74	0.13	91,924.26	11,950.15	0.00	0.00	20,691.49	2,689.89
249	6-Sep	8	0.25	75,574.01	18,893.50	0.00	0.00	37,041.74	9,260.43
249	6-Sep	8.25	0.25	66,390.42	16,597.61	0.00	0.00	46,225.33	11,556.33
249	6-Sep	8.5	0.25	56,146.80	14,036.70	0.00	0.00	56,468.95	14,117.24
249	6-Sep	8.75	0.25	46,424.33	11,606.08	0.00	0.00	66,191.42	16,547.86
249	6-Sep	9	0.25	39,221.23	9,805.31	0.00	0.00	73,394.53	18,348.63
249	6-Sep	9.25	0.25	32,778.98	8,194.75	0.00	0.00	79,836.77	19,959.19
249	6-Sep	9.5	0.25	26,595.84	6,648.96	0.00	0.00	86,019.92	21,504.98

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
249	6-Sep	9.75	0.25	21,260.58	5,315.14	0.00	0.00	91,355.17	22,838.79
249	6-Sep	10	0.25	16,266.18	4,066.55	0.00	0.00	96,349.57	24,087.39
249	6-Sep	10.25	0.25	11,840.55	2,960.14	0.00	0.00	100,775.20	25,193.80
249	6-Sep	10.5	0.25	8,436.85	2,109.21	0.00	0.00	104,178.91	26,044.73
249	6-Sep	10.75	0.25	6,916.10	1,729.02	0.00	0.00	105,699.65	26,424.91
249	6-Sep	11	0.25	5,885.96	1,471.49	0.00	0.00	106,729.80	26,682.45
249	6-Sep	11.25	0.25	5,112.29	1,278.07	0.00	0.00	107,503.47	26,875.87
249	6-Sep	11.5	0.25	4,684.73	1,171.18	0.00	0.00	107,931.02	26,982.76
249	6-Sep	11.75	0.25	4,570.78	1,142.69	0.00	0.00	108,044.97	27,011.24
249	6-Sep	12	0.25	4,211.86	1,052.96	0.00	0.00	108,403.90	27,100.97
249	6-Sep	12.25	0.25	4,029.93	1,007.48	0.00	0.00	108,585.82	27,146.46
249	6-Sep	12.5	0.25	3,712.71	928.18	0.00	0.00	108,903.04	27,225.76
249	6-Sep	12.75	0.25	3,496.64	874.16	0.00	0.00	109,119.12	27,279.78
249	6-Sep	13	0.25	2,990.60	747.65	0.00	0.00	109,625.16	27,406.29
249	6-Sep	13.25	0.25	2,630.36	657.59	0.00	0.00	109,985.40	27,496.35
249	6-Sep	13.5	0.25	2,161.75	540.44	0.00	0.00	110,454.00	27,613.50
249	6-Sep	13.75	0.25	1,847.49	461.87	0.00	0.00	110,768.26	27,692.07
249	6-Sep	14	0.25	1,382.17	345.54	0.00	0.00	111,233.58	27,808.40
249	6-Sep	14.25	0.25	2,415.59	603.90	0.00	0.00	110,200.16	27,550.04
249	6-Sep	14.5	0.25	4,454.86	1,113.72	0.00	0.00	108,160.89	27,040.22
249	6-Sep	14.75	0.25	7,252.04	1,813.01	0.00	0.00	105,363.72	26,340.93
249	6-Sep	15	0.25	10,349.03	2,587.26	0.00	0.00	102,266.73	25,566.68
249	6-Sep	15.25	0.25	14,003.94	3,500.99	0.00	0.00	98,611.81	24,652.95
249	6-Sep	15.5	0.25	18,204.31	4,551.08	0.00	0.00	94,411.45	23,602.86
249	6-Sep	15.75	0.25	23,094.93	5,773.73	0.00	0.00	89,520.82	22,380.21
249	6-Sep	16	0.25	28,645.94	7,161.49	0.00	0.00	83,969.81	20,992.45
249	6-Sep	16.25	0.25	35,104.60	8,776.15	0.00	0.00	77,511.15	19,377.79
249	6-Sep	16.5	0.25	42,784.85	10,696.21	0.00	0.00	69,830.90	17,457.73
249	6-Sep	16.75	0.25	51,889.63	12,972.41	0.00	0.00	60,726.12	15,181.53
249	6-Sep	17	0.25	63,001.50	15,750.37	0.00	0.00	49,614.26	12,403.56
249	6-Sep	17.25	0.25	76,905.61	19,226.40	0.00	0.00	35,710.14	8,927.54
249	6-Sep	17.5	0.25	94,991.04	23,747.76	0.00	0.00	17,624.71	4,406.18
249	6-Sep	17.75	0.25	111,321.59	27,830.40	0.00	0.00	1,294.16	323.54
249	6-Sep	18	0.25	108,387.15	27,096.79	0.00	0.00	4,228.60	1,057.15
249	6-Sep	18.25	0.27	103,698.81	27,998.68	0.00	0.00	8,916.94	2,407.58
249	6-Sep	18.53	0.14	98,494.25	13,789.19	0.00	0.00	14,121.51	1,977.01
256	13-Sep	7.84	0.08	89,698.80	7,175.90	0.00	0.00	22,916.95	1,833.36
256	13-Sep	8	0.21	78,423.40	16,468.91	0.00	0.00	34,192.35	7,180.39

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
256	13-Sep	8.25	0.25	68,493.07	17,123.27	0.00	0.00	44,122.69	11,030.67
256	13-Sep	8.5	0.25	60,647.97	15,161.99	0.00	0.00	51,967.79	12,991.95
256	13-Sep	8.75	0.25	51,032.55	12,758.14	0.00	0.00	61,583.21	15,395.80
256	13-Sep	9	0.25	43,648.83	10,912.21	0.00	0.00	68,966.92	17,241.73
256	13-Sep	9.25	0.25	37,532.35	9,383.09	0.00	0.00	75,083.41	18,770.85
256	13-Sep	9.5	0.25	31,017.20	7,754.30	0.00	0.00	81,598.55	20,399.64
256	13-Sep	9.75	0.25	25,471.78	6,367.94	0.00	0.00	87,143.98	21,785.99
256	13-Sep	10	0.25	19,834.73	4,958.68	0.00	0.00	92,781.02	23,195.25
256	13-Sep	10.25	0.25	15,198.28	3,799.57	0.00	0.00	97,417.48	24,354.37
256	13-Sep	10.5	0.25	11,351.26	2,837.81	0.00	0.00	101,264.50	25,316.12
256	13-Sep	10.75	0.25	9,565.18	2,391.29	0.00	0.00	103,050.58	25,762.64
256	13-Sep	11	0.25	8,446.70	2,111.67	0.00	0.00	104,169.05	26,042.26
256	13-Sep	11.25	0.25	7,659.56	1,914.89	0.00	0.00	104,956.19	26,239.05
256	13-Sep	11.5	0.25	6,967.33	1,741.83	0.00	0.00	105,648.43	26,412.11
256	13-Sep	11.75	0.25	6,644.85	1,661.21	0.00	0.00	105,970.90	26,492.72
256	13-Sep	12	0.25	5,968.71	1,492.18	0.00	0.00	106,647.04	26,661.76
256	13-Sep	12.25	0.25	5,638.69	1,409.67	0.00	0.00	106,977.07	26,744.27
256	13-Sep	12.5	0.25	5,141.84	1,285.46	0.00	0.00	107,473.91	26,868.48
256	13-Sep	12.75	0.25	4,834.80	1,208.70	0.00	0.00	107,780.95	26,945.24
256	13-Sep	13	0.25	4,218.10	1,054.52	0.00	0.00	108,397.66	27,099.41
256	13-Sep	13.25	0.25	3,770.84	942.71	0.00	0.00	108,844.92	27,211.23
256	13-Sep	13.5	0.25	3,197.15	799.29	0.00	0.00	109,418.61	27,354.65
256	13-Sep	13.75	0.25	2,773.53	693.38	0.00	0.00	109,842.22	27,460.56
256	13-Sep	14	0.25	2,500.32	625.08	0.00	0.00	110,115.44	27,528.86
256	13-Sep	14.25	0.25	4,080.17	1,020.04	0.00	0.00	108,535.58	27,133.89
256	13-Sep	14.5	0.25	6,245.54	1,561.38	0.00	0.00	106,370.21	26,592.55
256	13-Sep	14.75	0.25	9,096.90	2,274.22	0.00	0.00	103,518.85	25,879.71
256	13-Sep	15	0.25	12,224.10	3,056.03	0.00	0.00	100,391.65	25,097.91
256	13-Sep	15.25	0.25	15,840.60	3,960.15	0.00	0.00	96,775.16	24,193.79
256	13-Sep	15.5	0.25	20,034.72	5,008.68	0.00	0.00	92,581.03	23,145.26
256	13-Sep	15.75	0.25	25,132.56	6,283.14	0.00	0.00	87,483.20	21,870.80
256	13-Sep	16	0.25	30,985.02	7,746.26	0.00	0.00	81,630.73	20,407.68
256	13-Sep	16.25	0.25	37,865.00	9,466.25	0.00	0.00	74,750.76	18,687.69
256	13-Sep	16.5	0.25	46,053.26	11,513.31	0.00	0.00	66,562.49	16,640.62
256	13-Sep	16.75	0.25	55,833.85	13,958.46	0.00	0.00	56,781.90	14,195.47
256	13-Sep	17	0.25	68,102.29	17,025.57	0.00	0.00	44,513.47	11,128.37
256	13-Sep	17.25	0.25	83,446.70	20,861.67	0.00	0.00	29,169.06	7,292.26
256	13-Sep	17.5	0.25	101,813.56	25,453.39	0.00	0.00	10,802.20	2,700.55

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
256	13-Sep	17.75	0.25	107,634.17	26,908.54	0.00	0.00	4,981.59	1,245.40
256	13-Sep	18	0.25	111,928.12	27,982.03	0.00	0.00	687.64	171.91
256	13-Sep	18.25	0.18	107,386.24	19,329.52	0.00	0.00	5,229.52	941.31
256	13-Sep	18.35	0.05	105,635.62	5,281.78	0.00	0.00	6,980.13	349.01
263	20-Sep	7.95	0.02	97,264.78	1,945.30	0.00	0.00	15,350.98	307.02
263	20-Sep	8	0.15	95,626.80	14,344.02	0.00	0.00	16,988.96	2,548.34
263	20-Sep	8.25	0.25	78,549.18	19,637.29	0.00	0.00	34,066.58	8,516.64
263	20-Sep	8.5	0.25	67,923.32	16,980.83	0.00	0.00	44,692.43	11,173.11
263	20-Sep	8.75	0.25	58,370.29	14,592.57	0.00	0.00	54,245.46	13,561.36
263	20-Sep	9	0.25	50,259.20	12,564.80	0.00	0.00	62,356.55	15,589.14
263	20-Sep	9.25	0.25	44,016.29	11,004.07	0.00	0.00	68,599.46	17,149.87
263	20-Sep	9.5	0.25	36,793.15	9,198.29	0.00	0.00	75,822.60	18,955.65
263	20-Sep	9.75	0.25	30,102.00	7,525.50	0.00	0.00	82,513.76	20,628.44
263	20-Sep	10	0.25	23,947.09	5,986.77	0.00	0.00	88,668.66	22,167.17
263	20-Sep	10.25	0.25	19,034.46	4,758.62	0.00	0.00	93,581.29	23,395.32
263	20-Sep	10.5	0.25	15,136.54	3,784.14	0.00	0.00	97,479.21	24,369.80
263	20-Sep	10.75	0.25	13,158.03	3,289.51	0.00	0.00	99,457.73	24,864.43
263	20-Sep	11	0.25	11,863.21	2,965.80	0.00	0.00	100,752.55	25,188.14
263	20-Sep	11.25	0.25	11,221.22	2,805.30	0.00	0.00	101,394.54	25,348.63
263	20-Sep	11.5	0.25	10,417.00	2,604.25	0.00	0.00	102,198.75	25,549.69
263	20-Sep	11.75	0.25	9,926.07	2,481.52	0.00	0.00	102,689.68	25,672.42
263	20-Sep	12	0.25	9,163.23	2,290.81	0.00	0.00	103,452.52	25,863.13
263	20-Sep	12.25	0.25	8,767.86	2,191.96	0.00	0.00	103,847.90	25,961.97
263	20-Sep	12.5	0.25	7,945.91	1,986.48	0.00	0.00	104,669.84	26,167.46
263	20-Sep	12.75	0.25	7,428.71	1,857.18	0.00	0.00	105,187.05	26,296.76
263	20-Sep	13	0.25	6,346.35	1,586.59	0.00	0.00	106,269.40	26,567.35
263	20-Sep	13.25	0.25	5,692.54	1,423.14	0.00	0.00	106,923.21	26,730.80
263	20-Sep	13.5	0.25	4,675.53	1,168.88	0.00	0.00	107,940.22	26,985.05
263	20-Sep	13.75	0.25	4,023.03	1,005.76	0.00	0.00	108,592.72	27,148.18
263	20-Sep	14	0.25	4,114.33	1,028.58	0.00	0.00	108,501.43	27,125.36
263	20-Sep	14.25	0.25	6,017.31	1,504.33	0.00	0.00	106,598.44	26,649.61
263	20-Sep	14.5	0.25	8,327.17	2,081.79	0.00	0.00	104,288.59	26,072.15
263	20-Sep	14.75	0.25	11,130.91	2,782.73	0.00	0.00	101,484.84	25,371.21
263	20-Sep	15	0.25	14,255.82	3,563.95	0.00	0.00	98,359.94	24,589.98
263	20-Sep	15.25	0.25	17,871.33	4,467.83	0.00	0.00	94,744.43	23,686.11
263	20-Sep	15.5	0.25	22,012.25	5,503.06	0.00	0.00	90,603.50	22,650.88
263	20-Sep	15.75	0.25	27,189.56	6,797.39	0.00	0.00	85,426.20	21,356.55
263	20-Sep	16	0.25	33,372.37	8,343.09	0.00	0.00	79,243.38	19,810.84

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsF	NewsFHr	SunnySF	SunnySFHr
263	20-Sep	16.25	0.25	40,694.03	10,173.51	0.00	0.00	71,921.73	17,980.43
263	20-Sep	16.5	0.25	49,407.38	12,351.84	0.00	0.00	63,208.38	15,802.09
263	20-Sep	16.75	0.25	60,082.49	15,020.62	0.00	0.00	52,533.26	13,133.32
263	20-Sep	17	0.25	73,428.35	18,357.09	0.00	0.00	39,187.40	9,796.85
263	20-Sep	17.25	0.25	90,706.62	22,676.65	0.00	0.00	21,909.14	5,477.28
263	20-Sep	17.5	0.25	98,981.90	24,745.47	0.00	0.00	13,633.86	3,408.46
263	20-Sep	17.75	0.25	103,944.44	25,986.11	0.00	0.00	8,671.31	2,167.83
263	20-Sep	18	0.21	108,889.25	22,866.74	0.00	0.00	3,726.50	782.57
263	20-Sep	18.16	0.08	111,751.12	8,940.09	0.00	0.00	864.64	69.17
270	27-Sep	8.05	0.1	111,230.30	11,123.03	0.00	0.00	1,385.45	138.55
270	27-Sep	8.25	0.22	90,138.51	19,830.47	0.00	0.00	22,477.24	4,944.99
270	27-Sep	8.5	0.25	72,057.02	18,014.25	0.00	0.00	40,558.73	10,139.68
270	27-Sep	8.75	0.25	64,068.42	16,017.10	0.00	0.00	48,547.34	12,136.83
270	27-Sep	9	0.25	56,782.88	14,195.72	0.00	0.00	55,832.87	13,958.22
270	27-Sep	9.25	0.25	51,161.60	12,790.40	0.00	0.00	61,454.15	15,363.54
270	27-Sep	9.5	0.25	42,972.36	10,743.09	0.00	0.00	69,643.40	17,410.85
270	27-Sep	9.75	0.25	35,460.24	8,865.06	0.00	0.00	77,155.51	19,288.88
270	27-Sep	10	0.25	28,696.18	7,174.05	0.00	0.00	83,919.57	20,979.89
270	27-Sep	10.25	0.25	23,326.12	5,831.53	0.00	0.00	89,289.64	22,322.41
270	27-Sep	10.5	0.25	19,217.70	4,804.43	0.00	0.00	93,398.05	23,349.51
270	27-Sep	10.75	0.25	17,130.16	4,282.54	0.00	0.00	95,485.59	23,871.40
270	27-Sep	11	0.25	15,788.71	3,947.18	0.00	0.00	96,827.04	24,206.76
270	27-Sep	11.25	0.25	15,152.96	3,788.24	0.00	0.00	97,462.79	24,365.70
270	27-Sep	11.5	0.25	14,285.70	3,571.42	0.00	0.00	98,330.06	24,582.51
270	27-Sep	11.75	0.25	13,732.70	3,433.17	0.00	0.00	98,883.05	24,720.76
270	27-Sep	12	0.25	12,883.83	3,220.96	0.00	0.00	99,731.93	24,932.98
270	27-Sep	12.25	0.25	12,388.62	3,097.16	0.00	0.00	100,227.13	25,056.78
270	27-Sep	12.5	0.25	11,495.75	2,873.94	0.00	0.00	101,120.01	25,280.00
270	27-Sep	12.75	0.25	10,770.35	2,692.59	0.00	0.00	101,845.41	25,461.35
270	27-Sep	13	0.25	9,523.80	2,380.95	0.00	0.00	103,091.95	25,772.99
270	27-Sep	13.25	0.25	8,717.94	2,179.49	0.00	0.00	103,897.81	25,974.45
270	27-Sep	13.5	0.25	7,545.28	1,886.32	0.00	0.00	105,070.47	26,267.62
270	27-Sep	13.75	0.25	6,716.77	1,679.19	0.00	0.00	105,898.98	26,474.75
270	27-Sep	14	0.25	7,414.26	1,853.56	0.00	0.00	105,201.49	26,300.37
270	27-Sep	14.25	0.25	9,275.21	2,318.80	0.00	0.00	103,340.54	25,835.14
270	27-Sep	14.5	0.25	11,334.18	2,833.55	0.00	0.00	101,281.57	25,320.39
270	27-Sep	14.75	0.25	14,188.17	3,547.04	0.00	0.00	98,427.59	24,606.90
270	27-Sep	15	0.25	17,226.71	4,306.68	0.00	0.00	95,389.05	23,847.26

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270	27-Sep	15.25	0.25	20,964.05	5,241.01	0.00	0.00	91,651.71	22,912.93
270	27-Sep	15.5	0.25	25,087.57	6,271.89	0.00	0.00	87,528.18	21,882.05
270	27-Sep	15.75	0.25	30,384.08	7,596.02	0.00	0.00	82,231.68	20,557.92
270	27-Sep	16	0.25	36,890.35	9,222.59	0.00	0.00	75,725.40	18,931.35
270	27-Sep	16.25	0.25	44,619.20	11,154.80	0.00	0.00	67,996.55	16,999.14
270	27-Sep	16.5	0.25	53,620.54	13,405.14	0.00	0.00	58,995.21	14,748.80
270	27-Sep	16.75	0.25	64,689.06	16,172.27	0.00	0.00	47,926.69	11,981.67
270	27-Sep	17	0.25	78,982.31	19,745.58	0.00	0.00	33,633.44	8,408.36
270	27-Sep	17.25	0.25	90,059.37	22,514.84	0.00	0.00	22,556.38	5,639.10
270	27-Sep	17.5	0.25	95,392.66	23,848.16	0.00	0.00	17,223.10	4,305.77
270	27-Sep	17.75	0.23	100,336.48	23,077.39	0.00	0.00	12,279.27	2,824.23
270	27-Sep	17.97	0.11	104,729.61	11,520.26	0.00	0.00	7,886.15	867.48
277	4-Oct	8.16	0.04	112,615.75	4,504.63	0.00	0.00	0.00	0.00
277	4-Oct	8.25	0.17	110,983.68	18,867.23	0.00	0.00	1,632.07	277.45
277	4-Oct	8.5	0.25	83,819.41	20,954.85	0.00	0.00	28,796.34	7,199.09
277	4-Oct	8.75	0.25	67,669.81	16,917.45	0.00	0.00	44,945.95	11,236.49
277	4-Oct	9	0.25	61,893.20	15,473.30	0.33	0.08	50,722.23	12,680.56
277	4-Oct	9.25	0.25	58,566.67	14,641.67	0.00	0.00	54,049.09	13,512.27
277	4-Oct	9.5	0.25	48,509.57	12,127.39	0.00	0.00	64,106.18	16,026.55
277	4-Oct	9.75	0.25	40,810.93	10,202.73	0.00	0.00	71,804.82	17,951.21
277	4-Oct	10	0.25	33,762.82	8,440.71	0.00	0.00	78,852.93	19,713.23
277	4-Oct	10.25	0.25	28,097.54	7,024.38	0.00	0.00	84,518.22	21,129.55
277	4-Oct	10.5	0.25	23,790.45	5,947.61	0.00	0.00	88,825.30	22,206.33
277	4-Oct	10.75	0.25	21,627.38	5,406.85	0.00	0.00	90,988.37	22,747.09
277	4-Oct	11	0.25	20,292.83	5,073.21	0.00	0.00	92,322.92	23,080.73
277	4-Oct	11.25	0.25	19,491.90	4,872.98	0.00	0.00	93,123.85	23,280.96
277	4-Oct	11.5	0.25	18,457.49	4,614.37	0.00	0.00	94,158.26	23,539.57
277	4-Oct	11.75	0.25	17,824.04	4,456.01	0.00	0.00	94,791.72	23,697.93
277	4-Oct	12	0.25	16,844.14	4,211.03	0.00	0.00	95,771.61	23,942.90
277	4-Oct	12.25	0.25	16,399.84	4,099.96	0.00	0.00	96,215.92	24,053.98
277	4-Oct	12.5	0.25	15,360.17	3,840.04	0.00	0.00	97,255.58	24,313.90
277	4-Oct	12.75	0.25	14,664.65	3,666.16	0.00	0.00	97,951.10	24,487.77
277	4-Oct	13	0.25	13,352.10	3,338.03	0.00	0.00	99,263.65	24,815.91
277	4-Oct	13.25	0.25	12,309.81	3,077.45	0.00	0.00	100,305.94	25,076.49
277	4-Oct	13.5	0.25	10,857.70	2,714.42	0.00	0.00	101,758.06	25,439.51
277	4-Oct	13.75	0.25	10,477.76	2,619.44	0.00	0.00	102,138.00	25,534.50
277	4-Oct	14	0.25	11,377.53	2,844.38	0.00	0.00	101,238.23	25,309.56
277	4-Oct	14.25	0.25	13,262.45	3,315.61	0.00	0.00	99,353.30	24,838.33

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277	4-Oct	14.5	0.25	15,405.82	3,851.45	0.00	0.00	97,209.94	24,302.48
277	4-Oct	14.75	0.25	18,288.05	4,572.01	0.00	0.00	94,327.71	23,581.93
277	4-Oct	15	0.25	21,443.49	5,360.87	0.00	0.00	91,172.26	22,793.07
277	4-Oct	15.25	0.25	25,413.33	6,353.33	0.00	0.00	87,202.43	21,800.61
277	4-Oct	15.5	0.25	29,933.21	7,483.30	0.00	0.00	82,682.55	20,670.64
277	4-Oct	15.75	0.25	35,594.22	8,898.56	0.00	0.00	77,021.53	19,255.38
277	4-Oct	16	0.25	42,349.74	10,587.44	0.00	0.00	70,266.01	17,566.50
277	4-Oct	16.25	0.25	50,407.63	12,601.91	0.00	0.00	62,208.12	15,552.03
277	4-Oct	16.5	0.25	59,633.26	14,908.31	0.00	0.00	52,982.49	13,245.62
277	4-Oct	16.75	0.25	71,283.02	17,820.75	0.00	0.00	41,332.74	10,333.18
277	4-Oct	17	0.25	83,059.86	20,764.97	0.00	0.00	29,555.89	7,388.97
277	4-Oct	17.25	0.25	88,424.67	22,106.17	0.00	0.00	24,191.08	6,047.77
277	4-Oct	17.5	0.27	93,548.45	25,258.08	0.00	0.00	19,067.30	5,148.17
277	4-Oct	17.79	0.14	97,900.20	13,706.03	0.00	0.00	14,715.55	2,060.18
284	11-Oct	8.27	0.12	112,615.75	13,513.89	0.00	0.00	0.00	0.00
284	11-Oct	8.5	0.24	101,349.22	24,323.81	0.00	0.00	11,266.53	2,703.97
284	11-Oct	8.75	0.25	73,209.65	18,302.41	4,728.40	1,182.10	34,677.70	8,669.43
284	11-Oct	9	0.25	72,135.17	18,033.79	3,987.90	996.97	36,492.68	9,123.17
284	11-Oct	9.25	0.25	69,735.34	17,433.84	844.93	211.23	42,035.48	10,508.87
284	11-Oct	9.5	0.25	60,180.35	15,045.09	0.00	0.00	52,435.41	13,108.85
284	11-Oct	9.75	0.25	46,392.81	11,598.20	0.00	0.00	66,222.95	16,555.74
284	11-Oct	10	0.25	39,221.55	9,805.39	0.00	0.00	73,394.20	18,348.55
284	11-Oct	10.25	0.25	33,391.09	8,347.77	0.00	0.00	79,224.66	19,806.17
284	11-Oct	10.5	0.25	28,758.90	7,189.73	0.00	0.00	83,856.85	20,964.21
284	11-Oct	10.75	0.25	26,596.17	6,649.04	0.00	0.00	86,019.59	21,504.90
284	11-Oct	11	0.25	25,139.13	6,284.78	0.00	0.00	87,476.63	21,869.16
284	11-Oct	11.25	0.25	24,207.83	6,051.96	0.00	0.00	88,407.93	22,101.98
284	11-Oct	11.5	0.25	23,009.23	5,752.31	0.00	0.00	89,606.53	22,401.63
284	11-Oct	11.75	0.25	22,257.23	5,564.31	0.00	0.00	90,358.53	22,589.63
284	11-Oct	12	0.25	21,128.24	5,282.06	0.00	0.00	91,487.51	22,871.88
284	11-Oct	12.25	0.25	20,604.14	5,151.03	0.00	0.00	92,011.61	23,002.90
284	11-Oct	12.5	0.25	19,609.46	4,902.37	0.00	0.00	93,006.29	23,251.57
284	11-Oct	12.75	0.25	18,555.68	4,638.92	0.00	0.00	94,060.08	23,515.02
284	11-Oct	13	0.25	17,030.99	4,257.75	0.00	0.00	95,584.76	23,896.19
284	11-Oct	13.25	0.25	15,918.75	3,979.69	0.00	0.00	96,697.00	24,174.25
284	11-Oct	13.5	0.25	14,455.14	3,613.79	0.00	0.00	98,160.61	24,540.15
284	11-Oct	13.75	0.25	14,440.37	3,610.09	0.00	0.00	98,175.39	24,543.85
284	11-Oct	14	0.25	15,439.31	3,859.83	0.00	0.00	97,176.44	24,294.11

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
284	11-Oct	14.25	0.25	17,424.39	4,356.10	0.00	0.00	95,191.36	23,797.84
284	11-Oct	14.5	0.25	19,681.71	4,920.43	0.00	0.00	92,934.05	23,233.51
284	11-Oct	14.75	0.25	22,721.23	5,680.31	0.00	0.00	89,894.52	22,473.63
284	11-Oct	15	0.25	26,113.77	6,528.44	0.00	0.00	86,501.98	21,625.50
284	11-Oct	15.25	0.25	30,396.88	7,599.22	0.00	0.00	82,218.87	20,554.72
284	11-Oct	15.5	0.25	35,476.00	8,869.00	0.00	0.00	77,139.75	19,284.94
284	11-Oct	15.75	0.25	41,745.51	10,436.38	0.00	0.00	70,870.24	17,717.56
284	11-Oct	16	0.25	48,838.29	12,209.57	0.00	0.00	63,777.47	15,944.37
284	11-Oct	16.25	0.25	57,296.48	14,324.12	0.00	0.00	55,319.28	13,829.82
284	11-Oct	16.5	0.25	67,274.10	16,818.53	0.00	0.00	45,341.65	11,335.41
284	11-Oct	16.75	0.25	79,277.53	19,819.38	0.00	0.00	33,338.22	8,334.56
284	11-Oct	17	0.25	85,769.03	21,442.26	0.00	0.00	26,846.72	6,711.68
284	11-Oct	17.25	0.25	91,110.20	22,777.55	0.00	0.00	21,505.55	5,376.39
284	11-Oct	17.5	0.19	95,404.81	18,126.91	0.00	0.00	17,210.95	3,270.08
284	11-Oct	17.62	0.06	95,754.87	5,745.29	0.00	0.00	16,860.89	1,011.65
291	18-Oct	8.38	0.06	106,503.87	6,390.23	0.00	0.00	6,111.89	366.71
291	18-Oct	8.5	0.18	99,046.59	17,828.39	3,311.75	596.12	10,257.41	1,846.33
291	18-Oct	8.75	0.25	82,287.50	20,571.88	17,715.34	4,428.84	12,612.91	3,153.23
291	18-Oct	9	0.25	88,525.49	22,131.37	15,291.21	3,822.80	8,799.05	2,199.76
291	18-Oct	9.25	0.25	87,418.18	21,854.54	1,730.91	432.73	23,466.66	5,866.67
291	18-Oct	9.5	0.25	75,031.52	18,757.88	0.00	0.00	37,584.23	9,396.06
291	18-Oct	9.75	0.25	56,320.85	14,080.21	0.00	0.00	56,294.91	14,073.73
291	18-Oct	10	0.25	44,981.74	11,245.44	0.00	0.00	67,634.01	16,908.50
291	18-Oct	10.25	0.25	38,940.79	9,735.20	0.00	0.00	73,674.97	18,418.74
291	18-Oct	10.5	0.25	34,166.41	8,541.60	0.00	0.00	78,449.35	19,612.34
291	18-Oct	10.75	0.25	31,856.22	7,964.06	0.00	0.00	80,759.53	20,189.88
291	18-Oct	11	0.25	30,218.90	7,554.73	0.00	0.00	82,396.85	20,599.21
291	18-Oct	11.25	0.25	29,128.34	7,282.08	0.00	0.00	83,487.42	20,871.85
291	18-Oct	11.5	0.25	27,675.24	6,918.81	0.00	0.00	84,940.52	21,235.13
291	18-Oct	11.75	0.25	26,914.70	6,728.67	0.00	0.00	85,701.06	21,425.26
291	18-Oct	12	0.25	25,709.53	6,427.38	0.00	0.00	86,906.23	21,726.56
291	18-Oct	12.25	0.25	25,109.90	6,277.47	0.00	0.00	87,505.85	21,876.46
291	18-Oct	12.5	0.25	23,979.27	5,994.82	0.00	0.00	88,636.48	22,159.12
291	18-Oct	12.75	0.25	22,762.28	5,690.57	0.00	0.00	89,853.47	22,463.37
291	18-Oct	13	0.25	21,002.14	5,250.54	0.00	0.00	91,613.61	22,903.40
291	18-Oct	13.25	0.25	19,742.79	4,935.70	0.00	0.00	92,872.97	23,218.24
291	18-Oct	13.5	0.25	18,280.82	4,570.21	0.00	0.00	94,334.93	23,583.73
291	18-Oct	13.75	0.25	18,582.28	4,645.57	0.00	0.00	94,033.48	23,508.37

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
291	18-Oct	14	0.25	19,454.47	4,863.62	0.00	0.00	93,161.29	23,290.32
291	18-Oct	14.25	0.25	21,649.39	5,412.35	0.00	0.00	90,966.37	22,741.59
291	18-Oct	14.5	0.25	24,005.87	6,001.47	0.00	0.00	88,609.88	22,152.47
291	18-Oct	14.75	0.25	27,261.47	6,815.37	0.00	0.00	85,354.28	21,338.57
291	18-Oct	15	0.25	30,804.08	7,701.02	0.00	0.00	81,811.67	20,452.92
291	18-Oct	15.25	0.25	35,675.33	8,918.83	0.00	0.00	76,940.42	19,235.11
291	18-Oct	15.5	0.25	41,248.34	10,312.09	0.00	0.00	71,367.41	17,841.85
291	18-Oct	15.75	0.25	48,100.08	12,025.02	0.00	0.00	64,515.68	16,128.92
291	18-Oct	16	0.25	55,561.95	13,890.49	0.00	0.00	57,053.80	14,263.45
291	18-Oct	16.25	0.25	64,558.04	16,139.51	0.00	0.00	48,057.72	12,014.43
291	18-Oct	16.5	0.25	74,933.34	18,733.33	0.00	0.00	37,682.42	9,420.60
291	18-Oct	16.75	0.25	83,384.96	20,846.24	0.00	0.00	29,230.79	7,307.70
291	18-Oct	17	0.25	89,504.40	22,376.10	0.00	0.00	23,111.35	5,777.84
291	18-Oct	17.25	0.22	94,978.24	20,895.21	0.00	0.00	17,637.52	3,880.25
291	18-Oct	17.45	0.1	96,439.22	9,643.92	0.00	0.00	16,176.53	1,617.65
298	25-Oct	7.5	0.13	96,377.81	12,529.12	8,550.14	1,111.52	7,687.80	999.41
298	25-Oct	7.75	0.25	93,438.77	23,359.69	16,982.06	4,245.52	2,194.92	548.73
298	25-Oct	8	0.25	99,739.15	24,934.79	12,876.60	3,219.15	0.00	0.00
298	25-Oct	8.25	0.25	105,979.44	26,494.86	2,651.70	662.93	3,984.61	996.15
298	25-Oct	8.5	0.25	93,675.54	23,418.88	0.00	0.00	18,940.22	4,735.05
298	25-Oct	8.75	0.25	71,063.66	17,765.91	0.00	0.00	41,552.10	10,388.02
298	25-Oct	9	0.25	52,551.00	13,137.75	0.00	0.00	60,064.76	15,016.19
298	25-Oct	9.25	0.25	45,022.79	11,255.70	0.00	0.00	67,592.96	16,898.24
298	25-Oct	9.5	0.25	39,876.35	9,969.09	0.00	0.00	72,739.40	18,184.85
298	25-Oct	9.75	0.25	37,563.87	9,390.97	0.00	0.00	75,051.88	18,762.97
298	25-Oct	10	0.25	35,619.18	8,904.79	0.00	0.00	76,996.57	19,249.14
298	25-Oct	10.25	0.25	34,385.77	8,596.44	0.00	0.00	78,229.99	19,557.50
298	25-Oct	10.5	0.25	32,736.95	8,184.24	0.00	0.00	79,878.80	19,969.70
298	25-Oct	10.75	0.25	31,802.70	7,950.67	0.00	0.00	80,813.06	20,203.26
298	25-Oct	11	0.25	30,547.61	7,636.90	0.00	0.00	82,068.14	20,517.04
298	25-Oct	11.25	0.25	29,856.04	7,464.01	0.00	0.00	82,759.72	20,689.93
298	25-Oct	11.5	0.25	28,527.39	7,131.85	0.00	0.00	84,088.36	21,022.09
298	25-Oct	11.75	0.25	27,074.29	6,768.57	0.00	0.00	85,541.46	21,385.37
298	25-Oct	12	0.25	25,155.22	6,288.80	0.00	0.00	87,460.54	21,865.13
298	25-Oct	12.25	0.25	23,753.02	5,938.25	0.00	0.00	88,862.74	22,215.68
298	25-Oct	12.5	0.25	22,374.79	5,593.70	0.00	0.00	90,240.97	22,560.24
298	25-Oct	12.75	0.25	22,844.05	5,711.01	0.00	0.00	89,771.71	22,442.93
298	25-Oct	13	0.25	23,717.55	5,929.39	0.00	0.00	88,898.20	22,224.55

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
298	25-Oct	13.25	0.25	26,090.45	6,522.61	0.00	0.00	86,525.30	21,631.32
298	25-Oct	13.5	0.25	28,605.22	7,151.31	0.00	0.00	84,010.53	21,002.63
298	25-Oct	13.75	0.25	32,074.60	8,018.65	0.00	0.00	80,541.15	20,135.29
298	25-Oct	14	0.25	36,082.86	9,020.71	0.00	0.00	76,532.90	19,133.22
298	25-Oct	14.25	0.25	41,409.25	10,352.31	0.00	0.00	71,206.50	17,801.63
298	25-Oct	14.5	0.25	47,520.81	11,880.20	0.00	0.00	65,094.95	16,273.74
298	25-Oct	14.75	0.25	54,850.02	13,712.50	0.00	0.00	57,765.74	14,441.43
298	25-Oct	15	0.25	62,323.05	15,580.76	0.00	0.00	50,292.70	12,573.17
298	25-Oct	15.25	0.25	71,150.68	17,787.67	0.00	0.00	41,465.07	10,366.27
298	25-Oct	15.5	0.25	80,159.57	20,039.89	0.00	0.00	32,456.18	8,114.05
298	25-Oct	15.75	0.25	87,563.32	21,890.83	0.00	0.00	25,052.43	6,263.11
298	25-Oct	16	0.25	94,505.36	23,626.34	0.00	0.00	18,110.39	4,527.60
298	25-Oct	16.25	0.15	98,121.53	14,718.23	0.00	0.00	14,494.22	2,174.13
298	25-Oct	16.3	0.03	97,809.57	2,934.29	0.00	0.00	14,806.19	444.19
305	1-Nov	7.61	0.07	103,922.11	7,274.55	8,692.33	608.46	1.31	0.09
305	1-Nov	7.75	0.19	104,138.84	19,786.38	8,476.91	1,610.61	0.00	0.00
305	1-Nov	8	0.25	108,103.10	27,025.77	4,512.66	1,128.16	0.00	0.00
305	1-Nov	8.25	0.25	111,064.47	27,766.12	1,120.45	280.11	430.84	107.71
305	1-Nov	8.5	0.25	109,288.89	27,322.22	0.00	0.00	3,326.86	831.72
305	1-Nov	8.75	0.25	90,689.87	22,672.47	0.00	0.00	21,925.89	5,481.47
305	1-Nov	9	0.25	63,390.30	15,847.58	0.00	0.00	49,225.45	12,306.36
305	1-Nov	9.25	0.25	51,914.26	12,978.57	0.00	0.00	60,701.49	15,175.37
305	1-Nov	9.5	0.25	46,152.76	11,538.19	0.00	0.00	66,462.99	16,615.75
305	1-Nov	9.75	0.25	43,436.69	10,859.17	0.00	0.00	69,179.06	17,294.77
305	1-Nov	10	0.25	41,342.26	10,335.56	0.00	0.00	71,273.49	17,818.37
305	1-Nov	10.25	0.25	39,751.57	9,937.89	0.00	0.00	72,864.19	18,216.05
305	1-Nov	10.5	0.25	37,971.72	9,492.93	0.00	0.00	74,644.03	18,661.01
305	1-Nov	10.75	0.25	36,896.27	9,224.07	0.00	0.00	75,719.49	18,929.87
305	1-Nov	11	0.25	35,489.47	8,872.37	0.00	0.00	77,126.29	19,281.57
305	1-Nov	11.25	0.25	34,734.84	8,683.71	0.00	0.00	77,880.91	19,470.23
305	1-Nov	11.5	0.25	33,152.03	8,288.01	0.00	0.00	79,463.73	19,865.93
305	1-Nov	11.75	0.25	31,513.72	7,878.43	0.00	0.00	81,102.03	20,275.51
305	1-Nov	12	0.25	29,357.22	7,339.31	0.00	0.00	83,258.53	20,814.63
305	1-Nov	12.25	0.25	27,788.86	6,947.21	0.00	0.00	84,826.90	21,206.72
305	1-Nov	12.5	0.25	26,428.69	6,607.17	0.00	0.00	86,187.06	21,546.77
305	1-Nov	12.75	0.25	26,743.61	6,685.90	0.00	0.00	85,872.14	21,468.04
305	1-Nov	13	0.25	27,884.75	6,971.19	0.00	0.00	84,731.01	21,182.75
305	1-Nov	13.25	0.25	30,261.59	7,565.40	0.00	0.00	82,354.16	20,588.54

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
305	1-Nov	13.5	0.25	32,854.18	8,213.55	0.00	0.00	79,761.57	19,940.39
305	1-Nov	13.75	0.25	36,580.69	9,145.17	0.00	0.00	76,035.07	19,008.77
305	1-Nov	14	0.25	40,895.66	10,223.91	0.00	0.00	71,720.10	17,930.02
305	1-Nov	14.25	0.25	46,401.02	11,600.25	0.00	0.00	66,214.74	16,553.68
305	1-Nov	14.5	0.25	52,572.67	13,143.17	0.00	0.00	60,043.08	15,010.77
305	1-Nov	14.75	0.25	59,675.29	14,918.82	0.00	0.00	52,940.46	13,235.12
305	1-Nov	15	0.25	67,342.74	16,835.68	0.00	0.00	45,273.02	11,318.25
305	1-Nov	15.25	0.25	75,578.28	18,894.57	0.00	0.00	37,037.47	9,259.37
305	1-Nov	15.5	0.25	84,271.93	21,067.98	0.00	0.00	28,343.83	7,085.96
305	1-Nov	15.75	0.25	92,386.63	23,096.66	0.00	0.00	20,229.12	5,057.28
305	1-Nov	16	0.21	99,612.07	20,918.53	0.00	0.00	13,003.69	2,730.77
305	1-Nov	16.17	0.09	99,766.74	8,979.01	0.00	0.00	12,849.02	1,156.41
312	8-Nov	7.73	0.01	110,536.10	1,105.36	2,079.66	20.80	0.00	0.00
312	8-Nov	7.75	0.13	110,624.76	14,381.22	1,990.99	258.83	0.00	0.00
312	8-Nov	8	0.25	111,821.72	27,955.43	794.03	198.51	0.00	0.00
312	8-Nov	8.25	0.25	112,481.12	28,120.28	0.00	0.00	134.64	33.66
312	8-Nov	8.5	0.25	112,615.75	28,153.94	0.00	0.00	0.00	0.00
312	8-Nov	8.75	0.25	104,619.93	26,154.98	0.00	0.00	7,995.83	1,998.96
312	8-Nov	9	0.25	77,102.64	19,275.66	0.00	0.00	35,513.11	8,878.28
312	8-Nov	9.25	0.25	59,778.08	14,944.52	0.00	0.00	52,837.68	13,209.42
312	8-Nov	9.5	0.25	53,056.71	13,264.18	0.00	0.00	59,559.04	14,889.76
312	8-Nov	9.75	0.25	49,566.64	12,391.66	0.00	0.00	63,049.11	15,762.28
312	8-Nov	10	0.25	47,042.68	11,760.67	0.00	0.00	65,573.07	16,393.27
312	8-Nov	10.25	0.25	45,270.39	11,317.60	0.00	0.00	67,345.36	16,836.34
312	8-Nov	10.5	0.25	43,209.12	10,802.28	0.00	0.00	69,406.63	17,351.66
312	8-Nov	10.75	0.25	42,042.05	10,510.51	0.00	0.00	70,573.71	17,643.43
312	8-Nov	11	0.25	40,448.07	10,112.02	0.00	0.00	72,167.69	18,041.92
312	8-Nov	11.25	0.25	39,598.87	9,899.72	0.00	0.00	73,016.89	18,254.22
312	8-Nov	11.5	0.25	37,822.64	9,455.66	0.00	0.00	74,793.12	18,698.28
312	8-Nov	11.75	0.25	36,044.11	9,011.03	0.00	0.00	76,571.65	19,142.91
312	8-Nov	12	0.25	33,626.54	8,406.64	0.00	0.00	78,989.21	19,747.30
312	8-Nov	12.25	0.25	31,847.03	7,961.76	0.00	0.00	80,768.72	20,192.18
312	8-Nov	12.5	0.25	30,326.61	7,581.65	0.00	0.00	82,289.14	20,572.29
312	8-Nov	12.75	0.25	30,412.98	7,603.24	0.00	0.00	82,202.78	20,550.69
312	8-Nov	13	0.25	31,675.28	7,918.82	0.00	0.00	80,940.47	20,235.12
312	8-Nov	13.25	0.25	34,148.67	8,537.17	0.00	0.00	78,467.08	19,616.77
312	8-Nov	13.5	0.25	36,698.91	9,174.73	0.00	0.00	75,916.85	18,979.21
312	8-Nov	13.75	0.25	40,539.03	10,134.76	0.00	0.00	72,076.72	18,019.18

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
312	8-Nov	14	0.25	44,978.46	11,244.61	0.00	0.00	67,637.30	16,909.32
312	8-Nov	14.25	0.25	50,640.13	12,660.03	0.00	0.00	61,975.62	15,493.91
312	8-Nov	14.5	0.25	56,644.31	14,161.08	0.00	0.00	55,971.45	13,992.86
312	8-Nov	14.75	0.25	63,748.24	15,937.06	0.00	0.00	48,867.51	12,216.88
312	8-Nov	15	0.25	71,469.87	17,867.47	0.00	0.00	41,145.89	10,286.47
312	8-Nov	15.25	0.25	79,804.59	19,951.15	0.00	0.00	32,811.17	8,202.79
312	8-Nov	15.5	0.25	88,430.58	22,107.65	0.00	0.00	24,185.17	6,046.29
312	8-Nov	15.75	0.25	97,698.90	24,424.73	0.00	0.00	14,916.85	3,729.21
312	8-Nov	16	0.15	102,089.73	15,313.46	0.00	0.00	10,526.03	1,578.90
312	8-Nov	16.05	0.03	101,834.24	3,055.03	0.00	0.00	10,781.51	323.45
319	15-Nov	7.85	0.08	112,615.75	9,009.26	0.00	0.00	0.00	0.00
319	15-Nov	8	0.2	112,615.75	22,523.15	0.00	0.00	0.00	0.00
319	15-Nov	8.25	0.25	112,615.75	28,153.94	0.00	0.00	0.00	0.00
319	15-Nov	8.5	0.25	112,615.75	28,153.94	0.00	0.00	0.00	0.00
319	15-Nov	8.75	0.25	104,725.99	26,181.50	0.00	0.00	7,889.76	1,972.44
319	15-Nov	9	0.25	89,351.37	22,337.84	0.00	0.00	23,264.38	5,816.09
319	15-Nov	9.25	0.25	69,050.33	17,262.58	0.00	0.00	43,565.42	10,891.36
319	15-Nov	9.5	0.25	60,467.03	15,116.76	0.00	0.00	52,148.73	13,037.18
319	15-Nov	9.75	0.25	55,956.34	13,989.09	0.00	0.00	56,659.41	14,164.85
319	15-Nov	10	0.25	52,743.43	13,185.86	0.00	0.00	59,872.32	14,968.08
319	15-Nov	10.25	0.25	50,682.49	12,670.62	0.00	0.00	61,933.26	15,483.32
319	15-Nov	10.5	0.25	48,405.15	12,101.29	0.00	0.00	64,210.61	16,052.65
319	15-Nov	10.75	0.25	47,039.40	11,759.85	0.00	0.00	65,576.36	16,394.09
319	15-Nov	11	0.25	45,291.74	11,322.93	0.00	0.00	67,324.02	16,831.00
319	15-Nov	11.25	0.25	44,311.51	11,077.88	0.00	0.00	68,304.24	17,076.06
319	15-Nov	11.5	0.25	42,572.71	10,643.18	0.00	0.00	70,043.04	17,510.76
319	15-Nov	11.75	0.25	40,401.44	10,100.36	0.00	0.00	72,214.32	18,053.58
319	15-Nov	12	0.25	37,754.66	9,438.67	0.00	0.00	74,861.09	18,715.27
319	15-Nov	12.25	0.25	35,801.76	8,950.44	0.00	0.00	76,813.99	19,203.50
319	15-Nov	12.5	0.25	34,001.89	8,500.47	0.00	0.00	78,613.87	19,653.47
319	15-Nov	12.75	0.25	33,923.07	8,480.77	0.00	0.00	78,692.68	19,673.17
319	15-Nov	13	0.25	35,148.28	8,787.07	0.00	0.00	77,467.48	19,366.87
319	15-Nov	13.25	0.25	37,471.27	9,367.82	0.00	0.00	75,144.49	18,786.12
319	15-Nov	13.5	0.25	40,128.88	10,032.22	0.00	0.00	72,486.87	18,121.72
319	15-Nov	13.75	0.25	44,060.30	11,015.07	0.00	0.00	68,555.46	17,138.86
319	15-Nov	14	0.25	48,616.95	12,154.24	0.00	0.00	63,998.80	15,999.70
319	15-Nov	14.25	0.25	54,342.99	13,585.75	0.00	0.00	58,272.76	14,568.19
319	15-Nov	14.5	0.25	60,375.41	15,093.85	0.00	0.00	52,240.35	13,060.09

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
319	15-Nov	14.75	0.25	67,598.22	16,899.55	0.00	0.00	45,017.54	11,254.38
319	15-Nov	15	0.25	75,494.22	18,873.55	0.00	0.00	37,121.54	9,280.38
319	15-Nov	15.25	0.25	84,082.12	21,020.53	0.00	0.00	28,533.63	7,133.41
319	15-Nov	15.5	0.25	92,626.02	23,156.51	0.00	0.00	19,989.73	4,997.43
319	15-Nov	15.75	0.23	102,939.58	23,676.10	0.00	0.00	9,676.17	2,225.52
319	15-Nov	15.96	0.11	103,657.76	11,402.35	0.00	0.00	8,957.99	985.38
326	22-Nov	7.96	0.02	112,615.75	2,252.32	0.00	0.00	0.00	0.00
326	22-Nov	8	0.15	112,615.75	16,892.36	0.00	0.00	0.00	0.00
326	22-Nov	8.25	0.25	112,615.75	28,153.94	0.00	0.00	0.00	0.00
326	22-Nov	8.5	0.25	112,615.75	28,153.94	0.00	0.00	0.00	0.00
326	22-Nov	8.75	0.25	103,561.87	25,890.47	0.00	0.00	9,053.88	2,263.47
326	22-Nov	9	0.25	93,168.84	23,292.21	0.00	0.00	19,446.91	4,861.73
326	22-Nov	9.25	0.25	79,667.00	19,916.75	0.00	0.00	32,948.76	8,237.19
326	22-Nov	9.5	0.25	67,913.14	16,978.28	0.00	0.00	44,702.61	11,175.65
326	22-Nov	9.75	0.25	62,367.06	15,591.76	0.00	0.00	50,248.70	12,562.17
326	22-Nov	10	0.25	58,389.01	14,597.25	0.00	0.00	54,226.74	13,556.69
326	22-Nov	10.25	0.25	56,172.09	14,043.02	0.00	0.00	56,443.66	14,110.92
326	22-Nov	10.5	0.25	53,353.57	13,338.39	0.00	0.00	59,262.19	14,815.55
326	22-Nov	10.75	0.25	51,736.28	12,934.07	0.00	0.00	60,879.48	15,219.87
326	22-Nov	11	0.25	49,887.80	12,471.95	0.00	0.00	62,727.95	15,681.99
326	22-Nov	11.25	0.25	48,793.63	12,198.41	0.00	0.00	63,822.13	15,955.53
326	22-Nov	11.5	0.25	46,964.85	11,741.21	0.00	0.00	65,650.90	16,412.73
326	22-Nov	11.75	0.25	44,666.82	11,166.71	0.00	0.00	67,948.93	16,987.23
326	22-Nov	12	0.25	41,742.56	10,435.64	0.00	0.00	70,873.19	17,718.30
326	22-Nov	12.25	0.25	39,634.33	9,908.58	0.00	0.00	72,981.42	18,245.36
326	22-Nov	12.5	0.25	37,327.76	9,331.94	0.00	0.00	75,287.99	18,822.00
326	22-Nov	12.75	0.25	37,133.36	9,283.34	0.00	0.00	75,482.40	18,870.60
326	22-Nov	13	0.25	38,320.14	9,580.03	0.00	0.00	74,295.61	18,573.90
326	22-Nov	13.25	0.25	40,614.56	10,153.64	0.00	0.00	72,001.19	18,000.30
326	22-Nov	13.5	0.25	43,263.96	10,815.99	0.00	0.00	69,351.79	17,337.95
326	22-Nov	13.75	0.25	47,280.76	11,820.19	0.00	0.00	65,334.99	16,333.75
326	22-Nov	14	0.25	51,810.49	12,952.62	0.00	0.00	60,805.26	15,201.32
326	22-Nov	14.25	0.25	57,683.97	14,420.99	0.00	0.00	54,931.78	13,732.95
326	22-Nov	14.5	0.25	63,742.33	15,935.58	0.00	0.00	48,873.42	12,218.36
326	22-Nov	14.75	0.25	71,103.06	17,775.77	0.00	0.00	41,512.69	10,378.17
326	22-Nov	15	0.25	78,956.04	19,739.01	0.00	0.00	33,659.71	8,414.93
326	22-Nov	15.25	0.25	87,961.00	21,990.25	0.00	0.00	24,654.76	6,163.69
326	22-Nov	15.5	0.25	96,593.89	24,148.47	0.00	0.00	16,021.87	4,005.47

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsF	NewsFHr	SunnySF	SunnySFHr
326	22-Nov	15.75	0.2	105,593.26	21,118.65	0.00	0.00	7,022.50	1,404.50
326	22-Nov	15.9	0.08	105,298.70	8,423.90	0.00	0.00	7,317.06	585.36
333	29-Nov	8.07	0.09	112,615.75	10,135.42	0.00	0.00	0.00	0.00
333	29-Nov	8.25	0.21	112,615.75	23,649.31	0.00	0.00	0.00	0.00
333	29-Nov	8.5	0.25	111,973.43	27,993.36	0.00	0.00	642.32	160.58
333	29-Nov	8.75	0.25	103,307.05	25,826.76	0.00	0.00	9,308.71	2,327.18
333	29-Nov	9	0.25	95,399.55	23,849.89	0.00	0.00	17,216.20	4,304.05
333	29-Nov	9.25	0.25	84,237.12	21,059.28	0.00	0.00	28,378.64	7,094.66
333	29-Nov	9.5	0.25	75,261.39	18,815.35	0.00	0.00	37,354.36	9,338.59
333	29-Nov	9.75	0.25	68,508.83	17,127.21	0.00	0.00	44,106.93	11,026.73
333	29-Nov	10	0.25	63,567.96	15,891.99	0.00	0.00	49,047.79	12,261.95
333	29-Nov	10.25	0.25	61,099.50	15,274.87	0.00	0.00	51,516.26	12,879.06
333	29-Nov	10.5	0.25	58,054.39	14,513.60	0.00	0.00	54,561.37	13,640.34
333	29-Nov	10.75	0.25	56,137.61	14,034.40	0.00	0.00	56,478.14	14,119.54
333	29-Nov	11	0.25	53,990.31	13,497.58	0.00	0.00	58,625.45	14,656.36
333	29-Nov	11.25	0.25	52,758.86	13,189.72	0.00	0.00	59,856.89	14,964.22
333	29-Nov	11.5	0.25	50,913.35	12,728.34	0.00	0.00	61,702.41	15,425.60
333	29-Nov	11.75	0.25	48,649.46	12,162.37	0.00	0.00	63,966.29	15,991.57
333	29-Nov	12	0.25	45,766.91	11,441.73	0.00	0.00	66,848.85	16,712.21
333	29-Nov	12.25	0.25	43,240.98	10,810.24	0.00	0.00	69,374.78	17,343.69
333	29-Nov	12.5	0.25	40,465.80	10,116.45	0.00	0.00	72,149.95	18,037.49
333	29-Nov	12.75	0.25	39,952.54	9,988.13	0.00	0.00	72,663.22	18,165.80
333	29-Nov	13	0.25	40,896.31	10,224.08	0.00	0.00	71,719.44	17,929.86
333	29-Nov	13.25	0.25	43,130.97	10,782.74	0.00	0.00	69,484.79	17,371.20
333	29-Nov	13.5	0.25	45,679.23	11,419.81	0.00	0.00	66,936.52	16,734.13
333	29-Nov	13.75	0.25	49,866.46	12,466.61	0.00	0.00	62,749.30	15,687.32
333	29-Nov	14	0.25	54,439.86	13,609.97	0.00	0.00	58,175.89	14,543.97
333	29-Nov	14.25	0.25	60,335.67	15,083.92	0.00	0.00	52,280.08	13,070.02
333	29-Nov	14.5	0.25	66,471.86	16,617.97	0.00	0.00	46,143.89	11,535.97
333	29-Nov	14.75	0.25	73,872.66	18,468.16	0.00	0.00	38,743.10	9,685.77
333	29-Nov	15	0.25	81,716.77	20,429.19	0.00	0.00	30,898.98	7,724.75
333	29-Nov	15.25	0.25	90,792.00	22,698.00	0.00	0.00	21,823.76	5,455.94
333	29-Nov	15.5	0.25	99,890.54	24,972.63	0.00	0.00	12,725.22	3,181.30
333	29-Nov	15.75	0.18	107,341.90	19,321.54	0.00	0.00	5,273.85	949.29
333	29-Nov	15.86	0.05	106,808.94	5,340.45	0.00	0.00	5,806.82	290.34
340	6-Dec	8.17	0.04	112,615.75	4,504.63	0.00	0.00	0.00	0.00
340	6-Dec	8.25	0.17	112,615.75	19,144.68	0.00	0.00	0.00	0.00
340	6-Dec	8.5	0.25	111,874.92	27,968.73	0.00	0.00	740.83	185.21

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
340	6-Dec	8.75	0.25	104,290.23	26,072.56	0.00	0.00	8,325.52	2,081.38
340	6-Dec	9	0.25	96,772.86	24,193.21	0.00	0.00	15,842.90	3,960.72
340	6-Dec	9.25	0.25	87,949.83	21,987.46	0.00	0.00	24,665.92	6,166.48
340	6-Dec	9.5	0.25	79,732.34	19,933.09	0.00	0.00	32,883.41	8,220.85
340	6-Dec	9.75	0.25	74,128.47	18,532.12	0.00	0.00	38,487.29	9,621.82
340	6-Dec	10	0.25	67,995.89	16,998.97	0.00	0.00	44,619.86	11,154.97
340	6-Dec	10.25	0.25	65,247.32	16,311.83	0.00	0.00	47,368.44	11,842.11
340	6-Dec	10.5	0.25	61,893.53	15,473.38	0.00	0.00	50,722.23	12,680.56
340	6-Dec	10.75	0.25	59,833.57	14,958.39	0.00	0.00	52,782.18	13,195.54
340	6-Dec	11	0.25	57,404.84	14,351.21	0.00	0.00	55,210.91	13,802.73
340	6-Dec	11.25	0.25	56,134.98	14,033.75	0.00	0.00	56,480.77	14,120.19
340	6-Dec	11.5	0.25	54,227.73	13,556.93	0.00	0.00	58,388.03	14,597.01
340	6-Dec	11.75	0.25	51,654.84	12,913.71	0.00	0.00	60,960.92	15,240.23
340	6-Dec	12	0.25	48,281.02	12,070.25	0.00	0.00	64,334.74	16,083.68
340	6-Dec	12.25	0.25	45,799.75	11,449.94	0.00	0.00	66,816.01	16,704.00
340	6-Dec	12.5	0.25	43,077.11	10,769.28	0.00	0.00	69,538.64	17,384.66
340	6-Dec	12.75	0.25	42,059.45	10,514.86	0.00	0.00	70,556.30	17,639.08
340	6-Dec	13	0.25	42,881.40	10,720.35	0.00	0.00	69,734.36	17,433.59
340	6-Dec	13.25	0.25	44,924.93	11,231.23	0.00	0.00	67,690.82	16,922.71
340	6-Dec	13.5	0.25	47,457.76	11,864.44	0.00	0.00	65,158.00	16,289.50
340	6-Dec	13.75	0.25	51,687.02	12,921.75	0.00	0.00	60,928.74	15,232.18
340	6-Dec	14	0.25	56,258.13	14,064.53	0.00	0.00	56,357.63	14,089.41
340	6-Dec	14.25	0.25	62,112.56	15,528.14	0.00	0.00	50,503.19	12,625.80
340	6-Dec	14.5	0.25	68,193.91	17,048.48	0.00	0.00	44,421.85	11,105.46
340	6-Dec	14.75	0.25	75,575.98	18,894.00	0.00	0.00	37,039.77	9,259.94
340	6-Dec	15	0.25	83,304.84	20,826.21	0.00	0.00	29,310.92	7,327.73
340	6-Dec	15.25	0.25	92,272.02	23,068.01	0.00	0.00	20,343.73	5,085.93
340	6-Dec	15.5	0.25	101,982.02	25,495.50	0.00	0.00	10,633.74	2,658.43
340	6-Dec	15.75	0.17	108,606.84	18,463.16	0.00	0.00	4,008.91	681.52
340	6-Dec	15.85	0.05	107,876.51	5,393.83	0.00	0.00	4,739.24	236.96
347	13-Dec	8.26	0.12	112,615.75	13,513.89	0.00	0.00	0.00	0.00
347	13-Dec	8.5	0.25	112,515.92	28,128.98	0.00	0.00	99.83	24.96
347	13-Dec	8.75	0.25	105,506.56	26,376.64	0.00	0.00	7,109.19	1,777.30
347	13-Dec	9	0.25	98,409.20	24,602.30	0.00	0.00	14,206.56	3,551.64
347	13-Dec	9.25	0.25	90,858.33	22,714.58	0.00	0.00	21,757.42	5,439.36
347	13-Dec	9.5	0.25	82,887.13	20,721.78	0.00	0.00	29,728.62	7,432.16
347	13-Dec	9.75	0.25	77,348.93	19,337.23	0.00	0.00	35,266.82	8,816.71
347	13-Dec	10	0.25	71,595.31	17,898.83	0.00	0.00	41,020.44	10,255.11

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsSF	NewsSFHr	SunnySF	SunnySFHr
347	13-Dec	10.25	0.25	68,252.69	17,063.17	0.00	0.00	44,363.07	11,090.77
347	13-Dec	10.5	0.25	64,778.38	16,194.60	0.00	0.00	47,837.37	11,959.34
347	13-Dec	10.75	0.25	62,456.05	15,614.01	0.00	0.00	50,159.70	12,539.93
347	13-Dec	11	0.25	59,968.21	14,992.05	0.00	0.00	52,647.54	13,161.89
347	13-Dec	11.25	0.25	58,581.12	14,645.28	0.00	0.00	54,034.64	13,508.66
347	13-Dec	11.5	0.25	56,615.41	14,153.85	0.00	0.00	56,000.35	14,000.09
347	13-Dec	11.75	0.25	54,282.57	13,570.64	0.00	0.00	58,333.19	14,583.30
347	13-Dec	12	0.25	50,683.80	12,670.95	0.00	0.00	61,931.95	15,482.99
347	13-Dec	12.25	0.25	48,031.12	12,007.78	0.00	0.00	64,584.64	16,146.16
347	13-Dec	12.5	0.25	45,054.31	11,263.58	0.00	0.00	67,561.44	16,890.36
347	13-Dec	12.75	0.25	43,604.83	10,901.21	0.00	0.00	69,010.93	17,252.73
347	13-Dec	13	0.25	43,980.83	10,995.21	0.00	0.00	68,634.93	17,158.73
347	13-Dec	13.25	0.25	45,979.37	11,494.84	0.00	0.00	66,636.38	16,659.10
347	13-Dec	13.5	0.25	48,326.99	12,081.75	0.00	0.00	64,288.76	16,072.19
347	13-Dec	13.75	0.25	52,512.25	13,128.06	0.00	0.00	60,103.51	15,025.88
347	13-Dec	14	0.25	56,938.21	14,234.55	0.00	0.00	55,677.54	13,919.39
347	13-Dec	14.25	0.25	62,744.04	15,686.01	0.00	0.00	49,871.71	12,467.93
347	13-Dec	14.5	0.25	68,803.06	17,200.77	0.00	0.00	43,812.69	10,953.17
347	13-Dec	14.75	0.25	76,032.77	19,008.19	0.00	0.00	36,582.99	9,145.75
347	13-Dec	15	0.25	83,564.26	20,891.06	0.00	0.00	29,051.49	7,262.87
347	13-Dec	15.25	0.25	92,452.31	23,113.08	0.00	0.00	20,163.45	5,040.86
347	13-Dec	15.5	0.25	102,462.44	25,615.61	0.00	0.00	10,153.31	2,538.33
347	13-Dec	15.75	0.18	109,558.50	19,720.53	0.00	0.00	3,057.26	550.31
347	13-Dec	15.87	0.06	108,516.86	6,511.01	0.00	0.00	4,098.89	245.93
354	20-Dec	8.33	0.08	112,615.75	9,009.26	0.00	0.00	0.00	0.00
354	20-Dec	8.5	0.21	112,615.75	23,649.31	0.00	0.00	0.00	0.00
354	20-Dec	8.75	0.25	107,087.41	26,771.85	0.00	0.00	5,528.35	1,382.09
354	20-Dec	9	0.25	100,103.66	25,025.91	0.00	0.00	12,512.10	3,128.02
354	20-Dec	9.25	0.25	92,986.59	23,246.65	0.00	0.00	19,629.17	4,907.29
354	20-Dec	9.5	0.25	85,210.12	21,302.53	0.00	0.00	27,405.63	6,851.41
354	20-Dec	9.75	0.25	79,229.26	19,807.31	0.00	0.00	33,386.49	8,346.62
354	20-Dec	10	0.25	73,847.04	18,461.76	0.00	0.00	38,768.71	9,692.18
354	20-Dec	10.25	0.25	69,861.11	17,465.28	0.00	0.00	42,754.64	10,688.66
354	20-Dec	10.5	0.25	66,275.16	16,568.79	0.00	0.00	46,340.60	11,585.15
354	20-Dec	10.75	0.25	63,880.25	15,970.06	0.00	0.00	48,735.50	12,183.88
354	20-Dec	11	0.25	61,243.33	15,310.83	0.00	0.00	51,372.43	12,843.11
354	20-Dec	11.25	0.25	59,672.67	14,918.17	0.00	0.00	52,943.09	13,235.77
354	20-Dec	11.5	0.25	57,758.19	14,439.55	0.00	0.00	54,857.57	13,714.39

DayNum	Date	Time	Duration	ExSF	ExSFHr	NewsF	NewsFHr	SunnySF	SunnySFHr
354	20-Dec	11.75	0.25	55,715.64	13,928.91	0.00	0.00	56,900.12	14,225.03
354	20-Dec	12	0.25	51,998.00	12,999.50	0.00	0.00	60,617.76	15,154.44
354	20-Dec	12.25	0.25	49,310.83	12,327.71	0.00	0.00	63,304.92	15,826.23
354	20-Dec	12.5	0.25	46,233.54	11,558.39	0.00	0.00	66,382.21	16,595.55
354	20-Dec	12.75	0.25	44,391.96	11,097.99	0.00	0.00	68,223.79	17,055.95
354	20-Dec	13	0.25	44,429.07	11,107.27	0.00	0.00	68,186.68	17,046.67
354	20-Dec	13.25	0.25	46,181.33	11,545.33	0.00	0.00	66,434.43	16,608.61
354	20-Dec	13.5	0.25	48,254.75	12,063.69	0.00	0.00	64,361.01	16,090.25
354	20-Dec	13.75	0.25	52,161.21	13,040.30	0.00	0.00	60,454.55	15,113.64
354	20-Dec	14	0.25	56,519.52	14,129.88	0.00	0.00	56,096.23	14,024.06
354	20-Dec	14.25	0.25	62,169.37	15,542.34	0.00	0.00	50,446.38	12,611.60
354	20-Dec	14.5	0.25	68,049.09	17,012.27	0.00	0.00	44,566.66	11,141.67
354	20-Dec	14.75	0.25	75,149.09	18,787.27	0.00	0.00	37,466.67	9,366.67
354	20-Dec	15	0.25	82,592.24	20,648.06	0.00	0.00	30,023.51	7,505.88
354	20-Dec	15.25	0.25	91,254.03	22,813.51	0.00	0.00	21,361.72	5,340.43
354	20-Dec	15.5	0.25	100,960.08	25,240.02	0.00	0.00	11,655.67	2,913.92
354	20-Dec	15.75	0.21	109,888.52	23,076.59	0.00	0.00	2,727.23	572.72
354	20-Dec	15.91	0.08	108,698.46	8,695.88	0.00	0.00	3,917.30	313.38
						<b>116,338.30</b>	<b>25,015.47</b>		



# SAN FRANCISCO PLANNING DEPARTMENT

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## Residential Pipeline

### ENTITLED HOUSING UNITS 2007 TO Q1 2012

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need Allocation (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents all development projects adding residential units that have been entitled since January 2007. The total number of entitled units is tracked by the San Francisco Planning Department, and is updated quarterly in coordination with the Pipeline Report. Subsidized housing units, including moderate and low income units, are tracked by the Mayor's Office of Housing, and are also updated quarterly.

2012 - QUARTER 1	RHNA Allocation 2007-2014	Units Entitled To Date	Percent Entitled
<b>Total Units Entitled<sup>1</sup></b>	<b>31,193</b>	<b>11,130</b>	<b>35.7%</b>
Above Moderate (> 120% AMI)	12,315	7,457	60.6%
Moderate Income (80-120% AMI)	6,754	360	5.3%
Low Income (< 80% AMI)	12,124	3,313	27.3%

---

<sup>1</sup> Total does not include entitled major development projects such as Treasure Island,, Candlestick, and Park Merced. While entitled, these projects are not projected to be completed within the current RHNA reporting period (through June 2014).

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Exhibit D

### Term Sheet

#### A. Terms Related to the Project

1. The Site. The Site on which the Project will be built consists of two components: (a) the portion owned by the Developer, which is more particularly described on Exhibit A-1 and depicted in Exhibit A-2 to the Exclusive Negotiation Agreement (the "Agreement") (the "Developer Property"), and (b) the portion owned by the Agency, which is more particularly described on Exhibit B-1 and depicted in Exhibit B-2 to the Agreement (the "Agency Property") (together, the "Site"). In addition, the Project will include a second Agency-owned property, the Jessie Square Garage, defined below, and which is more particularly described on Exhibit C-1 and depicted in Exhibit C-2 to the Agreement.

2. Agency Property. The Agency shall convey the Agency Property to the Developer for nominal consideration (e.g., \$1.00) in addition to the consideration provided by Developer's performance of its other obligations as described herein. Additionally, the Developer shall be responsible for paying any and all costs associated with this transaction, including, but not limited to, all escrow and title fees, and any environmental investigations and/or mitigations that may be required. The Agency is selling this Property on an "as-is" basis, with Developer to rely solely on the results of its investigations.

3. The Project. The Project, which the Developer shall construct on the Site, shall consist of the following: (a) approximately 390,000 net square feet of residential, office and/or hospitality uses in a tower of approximately 550 feet in height (excluding penthouse), (b) a cultural component between 35,000 and 40,000 net square feet fronting Jessie Square (the "Cultural Component"), (c) a rehabilitated historically important Mercantile Building (the "Mercantile Building"), (d) additional retail and/or cultural uses on the ground floor of the Mercantile Building, and (e) the purchase of the existing 460-space Jessie Square Garage and the additional parking area on the garage's mezzanine level (the "Jessie Square Garage") (collectively, the "Project").

4. Rehabilitation of the Historically Important Mercantile Building. Developer agrees to rehabilitate the historically important Mercantile Building in consultation with the Agency, San Francisco Heritage, and the San Francisco Historic Preservation Commission, and incorporate it into the overall design and development program of the Project.

5. Affordable Housing Requirement. Developer agrees to comply with the City's Residential Inclusionary Affordable Housing Program (the "Inclusionary Program"), as set forth in City Planning Code Sections 315 through 315.9, through the payment of an in-lieu fee per unit equal to the per unit fees established by the Inclusionary Affordable Housing Program. The amount of the fee required under the Inclusionary Program (the "City Fee") shall be calculated and paid in accordance with the Inclusionary Program. If the City Fee (currently 20%) is based on an affordable housing requirement of less than 28% of the units in the Project, Developer

agrees to pay to the Agency an additional fee equal to the total amount of fees that would be due under the Inclusionary Program for 28% of the units in the Project less the City Fee (the "Agency Fee"). In the event that the City adopts an alternative means of complying with an affordable housing percentage requirement under the Inclusionary Program, and Developer utilizes such alternative means of compliance, then, for the purposes of calculating the Agency Fee hereunder, the City Fee paid shall be deemed to be based upon the equivalent affordable housing percentage requirement under the Inclusionary Program. For example, if the City allows payment of a transfer tax instead of the current 20% inclusionary fee and Developer elects that option, Developer will be deemed to have paid a 20% City Fee and therefore will owe an 8% Agency Fee. The Agency Fee, if any, shall be calculated at the time that the City Fee is calculated and shall be paid as follows: (i) twenty percent (20%) of the Agency Fee shall be paid upon the issuance of the first building permit for the Project; (ii) forty percent (40%) of the Agency Fee shall be paid upon the issuance of the temporary certificate of occupancy for the Project, and (iii) the remaining forty percent (40%) of the Agency Fee shall be paid on the one year anniversary of the date of issuance of the temporary certificate of occupancy for the Project.

6. World-class Architect. Developer shall retain internationally known, Mexican architect Enrique Norton (Ten Arquitectos), Handel Architects, or other world-class architecture firms acceptable to the Agency, to design components of the Project.

7. Sustainable Design. Developer shall design and construct the Project to a minimum of Leadership in Energy and Environmental Design ("LEED") Silver standards (or such higher and additional requirements as adopted by the City and County of San Francisco), and shall secure U.S. Green Building Council certification of this standard.

8. Compliance with Agency Policies. The Transaction Documents will require the Developer to comply with applicable Agency policies and programs, including, but not limited to, policies regarding small business enterprises, construction workforce, equal benefits, minimum compensation, healthcare accountability, and prevailing wages. Notwithstanding the foregoing, in the event of a conflict between City policies, rules, or regulations and Agency policies, rules, or regulations, the City's policies, rules, or regulations, whether generally applicable or applied as a condition of approval to the Project, shall prevail.

## **B. Terms Related to the Cultural Component**

1. Developer Builds Core and Shell. Developer shall be responsible, in consultation with the Agency, for constructing the base, core and shell of the Cultural Component, which shall (a) be not less than 35,000 net square feet, (b) front Jessie Square, and (c) be integrated into the Project in a thoughtful and efficient manner. The specifications for the base, core and shell of the Cultural Component shall be included in the Purchase Agreement and associated design documents.

2. Conveyed to Agency at no Cost. Developer agrees to convey the Cultural Component to the Agency at no cost once construction of the Cultural Component has been completed.

3. Endowment Contribution. Developer agrees to contribute \$5.0 million to an operating endowment for the Cultural Component to help support its ongoing operations. Developer shall contribute (i) the first \$2.5 million no later than six months after issuance of the first temporary certificate of occupancy for a residential unit(s) in the Project, and (ii) the second \$2.5 million no later than closing of the sale of residential units representing 50% of the total number of residential units in the Project, but in no event later than 24 months after contribution of the first \$2.5 million.

4. Use and Common Area Maintenance Charges. Use of the Cultural Component shall be determined by the Agency and the Cultural Component shall pay its pro-rata share of all common area maintenance charges associated with the Project, subject to the Agency's review of the overall operating budget for the Project.

5. Lease or Operating Agreement. The Agency shall enter into a lease or operating agreement with the Mexican Museum or similar institution for the use of the Cultural Component.

6. Tenant Improvements. The Agency and the Mexican Museum, or other cultural institution if applicable, shall be responsible for financing all the tenant improvements associated with the Cultural Component.

**C. Terms Related to the Jessie Square Garage**

1. Jessie Square Garage. For the purposes of this Project, the "Jessie Square Garage" is comprised of (a) the existing 460-space garage and (b) the area below the existing Jewish Museum and adjacent to the mezzanine level of the existing garage.

2. Purchase Price. Developer agrees to purchase the Jessie Square Garage from the Agency for the value of the full outstanding amount of the bond debt (approximately \$43 million), through payoff or defeasance of the existing bonds. Developer shall also pay all costs associated with the payoff or defeasance, including any costs borne by the Agency and the City and County of San Francisco to complete the payoff or defeasance. To the extent the cost of payoff or defeasance of the existing bonds exceeds the fair market value of the Jessie Square Garage, such excess cost shall be considered part of the consideration paid by Developer for other rights being acquired from Agency by Developer.

3. Conveyance on an "as-is" Basis. The Jessie Square Garage shall be delivered to the Developer in an as-is condition, and the Developer shall pay for any costs associated with the Jessie Square Garage, including, but not limited to: (a) costs to determine the feasibility of any part of the Jessie Square Garage for parking, (b) costs to upgrade any part of the Jessie Square Garage to make it suitable for parking, and (c) costs related to any impacts to the above-ground Jewish Museum caused by any of Developer's upgrades or improvements to the Jessie Square Garage. Developer shall be responsible for obtaining all approvals required for any upgrades or improvements to the Jessie Square Garage. The Agency shall be released from any and all environmental, construction and other ongoing liabilities for the Jessie Square Garage.

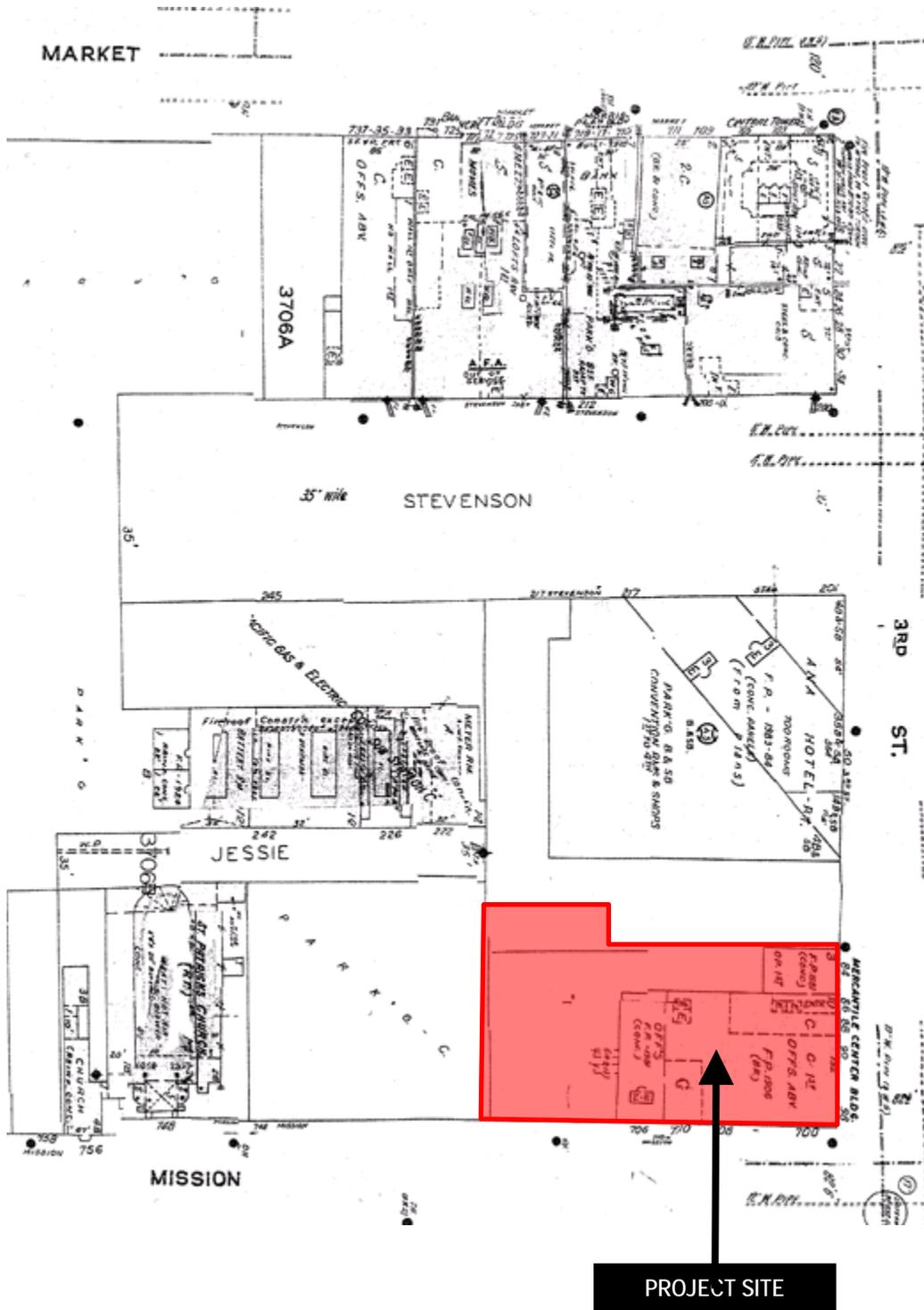
4. Conveyance. The Developer shall purchase the Jessie Square Garage from the Agency, and the Agency shall convey the Jessie Square Garage to the Developer.
5. Number of Private Parking Spaces. Developer shall be entitled to dedicate the use of the lower two levels of the Jessie Square Garage to serve private Project-related uses, for a total of approximately 250 spaces.
6. Number of Public Parking Spaces. The Developer shall maintain the upper level and mezzanine of the Jessie Square Garage for public use, for a total of at least 210 spaces, subject to the terms of the Agency's existing agreements with the Jewish Museum and St. Patrick's Church. No monthly parking shall be allowed in the area of the Jessie Square Garage reserved for public parking. The rates charged to the public at the Jessie Square Garage shall be similar to those charged at other public parking garages in the City and County of San Francisco.

**D. Other Terms**

1. Gardens Management, Operations and Security. Developer shall contribute to the Gardens Management, Operations and Security ("GMOS") account on an ongoing annual basis, in the following amounts: (1) at the initial rate of \$1.50 per square foot of the Project's above-grade net leasable building area devoted to commercial uses, exclusive of the Cultural Component, subject to annual increases based on the annual Consumer Price Index for the San Francisco-Oakland-San Jose Metropolitan Statistical Area (the "CPI") not to exceed 5% per annum and (2) at the initial rate of \$1.25 per square foot of the Project's above-grade net residential saleable area, subject to annual increases based on the annual CPI not to exceed 3% per annum. The GMOS obligations relating to the residential area shall be disclosed in the DRE disclosure packages for the Project. Agency and Developer shall discuss what lien rights and requirements will be transferred to the homeowners to secure the GMOS payment obligations.
2. Exhibits. The following exhibits to the Agreement are incorporated into this Term Sheet:

Exhibit A-1:	Developer Property Legal Description
Exhibit A-2:	Developer Property Site Map
Exhibit B-1:	Agency Property Legal Description
Exhibit B-2:	Agency Property Site Map
Exhibit C-1:	Jessie Square Garage Legal Description
Exhibit C-2:	Jessie Square Garage Site Map
Exhibit E:	Performance Benchmarks
Exhibit F:	Small Business Enterprise Program Agreement

# Sanborn Map\*

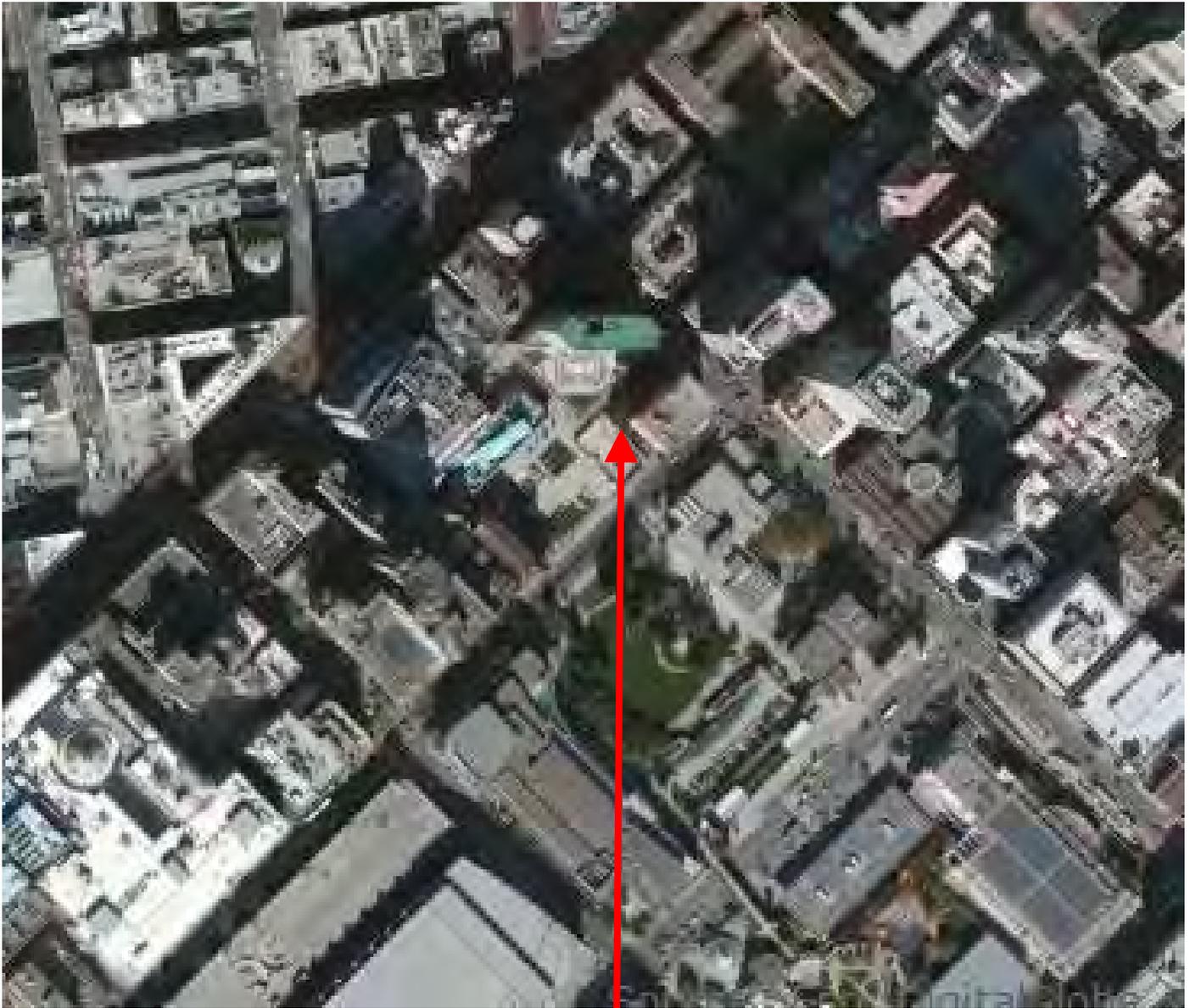


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Section 309 Determination of Compliance  
Case Number 2008.1084EHKXRTZ  
706 Mission Street

# Aerial Photo



PROJECT SITE



Section 309 Determination of Compliance  
Case Number 2008.1084EHKXRTZ  
706 Mission Street

# Zoning Map



Section 309 Determination of Compliance  
Case Number 2008.1084EHKXRTZ  
706 Mission Street

706 MISSION STREET & THE MEXICAN MUSEUM, SAN FRANCISCO, CA  
MARCH 27, 2013

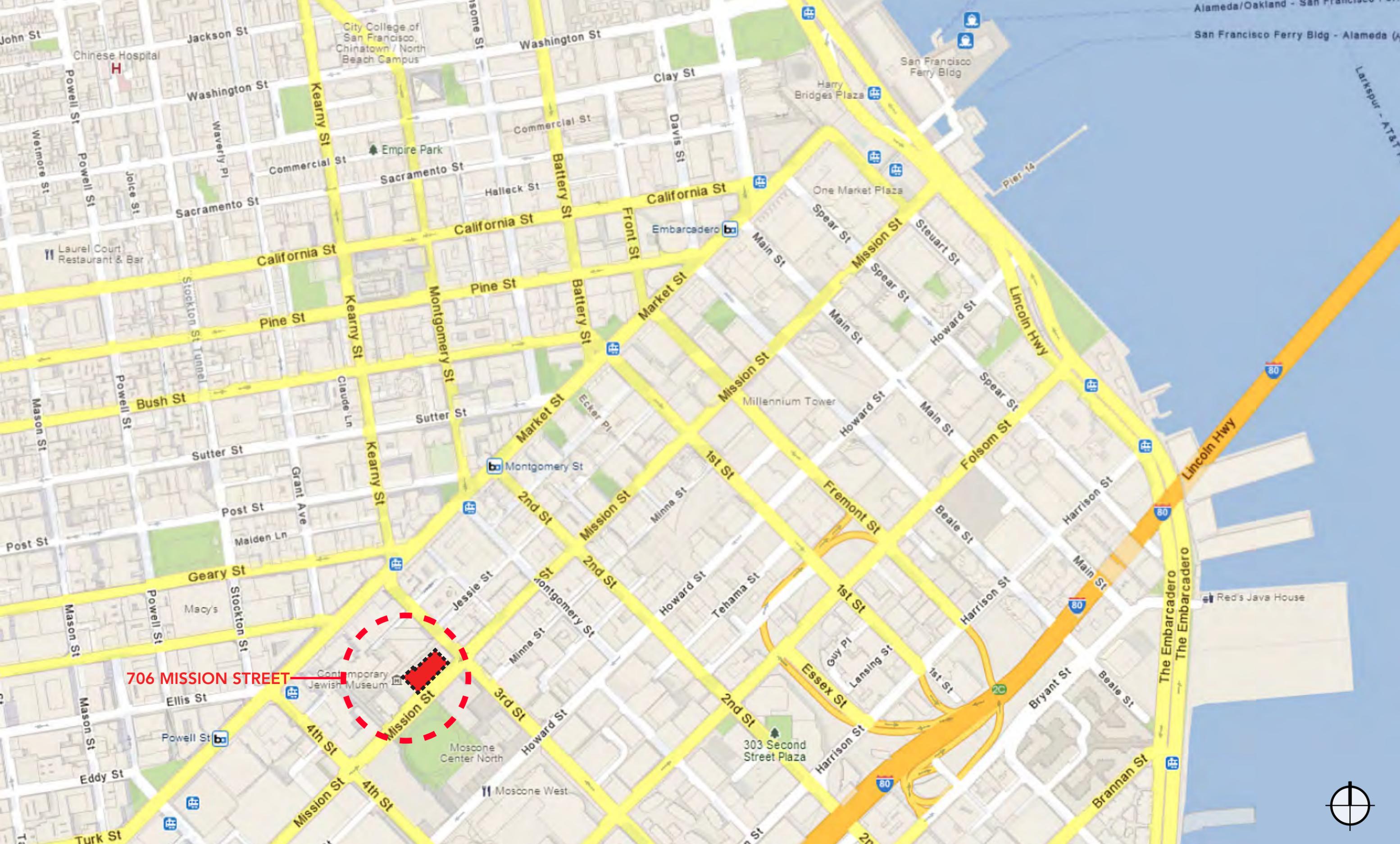


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# PROJECT INFORMATION & CONTEXT



706 MISSION STREET

# PROJECT OVERVIEW

<b>Project Address:</b>	706 Mission Street, San Francisco, CA		
<b>Planning District:</b>	Special Use District (proposed), C-3-R		
<b>Special Use District Area:</b>	25,238 SF		
<b>Site Area:</b>	72,181 SF		
<b>Project Height:</b>	520' to roof, +30' to parapet		
<b>Open Space:</b>	Required Common Open Space for Residential Flex Option		10,294 SF
	Required Common Open Space for Office Flex Option		9,145 SF
	Total Amount of Provided Open Space:		<b>12,131 SF</b>
<b>Use:</b>	Mixed-use Residential, Museum, Commercial		
<b>Number of Stories:</b>	Up to 47		
<b>Sub-grade Levels:</b>	Up to 4 (existing and proposed)		
<b>Parking Levels:</b>	4 (existing)		
<b>Existing Use:</b>	Office and Retail (Aronson Building) Parking (Jessie Square Garage) Vacant (Agency parcel, basement and surface lot)		

# PROJECT OVERVIEW

<b>Amenities:</b>	Services within the project include but are not limited to the following: Indoor & outdoor Resident Amenity areas including <ul style="list-style-type: none"><li>-Health and Fitness Center</li><li>-Resident Lounge</li><li>-24-Hour Residential Lobby</li></ul> Recycling Facilities Residential Storage Public & Private Car Share Public & Private Motorcycle Parking Public & Private Bicycle Parking
<b>Loading:</b>	Two trucks & four van loading spaces at B1 level accessed via existing Stevenson Street (ingress/egress)
<b>Parking Facility:</b>	Parking will be below-grade, within existing Jessie Square Garage. The project will have a total of 470 parking spaces, of which 210 shall be public, and 260 private.
<b>Car Share:</b>	Included within the amount of parking are 5 car share spaces within the public parking area, and up to 2 car share spaces within the private parking area.
<b>Vehicular Access:</b>	Ingress only drop-off via existing Third Street curb cut. Egress via existing garage exit at Mission Street. Ingress and egress for private self-park, public garage and loading use via Stevenson Street.
<b>Bicycle Parking:</b>	Up to 67 Private Class I spaces + 24 Public Class II spaces (up to 91 total)

# PROJECT OVERVIEW

### Community Benefits:

The community benefits of the project include, but are not limited to the following:

- Delivery of approx. \$18M to \$22M core and shell for The Mexican Museum at no cost to Successor Agency
- \$5 Million operating endowment to The Mexican Museum
- Approx. \$7.5 Million historic Aronson Building rehabilitation
- Project will pay City Inclusionary Fee plus additional 8% per ENA.
- Defeasance of existing Successor Agency Jessie Square Garage bonds and debt
- Annual Gardens Management, Operations and Security contribution to maintain adjacent streetscapes and open spaces approximately \$700,000 annually
- New property tax and general fund generation



### Sustainability:

The LEED Green Building Rating System will be used as an overall sustainable performance assessment for the project. The Project Sponsor's objective is to achieve LEED Silver Certification for New Residential Construction in accordance with the requirements of the U.S. Green Building Council.

# SPECIAL USE DISTRICT GUIDELINES

## **Proposed Yerba Buena Center Mixed-Use Special Use District:**

- Permitted uses include cultural uses; residential or residential/office with retail; all other uses principally permitted in C-3-R
- Development subject to Inclusionary Affordable Housing Program through payment of in-lieu fee as specified in ENA
- FAR limits for C-3-R do not apply
- SUD also governs dwelling unit exposure, rooftop screening, bulk, and protected street frontages

## **Proposed Zoning Map Amendment:**

- Reclassify existing 400-foot height limit to reflect SUD & 520-I on Zoning Map Sheet HT01

# PROPOSED 309 DETERMINATION OF COMPLIANCE & REQUEST FOR EXCEPTIONS

- Requested Determinations

- Sunlight access to public sidewalks in C-3 Districts
- Shadows on public open space
- Public Open Space
- Pedestrian streetscape improvements; street trees

- Requested Exceptions

- Ground-level wind currents
- Residential rear yard setback
- Off-street parking – residential
- Curb cut limits

MARRIOTT HOTEL  
436'

FOUR SEASONS HOTEL &  
RESIDENCES - 430'

ARONSON BUILDING  
144'

WESTIN HOTEL  
374'

PARAMOUNT RESIDENCES  
420'

ST. REGIS HOTEL &  
RESIDENCES - 484'

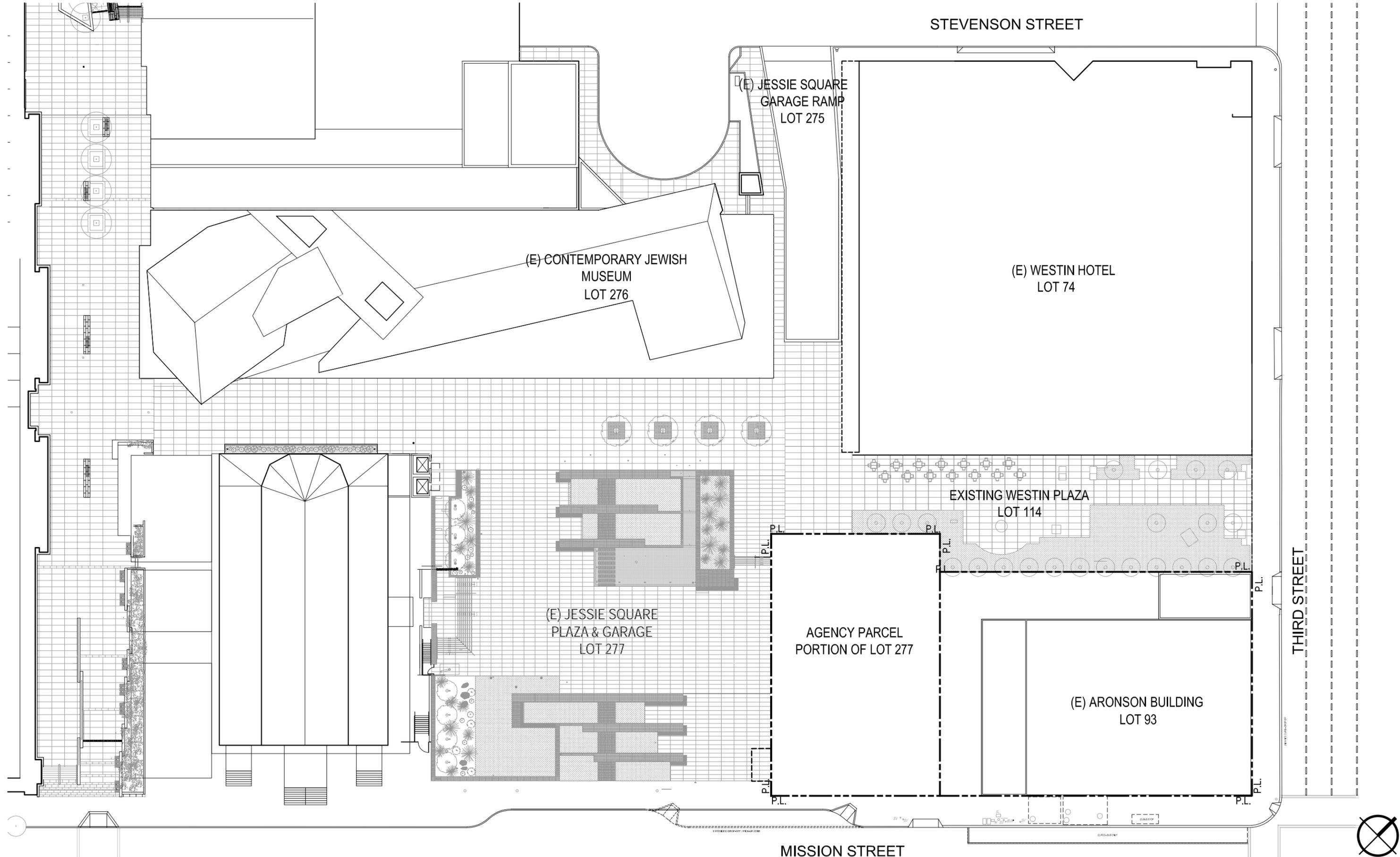


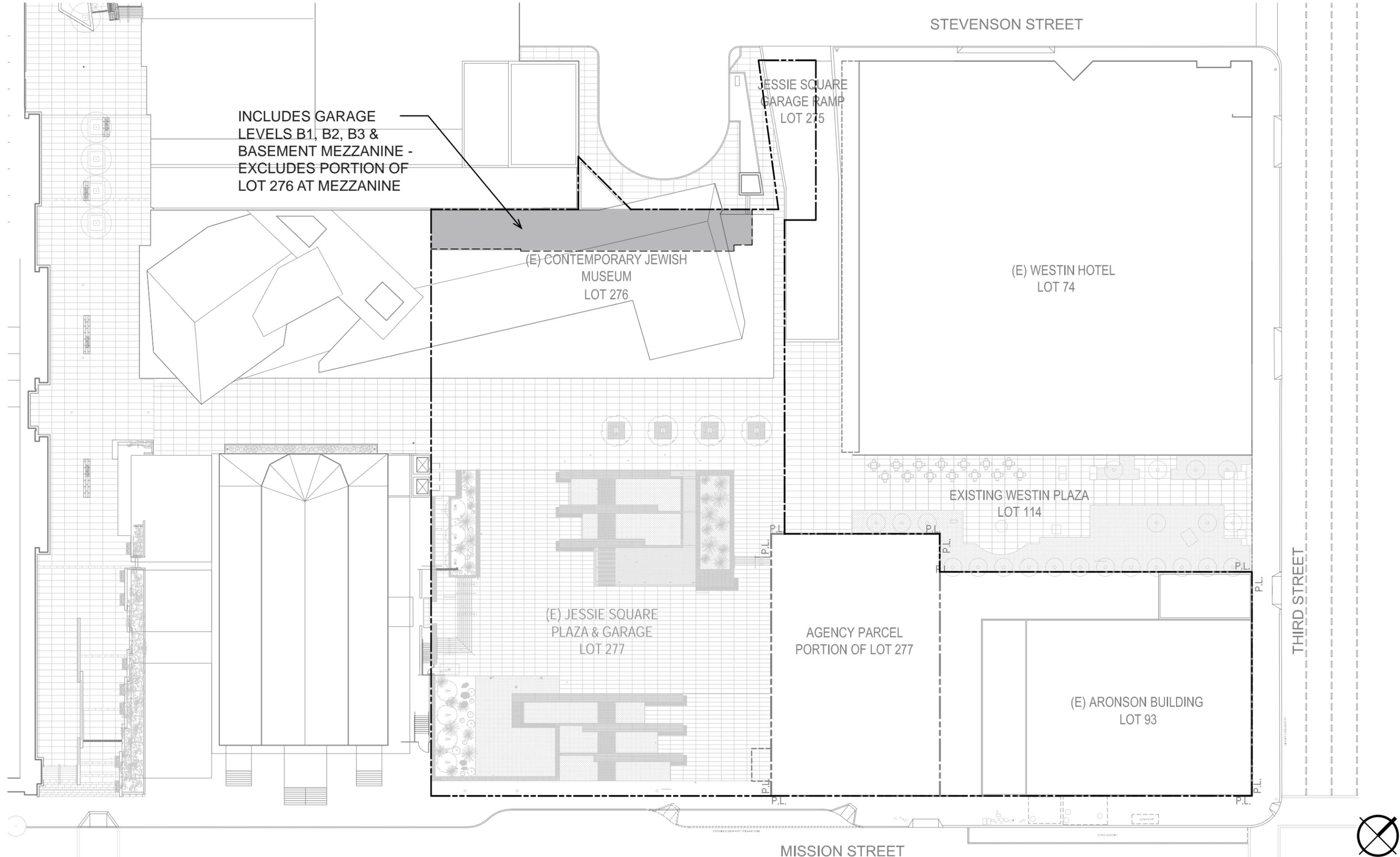
PARAMOUNT RESIDENCES  
420'

ARONSON BUILDING  
144'

ST. REGIS HOTEL & RESIDENCES  
484'







INCLUDES GARAGE  
LEVELS B1, B2, B3 &  
BASEMENT MEZZANINE -  
EXCLUDES PORTION OF  
LOT 276 AT MEZZANINE

JESSIE SQUARE  
GARAGE RAMP  
LOT 275

(E) CONTEMPORARY JEWISH  
MUSEUM  
LOT 276

(E) WESTIN HOTEL  
LOT 74

EXISTING WESTIN PLAZA  
LOT 114

(E) JESSIE SQUARE  
PLAZA & GARAGE  
LOT 277

AGENCY PARCEL  
PORTION OF LOT 277

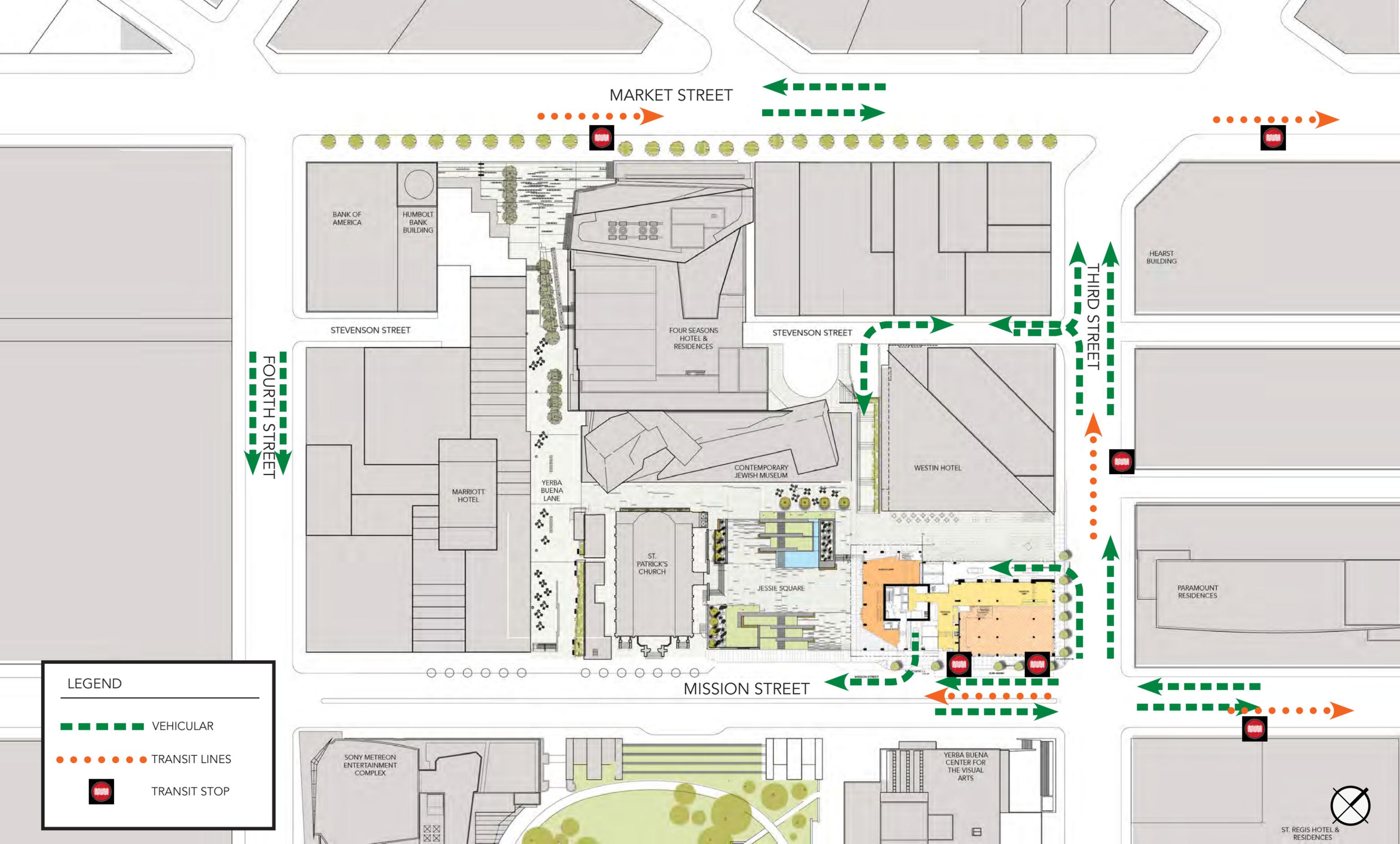
(E) ARONSON BUILDING  
LOT 93

STEVENSON STREET

MISSION STREET

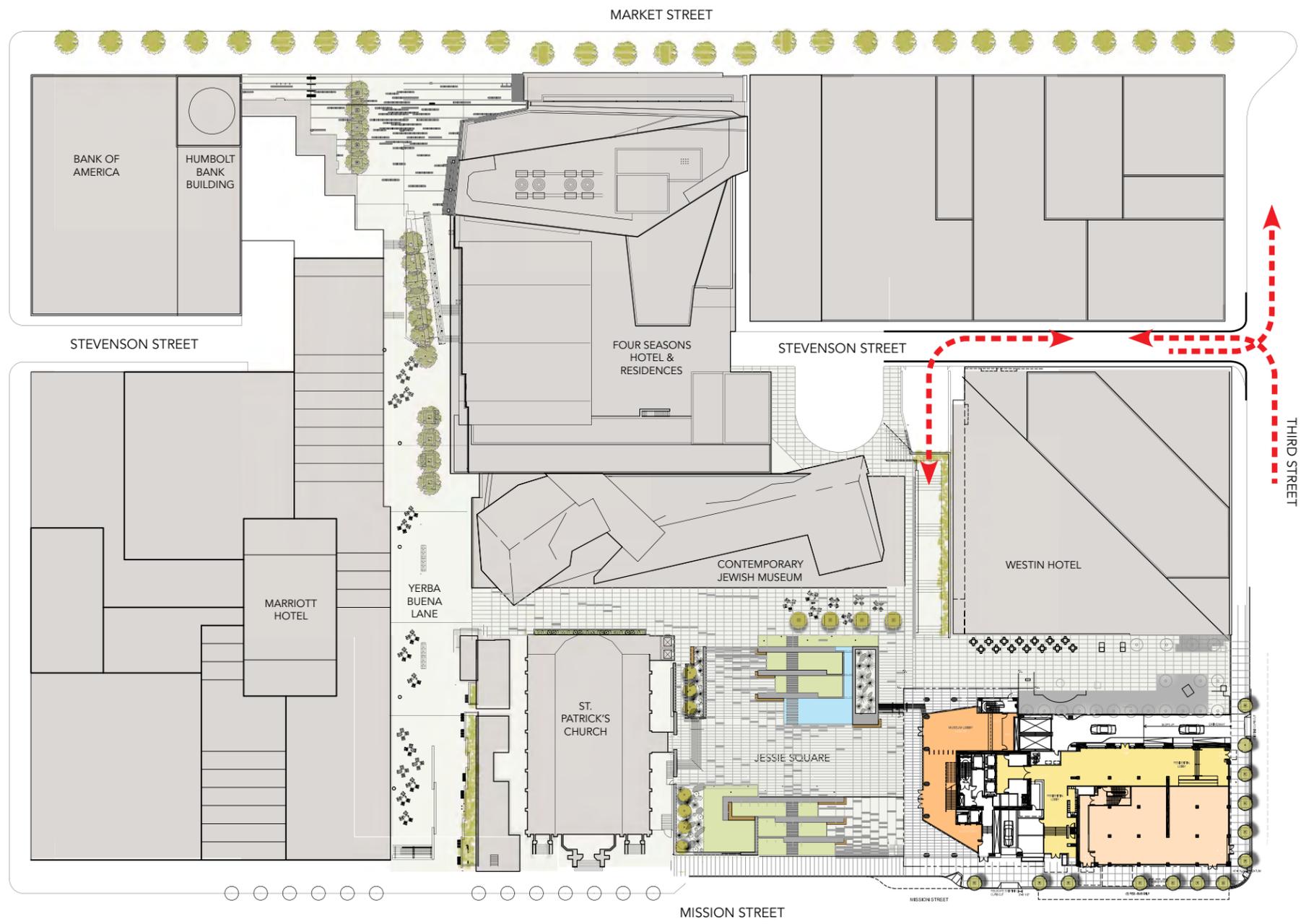
THIRD STREET

# SITE ACCESS & IMPROVEMENTS



**LEGEND**

- — — — — VEHICULAR
- • • • • TRANSIT LINES
- STOP TRANSIT STOP

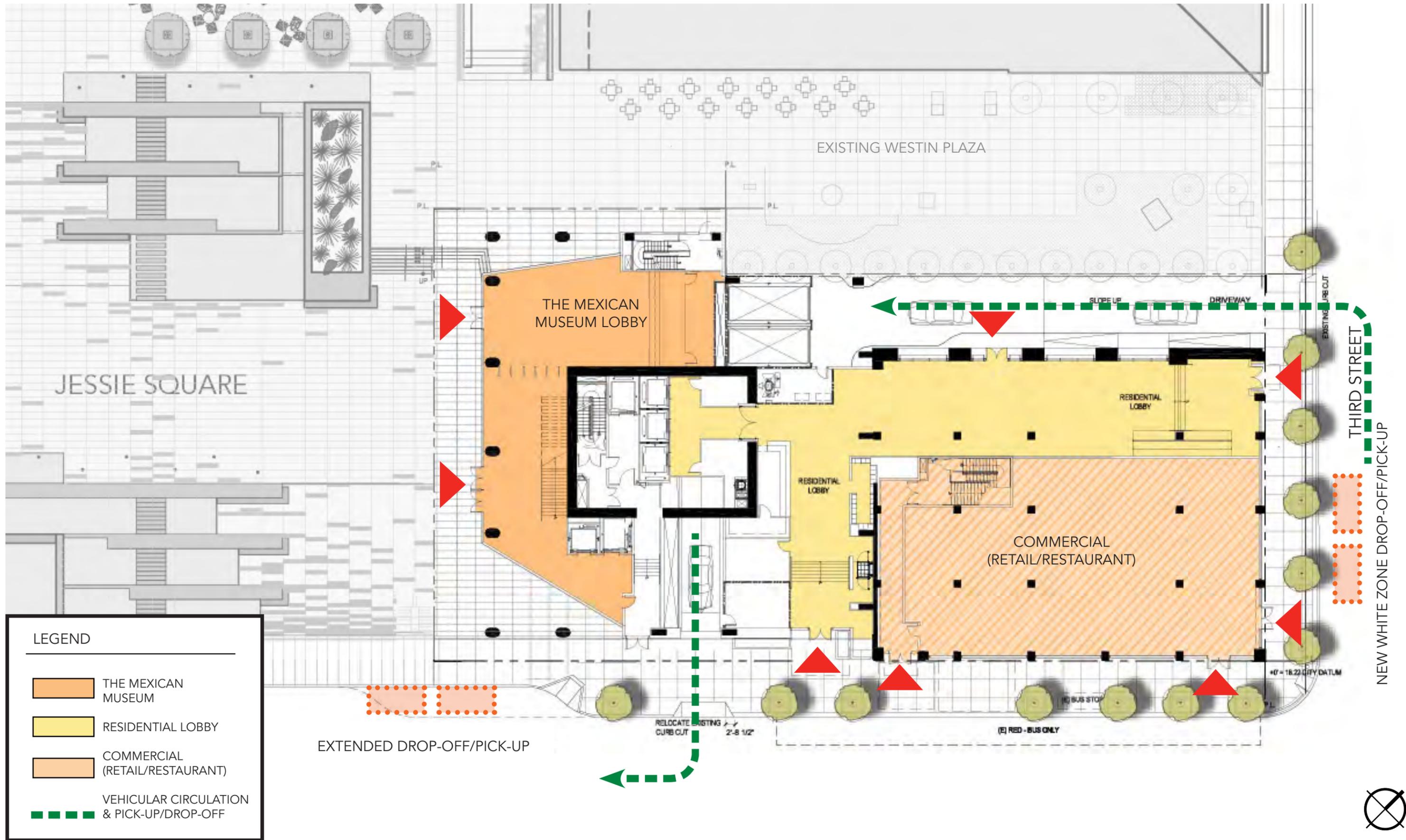


**LEGEND**

---

 TRUCK LOADING





LEGEND

- THE MEXICAN MUSEUM
- RESIDENTIAL LOBBY
- COMMERCIAL (RETAIL/RESTAURANT)
- VEHICULAR CIRCULATION & PICK-UP/DROP-OFF

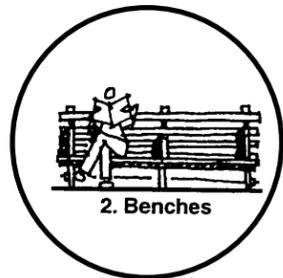
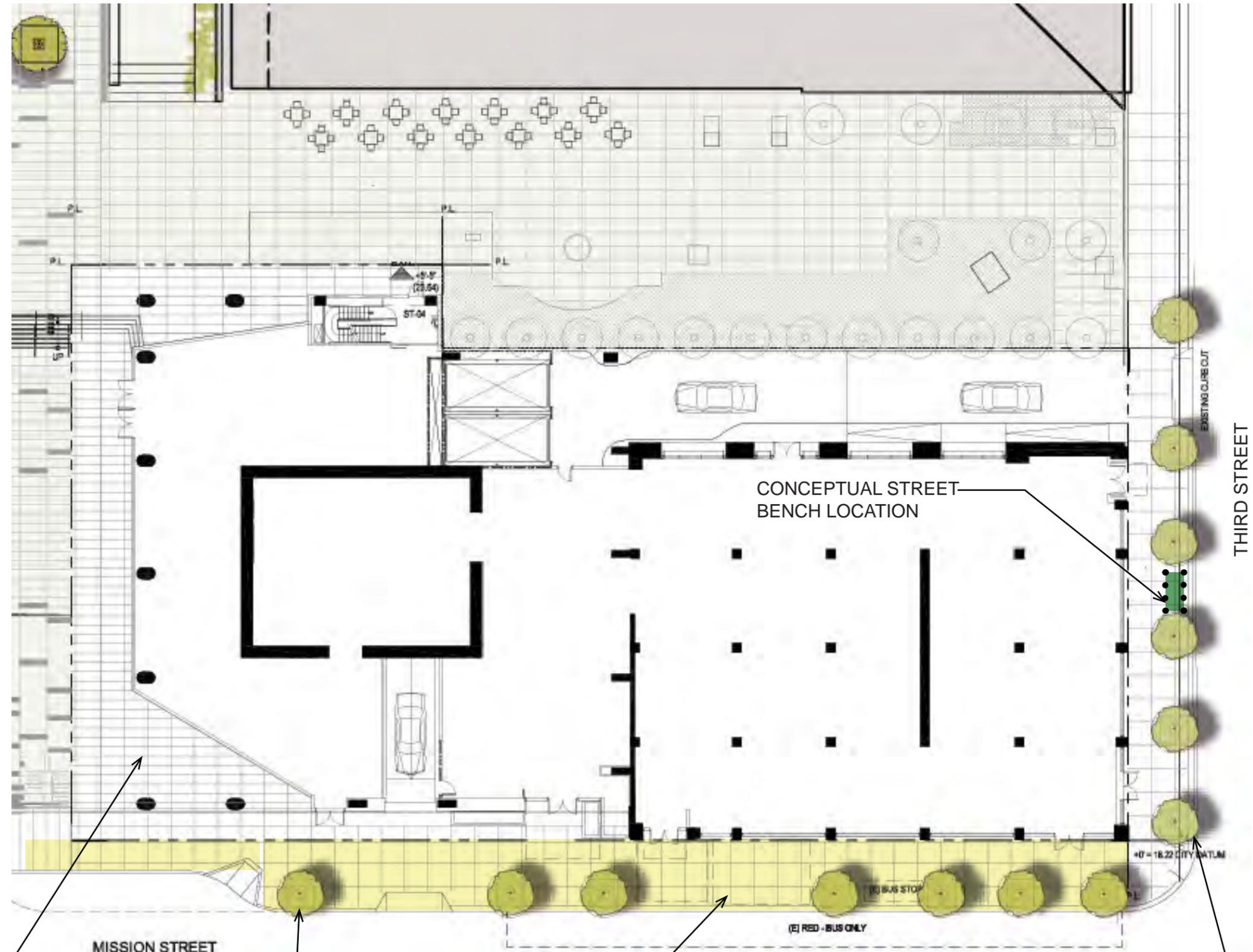
Per Section 138.1 of the Planning Code (Downtown Streetscape Plan), Mission Street is designated as a "Special Level Street", and Third Street a "Second Level Street".

Sidewalk width along Mission Street is 15' and width along Third Street is 14', both per Downtown Streetscape Plan.

Conceptual landscape and improvements include the following:

- A total of 13 new street trees and grates along Third Street and Mission Street
- Street bench on Third Street in line with Yerba Buena Community Benefit District neighborhood furniture.
- Continuation of existing distinctive sidewalk paving along Jessie Square down Mission Street.

Between tree wells, a pervious paving system is to be installed within the curb side furniture and planting zone along Mission and Third Street.



NEW PAVING THIS AREA TO MATCH (E) JESSIE SQUARE

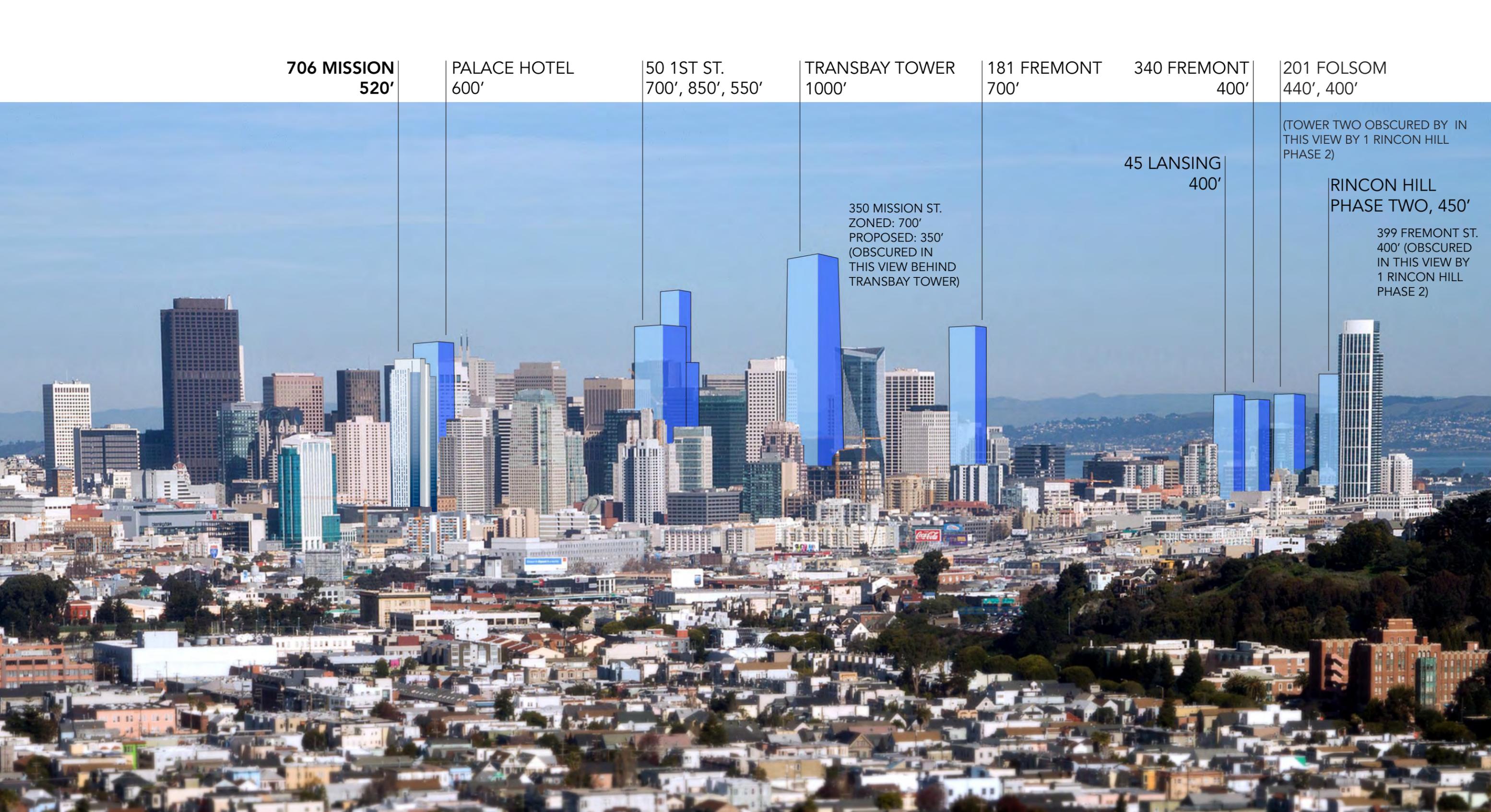
NEW STREET TREES ALONG MISSION STREET (Callery Pear Trees)

NEW PAVING PATTERN ALONG MISSION STREET TO MATCH PATTERN ALONG JESSIE SQUARE

NEW STREET TREES ALONG THIRD STREET (Magnolia Grandiflora Trees)

# BUILDING FORM AND MATERIALS





706 MISSION  
520'

PALACE HOTEL  
600'

50 1ST ST.  
700', 850', 550'

TRANSBAY TOWER  
1000'

181 FREMONT  
700'

340 FREMONT  
400'

201 FOLSOM  
440', 400'

45 LANSING  
400'

(TOWER TWO OBSCURED BY IN THIS VIEW BY 1 RINCON HILL PHASE 2)

RINCON HILL PHASE TWO, 450'

399 FREMONT ST. 400' (OBSCURED IN THIS VIEW BY 1 RINCON HILL PHASE 2)

350 MISSION ST. ZONED: 700' PROPOSED: 350' (OBSCURED IN THIS VIEW BEHIND TRANSBAY TOWER)

NOTE:  
PROPOSED BUILDINGS THAT DO NOT AFFECT EXISTING SKYLINE IN THIS VIEW HAVE BEEN OMITTED FOR CLARITY

706 MISSION  
520'

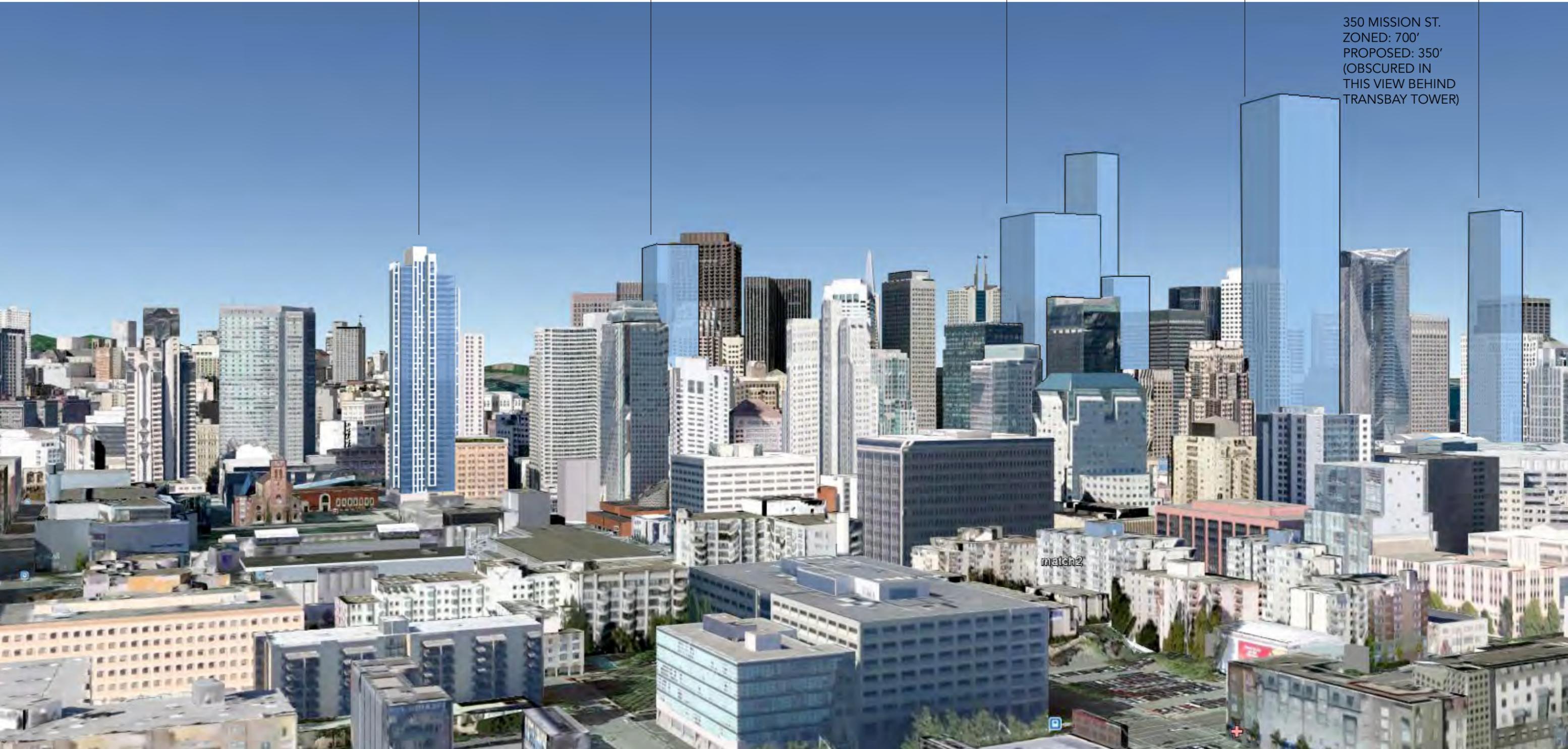
PALACE HOTEL  
600'

50 1ST ST.  
700', 850', 550'

TRANSBAY TOWER  
1000'

181 FREMONT ST.  
700'

350 MISSION ST.  
ZONED: 700'  
PROPOSED: 350'  
(OBSCURED IN  
THIS VIEW BEHIND  
TRANSBAY TOWER)



NOTE:  
PROPOSED BUILDINGS THAT DO NOT  
AFFECT EXISTING SKYLINE IN THIS VIEW  
HAVE BEEN OMITTED FOR CLARITY



VIEW FROM MISSION STREET LOOKING SOUTH WEST



VIEW FROM THIRD STREET LOOKING NORTH EAST



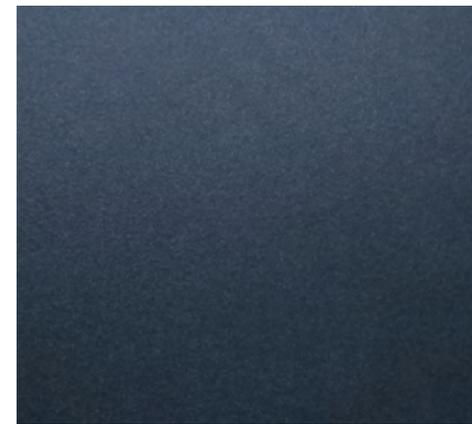
CONCEPTUAL RENDERING OF TOWER MATERIALS



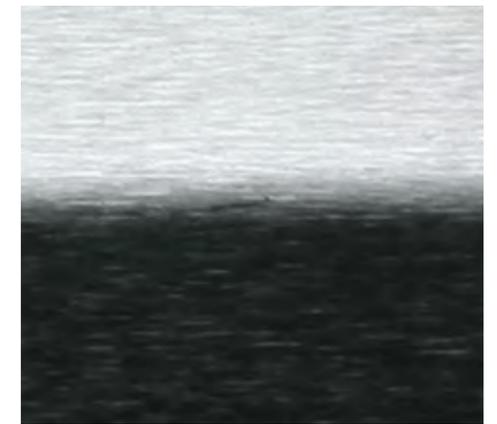
VISUAL MOCK-UP OF TOWER FACADE COMPONENTS



SPLIT-FACE PEARL BLACK GRANITE



GRAPHITE GRAY ALUMINUM PANEL



BRUSHED STAINLESS STEEL



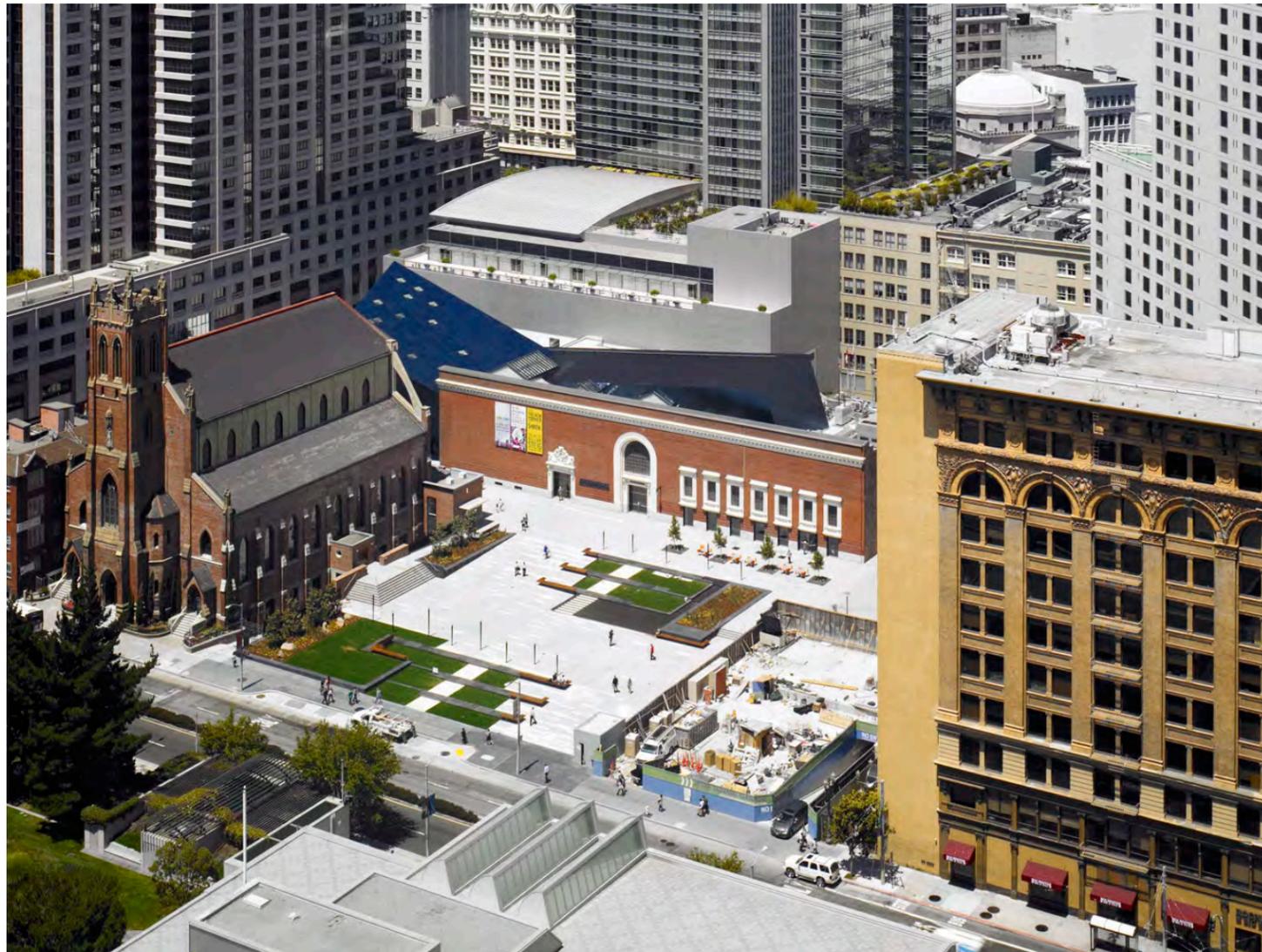
LOW-E HIGH PERFORMANCE INSULATING GLASS UNIT AND BACK-PAINTED SPANDREL PANEL



HONED FINISH WHITE CHEROKEE MARBLE

# SHADOW STUDIES AT JESSIE & UNION SQUARES

- JESSIE SQUARE SUMMARY EFFECTS
- JESSIE SQUARE SHADOW STUDIES
- 
- UNION SQUARE SUMMARY EFFECTS
- UNION SQUARE SHADOW STUDIES



## Spring & Autumn

- Net new project-related shadow at sunrise covers one-quarter of Jessie Square at northeast corner before receding
- By approximately 11:00AM, the project would not cast any net new shadow on the square.

## Summer

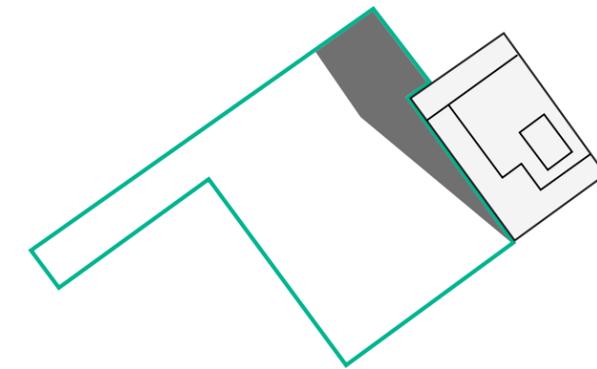
- Net new project-related shadow at sunrise before receding
- By approximately 12:30PM, no net new shadow on the square

## Winter

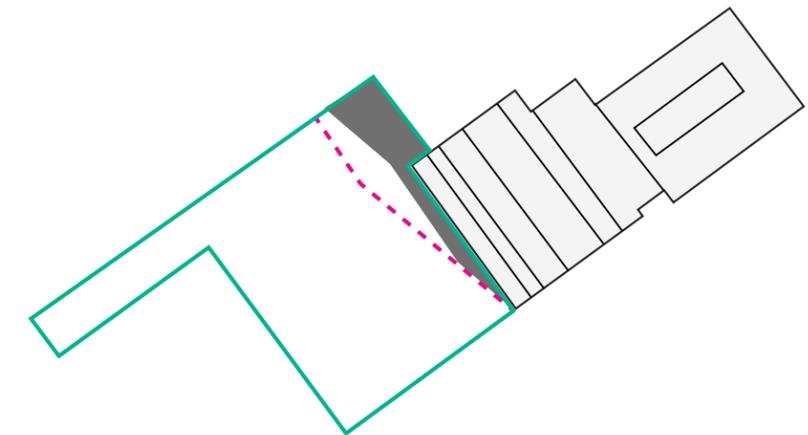
- Net new project-related shadow begins at sunrise and covers only area along the eastern edge of the square before receding
- By approximately 9:30AM, the project would not cast any net new shadow on the square



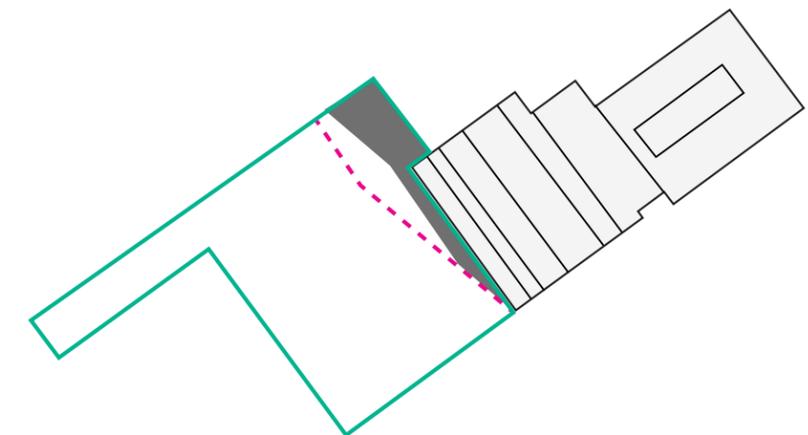
- SHADOW CAST BY PROPOSED PROJECT
- SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT
- JESSIE SQUARE BOUNDARY
- SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL IN 2004
- 351' TOWER ALTERNATIVE



SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL 2004



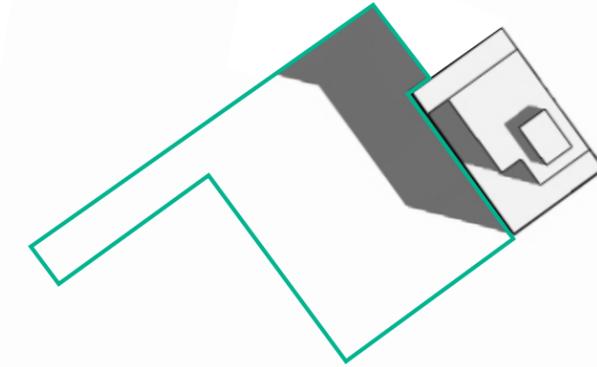
SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT



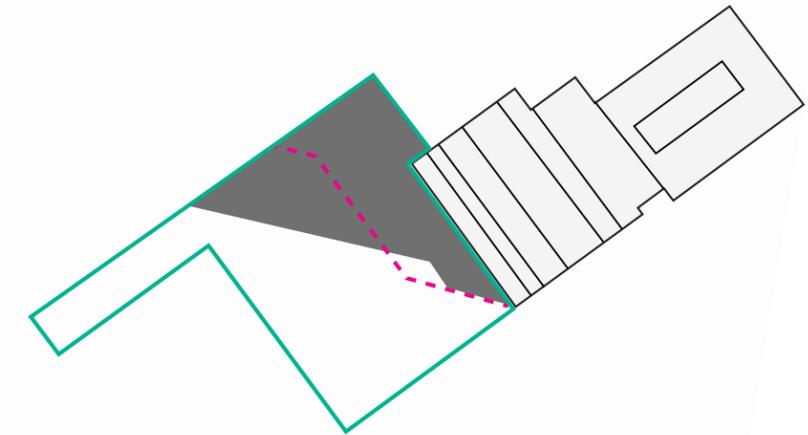
SHADOW CAST BY 351' TOWER ALTERNATIVE



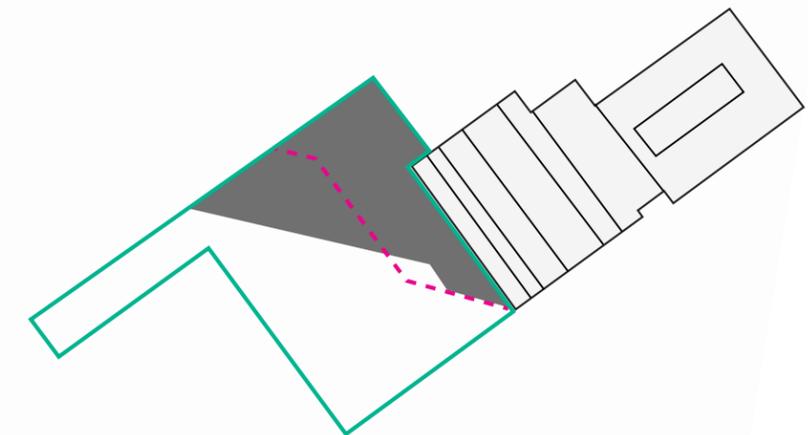
- SHADOW CAST BY PROPOSED PROJECT
- SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT
- JESSIE SQUARE BOUNDARY
- SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL IN 2004
- 351' TOWER ALTERNATIVE



SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL 2004



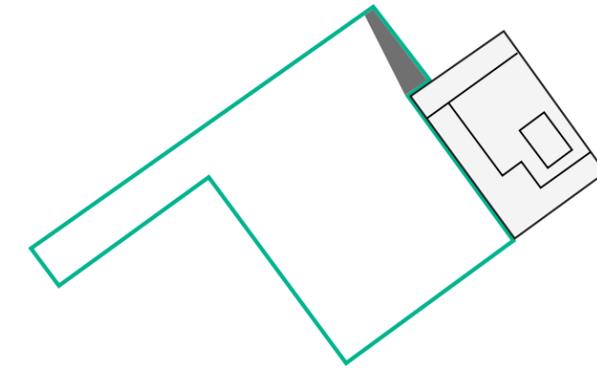
SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT



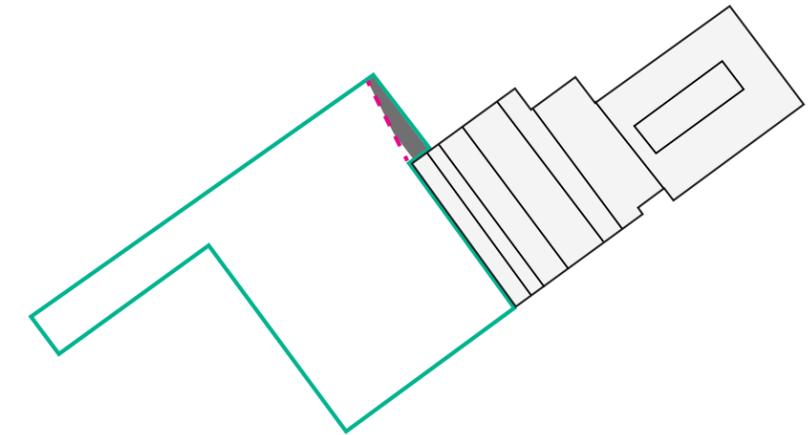
SHADOW CAST BY 351' TOWER ALTERNATIVE



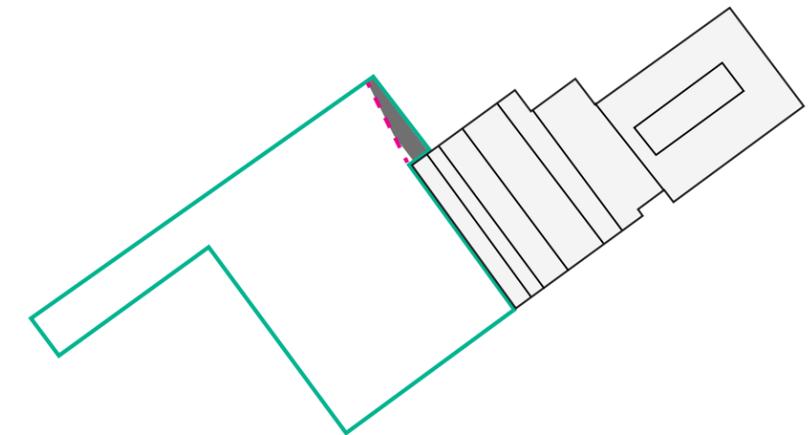
- SHADOW CAST BY PROPOSED PROJECT
- SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT
- JESSIE SQUARE BOUNDARY
- SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL IN 2004
- 351' TOWER ALTERNATIVE



SHADOW CAST BY LEGORRETA'S STAND ALONE MEXICAN MUSEUM PROPOSAL 2004



SHADOW CAST ON JESSIE SQUARE BY PROPOSED PROJECT



SHADOW CAST BY 351' TOWER ALTERNATIVE

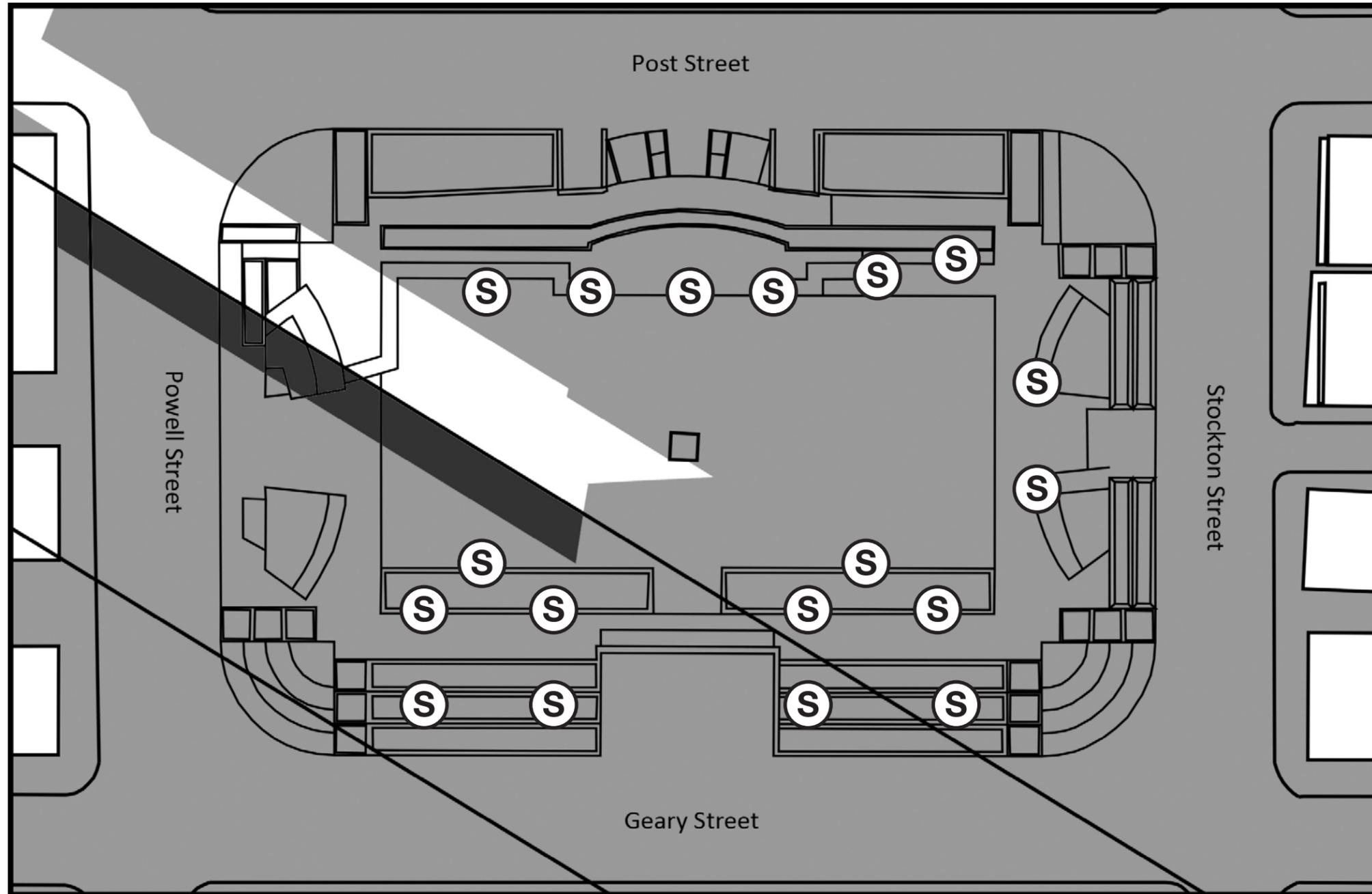
## SHADOWS ON UNION SQUARE

- Proposed project would **not** cast net new shadow on Union Square after 9:30am on any day during the year
- Project would cast net new shadow on Union Square during morning hours from early October through early November, and from early February through early March

Union Square is most heavily used from late morning through early evening, and the proposed project would not cast new shadow on the park after 9:30 am, making the proposed project consistent with the Planning Commission's and the Recreation and Park Commission's qualitative standard for Union Square calling for the preservation of mid-day sun.

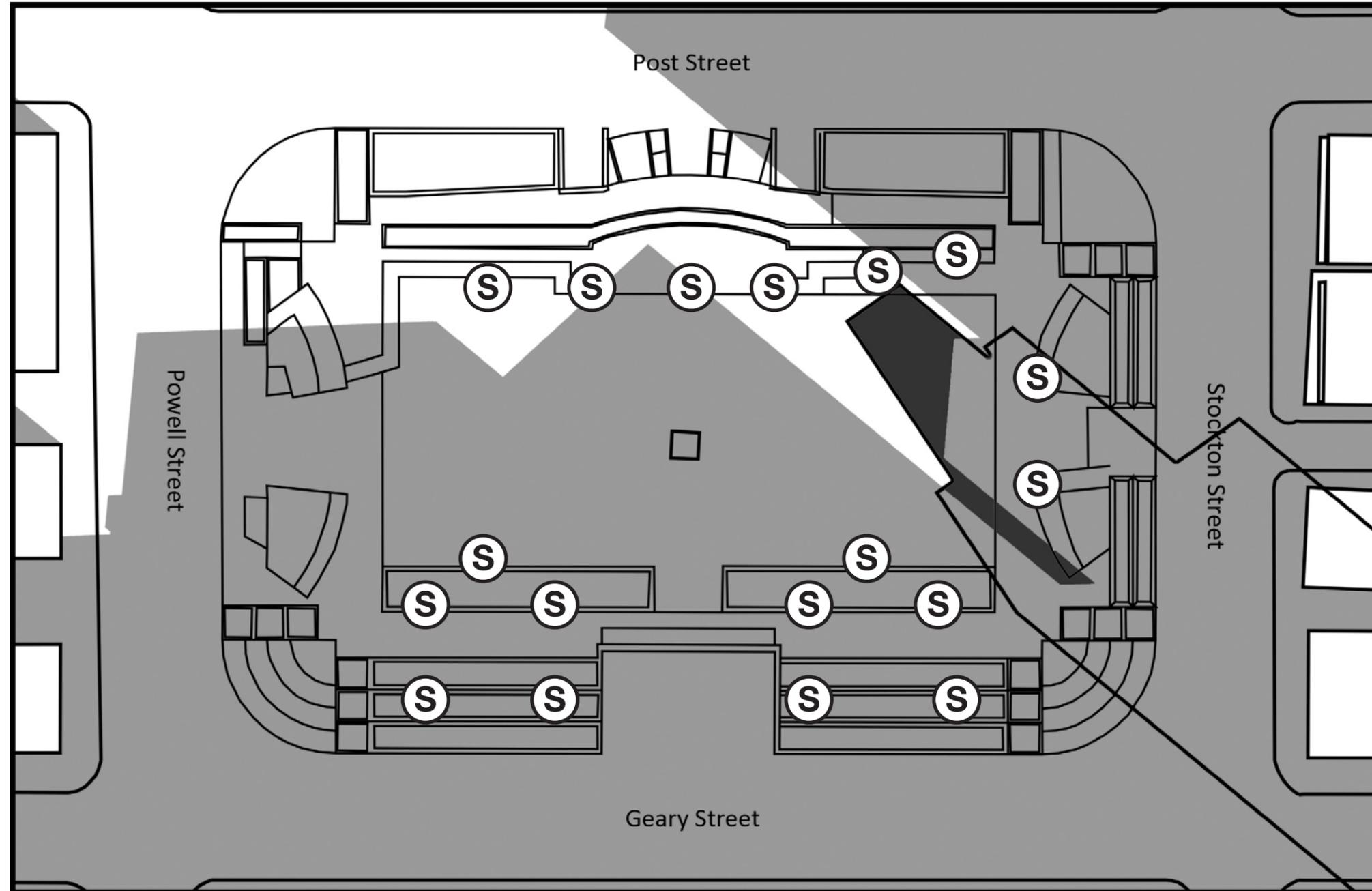


**PROJECT SHADOW  
ON UNION SQUARE**  
OCTOBER 18, 8:30am



- EXISTING SHADOWS
- NET NEW PROJECT SHADOW
- S SEATING ON UNION SQUARE

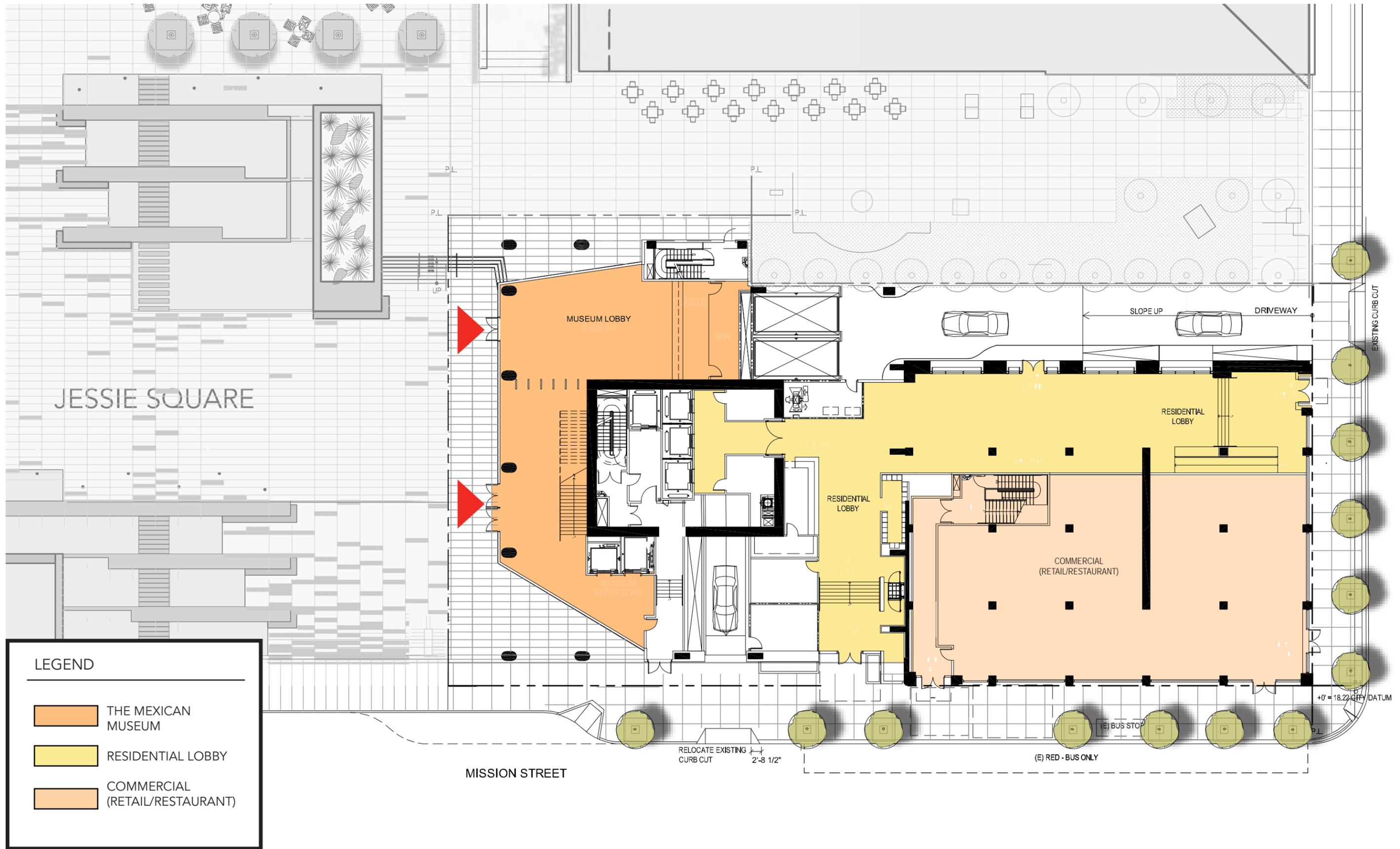
**PROJECT SHADOW  
ON UNION SQUARE**  
OCTOBER 18, 9:15am



- EXISTING SHADOWS
- NET NEW PROJECT SHADOW
- S SEATING ON UNION SQUARE

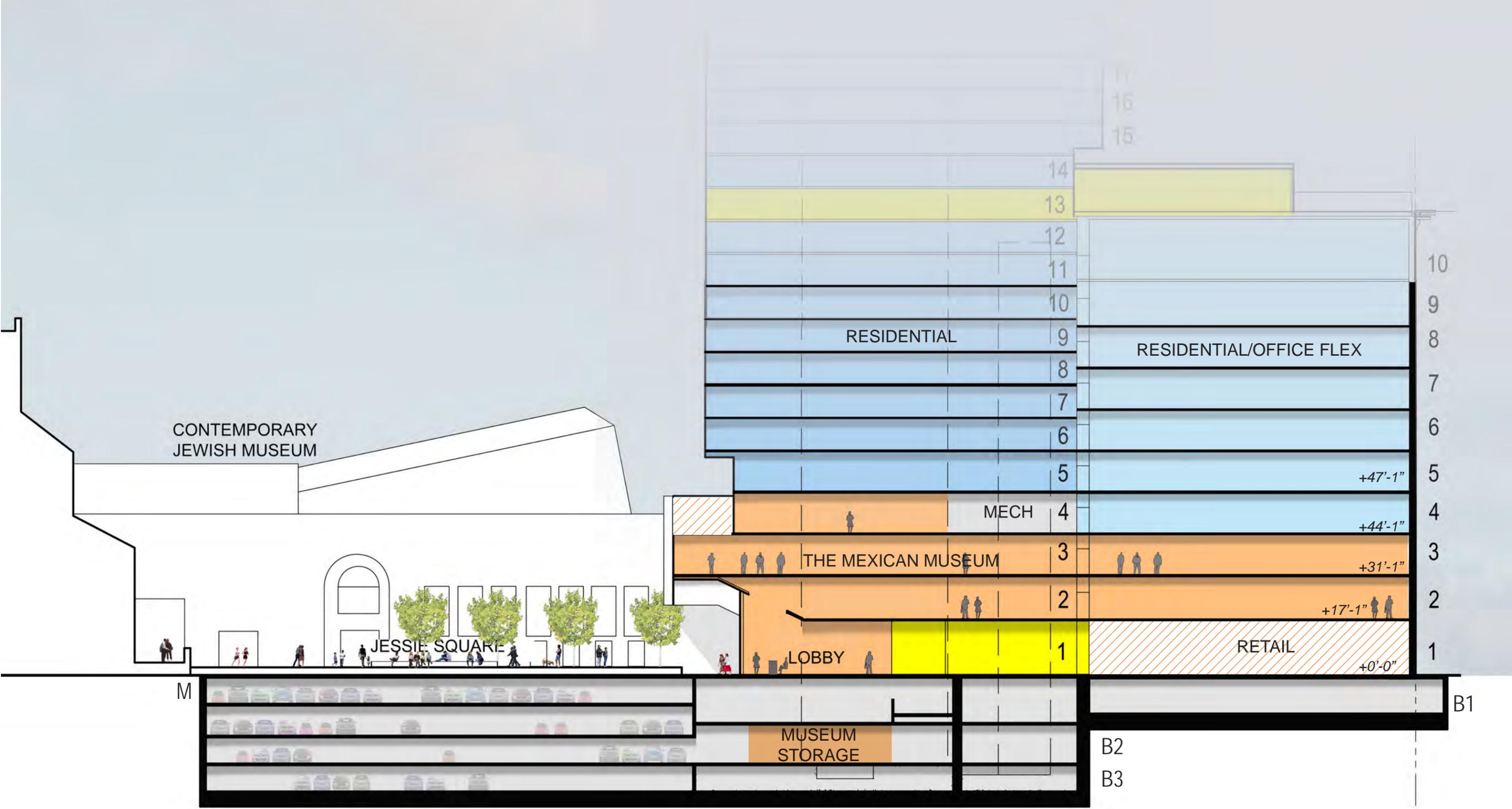
# THE MEXICAN MUSEUM





LEGEND

- THE MEXICAN MUSEUM
- RESIDENTIAL LOBBY
- COMMERCIAL (RETAIL/RESTAURANT)



# HISTORIC BUILDING REHABILITATION

# SUMMARY OF ARCHITECTURAL DESIGN INTENT STATEMENT

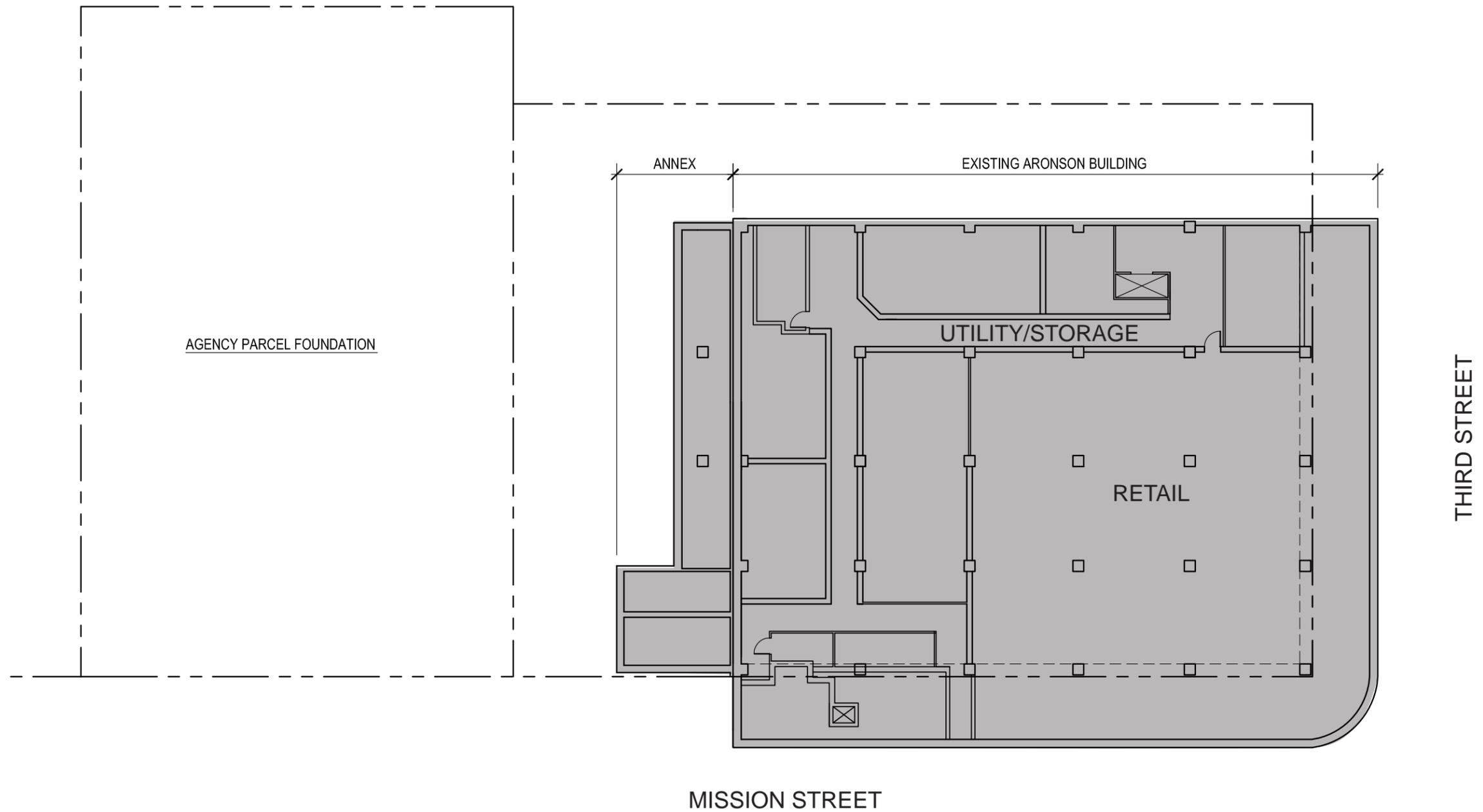
- **New Tower** - form, colors, tones, and materials distinct but complementary to Aronson Building; exterior and interior connections to Aronson Building will maintain visual separation between buildings.
- **New Tower Base** – integrated with surrounding Yerba Buena arts district and gardens; distinct but compatible with Aronson Building
- **Existing Aronson Building** -
  - **South and East Facades** – rehabilitate historically significant façade features
  - **Ground Level** – transparent storefront glazing to activate commercial and pedestrian experience along Mission and Third Streets
  - **Above Ground Levels** – residential amenity outdoor terrace/roof garden; solarium structure set back from cornice lines
  - **Existing Structure** – existing structure upgraded to meet seismic code requirements

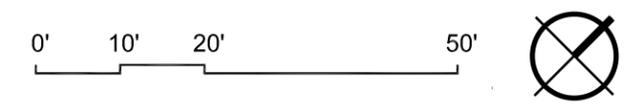
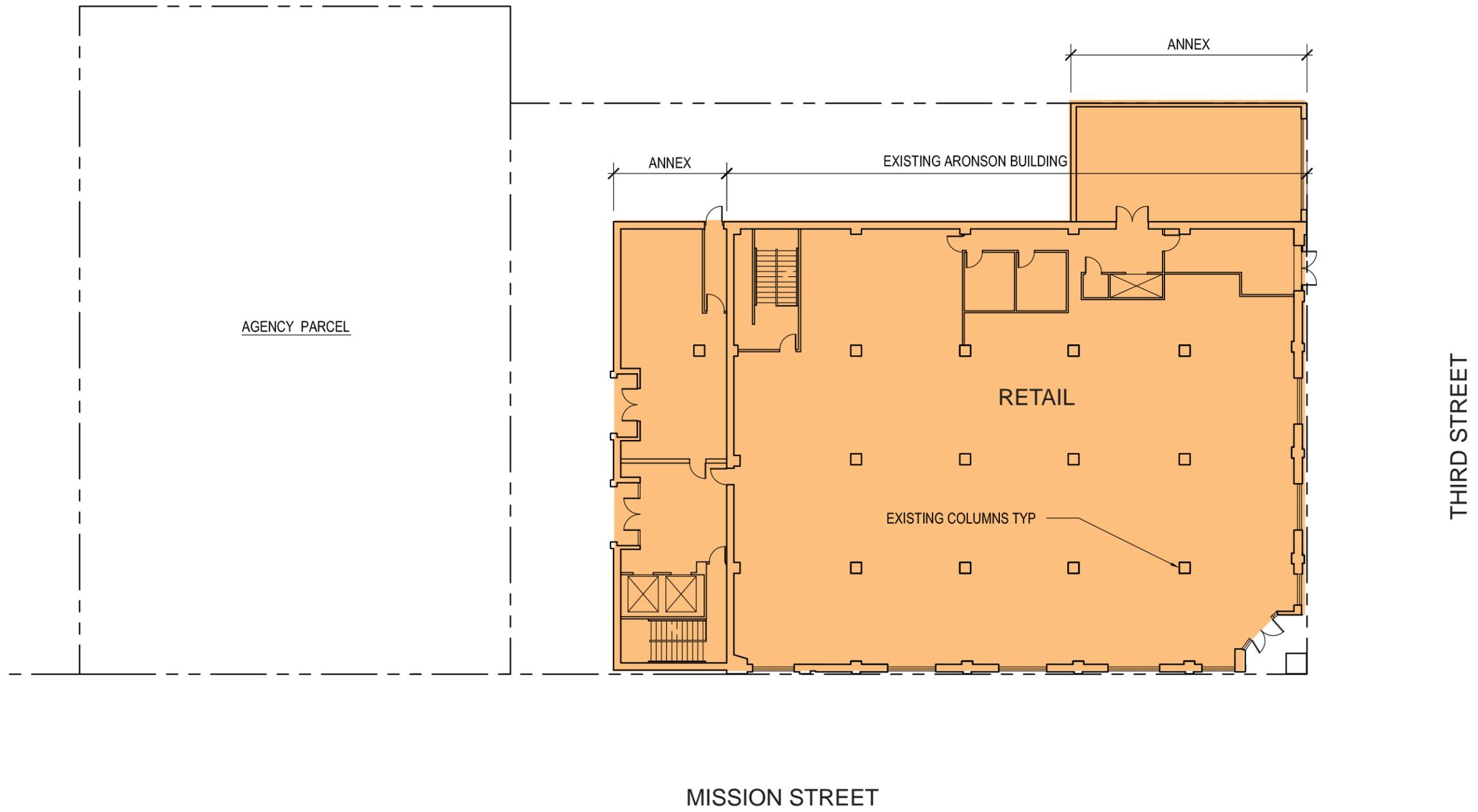


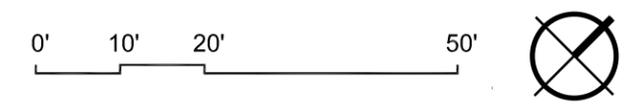
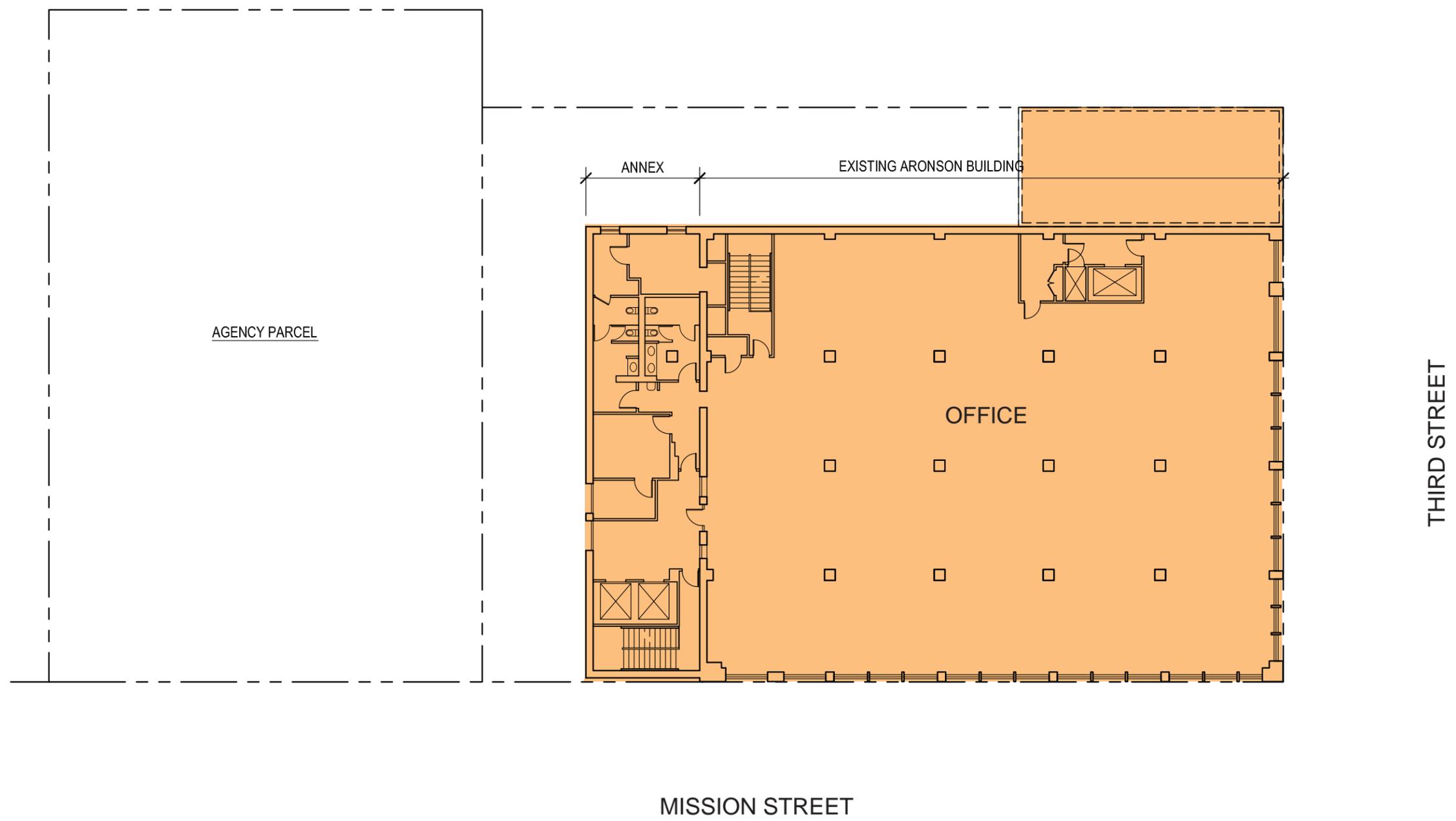
Aronson Building, ca 1910. (Rochester Big and Tall)

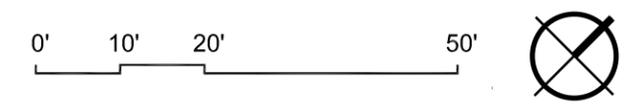
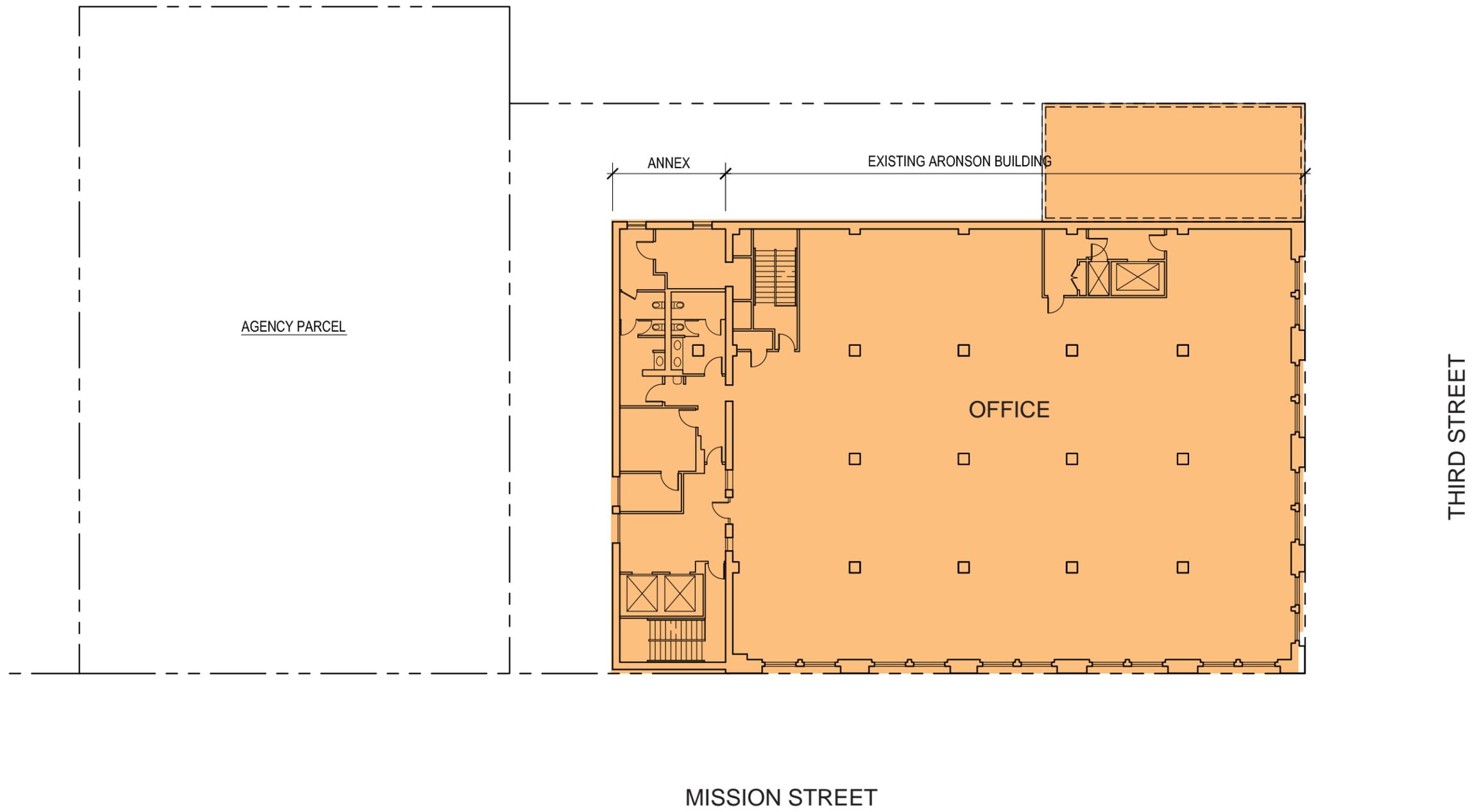


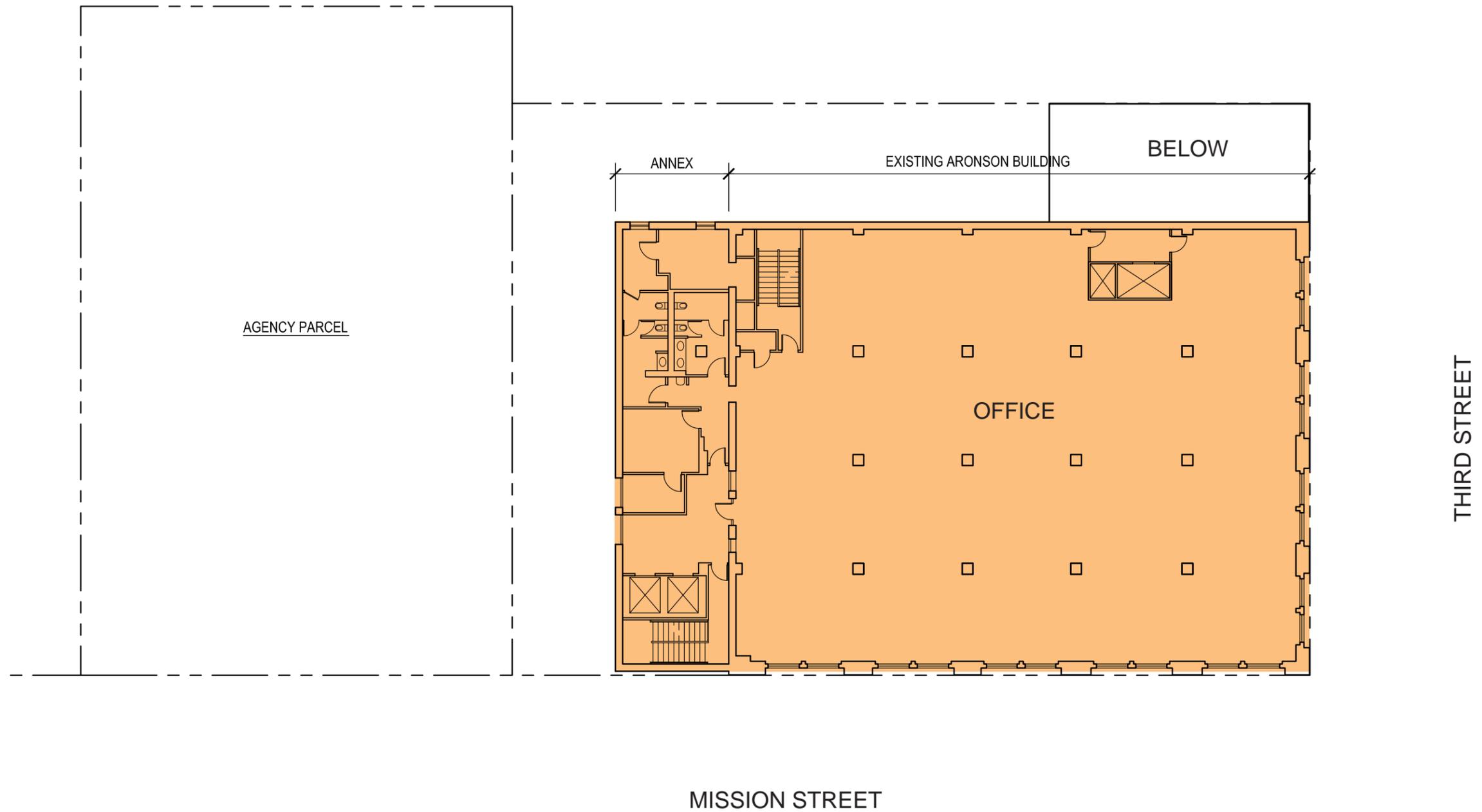
Aronson Building, ca. 2013

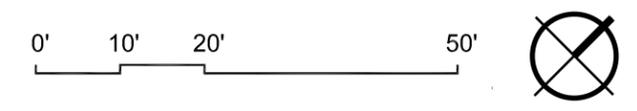
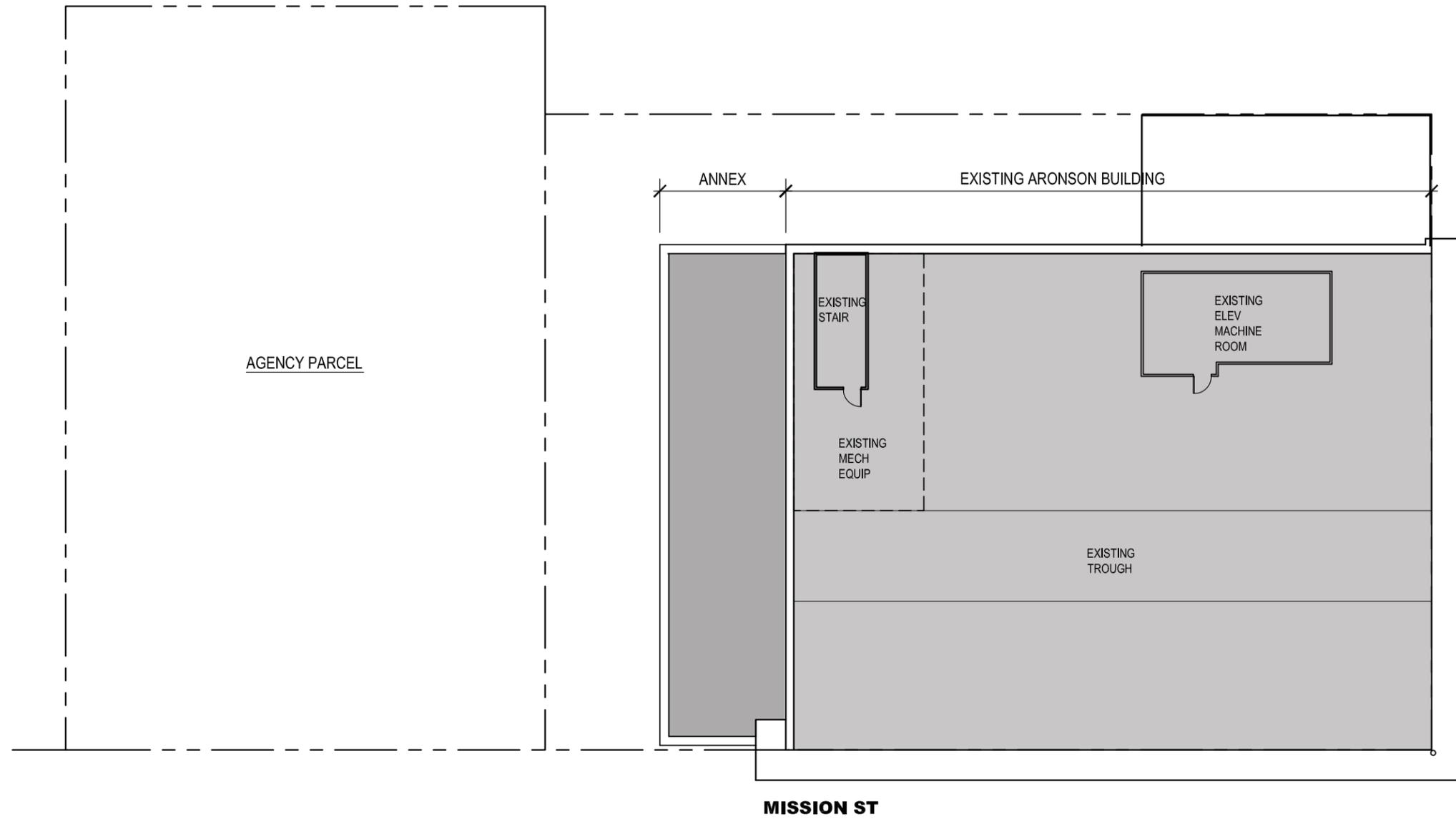


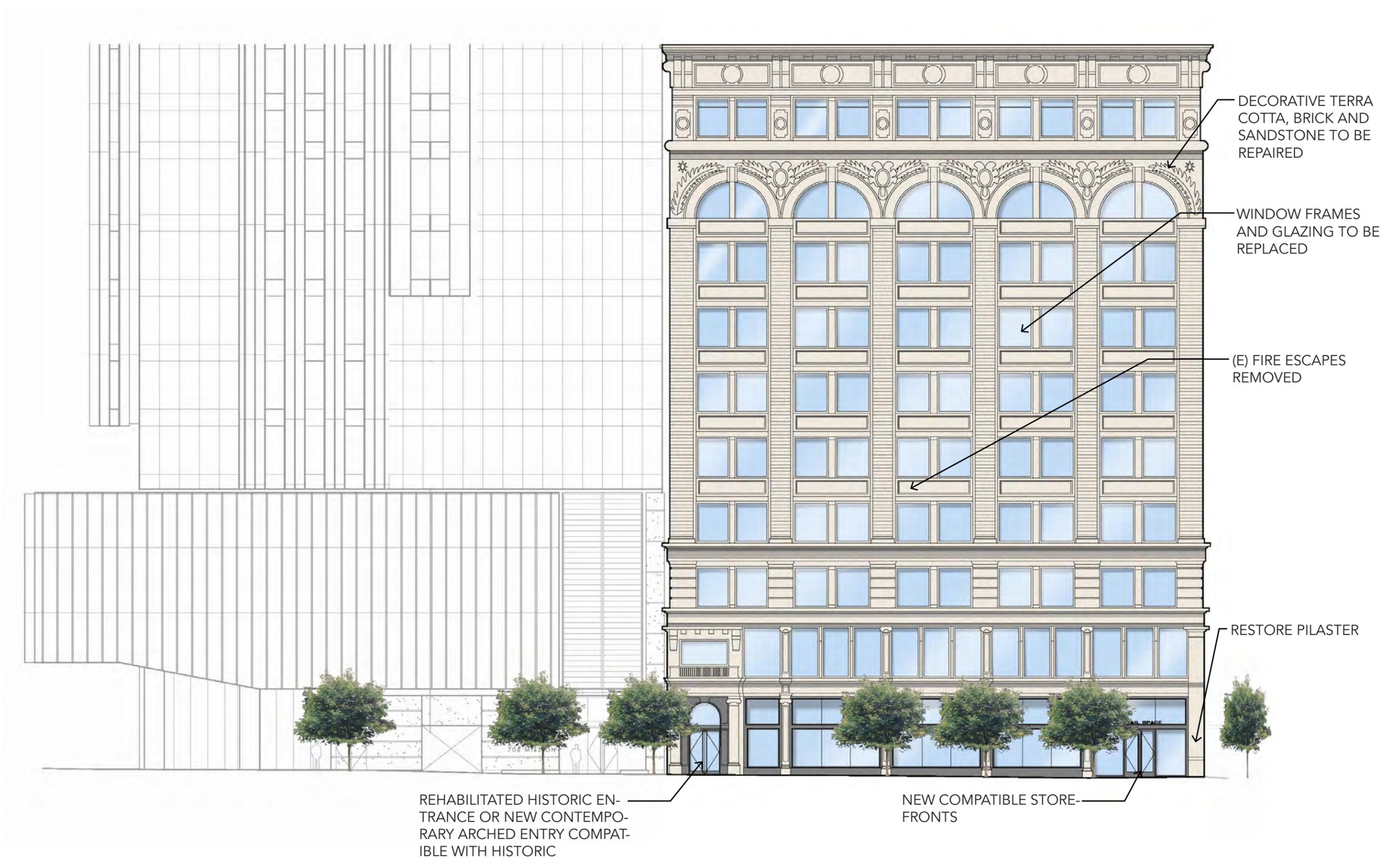












REHABILITATED HISTORIC ENTRANCE OR NEW CONTEMPORARY ARCHED ENTRY COMPATIBLE WITH HISTORIC

NEW COMPATIBLE STOREFRONTS

RESTORE PILASTER

(E) FIRE ESCAPES REMOVED

WINDOW FRAMES AND GLAZING TO BE REPLACED

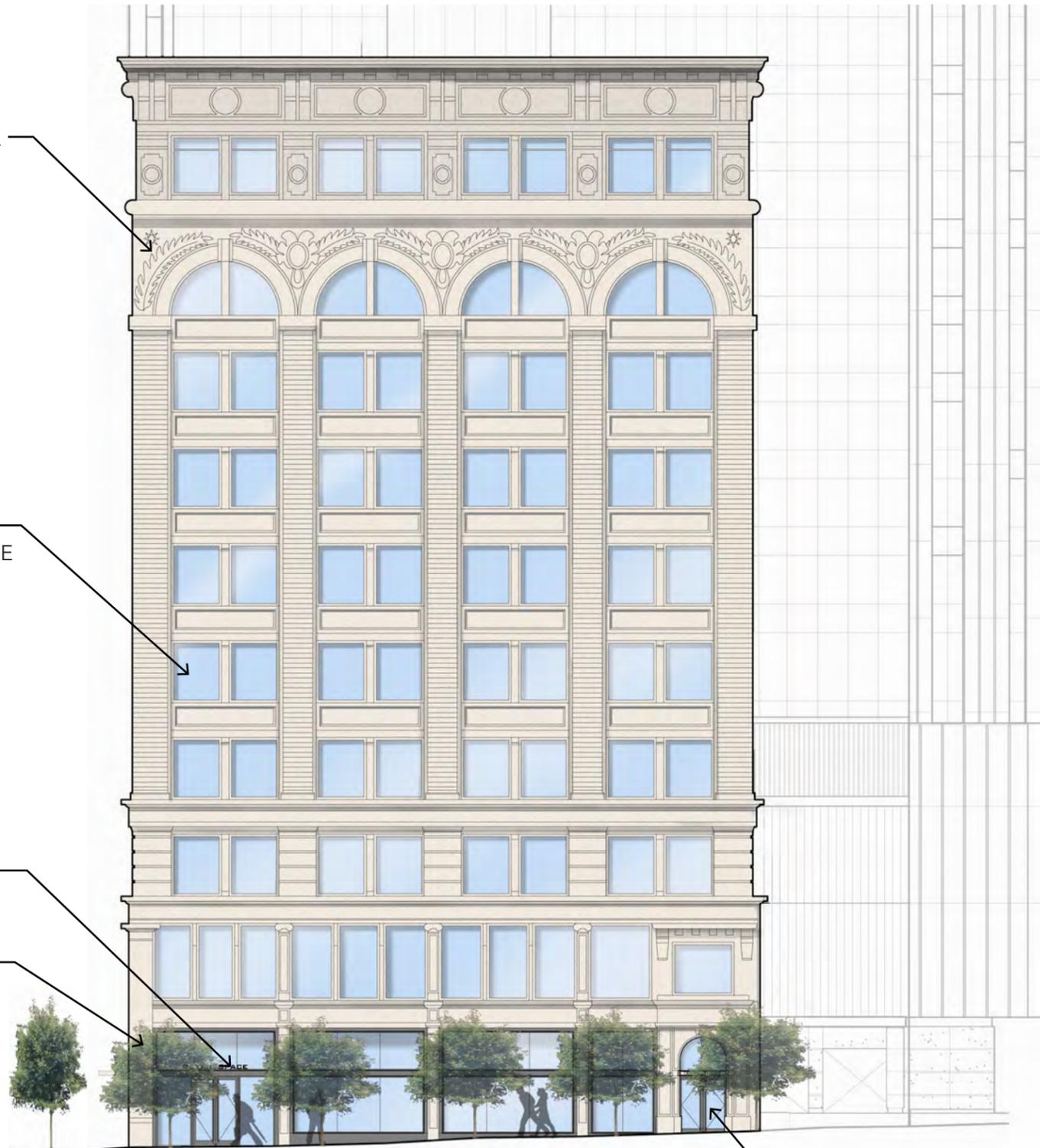
DECORATIVE TERRA COTTA, BRICK AND SANDSTONE TO BE REPAIRED

DECORATIVE TERRA  
COTTA, BRICK AND  
SANDSTONE TO BE  
REPAIRED

WINDOW FRAMES  
AND GLAZING TO BE  
REPLACED

NEW COMPATIBLE  
STOREFRONTS

RESTORE PILASTER

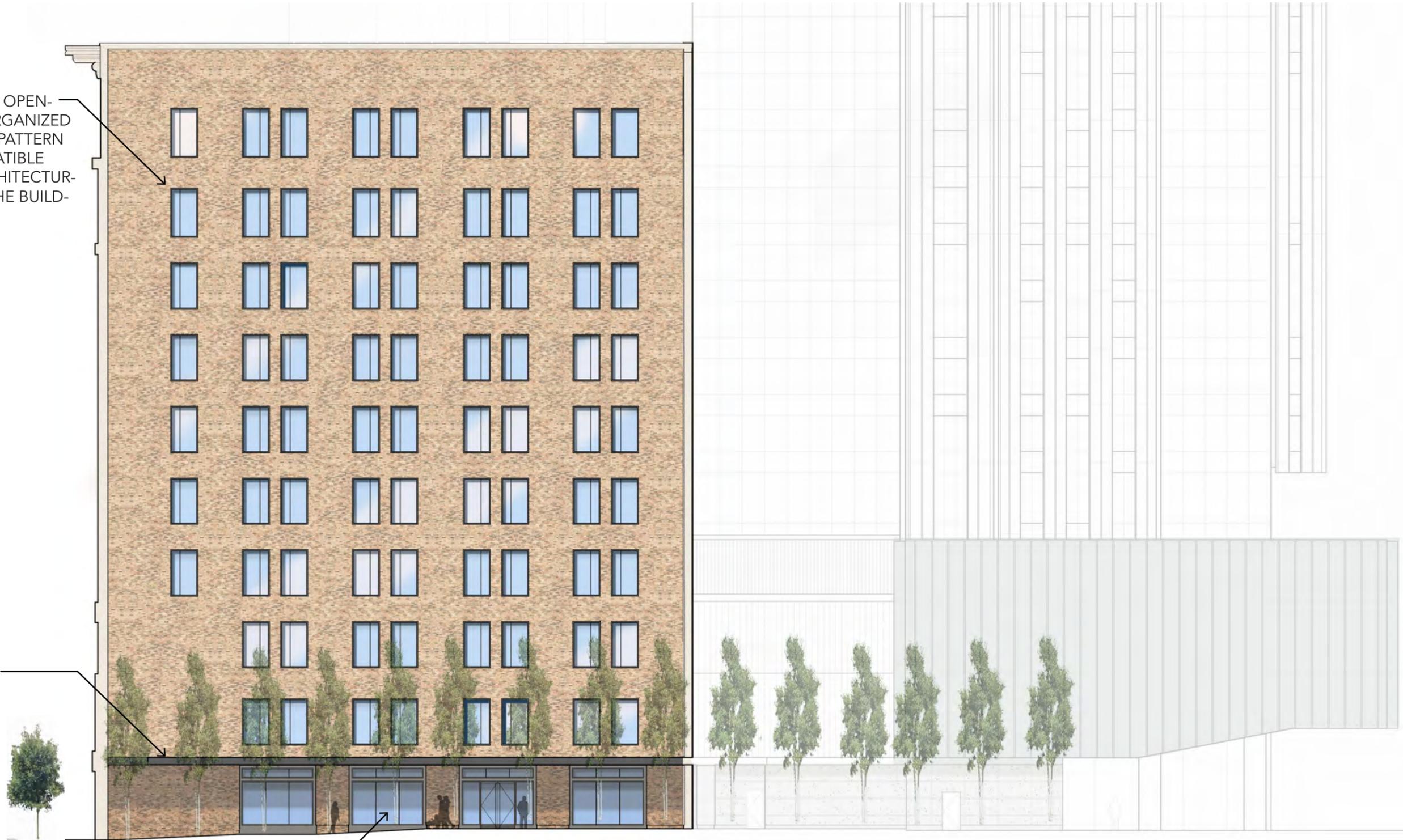


EXISTING HISTORIC  
BRONZE ENTRANCE  
TO BE RETAINED

NEW WINDOW OPENINGS TO BE ORGANIZED IN A REGULAR PATTERN THAT IS COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDING

NEW CANOPY

NEW STOREFRONTS





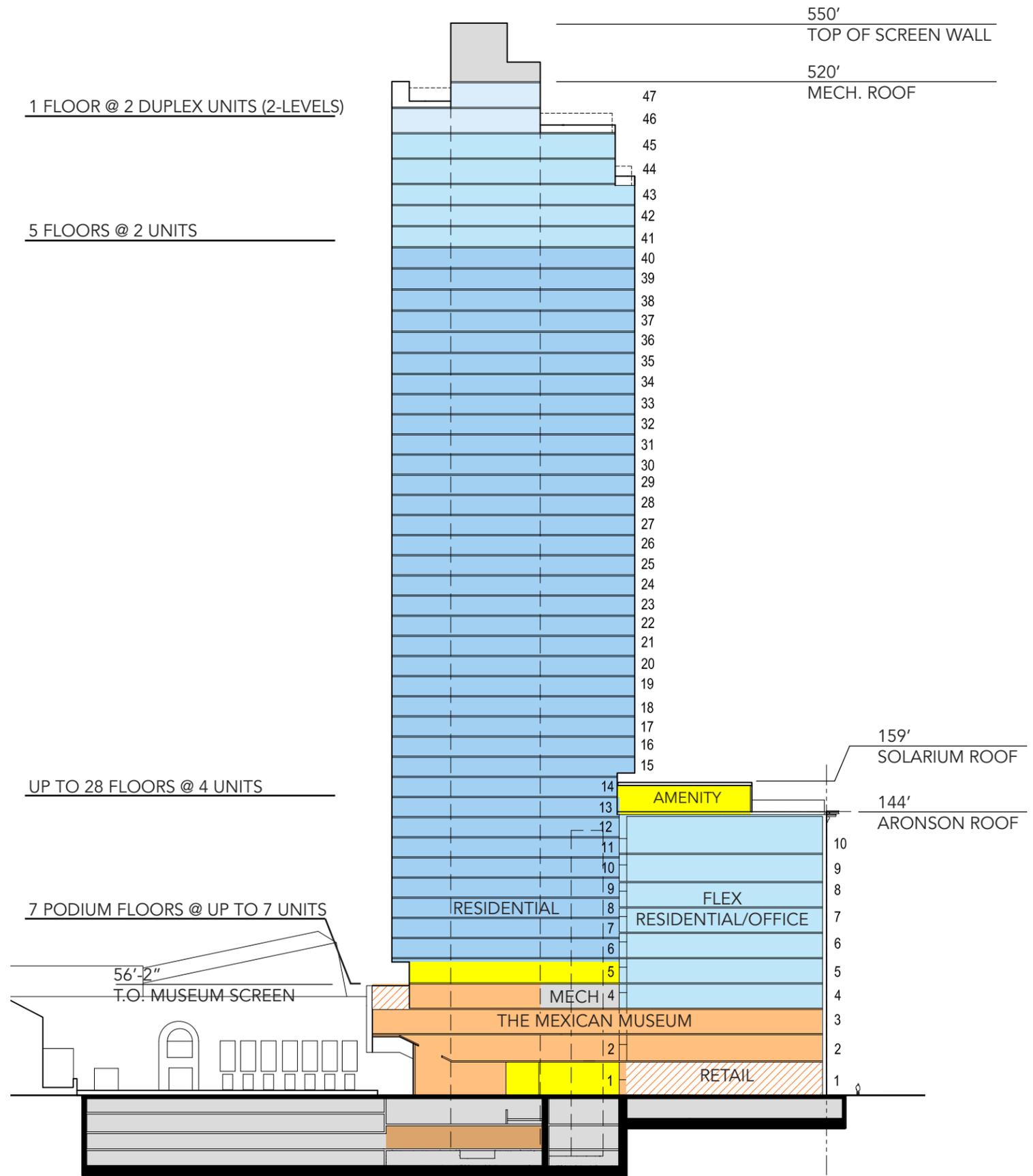
# ARCHITECTURAL PLANS & ELEVATIONS

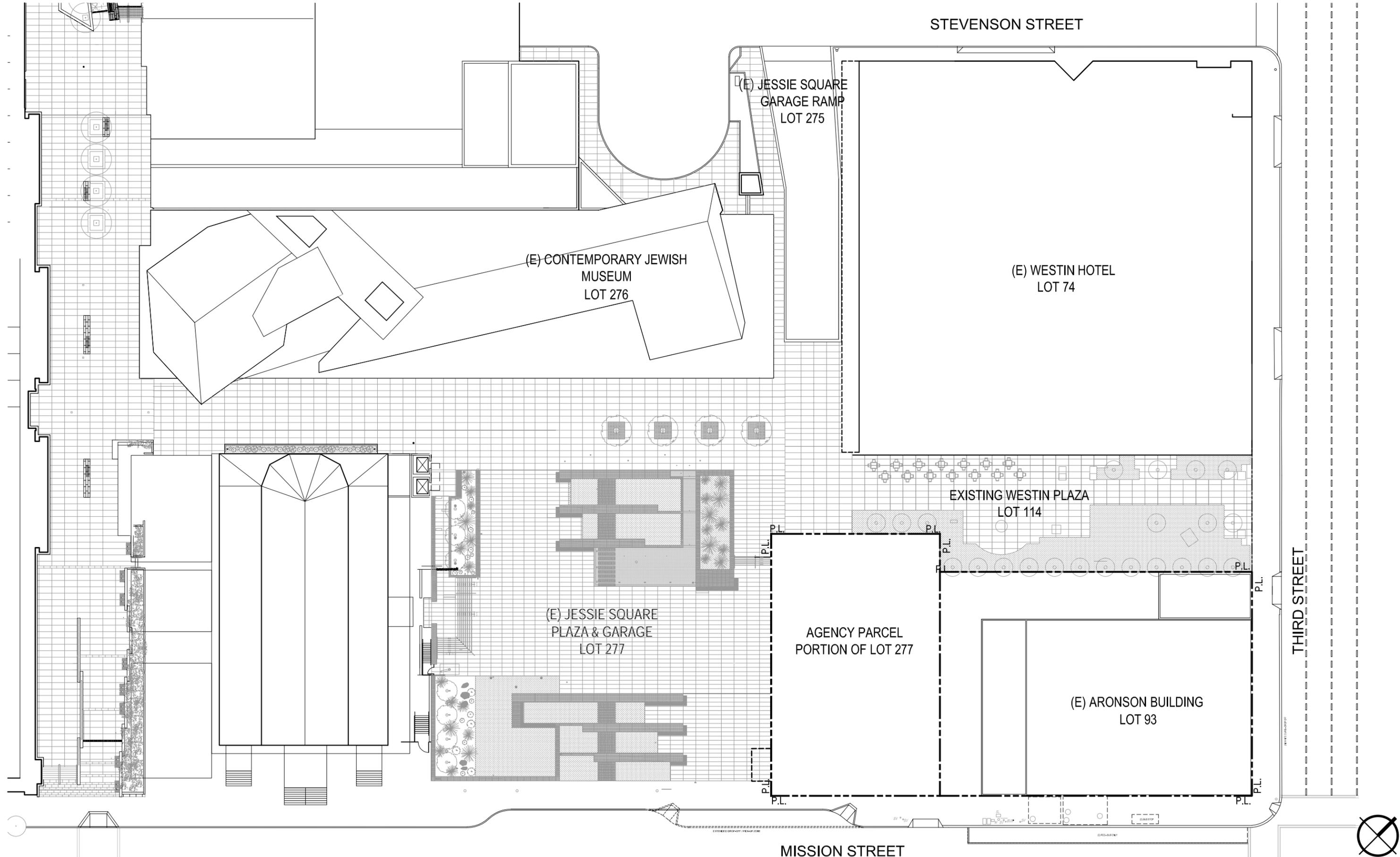
**Project Height:** 520' to roof, +30' to parapet

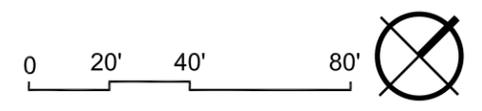
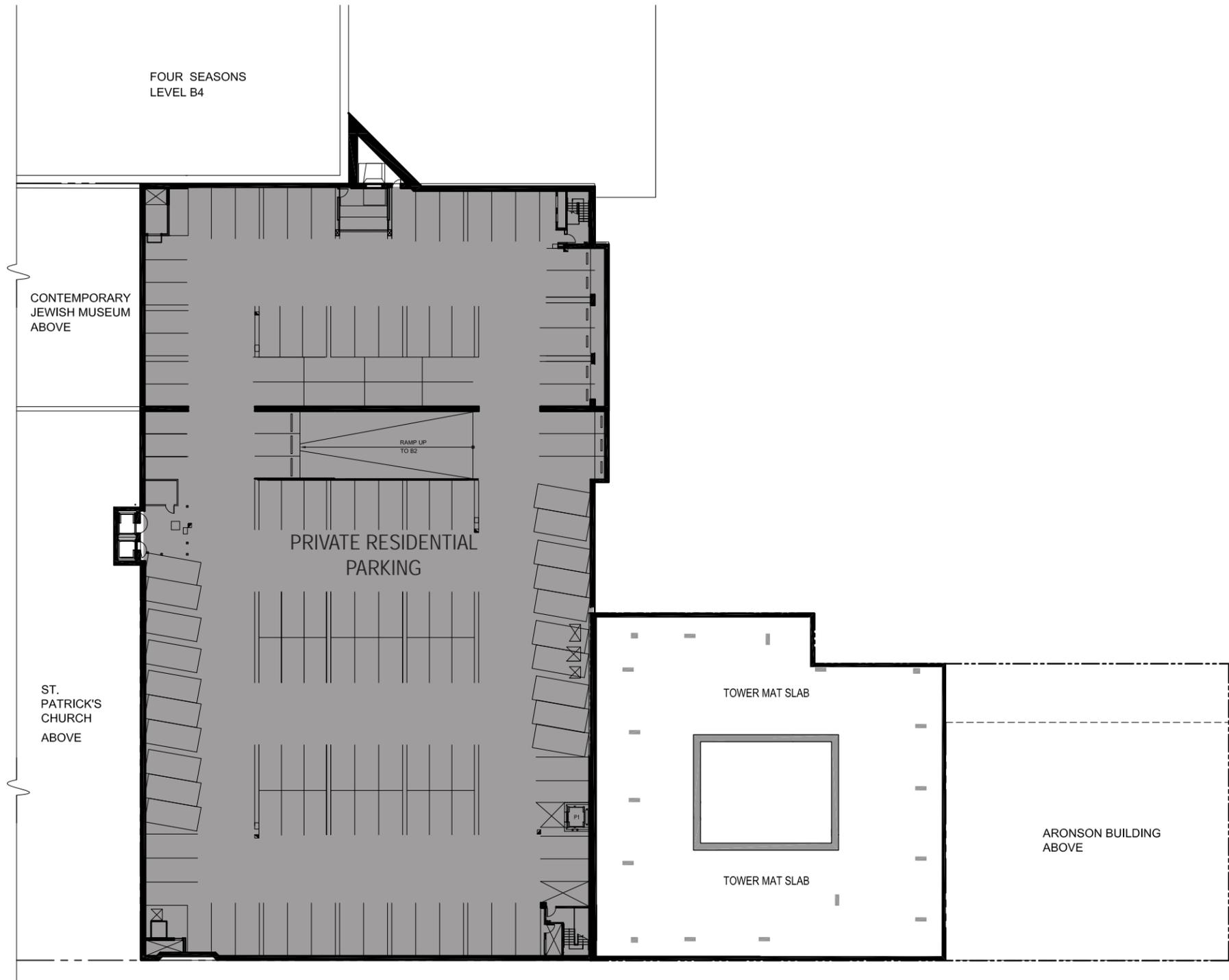
**Total Number of Levels:** Up to 47

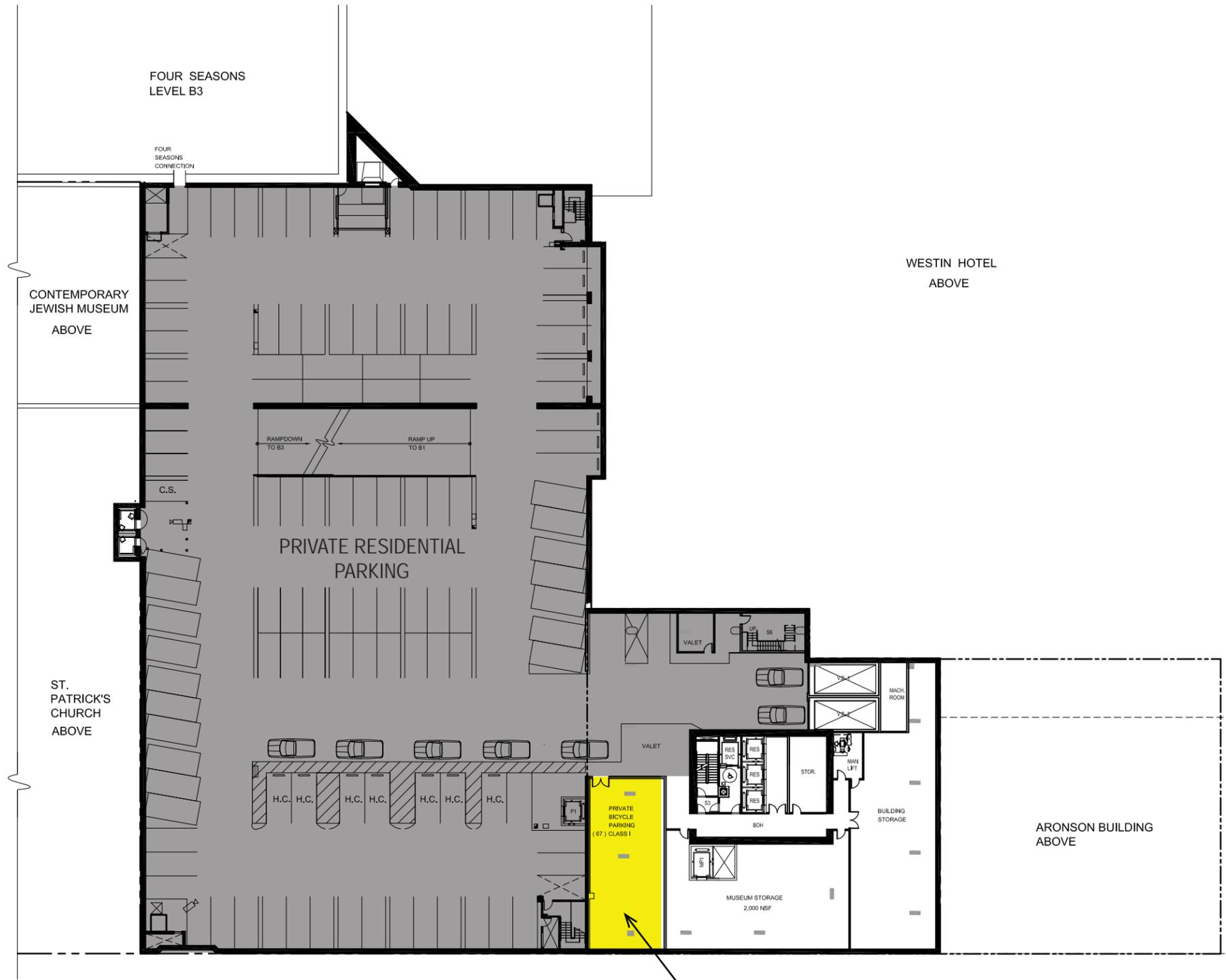
**Number of Museum Levels:** 4

**Sub-grade Parking Levels:** 4

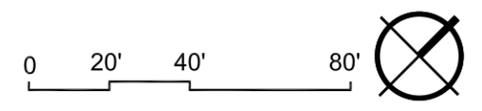


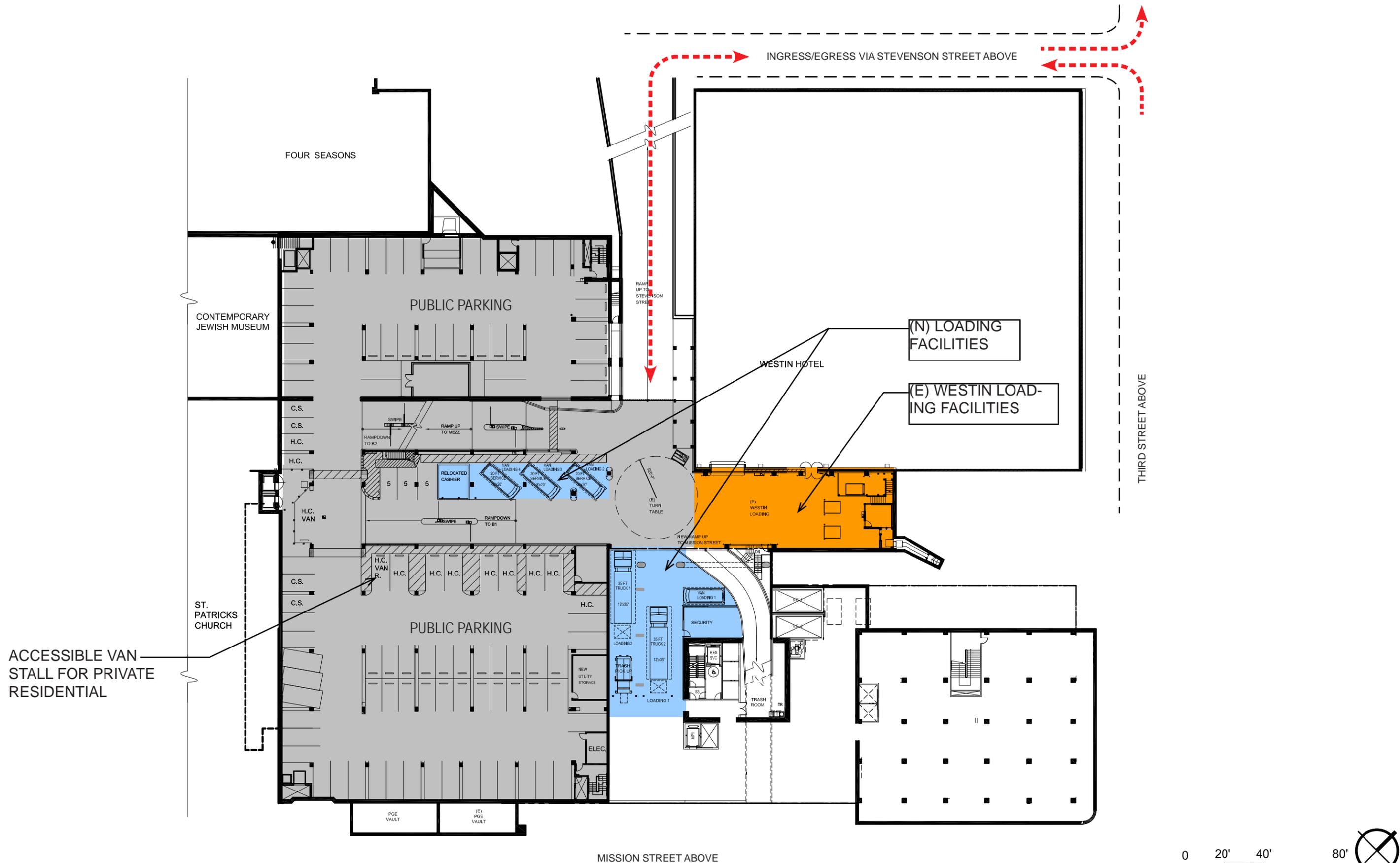






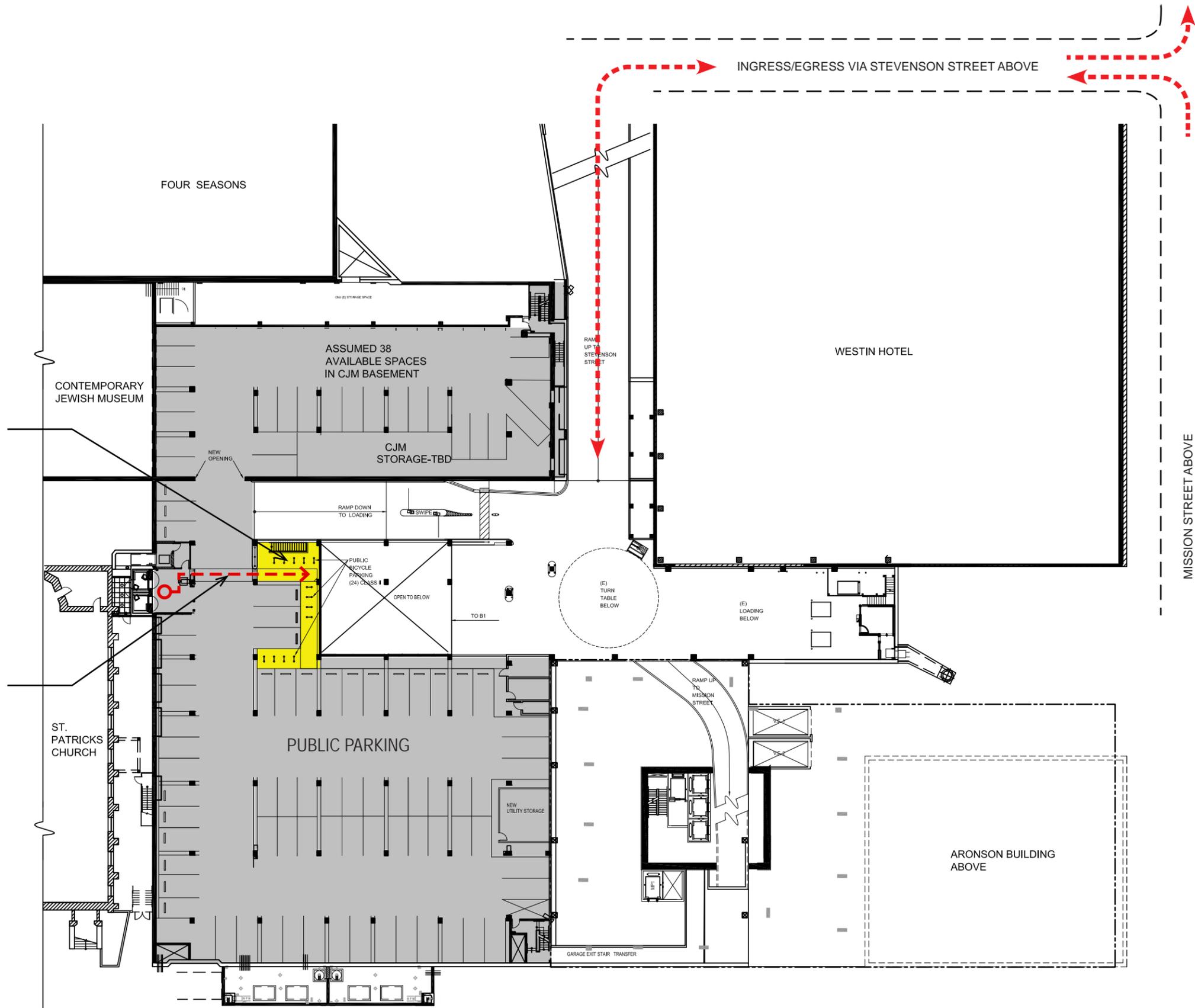
RESIDENTIAL BICYCLE STORAGE  
(UP TO 67 CLASS I SPACES)





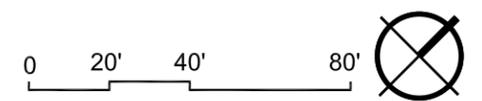
PUBLIC BICYCLE STORAGE  
(UP TO 24 CLASS II SPACES)

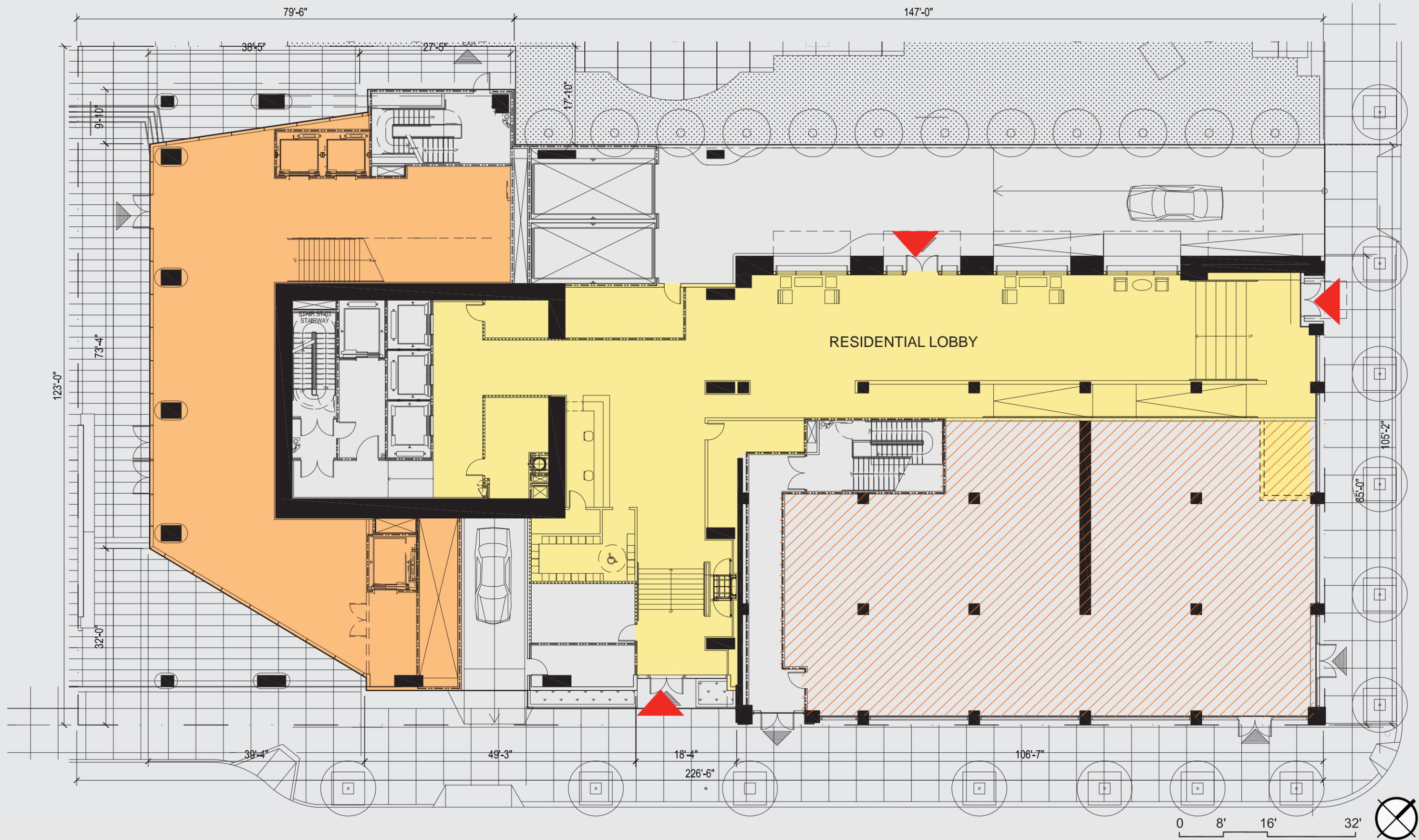
PATH FROM JESSIE SQUARE PUBLIC ELEVATORS TO PUBLIC BICYCLE RACKS

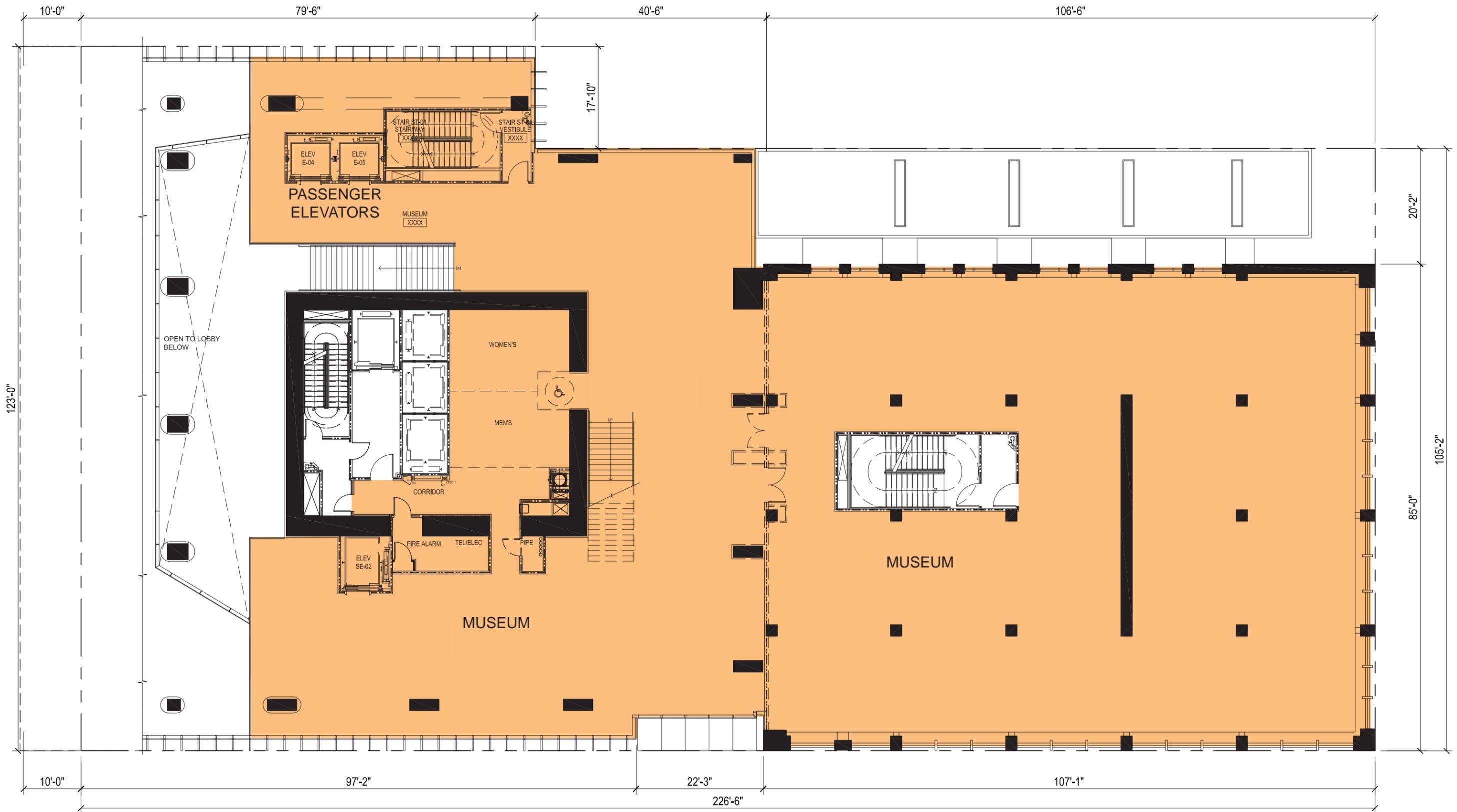


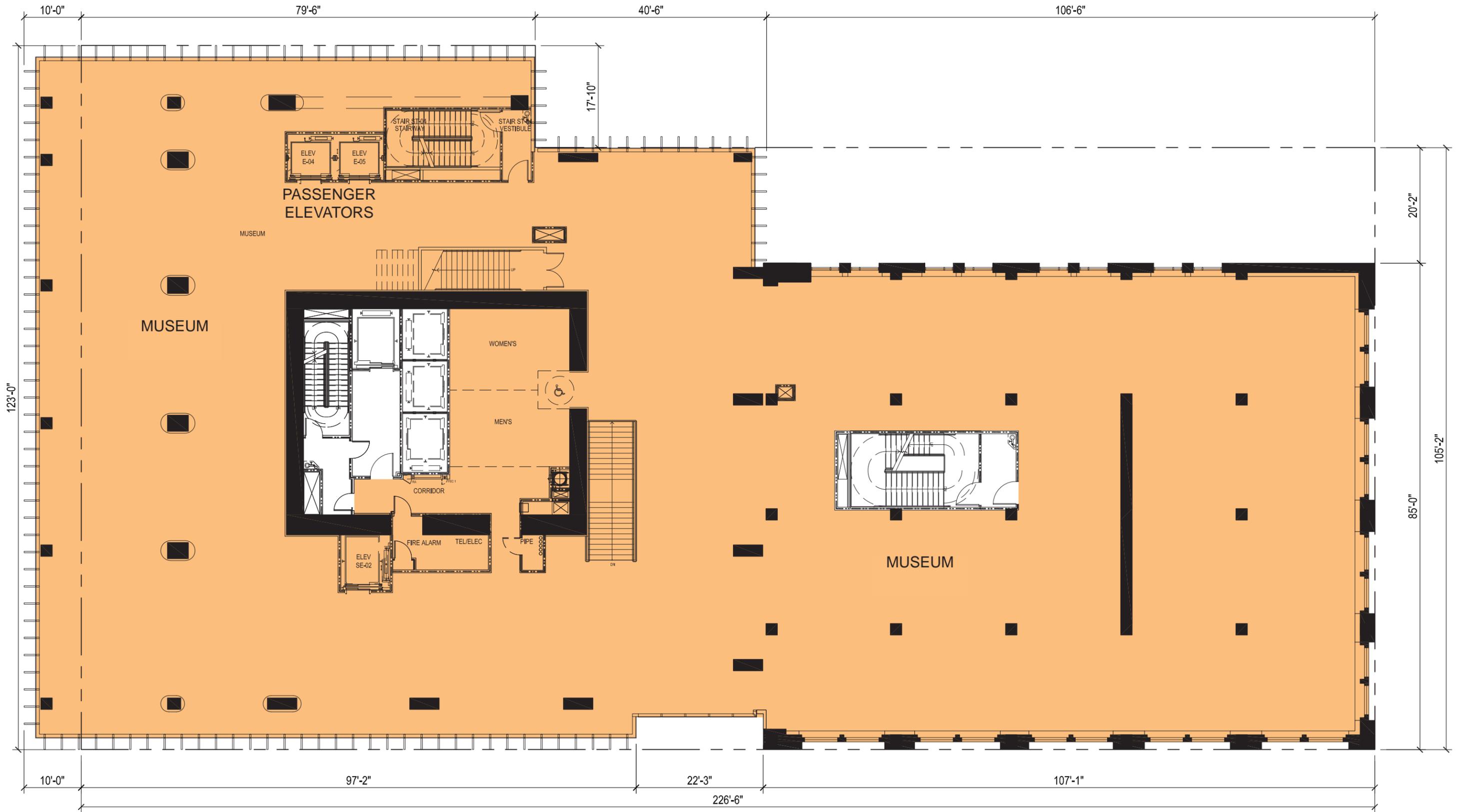
TRUCK LOADING AND VEHICULAR ACCESS

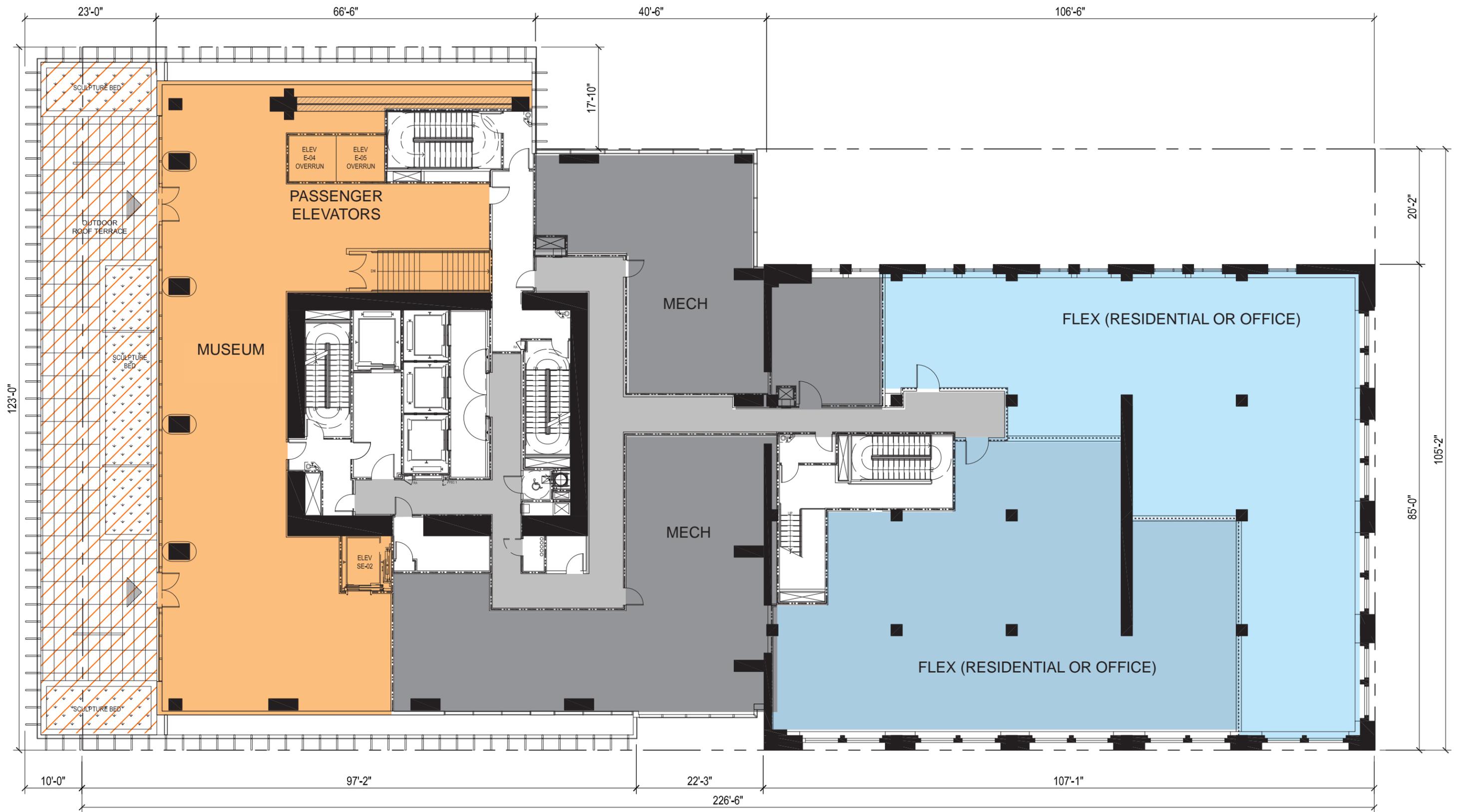
MISSION STREET ABOVE

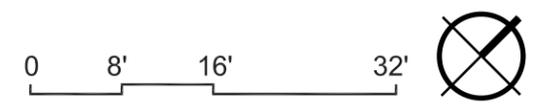
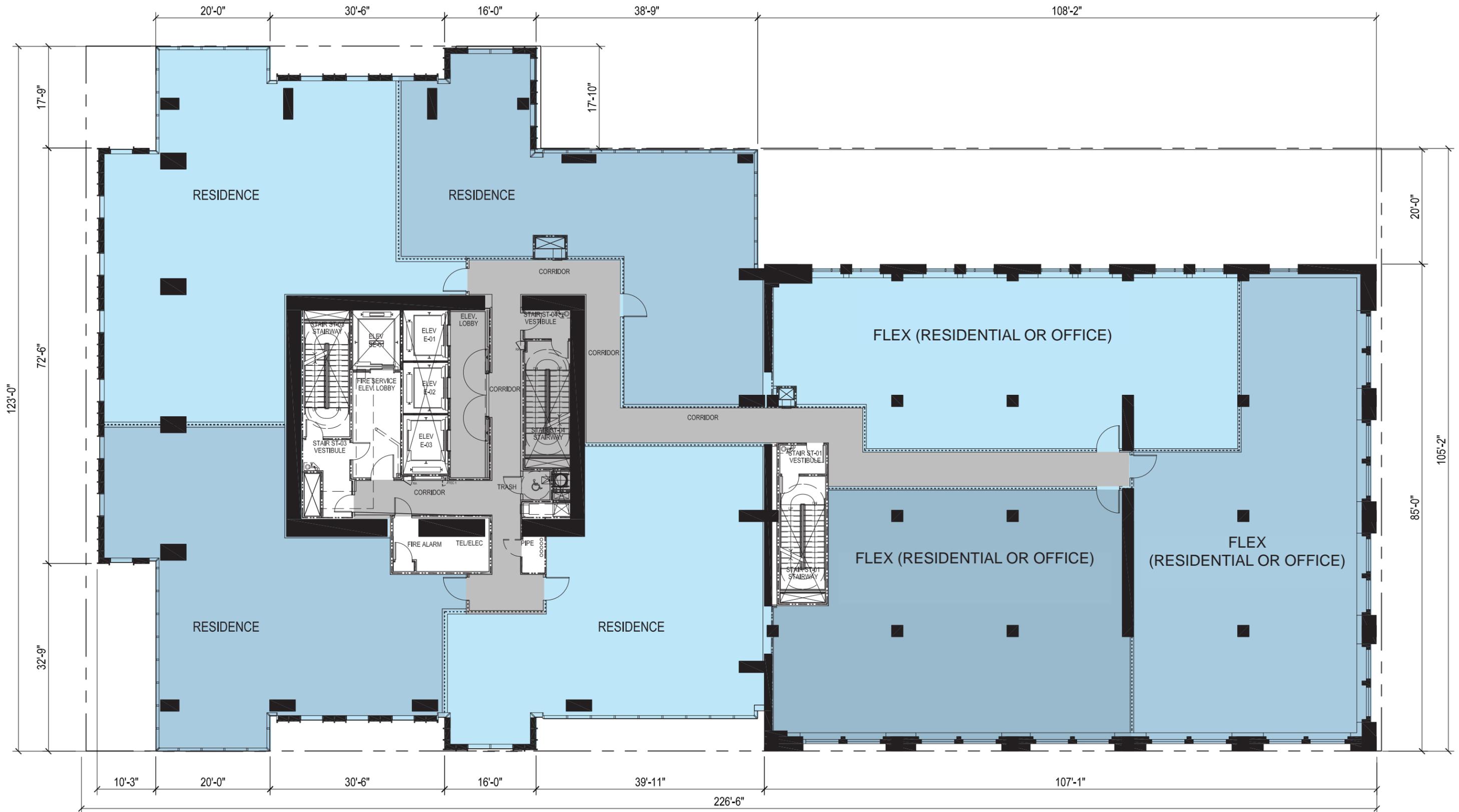


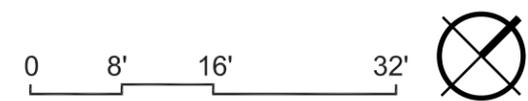


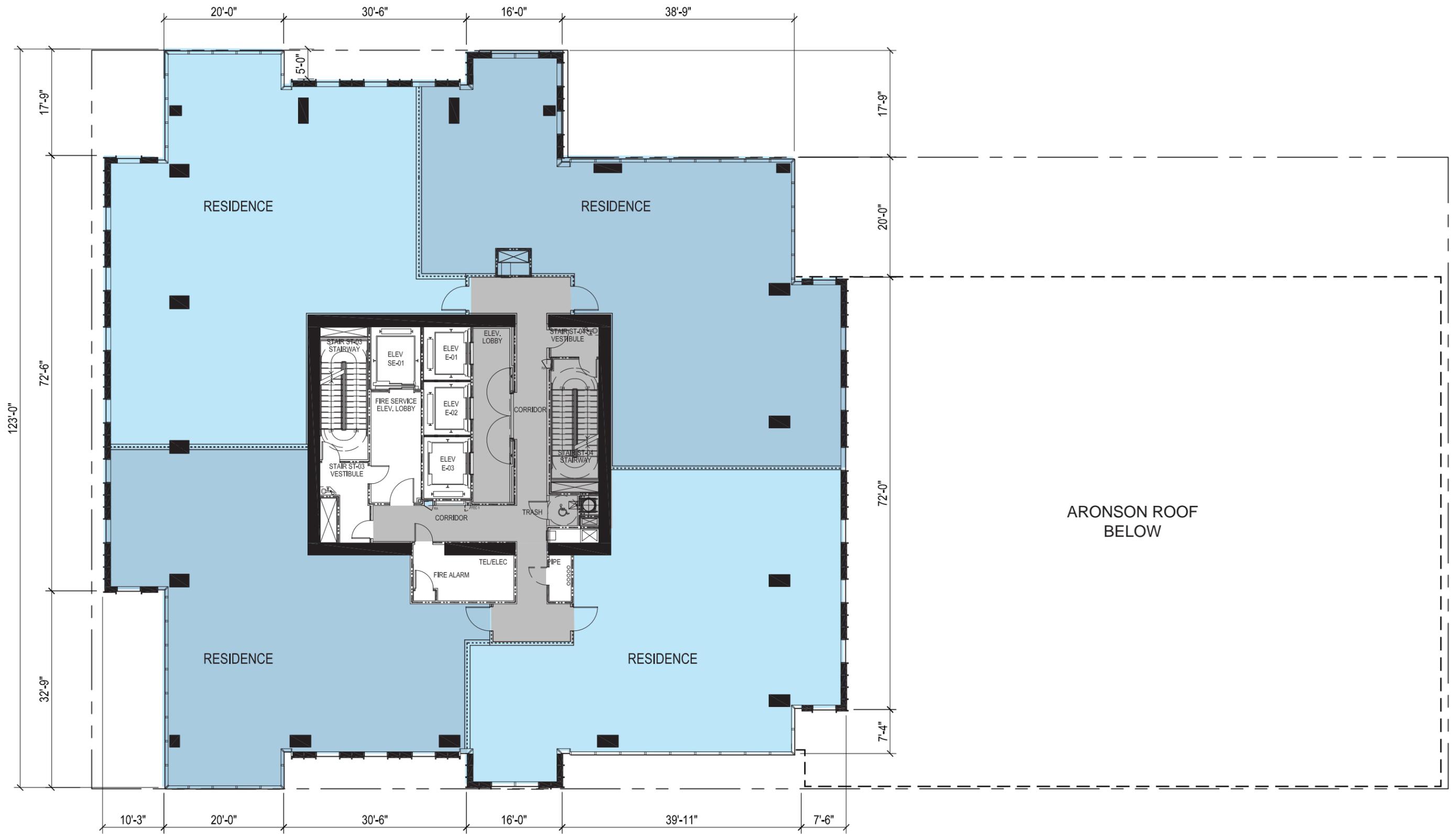






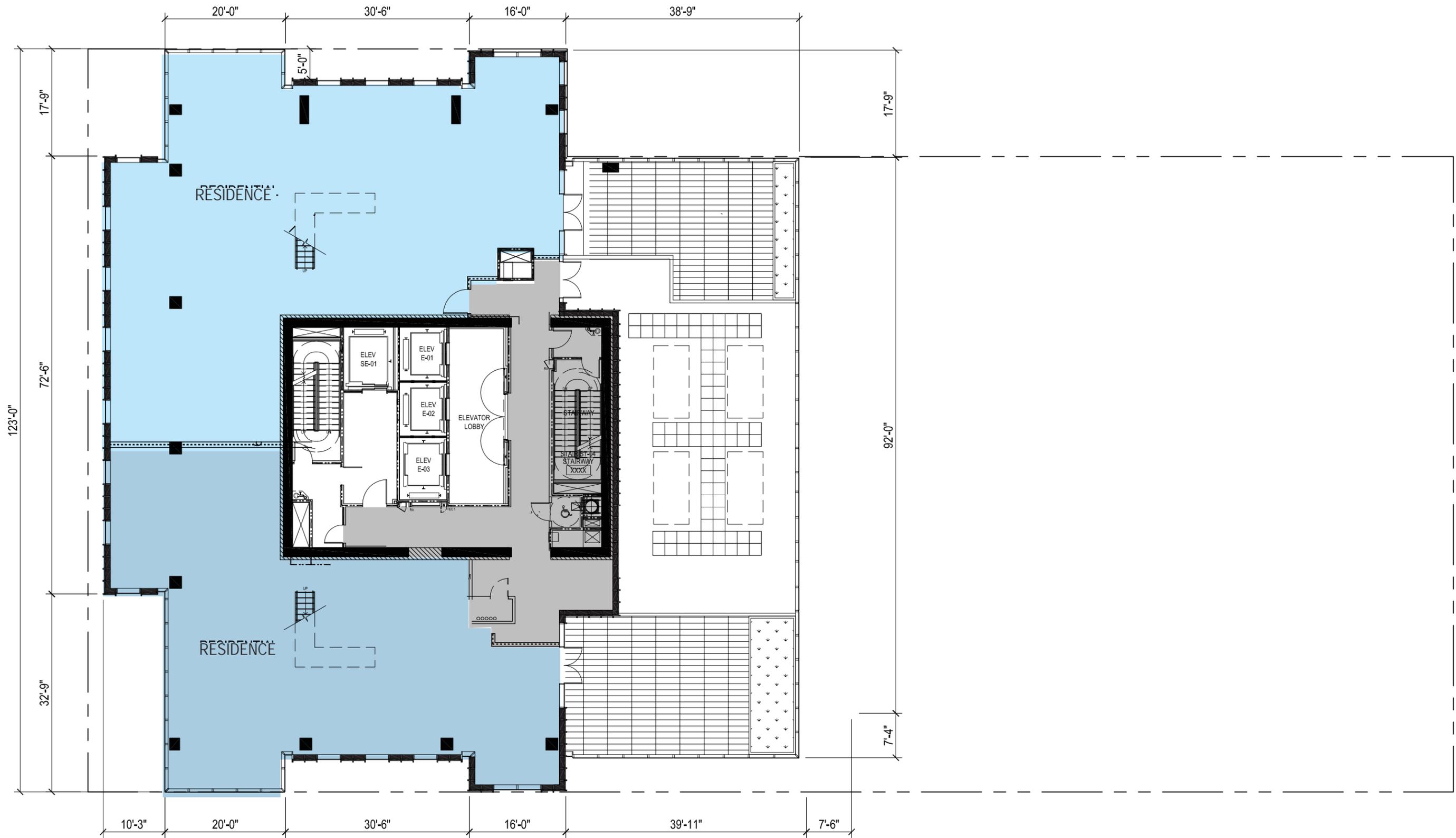


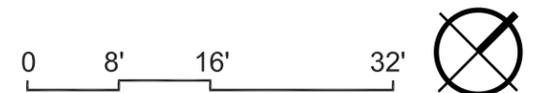
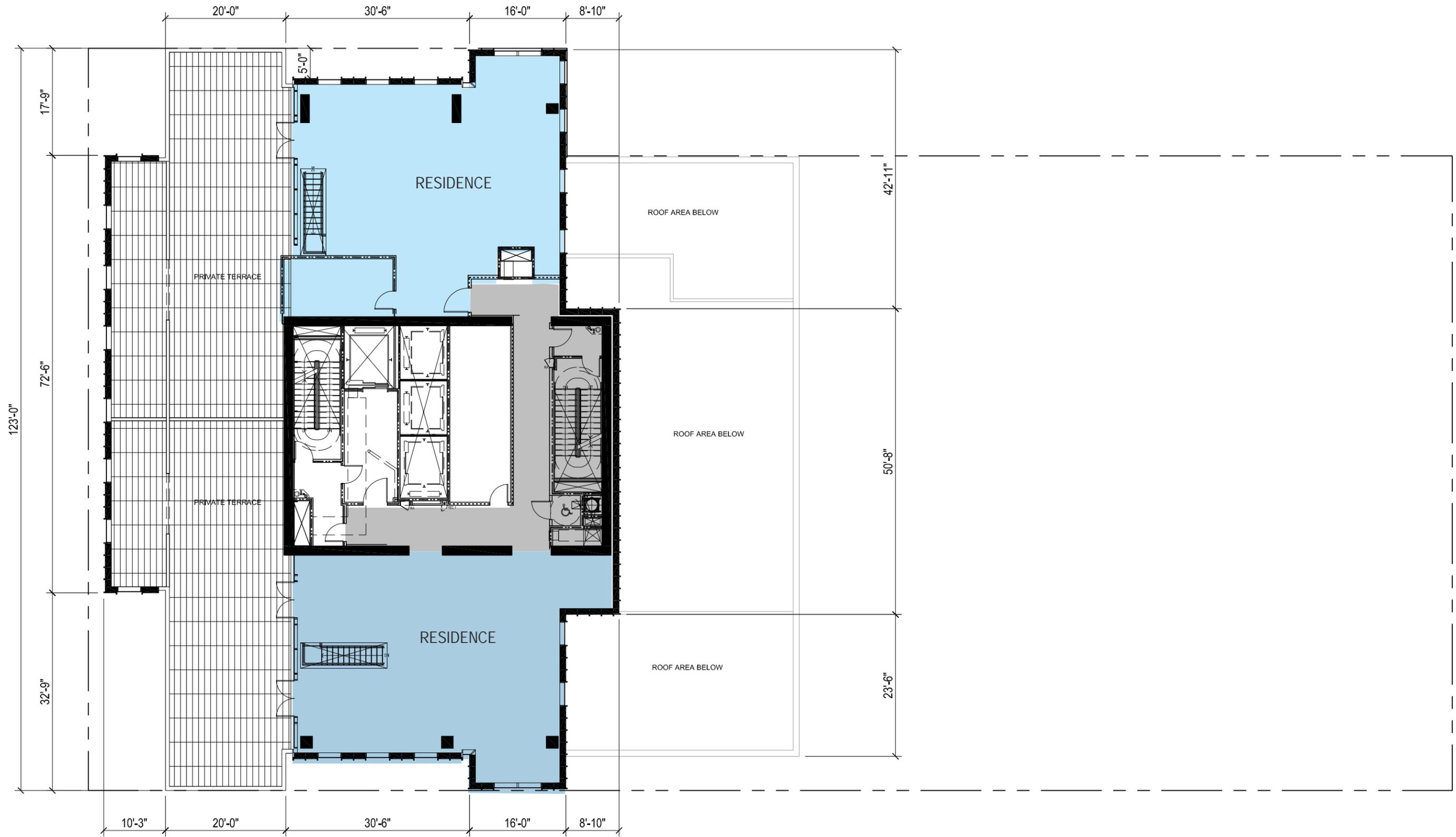


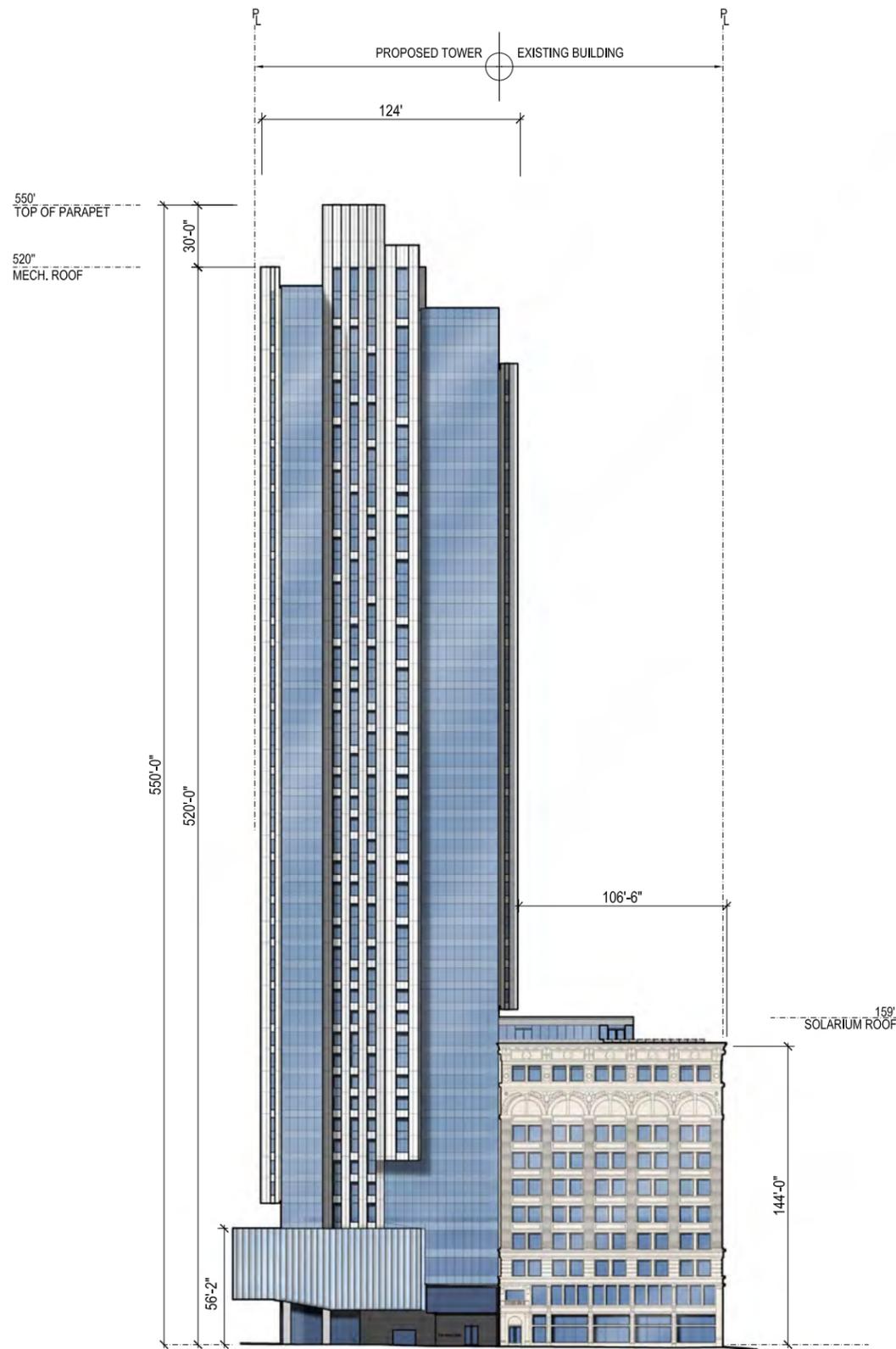


ARONSON ROOF BELOW

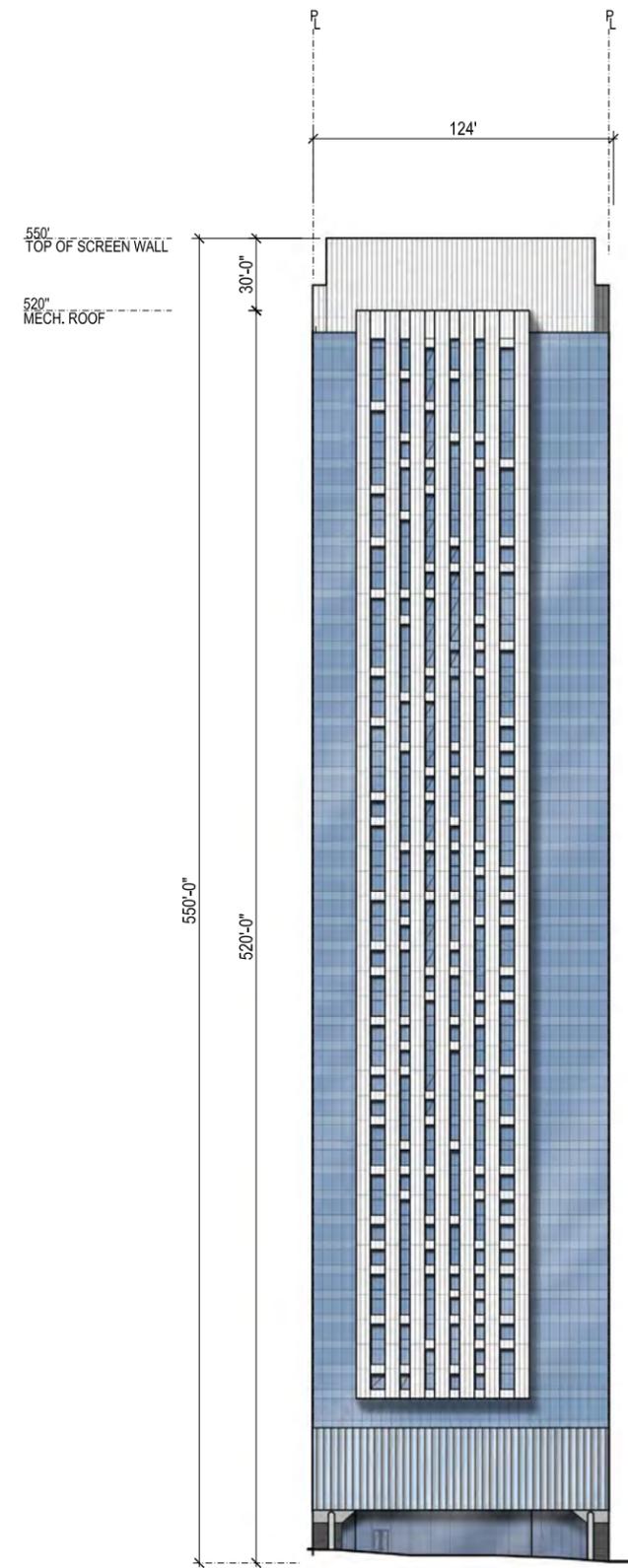




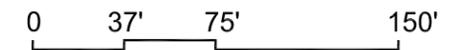


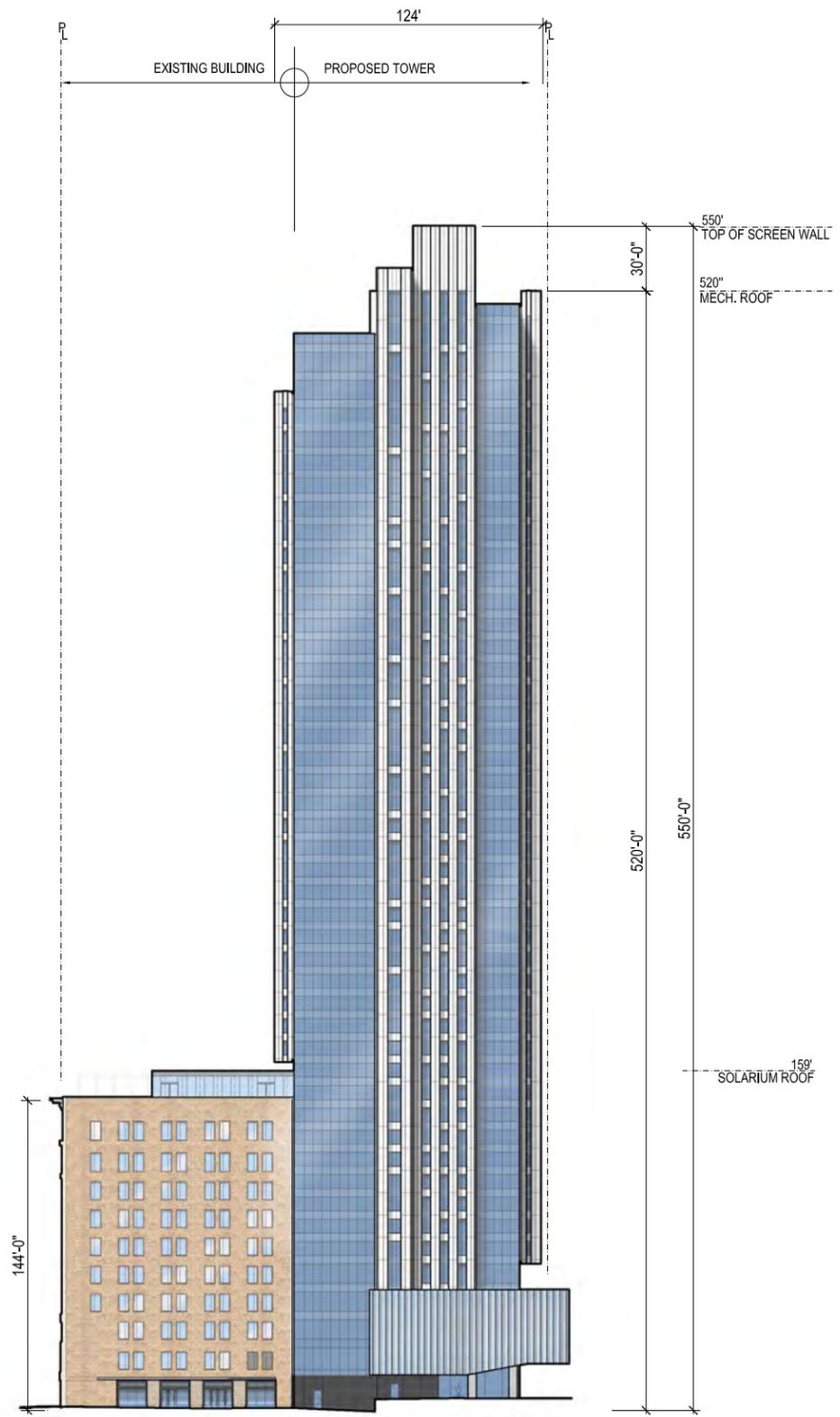


**SOUTH ELEVATION**



**WEST ELEVATION**





**NORTH ELEVATION**



**EAST ELEVATION**

