



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Development Authorization

HEARING DATE: MARCH 15, 2012

Date: March 8, 2012
Case No.: **2012.0014B**
Project Address: **808 Brannan Street**
Zoning: UMU (Urban Mixed Use District)
68-X Height and Bulk District
Block/Lot: 3780/004D
Project Sponsor: Brett Gladstone
177 Post Street, Suite 910
San Francisco, CA 94108
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to convert the entire existing building at 808 Brannan Street – consisting of a basement, first floor and mezzanine, and second floor – to 45,723 gross square feet of legal office use. The proposal also includes the installation of 6 Class 1 bicycle parking spaces and a shower for bicycle commuters. No alterations are proposed for the exterior of the building.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northwest corner of Brannan Street at 7th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco's Showplace Square neighborhood, and is commonly known as 808 Brannan Street. The site also fronts on Langton Street at the intersection of Brannan Street. The existing building is currently vacant, but was most recently used as general office space and accessory retail.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site falls within the Showplace Square plan area, but is in an area that may also be considered the southern edge of the South of Market neighborhood. The small area of surrounding UMU zoning is a transitional area between the PDR districts to the south and the Mixed Use districts to the west, north, and east. The immediate area consists of similar, large, industrial/commercial buildings.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 24, 2012	February 22, 2012	22 days
Posted Notice	20 days	February 24, 2012	February 24, 2012	20 days
Mailed Notice	N/A	N/A	February 24, 2012	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the office allocation process.

PUBLIC COMMENT

- To date, the Department received no public comment on this project.

ISSUES AND OTHER CONSIDERATIONS

- The Zoning Administrator determined the first floor and mezzanine of the existing building to be eligible for the legitimization process afforded under Planning Code Section 179.1. Because of the subject buildings historical office occupancy, the legitimization process allows those portions of the existing building to be approved for office use now even though the office use is not otherwise permitted in that portion of the building.
- The Zoning Administrator granted an open space exception for this project pursuant to Planning Code Sections 135.3 and 426. As such, the Project is subject to the prescribed in-lieu fee.
- The table below shows the estimated amount of each fee due for the new office space proposed in this Project at the date of this report.

FEE TYPE	AMOUNT DUE
Transit Impact Development	\$99,227
Jobs-Housing Linkage	\$328,455
Eastern Neighborhoods	\$72,777
Open Space	\$29,595
TOTAL	\$530,055

These fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application.

- There is currently more than 1.35 million square feet of Small Cap office space available under the Section 321 office allocation program.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must authorize the allocation of office space for the proposed 45,723 gross square foot office project per Planning Code Sections 321, 322 and 803.9(h).

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable for the following reasons:

- The office space on the first floor and mezzanine was determined to be eligible for legitimization pursuant to Planning Code Section 179.1.
- The office space in the basement and on the second floor is permitted as of right under the Planning Code.
- The Project represents an allocation of less than four percent of the small cap office space currently available for allocation.
- The new office space may significantly increase the number of employees in the building and will help increase economic activity in the neighborhood.
- At current rates, the project will produce approximately \$530,054 in fees that will benefit the community and City.
- The Project is consistent with the Planning Code and General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Draft Motion
Zoning Administrator Action Memo
Project Sponsor Submittal, including:

- Letter to Planning Commission
- Reduced Plans with Site Photos

Attachment Checklist

- | | |
|---|---|
| <input 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 type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Zoning Administrator Action Memo |

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

Planner's Initials

CT: G:\Documents\Bl\2012\808 Brannan St\Executive Summary.doc

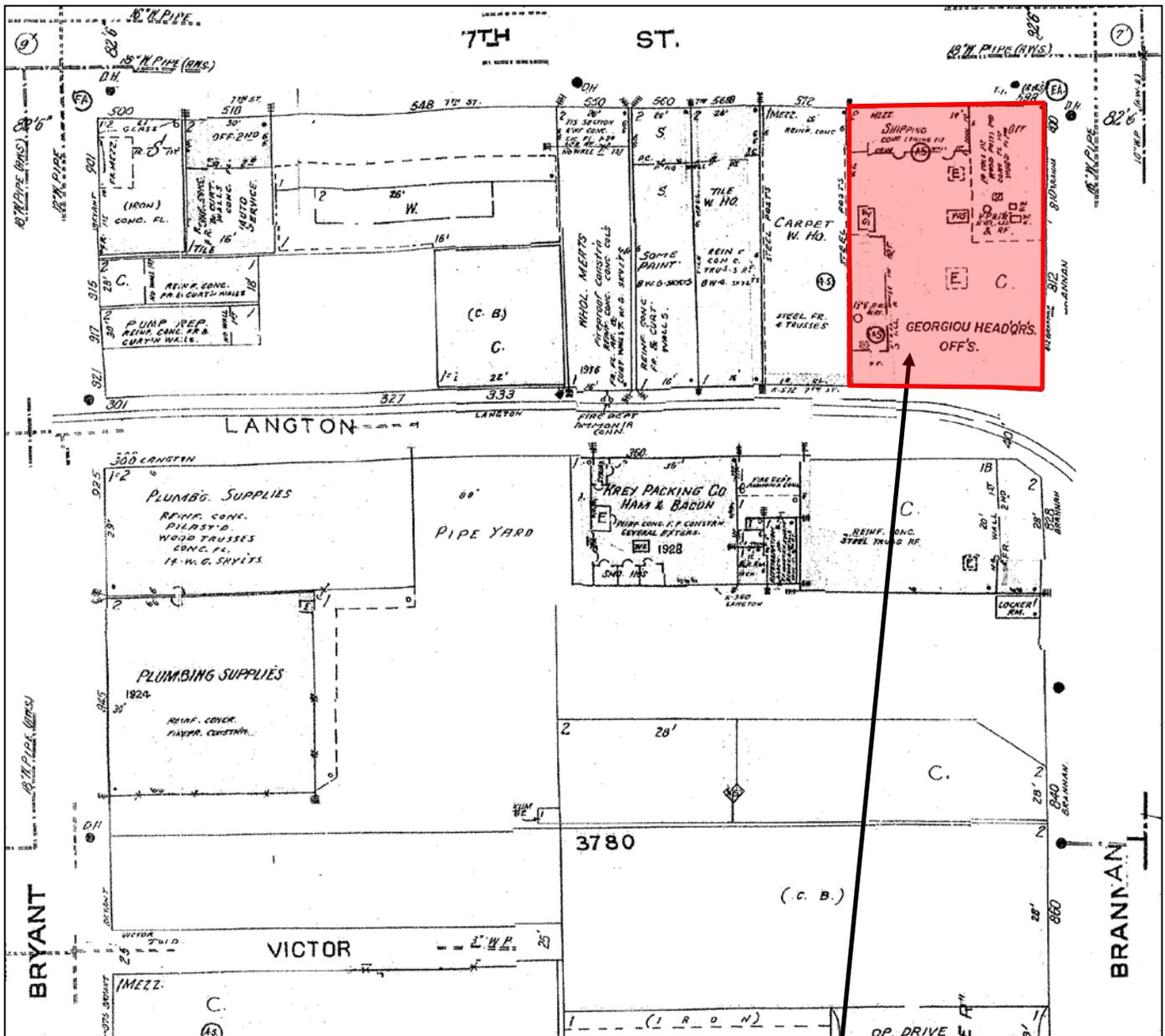
Parcel Map



SUBJECT PROPERTY



Sanborn Map*



SUBJECT PROPERTY

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



Aerial Photo



SUBJECT PROPERTY



Office Allocation Authorization
Case Number 2012.0014B
808 Brannan Street

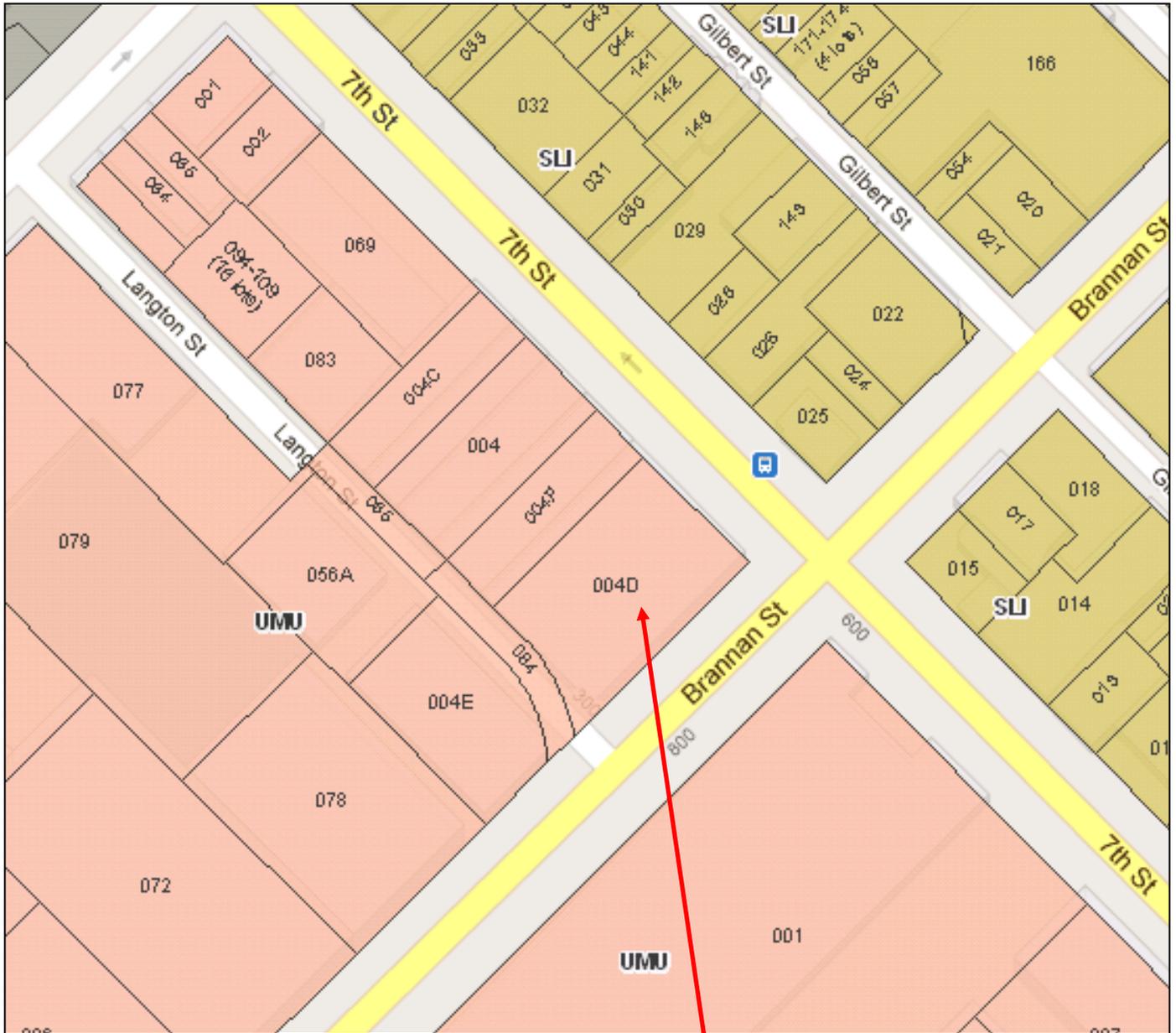
Aerial Photo



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Office Allocation Authorization
Case Number 2012.0014B
808 Brannan Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input checked="" type="checkbox"/> Other (Eastern Neighborhoods-Sec. 423 & 426) |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Admin Code) | |

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Planning Commission Draft Motion

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ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2011-2012 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR A PROPOSED PROJECT LOCATED AT 808 BRANNAN STREET THAT WOULD AUTHORIZE THE CONVERSION OF THE BASEMENT, FIRST FLOOR AND MEZZANINE, AND SECOND FLOOR OF THE EXISTING BUILDING FOR A TOTAL OF 45,723 GROSS SQUARE FEET OF OFFICE USE PURSUANT TO PLANNING CODE SECTIONS 179.1, 321, 322, 803.9(H), AND 843.66 ON ASSESSOR'S BLOCK 3780, LOT 004D, IN THE UMU (URBAN MIXED USE) DISTRICT AND WITHIN THE 68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 5, 2012, Brett Gladstone, on behalf of REOF XIII (hereinafter "Project Sponsor") filed Application No. 2012.0014B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to establish the entire existing building at 808 Brannan Street – consisting of a basement, first floor and mezzanine, and second floor – to 45,723 gross square feet of legal office use.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On March 15, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2012.0014B.

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, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Office Development requested in Application No. 2012.0014B, subject to the conditions contained in "EXHIBIT A" of this motion, 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 constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the northwest corner of Brannan Street at 7th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco's Showplace Square neighborhood, and is commonly known as 808 Brannan Street. The site also fronts on Langton Street at the intersection of Brannan Street. The existing building is currently vacant, but was most recently used as general office space and accessory retail.
3. **Surrounding Properties and Neighborhood.** The Project site falls within the Showplace Square plan area, but is in an area that may also be considered the southern edge of the South of Market neighborhood. The small area of surrounding UMU zoning is a transitional area between the PDR districts to the south and the Mixed Use districts to the west, north, and east. The immediate area consists of similar, large, industrial/commercial buildings.
4. **Project Description.** The proposal is to convert the entire existing building at 808 Brannan Street – consisting of a basement, first floor and mezzanine, and second floor – to 45,723 gross square feet of legal office use. The proposal also includes the installation of 6 Class 1 bicycle parking spaces and a shower for bicycle commuters. No alterations are proposed for the exterior of the building.
5. **Public Comment.** The Department received no public comment on this project.
6. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:
 - A. **Legitimization of Office Space.** Planning Code Section 179.1 established a time-limited program wherein existing uses in the Eastern Neighborhoods plan area that have operated without the benefit of required permits may seek those permits. Uses that could

be "legitimized" under this Section are those uses which, under the current provisions of this Code and without this Section, could not otherwise seek the required permits.

The Zoning Administrator issued a Letter of Legitimization on February 28, 2012 for this project stating that because the ground floor and mezzanine of the existing building could not be permitted under the current Planning Code, and because the project had met all the eligibility requirements of Section 179.1, the ground floor and mezzanine are eligible to be approved as office space pursuant to the Legitimization program.

- B. **Vertical Office Controls.** Section 803.9(h) limits office use in the UMU Zoning District based on a building's number of stories. A building with 2 to 4 stories may have only one floor designated for office use. A building with 5 to 7 stories may have up to two floors designated for office use.

The existing two-story building at 808 Brannan Street is permitted to have one floor of office space, and that floor may not be the ground floor. Therefore, the project will designate the second floor as the single floor of office space permitted under this Section. Basement levels are not considered stories in this Section, and therefore are not subject to the vertical controls and are permitted to have office space.

- C. **Open Space.** Section 135.3 requires conversions to new office space in Eastern Neighborhoods Mixed Use Districts to provide and maintain usable open space for that new office space at a ratio of one square foot per 50 square feet of new office space, and/or pay an in-lieu fee. The project proposes 45,723 square feet of new office space. However, 22,837 gross square feet of office space on the first floor and mezzanine are being established under Section 179.1, which state that such office space will be deemed nonconforming and thus not subject to current open space controls. Therefore, the total amount of new office space subject to current open space controls equals 19,773 square feet (occupied) and requires at least 395 square feet of open space to be provided.

The Zoning Administrator granted an open space exception for this project per Section 307(h) on March 7, 2012. As such, the project is required to pay an appropriate in-lieu fee as detailed in Section 426.

- D. **Parking.** Section 151.1 does not require any off-street parking, and provides maximum parking amounts based on land use type.

The existing project site includes no parking, and the proposal will not add any new parking.

- E. **Loading.** Section 152.1 requires certain amounts of off-street freight loading spaces based on the type and size of uses in a project. The proposed project does not require a loading space.

The existing building contains one loading space. However, that loading space will be converted to house the bicycle parking and shower.

- F. **Bicycle Parking.** Section 155.4 requires at least 6 Class 1 or Class 2 bicycle parking spaces be provided.

The Project proposes 6 Class 1 bicycle parking spaces and a shower for bicycle commuters.

- G. **Development Fees.** The Project is subject to the Transit Impact Development Fees per Planning Code Sections 179.1(g) and 411, the Jobs-Housing Linkage Fee per Planning Code Sections 179.1(g) and 413, and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

The Project Sponsor shall pay the appropriate Transit Impact Development, Jobs-Housing Linkage and Eastern Neighborhoods Community Impact fees, pursuant to Planning Code Sections 179.1(g), 411, 413 and 423, at the appropriate stage of the building permit application process.

- H. **Office Allocation.** Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

The existing building has been used as office space for more than a decade. There is currently more than 1.35 million gross square feet of available "Small Cap" office space in the City. Additionally, the Project is subject to various development fees that will benefit the surrounding community. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The Project is consistent with the General Plan, as outlined in Section 8 below.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

The proposed office space is within an existing building. The proposed reclassification of use includes no exterior additions to the existing building.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project is within the UMU (Urban Mixed Use) Zoning District, which permits office use only on certain floors, and in relation to the number of stories in the building. Planning Code Section 843 states that the UMU Zoning District promotes “a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area.” It also states that office uses are permitted, but limited to the upper floors of buildings.*

Additionally, Section 179.1 permits office uses in the portion of the building where it is otherwise prohibited in the UMU Zoning District. The Zoning Administrator issued a Letter of Legitimization on February 28, 2012 for this project stating the project met all the eligibility requirements of Section 179.1, and thus the ground floor and mezzanine are eligible to be approved as office space.

- b) Transit Accessibility. *The area is served by a variety of transit options. The Project site is approximately 0.7 miles from the Civic Center MUNI and BART station, and the CalTrain Depot at 4th and King Streets. It is also within three blocks from six MUNI bus lines, and a Golden Gate Transit bus line.*
- c) Open Space Accessibility. *The project is located in the Showplace Square neighborhood, which includes very little open space. The nearest significant open spaces are Franklin Square and Jackson Park, each being further than six blocks away. The existing building contains no open space. However, the project will pay an in-lieu fee per Section 426 to help support the creation of new open space in the area.*
- d) Urban Design. *The proposed office space is in an existing structure. The building was constructed in 1930 in the Art Deco style. It has been minimally altered over the years, remains in good condition, and is an excellent example of the low, industrial character of the built environment in the area.*
- e) Seismic Safety. *The Project includes limited tenant improvements within the interior of the existing buildings. All tenant improvement work will meet current seismic safety standards, as they apply.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *The Project includes a total of 45,723 gross square feet of new office space. Based on the Project Sponsor’s analysis, the total office space can employ nearly 300 people at full occupancy.*

b) Needs of Existing Businesses. *The Project will supply office space in the Showplace Square area, which limits or prohibits office use, depending on the Zoning District. In contrast to the downtown area, office rents in this area are generally lower and provide valuable space for smaller and/or younger businesses. Based on the Project Sponsor's analysis, the total office space can employ nearly 300 employees at full occupancy. Since office space is limited in this area, an overconcentration is unlikely, and the area will continue to provide a vibrant mix of uses.*

c) Availability of Space Suitable for Anticipated Uses.

The project will provide quality office space that is suitable for a variety of office uses and sizes.

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The building will not be owner-occupied. The owner will lease the office space to one or more office tenants.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

The Project does not include any Transfer of Development Rights.

7. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- a) That Existing Neighborhood-Serving Retail Uses be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced.

The existing building contains no neighborhood-serving retail uses, nor does the proposal include any retail. However, the conversion of this building to office space will increase the demand for neighborhood-serving retail use in the surrounding neighborhood.

- 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 includes no exterior additions to the existing building and will not remove or add any housing. The Project falls in the Showplace Square area, which limits or prohibits office use, depending on the Zoning District. As such, an overconcentration is unlikely, and the area will continue to provide a vibrant mix of uses.

- c) The City's Supply of Affordable Housing be Preserved and Enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is consistent with this priority policy.

- d) That Commuter Traffic not Impede Muni Transit Service or Overburden our Streets or Neighborhood Parking.

The area is served by a variety of transit options, including MUNI, BART and Golden Gate Transit. It is also near to several streets that are part of the City's growing bicycle network. The existing building has never included any off-street parking, and the proposal includes no new off-street parking spaces. Therefore, the Project should have no significant impact on transit or neighborhood parking.

- 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 existing building is currently vacant. The change of use to office space will help increase local resident employment and demand for new neighborhood-serving businesses in the area, which can also lead to new opportunities for local resident employment.

- f) That the City Achieve the Greatest Possible Preparedness to Protect Against Injury and Loss of Life in an Earthquake.

The Project will not create any new space that does not meet current seismic safety standards.

- g) That Landmarks and Historic Buildings be Preserved.

The existing building is not a Landmark or otherwise historic building. The proposal will not impact any Landmarks or historic buildings in the vicinity.

- h) That our Parks and Open Space and their Access to Sunlight and Vistas be Protected from Development.

The proposed Project does not include any exterior additions to the existing buildings, and there will be no impact to parks, open space, access to sunlight, or vista views.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

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.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project will preserve a high quality building that is currently vacant. It will allow for one or more small-to-medium sized office tenants to sign a long-term lease, which will increase economic vibrancy in the area. Authorization of the office space will also result in the collection of significant development fees that will benefit the community and would not otherwise be required.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES.

Policy 1.2:

In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.

OBJECTIVE 6.1:

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

The increased economic viability of the building provided by the proposed office space conversion will result in higher demand in the area for neighborhood-serving businesses.

9. 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.
10. The Commission finds that granting the Project Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

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 **APPROVES Office Development Application No. 2012.0014B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated March 5, 2012, on file in Case Docket No. 2012.0014B.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 and 322 Office-Space Allocation 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 adoption of this Motion if not appealed (after the 15-day period has expired) 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 at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 15, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 15, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for an office allocation to establish the entire existing building at 808 Brannan Street – consisting of a basement, first floor and mezzanine, and second floor – to 45,723 gross square feet of legal office use, located at Block 3780, Lot 004D, pursuant to Planning Code Section(s) **179.1, 321, 322, 803.9(h), and 843.66** within the **UMU** District and a **65-X** Height and Bulk District; in general conformance with plans, dated **March 5, 2012**, and stamped “EXHIBIT B” included in the docket for Case No. **2012.0014B** and subject to conditions of approval reviewed and approved by the Commission on **March 15, 2012** under Motion No **XXXXXX**. 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 **March 15, 2012** 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 Conditional Use authorization 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 Office Development authorization.

Conditions of approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity and Expiration. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Office Development 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 eighteen months 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

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

Development Timeline - Office. Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Conditional Use authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 6 Class 1 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

Transit Impact Development Fee. Pursuant to Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code) and 179.1(g), 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

Jobs Housing Linkage. Pursuant to Planning Code Sections 413 (formerly 313) and 179.1(g), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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

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

OPERATION

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



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Non-Residential Open Space Reduction

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 7, 2012
Project Address: **808 Brannan Street**
Zoning: UMU (Urban Mixed Use District)
68-X Height and Bulk District
Block/Lot: 3780/004D
Project Sponsor: Brett Gladstone
177 Post Street, Suite 910
San Francisco, CA 94108
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org

PROJECT DESCRIPTION

The proposal is to convert the entire 45,723 gross square foot building to office use. The proposal also includes 6 Class 1 bicycle parking spaces and a shower for bicycle commuters. The 22,283 gross square feet located on the first floor and mezzanine, are considered nonconforming pursuant to Planning Code Section 179.1(f) and Article 1.8. Therefore, only the 22,886 gross square feet located in the basement and on the second floor are subject to the non-residential open space controls of Section 135.3.

Planning Code Section 135.3 requires the project to provide 1 square foot of open space for every 50 occupied square foot of office space. Of the 22,886 gross square feet subject to this Section, only 19,773 square feet of office space meets the definition of “occupied” pursuant to Section 102.10. As such, the Project is required to provide at least 395 square feet of open space.

ACTION

Planning Code Sections 135.3 and 307(h) allow the Zoning Administrator to reduce non-residential open space requirements in Eastern Neighborhoods Zoning Districts. The Zoning Administrator reviewed the Project under Planning Code Section 307(h) and has **AUTHORIZED ADMINISTRATIVE APPROVAL** for an exception to the non-residential open space requirement of Section 135.3.

FINDINGS

The Zoning Administrator took the action described above because there is insufficient space at the existing Project site to provide the required open space, and the Project will pay the appropriate in-lieu fee pursuant to Section 426.

The review of a non-residential open space exception requested under Sections 135.3 and 307(h) shall be conducted as part of, and incorporated into, a related building permit application or other required project authorizations. The Zoning Administrator's action is not appealable separately from the related Building Permit Application or other required project authorizations associated with the subject project. For more information on those appeal processes, please contact the staff planner listed above.

cc: Zoning Administrator Files

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW
PENTHOUSE, 177 POST STREET
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500
FACSIMILE (415) 394-5188
admin@gladstoneassociates.com

March 2, 2012

Rodney Fung, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 808 Brannan Street - March 15 2012 Hearing
Section 321 Prop M Office Space Allocation, Case No. 2012.0014B

Dear President Fong and Planning Commissioners:

We represent REOF XIII, LP, the owner of 808 Brannan Street, which is zoned UMU and located in the Showplace Square Area. The property owner is affiliated with Flynn Properties, Inc. which has its main office in San Francisco. The property owner is seeking Planning Commission approval for the allocation of office space to convert the vacant building at 808 Brannan Street from showroom to office use. Plans of the existing and proposed space can be found at Exhibit A.

The vacant property is developed with a two-story building containing a partial basement and partial mezzanine. The building contains approximately 45,723 square feet. (See photos attached as Exhibit B). It fronts on 7th Street and Brannan Street, and on an alley named "Langton".

The building's last legal use, showroom, is classified by the Planning Department as an industrial use (Production, Distribution and Repair). Beginning in approximately 1986, the building was used as the office headquarters for Georgiou Studio, a local clothes designer who had several retail stores, one of which was on Union Street. Mr. Georgiou's property went into foreclosure and our clients purchased it from the lender. Before he vacated it, Mr. Georgiou used the building for his corporate offices, except for a small accessory retail area open to the public to sell overstock and other discounted goods. This space, located on the 7th Street side of the building, had approximately 1,842 square feet.¹ Prior to 2008, office was an allowed use at every level in this building. This changed in 2008 when the lot changed to UMU zoning, which allowed office only at the second floor and in the basement. Office space within the building at that time had been created with some alteration permits from the Building Department; however, since the Planning Department had no records of its approval of this use, the owner was advised

¹ The following documentation indicated the retail was accessory to office and not a separate use: (1) old leasing flyer (for both the 808 Brannan and 572 – 7th Street buildings) describing the entire ground floor (17,600 sf) as office and thus indicating the retail space was considered part of the office; and (2) current phone book listings for Georgiou Kolonaki Inc. showing an address of 808 Brannan, and a separate retail store, Georgiou Studio, with several addresses including one within the Union Street retail district.

President Fong and Planning Commissioners
March 2, 2012
Page Two

that to continue the office use, a Legitimization Application (and office allocation) must be approved.

The current property owner obtained a Letter of Legitimization dated February 28, 2012 legitimizing 22,837 square feet as office space, consisting of the ground floor and the partial mezzanine above it. The existing office space in the basement and the second floor, totaling 22,886 square feet, is not eligible for legitimization because it can be approved as office as a matter of right, since office is allowed on selected floors in the UMU zoning district (Planning Code Section 803.9(h)). Together, the space to be allowed as a matter of right under UMU zoning, and the space to be legitimized, make up the entire building. No expansion of the building is proposed.

The project is consistent with the Planning Code Section 321 Findings for an allocation of office space as follows:

A. Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth on the one hand, and housing, transportation and public services, on the other.

Very little office space was created in the City during the past five years because of the economic downturn. According to Planning Department's records, the amount of office space of 25,000 square feet or more available for allocation for buildings between 25,000 sf and 50,000 sf is over one million square feet because so little of the pool of office space available under the Prop M limits has been used. The Department's records specifically show that between 2005 and 2011, only two projects sought an office allocation from the allocation pool called the "small cap pool" (a pool of properties of between 25,000 and 49,999 sf).

The project is subject to a little over \$530,000 in development fees that will be used to maintain a balance between economic growth, housing, transportation and public services. For example, the space that is being legitimized (on the ground floor and within the mezzanine) is subject to the Jobs Housing Linkage Program and Transit Impact Development Fund at legitimization rates totaling \$239,788.50. The space that is subject to the UMU controls (the basement and second floor) is subject to the Jobs Housing Linkage Program, Transit Impact Development Fund, and Eastern Neighborhoods Fund totaling \$260,671.54 at the current rates. In addition, there is an open space fee discussed below.

B. The contribution of the office development to, and its effects on, the objectives and policies of the General Plan.

President Fong and Planning Commissioners
March 2, 2012
Page Three

The project is consistent with the General Plan policies and goals stated in Exhibit C.

C. The quality of the design of the proposed office development.

There will be no changes to the historic façade of this 82 year old building. The extensive cleaning of the exterior and the large interior improvements will greatly prolong the useful life of this historic building. The lack of exterior changes will present a design that is one that has long become part of the urban landscape.

D. The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location.

The project is suitable for its location because the office space will fit within the existing industrial-looking building without changing the façade or adding to the building. Office development is appropriate because the large square footage and the great expense of restoring an historic building cannot be economically feasible without the higher rents paid by office tenants. As no substantive renovations to the exterior are needed to convert the space to office, the building will continue to blend into the neighborhood's industrial character, which includes older brick buildings.

The project does not provide open space because the building covers the full lot and there is no space within the building to provide the open space. The construction of a roof deck is not feasible for economic reasons as well there would need to be a major upgrade of the roof and building exiting systems and potentially historic preservation concerns. As a result, the property owner will pay an in-lieu fee of \$29,594.67 based on the rate of \$80.82/square foot for open space that is not provided, multiplied by the amount of square footage of open space otherwise required on the lot (366 square feet). This fee will support the development of open space somewhere else in the Eastern Neighborhoods.

E. The anticipated uses of the proposed office development in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses.

The project will provide highly-desirable office space within an area that is attractive to companies wanting to be near the design center, Caltrain and Highway 280 and multiple bus lines. It will also provide potentially less expensive office space than downtown or in the heart of the SOMA district centered around South Park. Yet the openness of the interior (the mezzanine and second floor being viewable from the ground floor) provides the kind of creative space so desired by high technology companies seeking to expand in

President Fong and Planning Commissioners
March 2, 2012
Page Four

the City or move to the City. High tech companies in both categories are in discussions with the ownership as to moving in at the earliest time.

The demand for office space within the district, for businesses moving to San Francisco and local businesses wishing to move into larger spaces, has significantly increased during the last year as evidenced by the following:

1. As of the fourth quarter of 2011, overall SOMA office vacancy is 8.65%, which is down from vacancy rate of 23.6% and 25.5% in 2008 and 2009, respectively. However, high quality “creative” space with the open areas of 808 Brannan, which is the space most desired by growing (i.e. job-creating) companies, has a much lower vacancy rate believed to be 4-6%. (Source: The CAC Group and Eastdil Secured.)
2. As of the fourth quarter of 2011, the overall office vacancy in San Francisco is only 9.3%, and yet there are few if any downtown office buildings which have received financing to go forward. (Source: Cornish & Carey.)
3. From a recent research piece: “The top-line story in 2011 was that the influence of the tech sector, including social media, mobile technology and cloud computing, which drove the metro’s robust growth in the economy. The high tech sector, as defined by Moody’s Analytics, includes such subsectors as computer manufacturing, software publishers, data process and hosting, and R&D services. As the center of innovation, San Francisco is a magnet for tech companies who flocked to the area in 2011. Driven by strong venture capital funding, tech firms added 5,100 new jobs in 2011, equating to a growth rate of 5.3% in 2011, far outpacing other sectors. Total tech employment surpassed 100,000 employees by the end of 2011, but still 13% less than total employment at the peak of the last cycle in 2000.” (Source: Marketbeat Tech Index by Cushman and Wakefield.)

F. The extent to which the proposed development will be owned or occupied by a single entity.

The property currently is under a single ownership. The space is planned to be contiguous for occupancy by a single tenant.

G. The use, if any, of transferable development rights (“TDR’s”) by the project sponsor.

The Project does not require the use of TDRs.

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW

President Fong and Planning Commissioners
March 2, 2012
Page Five

Conclusion.

The Office Allocation Application on file with the Planning Department provides additional detail and information. For the reasons contained in this Application and above, we respectfully request that the Commission approve the Office Allocation Application for this property.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brett", with a long horizontal flourish extending to the right.

M. Brett Gladstone

Enclosure

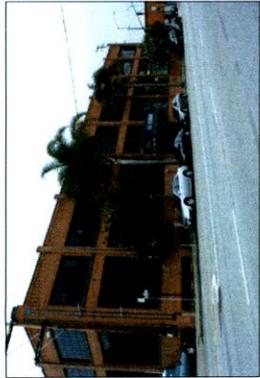
cc: Greg Flynn
Chad Arkoff
Christiaan Maarse
John Rahaim
Dan Sider
Scott Sanchez

Exhibit A



7TH STREET PHOTO
SCALE: 1/8"=1'-0"

7TH STREET ELEVATION
SCALE: 1/8"=1'-0"



BRANNAN STREET PHOTO
SCALE: 1/8"=1'-0"

BRANNAN STREET ELEVATION
SCALE: 1/8"=1'-0"



LANGTON STREET PHOTO
SCALE: 1/8"=1'-0"

LANGTON STREET ELEVATION
SCALE: 1/8"=1'-0"

808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

YIMBY

PLANNING / ARCHITECTURE / DESIGN

4711 Leavenworth St
San Francisco, CA 94109
Tel: 415.775.1371
Fax: 415.775.1371

PROJECT	808 BRANNAN STREET - 100% PERMITS
DATE	01/12/12
SCALE	AS SHOWN
NO. OF DRAWINGS	22/23
NO. OF DRAWINGS	02/12

EXISTING ELEVATIONS AND PHOTOGRAPHS

NOT USED
SCALE: 1/8"=1'-0"

NOT USED
SCALE: 1/8"=1'-0"

Sheet No. A-2

805 BRANNAN STREET

805 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

STUDIO
TMT

PLANNING / ARCHITECTURE / INTERIOR

3114 Market Street
San Francisco, CA 94114
Tel: 415-774-1118
Fax: 415-774-8121

Client: Capital Bank, Inc. - 10/14/10

NO.	DATE	DESCRIPTION
1	10/14/10	SCHEMATIC DEVELOPMENT
2	10/21/10	SCHEMATIC DEVELOPMENT
3	11/02/10	SCHEMATIC DEVELOPMENT
4	11/09/10	SCHEMATIC DEVELOPMENT
5	11/16/10	SCHEMATIC DEVELOPMENT
6	11/23/10	SCHEMATIC DEVELOPMENT
7	11/30/10	SCHEMATIC DEVELOPMENT
8	12/07/10	SCHEMATIC DEVELOPMENT
9	12/14/10	SCHEMATIC DEVELOPMENT
10	12/21/10	SCHEMATIC DEVELOPMENT
11	12/28/10	SCHEMATIC DEVELOPMENT
12	01/04/11	SCHEMATIC DEVELOPMENT
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210	10/19/14	SCHEMATIC DEVELOPMENT
211	10/26/14	SCHEMATIC DEVELOPMENT
212	11/02/14	SCHEMATIC DEVELOPMENT
213	11/09/14	SCHEMATIC DEVELOPMENT
214	11/16/14	SCHEMATIC DEVELOPMENT
215	11/23/14	SCHEMATIC DEVELOPMENT
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219	12/21/14	SCHEMATIC DEVELOPMENT
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286	04/02/16	SCHEMATIC DEVELOPMENT
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288	04/16/16	SCHEMATIC DEVELOPMENT

908 BRANNAN STREET

908 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

418 1/2
T R A Y

PLANNING ARCHITECTURE / INTERIOR

415 LEWIS STREET
SAN FRANCISCO, CA 94102
TEL: 415 398 8100
FAX: 415 398 8121

Client: [REDACTED] / [REDACTED]

Project: [REDACTED]

Phase: [REDACTED]

Date: [REDACTED]

Scale: [REDACTED]

Sheet: [REDACTED]

Drawn by: [REDACTED]

Checked by: [REDACTED]

Approved by: [REDACTED]

Project Manager: [REDACTED]

Architect: [REDACTED]

Interior Designer: [REDACTED]

Structural Engineer: [REDACTED]

Mechanical Engineer: [REDACTED]

Electrical Engineer: [REDACTED]

Plumbing Engineer: [REDACTED]

Fire Engineer: [REDACTED]

Other: [REDACTED]

Notes: [REDACTED]

Revisions: [REDACTED]

Comments: [REDACTED]

Drawings: [REDACTED]

Specifications: [REDACTED]

Contract Documents: [REDACTED]

Permits: [REDACTED]

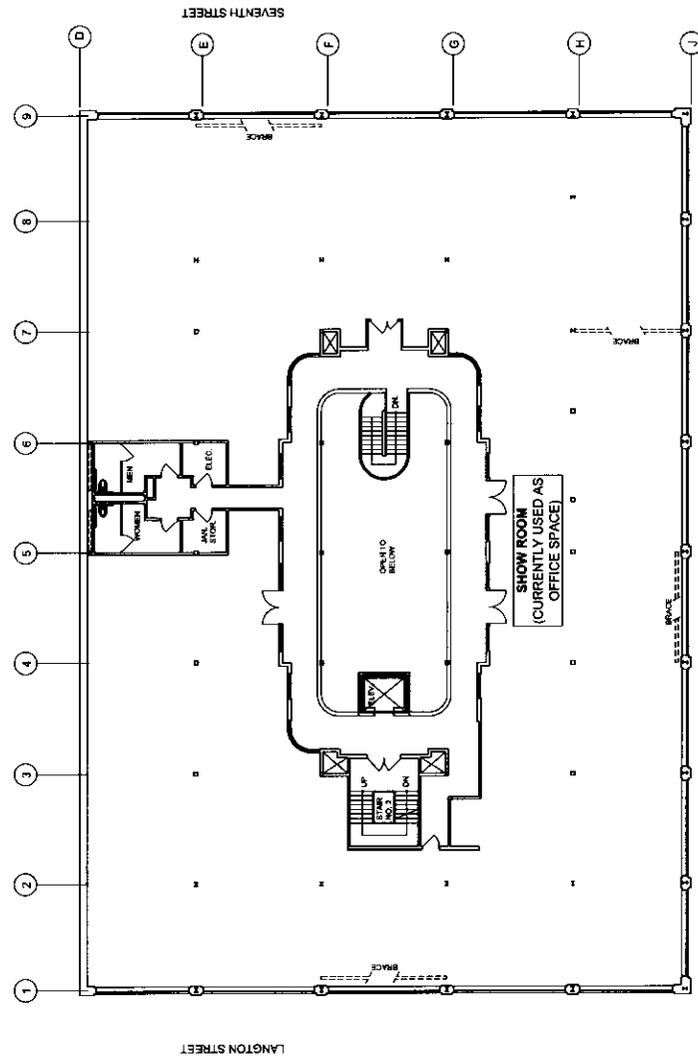
Other: [REDACTED]

Notes: [REDACTED]

Revisions: [REDACTED]

Comments: [REDACTED]

North



808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

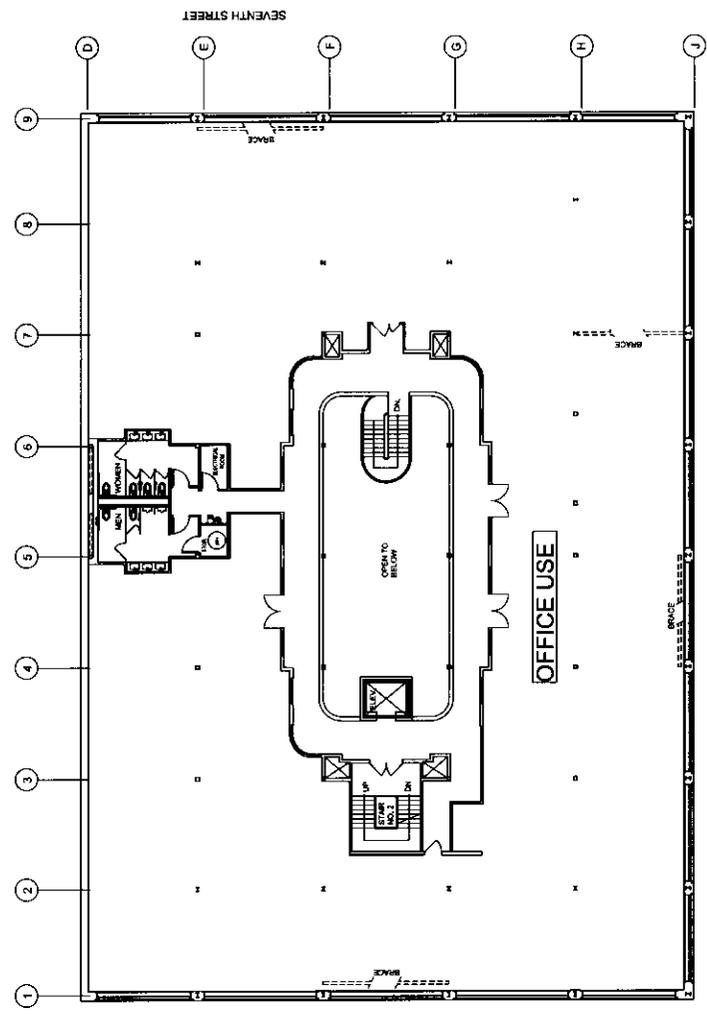
HEAD TO TMT
PLANNING • ARCHITECTURE • INTERIORS
4011 Leavenworth Drive
San Francisco, CA 94116
Tel: 415.774.4821
Fax: 415.774.4821

Item	Description	Area (SF)
1	Basement	17,605
2	1st Floor	5,232
3	2nd Floor	19,776
4	Total	42,613

Item	Description	Area (SF)
1	Basement	17,605
2	1st Floor	5,232
3	2nd Floor	19,776
4	Total	42,613

808 Brannan Street Components	Gross SF	Occupied SF ¹
Non-Regulated Area:		
Basement	6,247	4,701
2nd Floor	16,639	15,075
Total Non-regulated area	22,886	19,776
Regulated Area:		
1st Floor	17,605	
2nd Floor	5,232	
Total Regulated area	22,837	
TOTAL BUILDING	45,723	

1. non-regulated occupied area calculation based on SF Planning code sec. 102.10



SECOND FLOOR
SCALE: 1/8" = 1'-0"

4

A-9

PROPOSED SECOND FLOOR PLAN

808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized Area	6,247	4,701
Basement	16,639	15,075
2nd Floor	22,886	19,776
Total Non-Legitimized Area		
Legitimized Area:		
First Floor	17,605	
First Floor Mezzanine	5,332	
Total Legitimized Area	22,937	
TOTAL BUILDING	45,723	

1. non-legitimized occupied area calculation based on SF Planning code sec. 102.1.0

YAT
PLANNING • ARCHITECTURE • INTERIORS

4111 Leavenworth Street
San Francisco, CA 94118
Tel: 415.398.1000
Fax: 415.398.1822

Client: Google, Super Hero 1, Department of

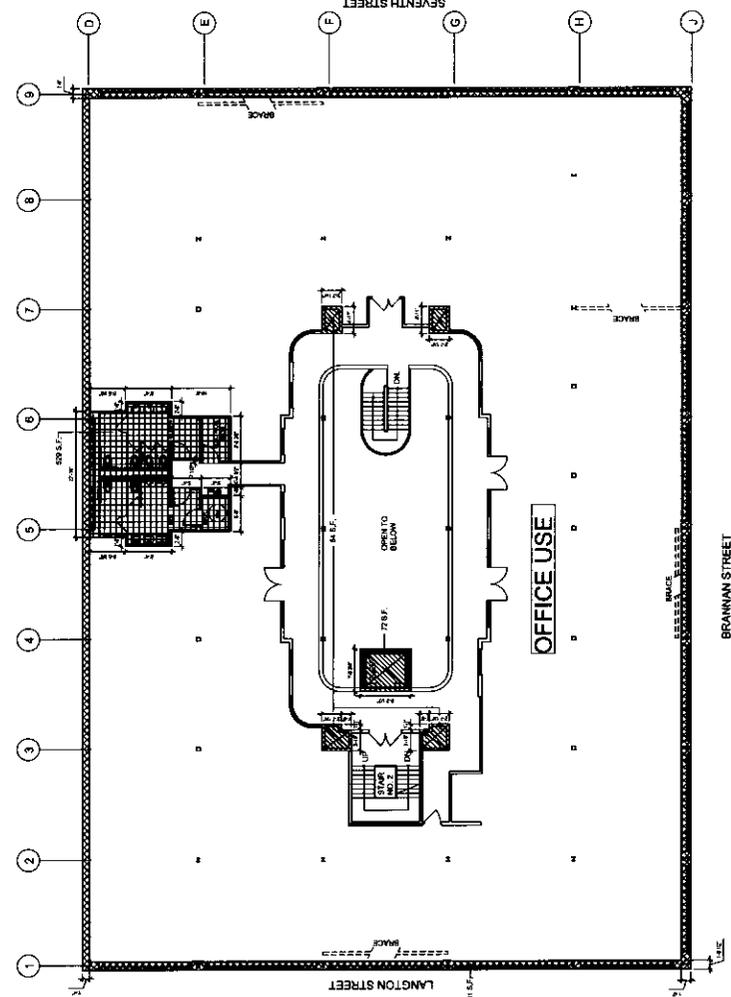
DATE: 07/2012
PROJECT: 102.1.0
NO. OF SHEETS: 16
NO. OF FLOORS: 2
NO. OF PLANNING: 102.1.0
NO. OF ARCHITECTURE: 102.1.0
NO. OF INTERIORS: 102.1.0

Page No. 16

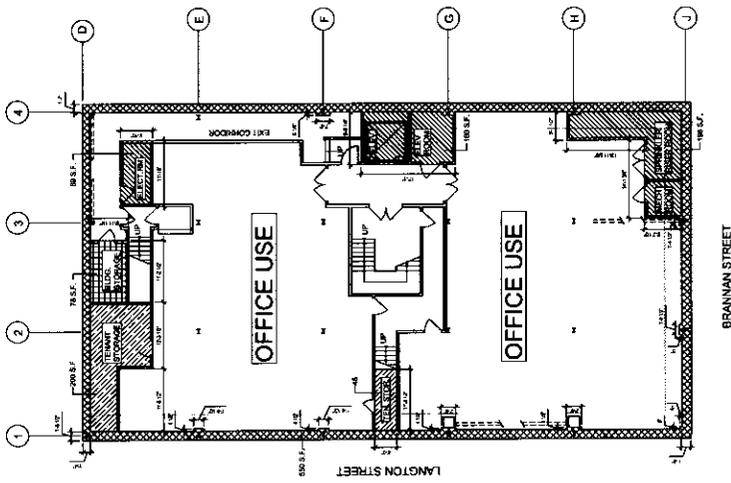
CALCULATIONS PER SF PLANNING SECT. 102.1.0

Project No. 102.1.0
Date: 07/2012
Scale: 1/8" = 1'-0"

A-10



PLANNING SECTION 102.1.0 AREA CHART		LEGEND	SUB TOTAL AREAS	TOTAL AREAS
SEC. 102.1.0 (A)	MECH.	MECH.	841.72	841.72
SEC. 102.1.0 (B)	MECH.	MECH.	148.87	148.87
SEC. 102.1.0 (C)	MECH.	MECH.	528.87	528.87
SEC. 102.1.0 (D)	MECH.	MECH.	1,486.57	1,486.57
NON-OCCUPIED AREA SECOND FLOOR				



PLANNING SECTION 102.1.0 AREA CHART		LEGEND	SUB TOTAL AREAS	TOTAL AREAS
SEC. 102.1.0 (A)	MECH.	MECH.	190.87	190.87
SEC. 102.1.0 (B)	MECH.	MECH.	672.87	672.87
SEC. 102.1.0 (C)	MECH.	MECH.	786.57	786.57
SEC. 102.1.0 (D)	MECH.	MECH.	246.87	246.87
NON-OCCUPIED AREA BASEMENT FLOOR				







PROJECT'S CONSISTENCY WITH GENERAL PLAN

The Project is consistent with the General Plan, as follows:

Commerce and Industry Element

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.

This project will provide the benefit of keeping current jobs and adding new jobs, and although the Building Code occupancy level is larger than 300 persons, approximately 300 employees can be accommodated within the building. There should be few physical consequences because an existing vacant building is being reused, since the building's envelope is not being expanded.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to keeping jobs in the City and adding new jobs to the City.

The City's commercial activity will be benefitted, and its economy in general, by the fact that this building will retain existing City jobs and add new ones, together up to three hundred persons. Economic studies have shown that there is a considerable multiplier effect which causes additional jobs in one business to lead to additional jobs and business for other City businesses.

POLICY 4.1

Maintain and enhance a favorable business climate in the City.

Economic studies have shown that for each job created in the City, there is a multiplier effect on other businesses in the City, and on the City's collection of taxes. This building is located near public transit, a rail line, and housing, and these are the kind of amenities that Cities seek to create a good business environment.

Transportation Element

POLICY 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project will involve the creation of no new onsite or offsite parking, and thus is in line with the City's Transit First Policy. It is located near Caltrain and a number of City bus lines.

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 response is the same as Policy 1.3 above.

Urban Design Element

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The façade of this being will be restored and thus contribute to the useful life and beauty of a building of over 80 years ago. The allocation will allow the filing of a tenant improvement alteration permit at a later date. These improvements will help maintain the useful life of a building over 50 years old (and thus a de facto historic resource under CEQA). It is a building whose original façade remains. The renovation will include cleaning and other non invasive steps to more permanently maintain the historic façade, and thus the City's preservation policies are being advanced.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

This building is currently vacant and vacant buildings tend to attract graffiti and become an attractive nuisance and an invitation to criminals.

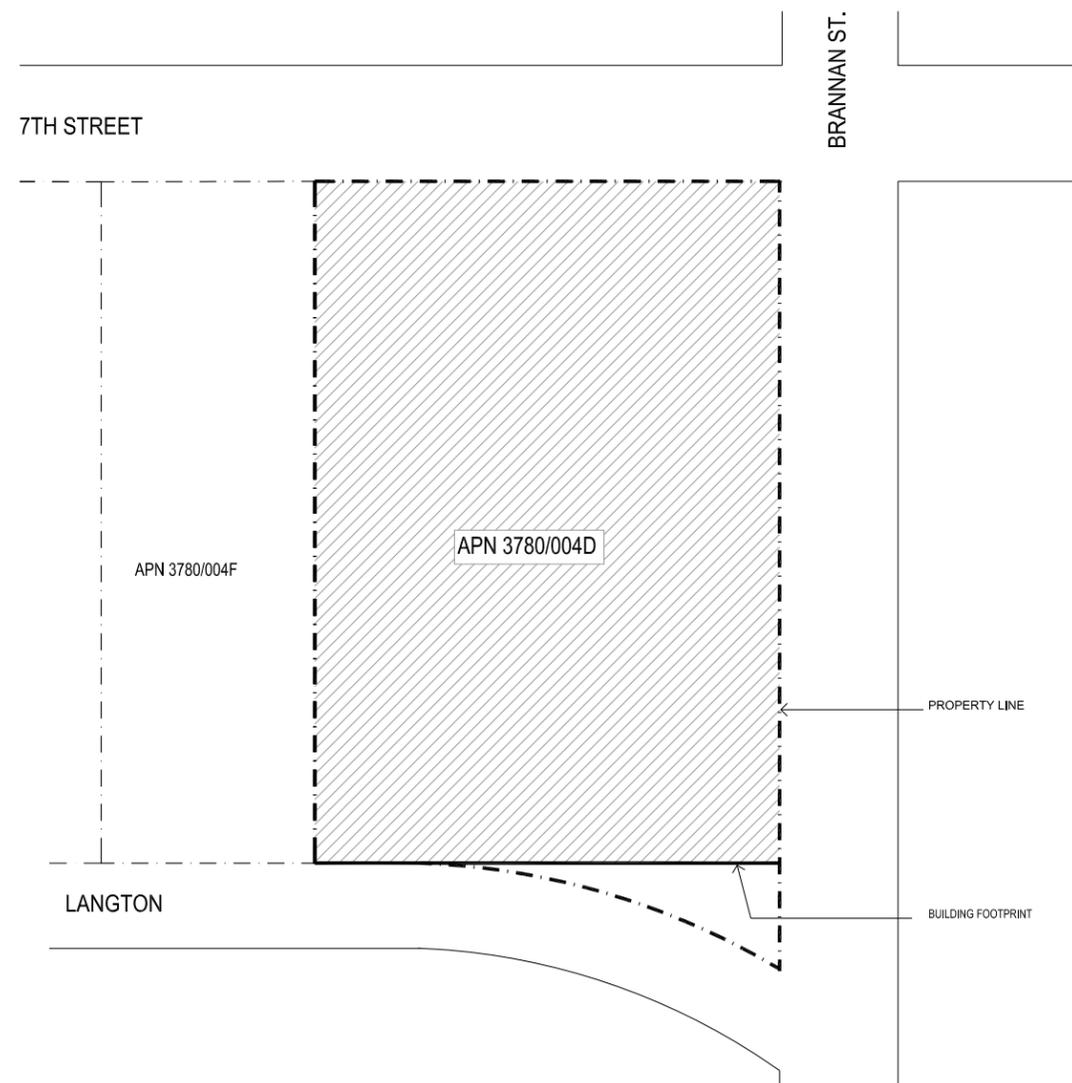
808 BRANNAN STREET SAN FRANCISCO

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

SITE PLAN

1/16"=1'-0"



PROJECT DIRECTORY

BUILDING OWNER
REOF XIII, LP
FLYNN PROPERTIES, INC.
225 BUSH ST., SUITE 1470
SAN FRANCISCO, CA 94104
CONTACT: CHAD ARKOFF
TEL: (415) 835-0363

ARCHITECT
STUDIO TMT
4131 LOS ARABIS DR.
LAFAYETTE, CA 94549
TEL: 925-385-1950
FAX: 925-299-8821
CONTACT CHRISTIAAN MAARSE
OFFICE: 925.385.1950
DIR: 415.317.7888
CMAARSE@STUDIOTMT.COM

BUILDING CODE INFORMATION

PROJECT ADDRESS: 808 BRANNAN STREET
SAN FRANCISCO, CA

ASSESSOR'S PARCEL NUMBER: BLOCK #3780 LOT # 004D
2 STORIES PLUS PARTIAL MEZZANINE, PLUS PARTIAL BASEMENT

APPLICABLE CODES:
2010 CA BLDG. CODE & S.F. AMENDMENTS
2010 CA MECHANICAL CODE & S.F. AMENDMENTS
2010 CA ELECTRICAL CODE & S.F. AMENDMENTS
2010 CA ENERGY CODE
2010 CA FIRE CODE & S.F. AMENDMENTS
2010 NFPA 72 FIRE ALARMS
2010 NFPA 13 SPRINKLERS
2010 CA PLUMBING CODE & S.F. AMENDMENTS

TYPE OF CONSTRUCTION: IIBB
FIRE SUPPRESSION SYSTEM: FULLY SPRINKLED

DRAWING INDEX

A-0 COVER SHEET, SYMBOLS, DRAWING LIST, SITE PLAN
A-1 EXISTING ELEVATIONS AND PHOTOS
A-2 EXISTING BASEMENT AND FIRST FLOOR PLAN
A-3 EXISTING MEZZANINE PLAN
A-4 EXISTING SECOND FLOOR PLAN
A-5 EXISTING ROOF PLAN
A-6 PROPOSED BASEMENT AND FIRST FLOOR PLANS
A-7 PROPOSED FIRST FLOOR PLAN
A-8 PROPOSED MEZZANINE PLAN
A-9 PROPOSED SECOND FLOOR PLAN

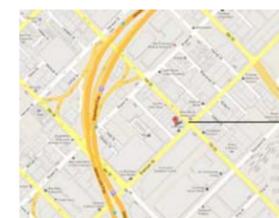
SF PLANNING AREA SUMMARY

808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized area:		
Basement	6,247	4,701
2nd Floor	16,639	15,075
Total Non-Legitimized area	22,886	19,776
Legitimized area:		
First Floor	17,605	
First Floor Mezzanine	5,232	
Total Legitimized area	22,837	
TOTAL BUILDING	45,723	

¹ non-legitimized occupied area calculation based on SF Planning code sec. 102.10

PROJECT LOCATION

N.T.S.



SYMBOLS LEGEND

	Elevation Datum		Window Symbol
	Elevation		Partition Type
	Room Elevations		Align
	Section		Center Line
	Room Label + Number		Column Grid
	Keynote		Concrete
	Revision Cloud		Wood
	Door Number		Sound Attenuation Blanket or Fiberglass Insulation
	Surface Finish		Dimensional Lumber
	Wall Finish Base Finish		Steel
	Ceiling Finish Wall Finish Base Finish Floor Finish		Plywood
			Millwork Finish

LISTING OF DEFERRED SUBMITTALS

NONE

studio
TMT
planning / architecture / interiors

4131 Los Arabis Drive
Lafayette, CA 94549
Tel: 925.385.1950
Fax: 925.299.8821

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REV. FOR PLANNING	02.23.12
REV. FOR PLANNING	02.29.12
REV. FOR PLANNING	03.01.12

Sheet Title
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Scale AS NOTED
Drawn KAP
Checked WCM

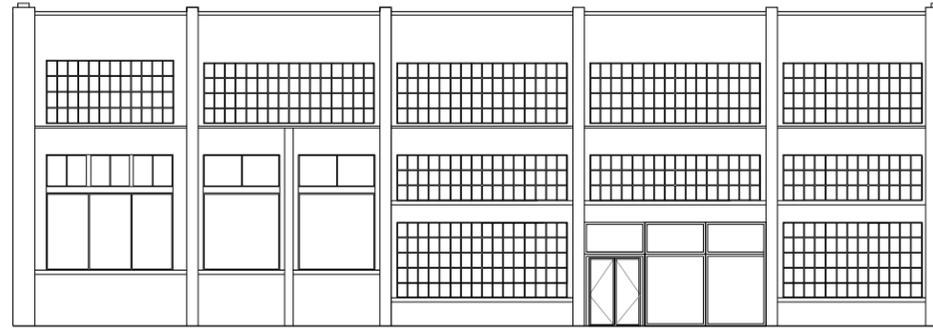
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A-1



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13

7TH STREET ELEVATION
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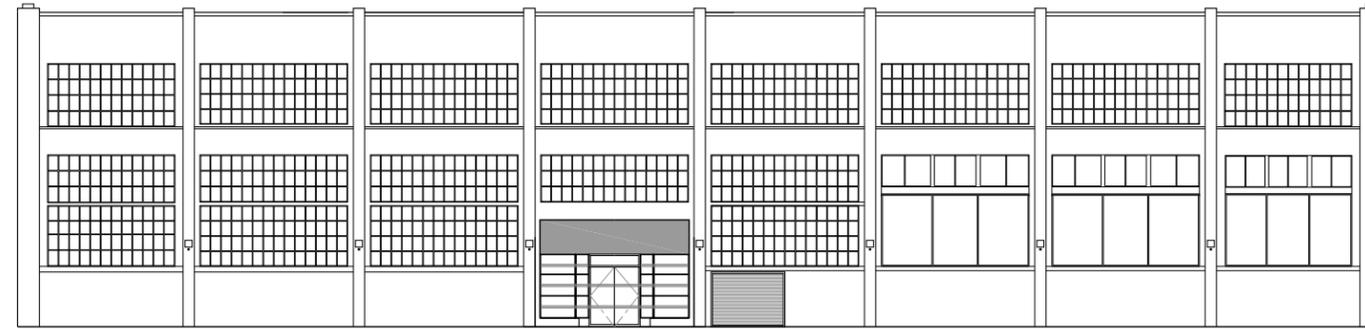
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BRANNAN STREET PHOTO
SCALE: -

14

BRANNAN STREET ELEVATION
SCALE: 1/8"=1'-0"



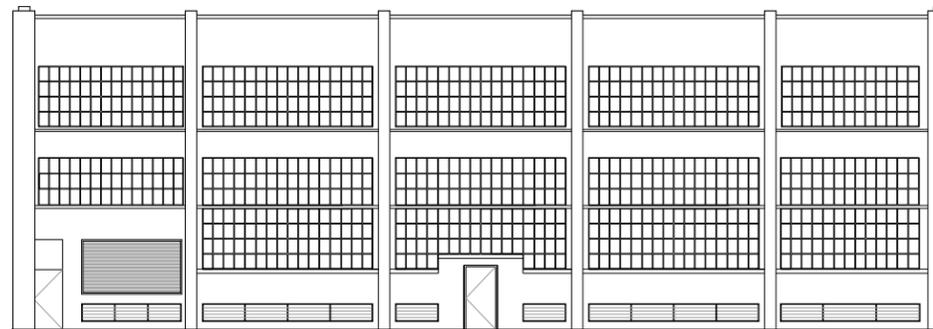
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LANGTON STREET PHOTO
SCALE: -

15

LANGTON STREET ELEVATION
SCALE: 1/8"=1'-0"



3

NOT USED
SCALE: -

16

NOT USED
SCALE: -

4

808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

studio
TMT

planning / architecture / interiors

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REV. FOR PLANNING	02.29.12
REV. FOR PLANNING	03.01.12

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PHOTOGRAPHS**

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Checked WCM
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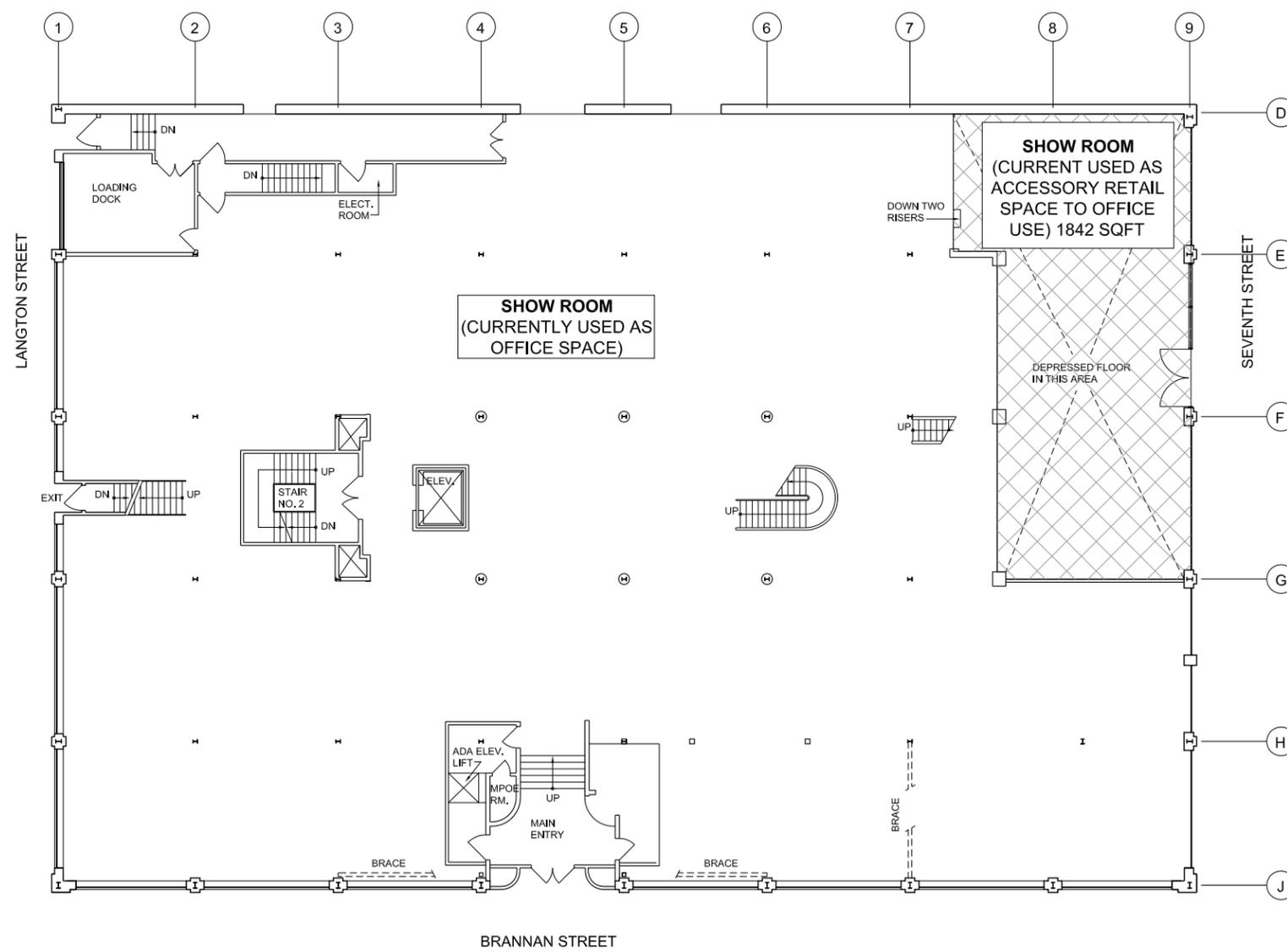
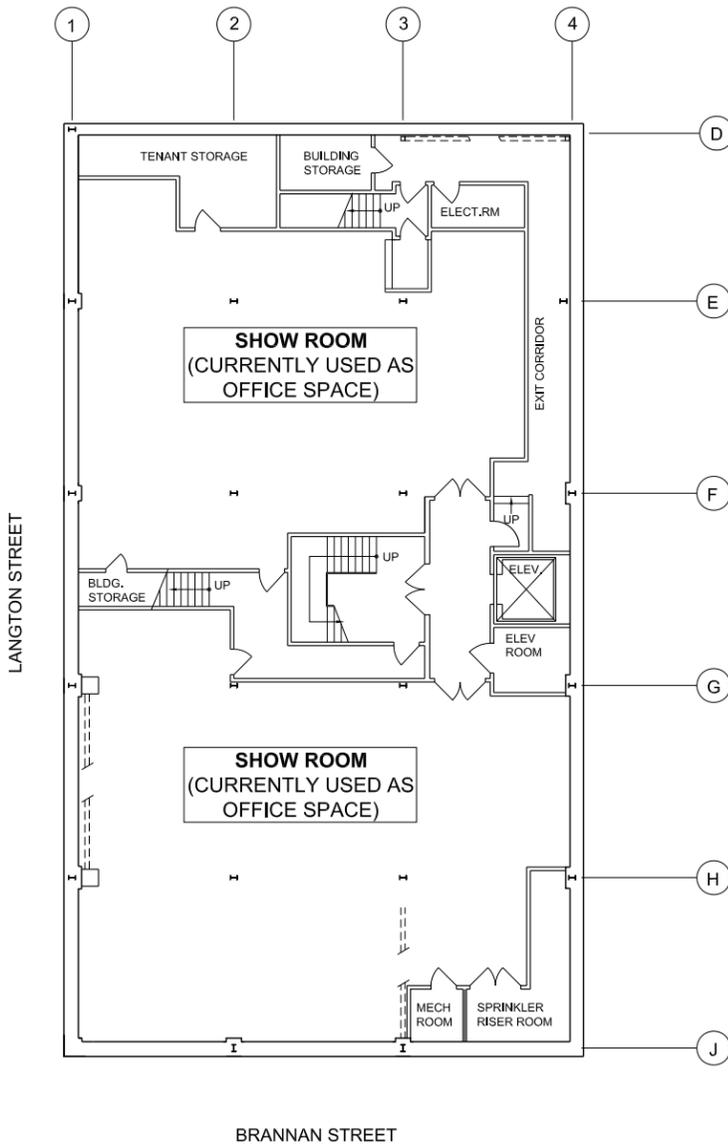
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REV. FOR PLANNING	02.29.12
REV. FOR PLANNING	03.01.12

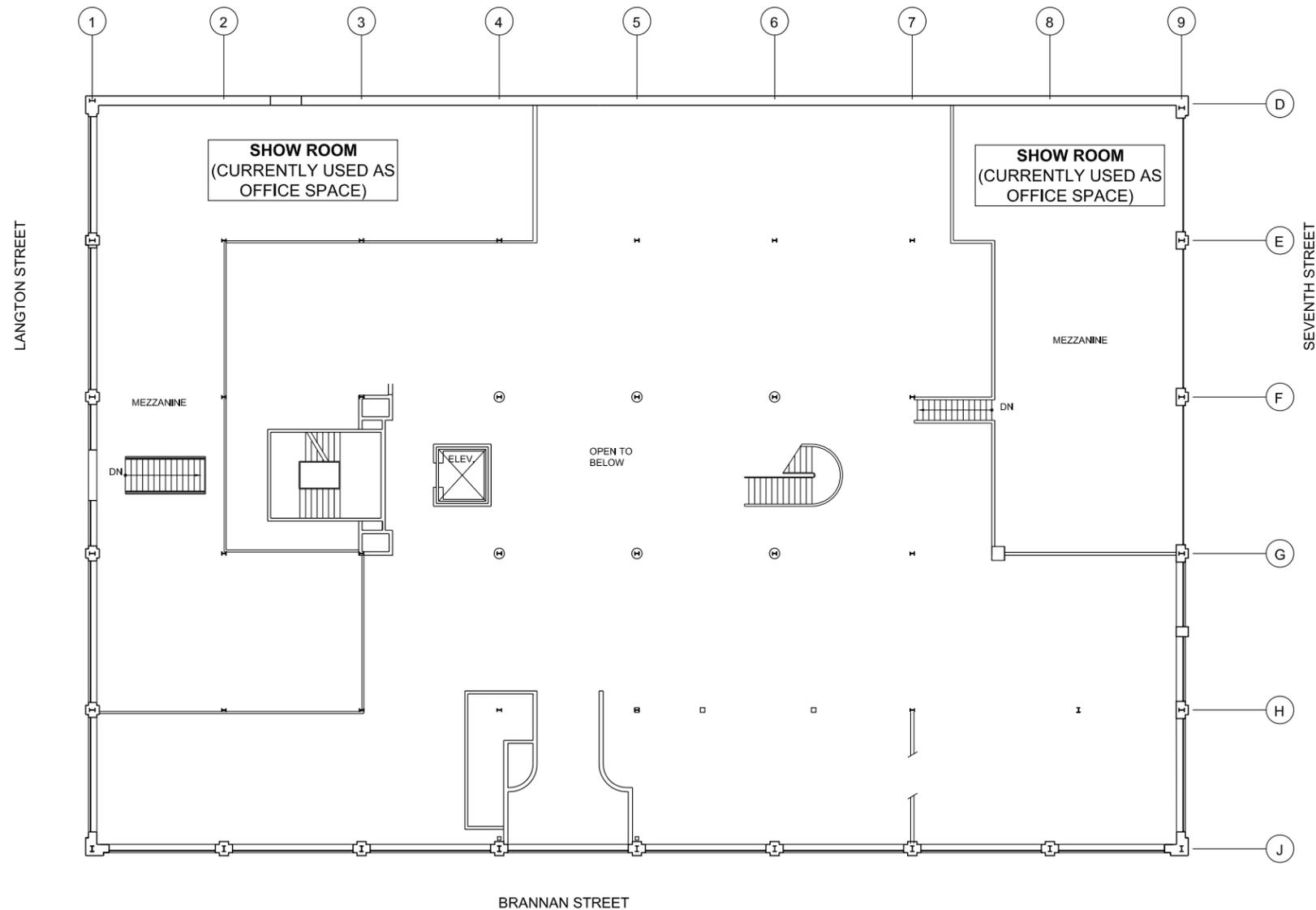
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EXISTING BASEMENT AND FIRST FLOOR PLAN

Project No.	11017.00
Scale	AS NOTED
Drawn	KAP
Checked	WCM
Sheet No.	A-3



808 BRANNAN STREET

808 BRANNAN STREET
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REV. FOR PLANNING	02.29.12
REV. FOR PLANNING	03.01.12

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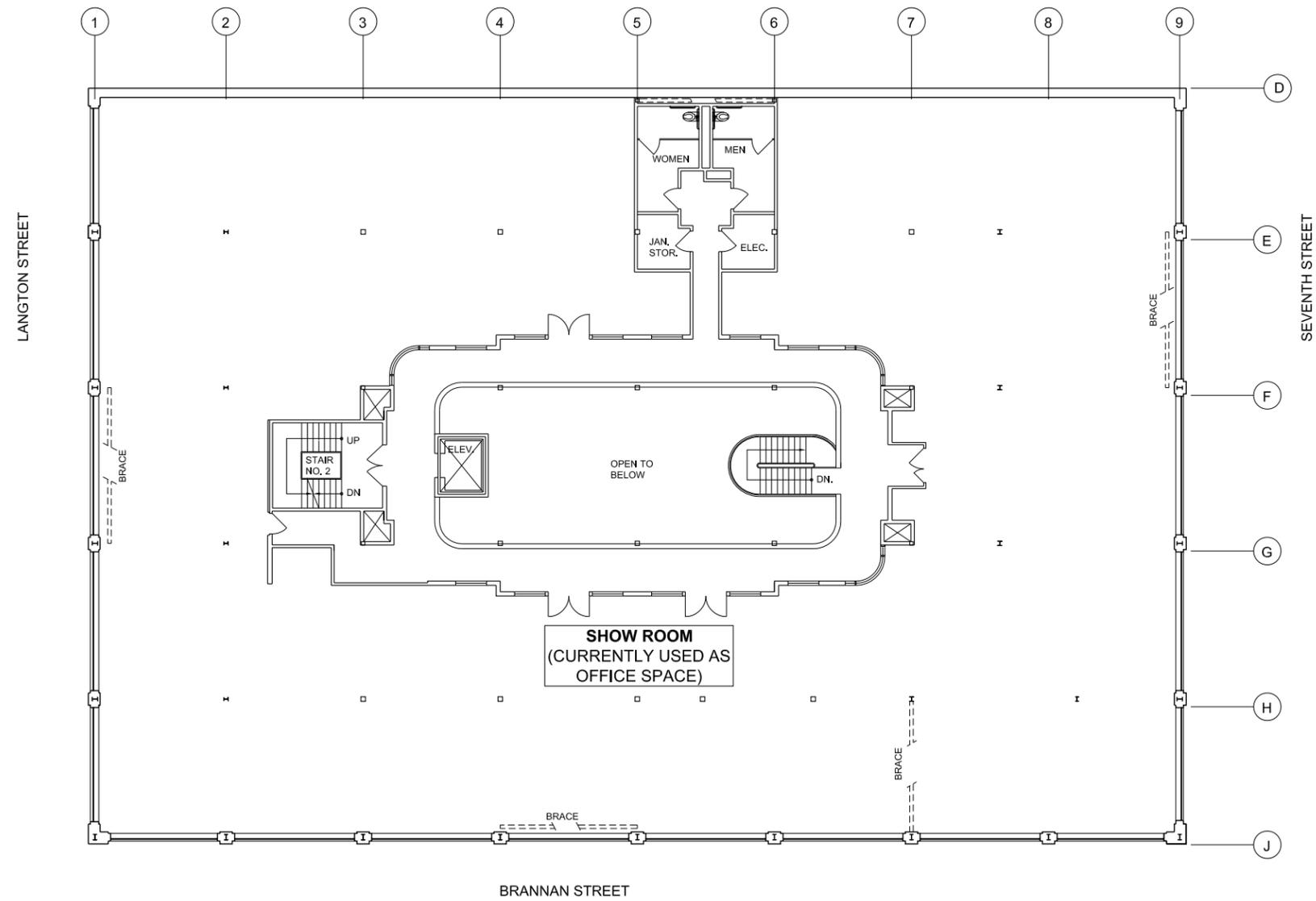
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SAN FRANCISCO, CALIFORNIA



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REV. FOR PLANNING	02.28.12
REV. FOR PLANNING	03.01.12

Sheet Title
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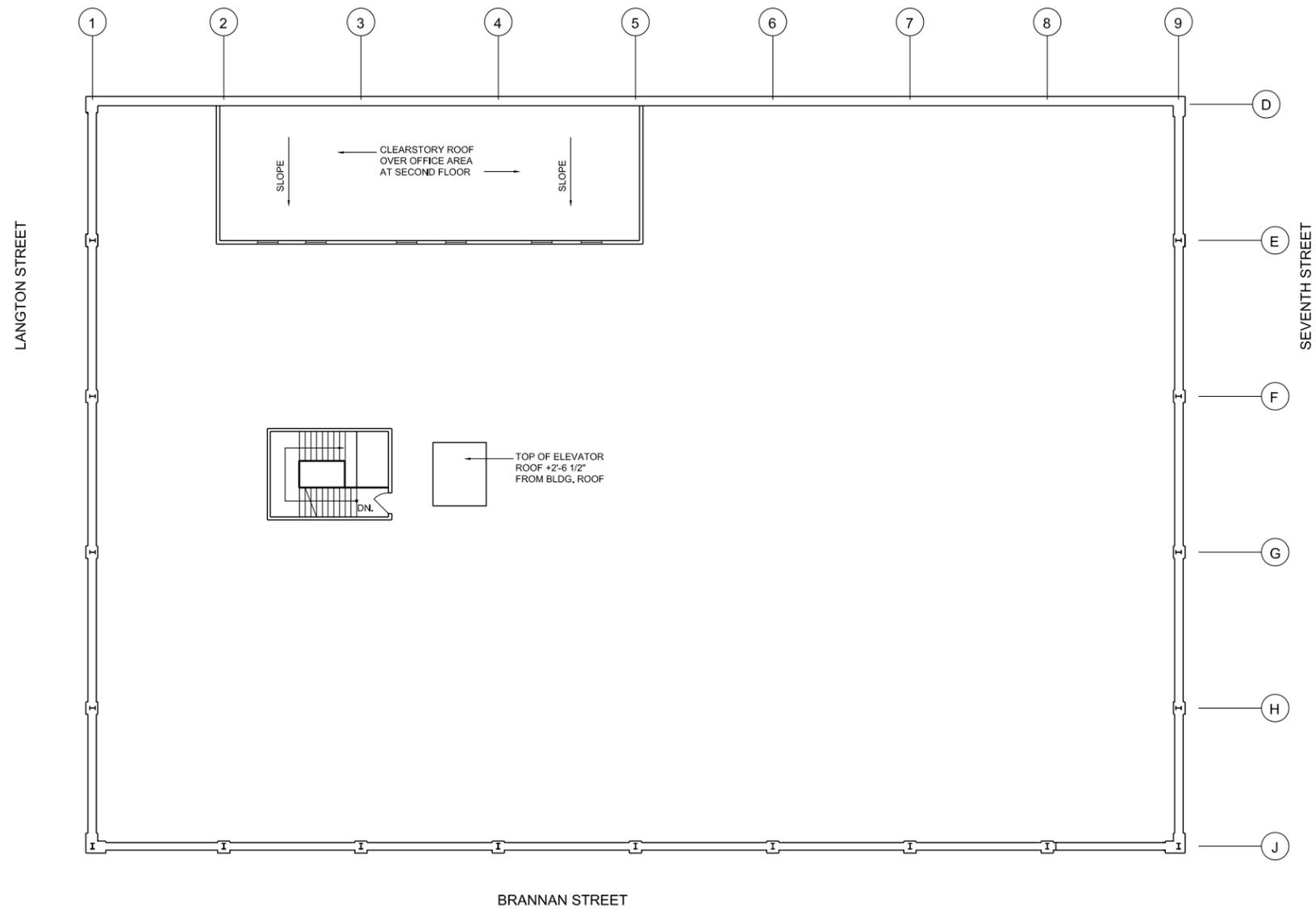
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REV. FOR PLANNING	02.23.12
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REV. FOR PLANNING	03.01.12

Sheet Title

EXISTING ROOF PLAN

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Drawn	KAP
Checked	WCM
Sheet No.	A-6

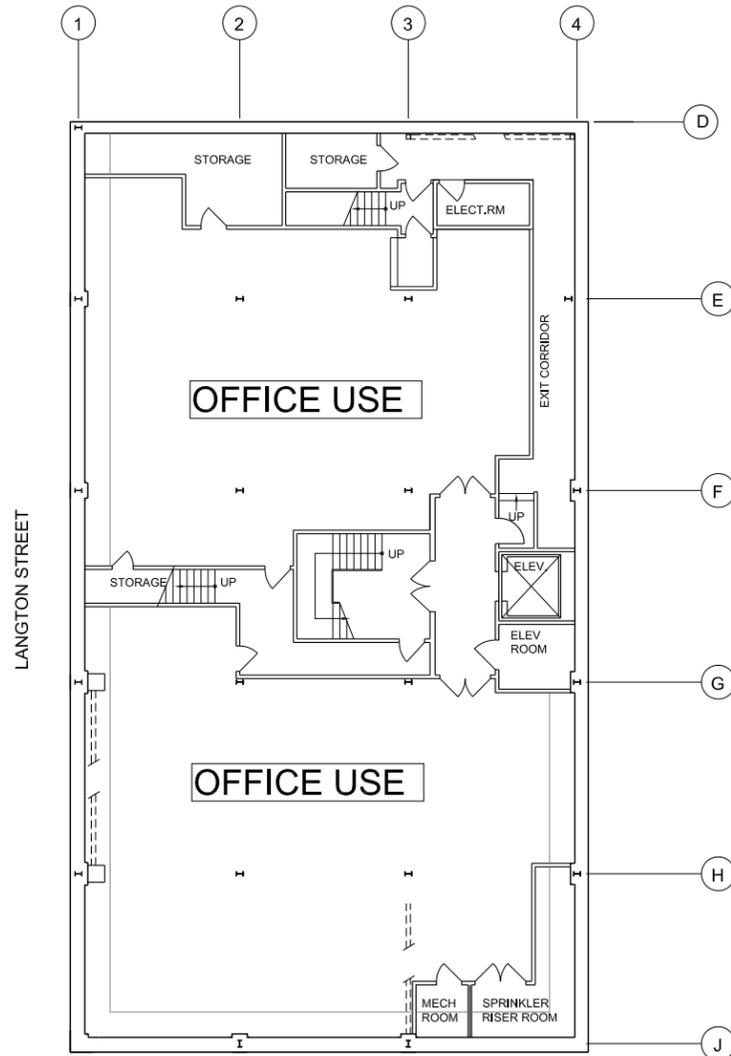


808 BRANNAN STREET

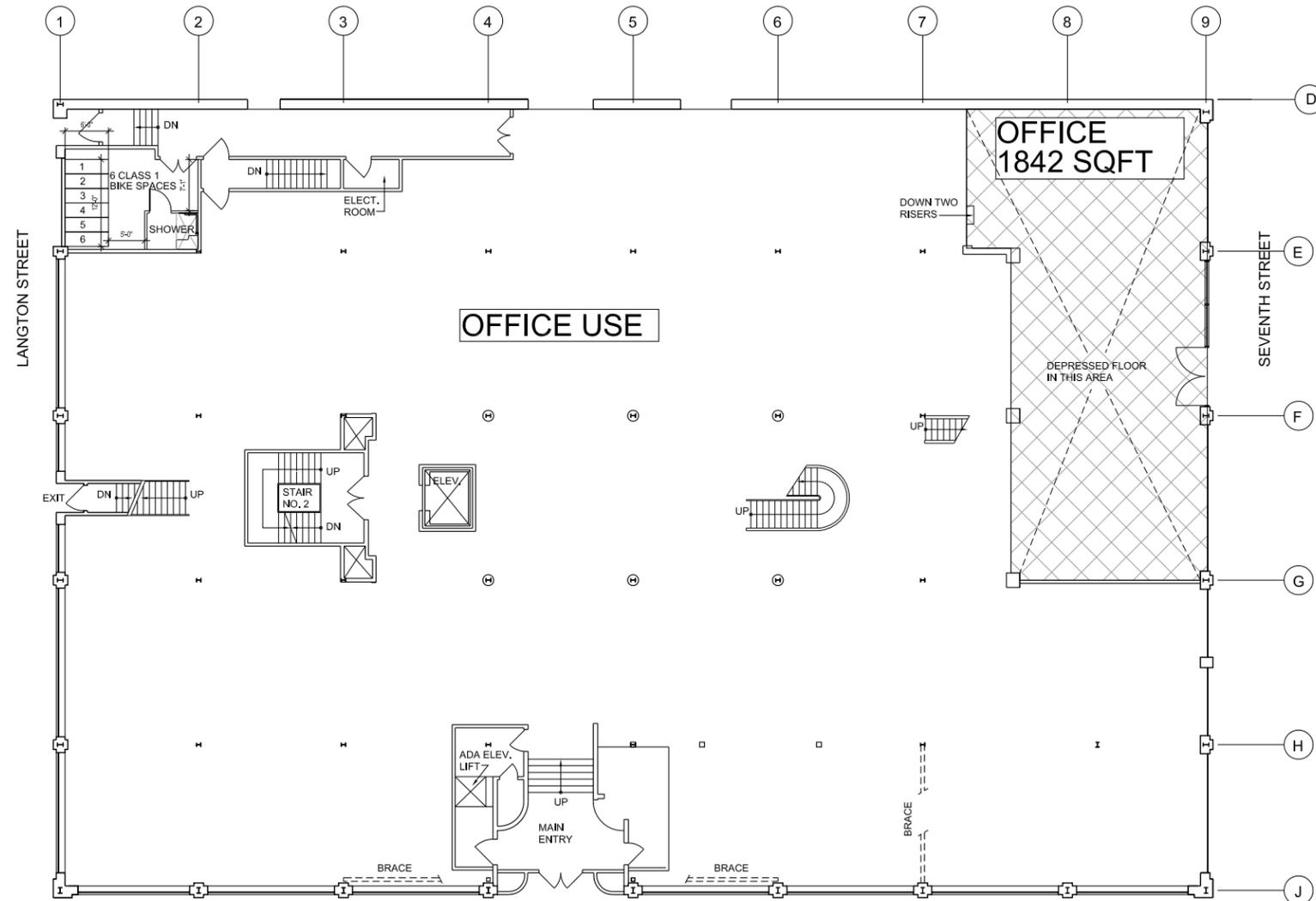
808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized area:		
Basement	6,247	4,701
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First Floor Mezzanine	5,232	
Total Legitimized area	22,837	
TOTAL BUILDING	45,723	

1 non-legitimized occupied area calculation based on SF Planning code sec. 102.10



BRANNAN STREET
BASEMENT



BRANNAN STREET

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REV. FOR PLANNING	02.23.12
REV. FOR PLANNING	02.29.12
REV. FOR PLANNING	03.01.12

Sheet Title
PROPOSED BASEMENT AND FIRST FLOOR PLAN

Project No.	11017.00
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Drawn	KAP
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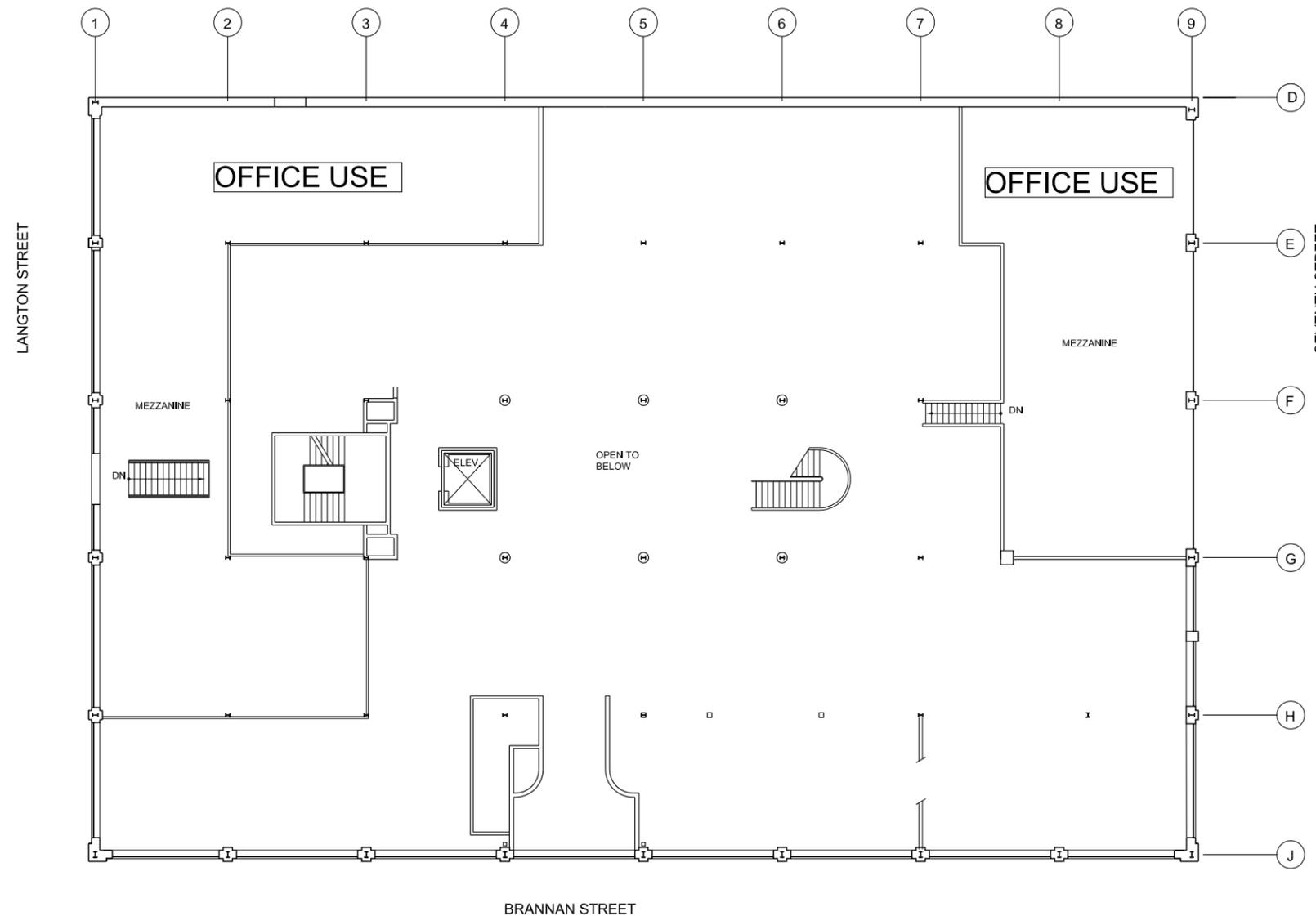
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808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized area:		
Basement	6,247	4,701
2nd Floor	16,639	15,075
Total Non-Legitimized area	22,886	19,776
Legitimized area:		
First Floor	17,605	
First Floor Mezzanine	5,232	
Total Legitimized area	22,837	
TOTAL BUILDING	45,723	

1 non-legitimized occupied area calculation based on SF Planning code sec. 102.10



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REV. FOR PLANNING	03.01.12

Sheet Title
PROPOSED MEZZANINE FLOOR PLAN

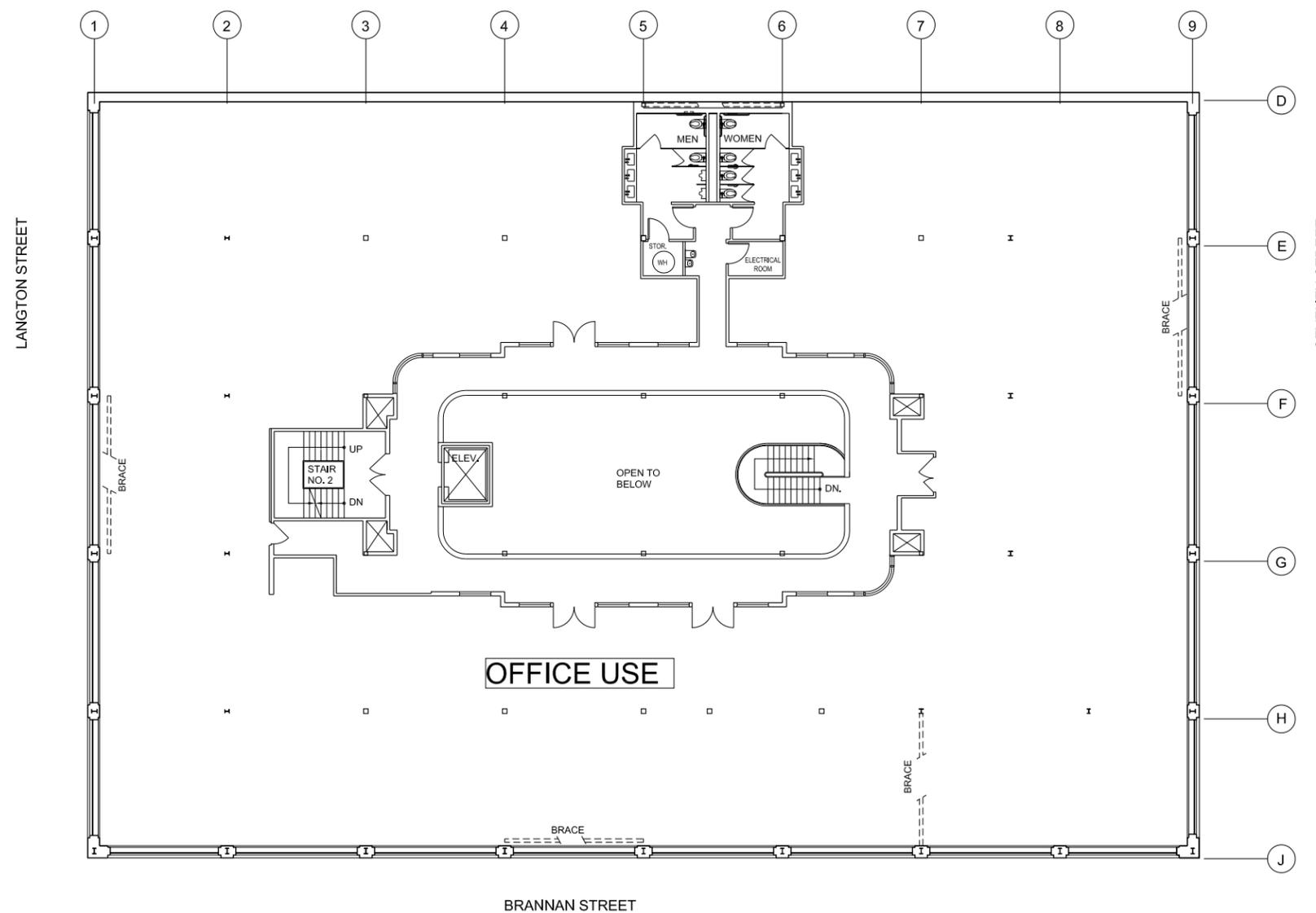
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Scale	AS NOTED
Drawn	KAP
Checked	WCM
Sheet No.	A-8

808 BRANNAN STREET

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized area:		
Basement	6,247	4,701
2nd Floor	16,639	15,075
Total Non-Legitimized area	22,886	19,776
Legitimized area:		
First Floor	17,605	
First Floor Mezzanine	5,232	
Total Legitimized area	22,837	
TOTAL BUILDING	45,723	

¹ non-legitimized occupied area calculation based on SF Planning code sec. 102.10



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REV. FOR PLANNING	03.01.12

Sheet Title
**PROPOSED
SECOND FLOOR PLAN**

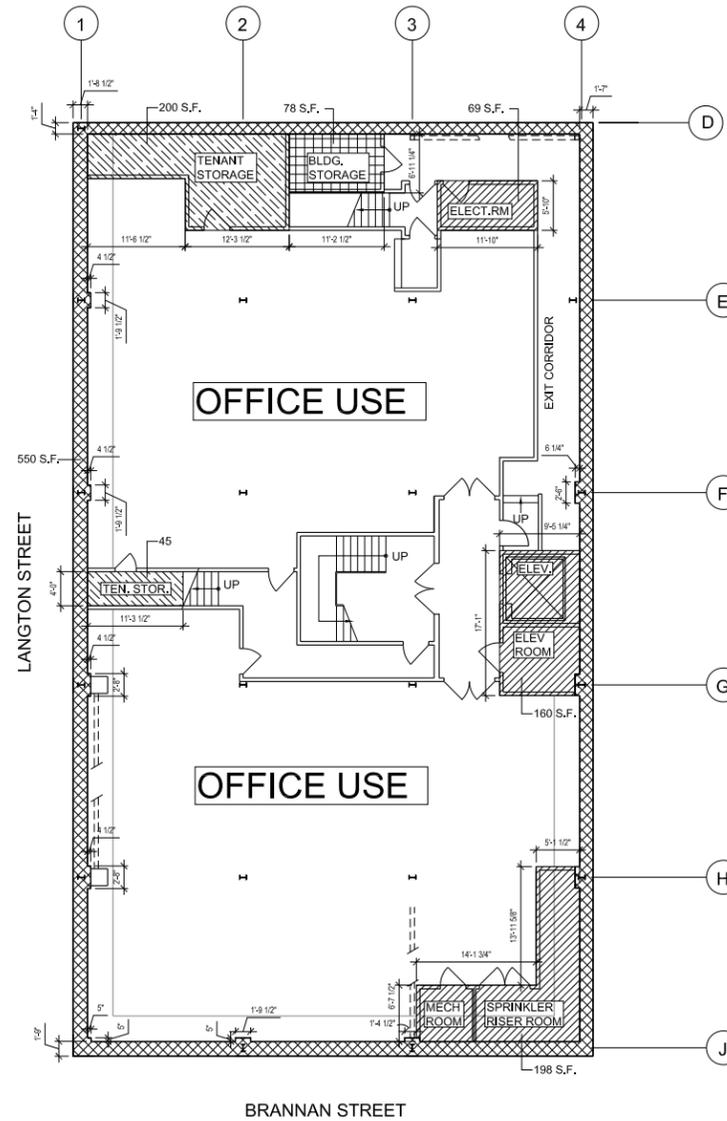
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Sheet No.

A-9

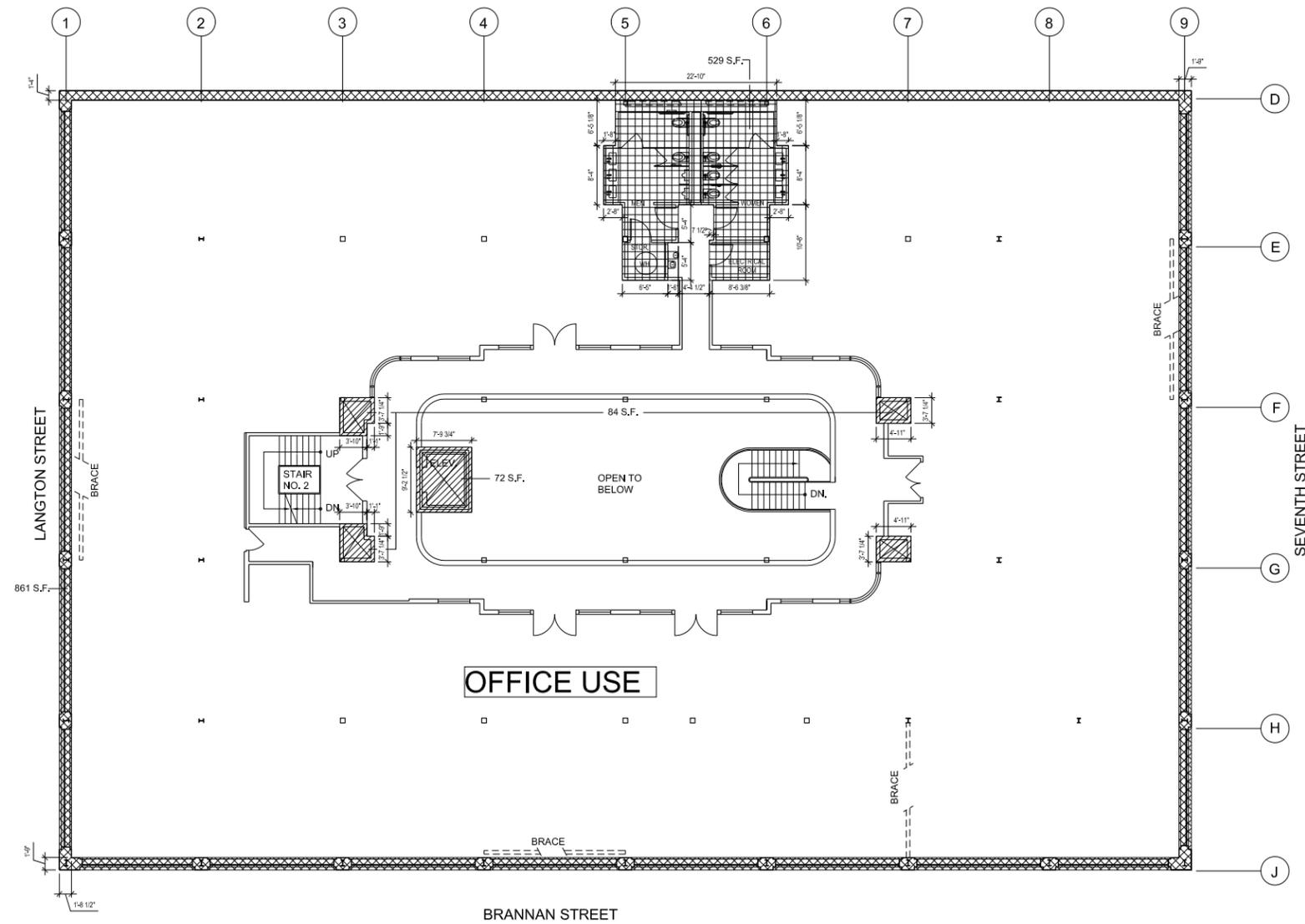


808 Brannan Space Components	Gross SF	Occupied SF ¹
Non-Legitimized area:		
Basement	6,247	4,701
2nd Floor	16,639	15,075
Total Non-Legitimized area	22,886	19,776
Legitimized area:		
First Floor	17,605	
First Floor Mezzanine	5,232	
Total Legitimized area	22,837	
TOTAL BUILDING	45,723	

1 non-legitimized occupied area calculation based on SF Planning code sec. 102.10



PLANNING SECTION 102.12 AREA CHART			
	LEGEND	SUB TOTAL AREAS	TOTAL AREAS
SEC. 102.10 (b) EXTERIOR WALLS	[Hatched Pattern]	550	550 S.F.
SEC. 102.10 (c) MECHANICAL	[Diagonal Lines]	198+160+200+69	627 S.F.
SEC. 102.10 (d) RESTROOMS AND BLDG. STORAGE	[Grid Pattern]	78	78 S.F.
SEC. 102.10 (f) TENANT STORAGE	[Cross-hatch Pattern]	45+200	245 S.F.
NON-OCCUPIED AREA BASEMENT FLOOR			1,545 S.F.



PLANNING SECTION 102.12 AREA CHART			
	LEGEND	SUB TOTAL AREAS	TOTAL AREAS
SEC. 102.10 (b) EXTERIOR WALLS	[Hatched Pattern]	861	861 S.F.
SEC. 102.10 (c) MECHANICAL	[Diagonal Lines]	84 + 72	156 S.F.
SEC. 102.10 (d) RESTROOMS AND BLDG. STORAGE	[Grid Pattern]	529	529 S.F.
SEC. 102.10 (f) TENANT STORAGE	[Cross-hatch Pattern]		
NON-OCCUPIED AREA SECOND FLOOR			1,546 S.F.



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REV. FOR PLANNING	03.01.12