



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Office Development Authorization

HEARING DATE: AUGUST 16, 2012

*Date:* August 6, 2012  
*Case No.:* **2012.0409B**  
*Project Address:* **China Basin Landing**  
aka 980 Third Street & 185 Berry Street  
*Zoning:* MUO (Mixed Use Office)  
90-X Height and Bulk District  
*Block/Lot:* 3803/005  
*Project Sponsor:* Reuben & Junius LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Tara Sullivan – (415) 558-6257  
tara.sullivan@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is to authorize 101,982 gross square feet of office space pursuant to Planning Code Sections 321, 322, and 842.66, at China Basin Landing, which consists of two buildings on the site – 980 Third Street and 185 Berry Street. The requested office allocation is for the 185 Berry Street building, which will result in a total of 346,982 gross square feet of office use at 185 Berry Street. There are no alterations proposed for the exterior of the building. The existing 492,000 gross square feet of office use will remain at 980 Third Street. In sum, the total amount of office use at China Basin Landing would increase to 838,982 gross square feet.

### SITE DESCRIPTION AND PRESENT USE

China Basin Landing is a full-block site located on Mission Creek between Third and Fourth Streets. The property consists of two buildings: 980 Third Street (the Wharfside building) and the 185 Berry Street (the Berry Street building). 980 Third Street was constructed in 1922 and is an office building with approximately 492,000 square feet of space.<sup>1</sup> 185 Berry Street was entitled by the Planning Commission in 1981 and completed in 1991 and contains approximately 245,000 square feet of office space and 101,982 square feet of research and development use, for a total of 346,982 gross square feet of usable space in the

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<sup>1</sup> There is approximately 4,560 square feet of retail space in this building at the ground floor.

building. The property was zoned M-2 (Heavy Industrial) until late 2008, when it was rezoned MUO (Mixed-Use Office) with a 90-X height and bulk limit under the Eastern Neighborhoods Rezoning.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

China Basin Landing is in the southeast portion of the South of Market neighborhood, directly to the north of Mission Bay. AT&T Park is across Third Street to the northeast of the site and the Caltrains Station is half-block to the southwest of the site on Fourth Street. The neighborhood is characterized by large scale office and residential buildings with heights ranging from four-to-eight stories. The majority of the adjacent area is within the Mission Bay Redevelopment Area. The area has undergone considerable new development in the past two decades, which is reflected in the building styles and uses.

## **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	July 20, 2012	July 18, 2012	22 days
Posted Notice	20 days	July 20, 2012	July 19, 2012	21 days
Mailed Notice	N/A	N/A	July 19, 2012	21 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Office Allocation Authorization notification.

## **PUBLIC COMMENT**

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

## **ISSUES AND OTHER CONSIDERATIONS**

- 980 Third Street was converted from an industrial/warehouse use to office use in the 1960’s and 1970’s. The 492,000 square feet of office use in 980 Third Street was authorized prior to Proposition M (effective in 1986), and the conversion from industrial to office was legally obtained through a series of Department of Building Inspection permits.
- 185 Berry Street was approved as a new three-story office building by the Planning Commission in 1981, with 196,000 square feet of office use and the required off-street parking below grade (Case No. 81.244D, Resolution No. 8991, dated June 10, 1981). Between 1981 and 1985 when the building permits were issued, the interior parking layout was redesigned and the parking was located to the roof of the building. In 1989, the Zoning Administrator granted a variance for this building to allow

the conversion of the parking ramps and spaces into office use (Variance Case No. 89.448V, dated March 13, 1990).<sup>2</sup>

- In 2005, the Planning Commission approved a Planned Unit Development (pursuant to Planning Code Section 304) for the “southern portion of the property located at 185 Berry Street” to allow for the construction of a two-story addition and for an off-street parking exception (Case No. 2005.0106C, Motion No. 17069, dated July 28, 2005). The Planning Commission also approved the allocation of 49,000 square feet of office space and 101,982 square feet of research & development space, for a total of 150,929 square feet of new space at these floors (Case No. 2005.0106B, Motion No. 17070, dated July 28, 2005). Today, there is a total of 346,982 square feet of usable space at 185 Berry Street - 245,000 square feet of office space and 101,982 square feet of research & development space.
- Research & Development uses were re-categorized during the Eastern Neighborhoods Rezoning and are now classified as Laboratory, Life Science (Section 842.85), or Laboratory, not including Life Science (842.86). Both types of laboratory uses are permitted as-of-right in the MUO Zoning District and therefore can be located anywhere within the China Basin Landing property.
- While the current laboratory tenants at China Basin Landing will remain, it is the Project Sponsor’s intent to convert this space into office use. As the laboratory space becomes vacant, the Project Sponsor will seek permits from the Department of Building Inspection to formally convert the space to office use. The Office Allocation will vest for those portions that are subject to the associated building permit. China Basin Landing will be subject to Planning Commission Resolution No. 16418 (dated May 30, 2002), which describes the policies for monitoring and review of office projects.
- The Eastern Neighborhoods Rezoning removed the off-street parking requirements for MUO Districts; there are 240 independently-accessible parking spaces and/or 320 valet parking spaces on site through previous approvals described above.
- One square foot of open space is required for every 50 square feet of non-residential space being authorized under this application. 2,040 gross square feet of open space is required for the new office use; there is approximately 61,650 gross square feet is located on site, on the promenade along Mission Creek and between the two buildings.
- Projects that have the addition/conversion of 25,000 square feet in MUO Districts are required to meet the Transportation Management Program. As a part of the 2005 Planned Unit Development approval, China Basin Landing established a Transportation Management Program. This program will continue to remain in place for the life of the project.
- The table below shows the estimated amount of each fee due for the new 101,982 square feet of office space proposed as of the date of this report.

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<sup>2</sup> In a letter dated June 19, 1985, the Planning Commission extended the time that the owners of 185 Berry Street could obtain their building/site permits to complete the project approved in Case No. 81.244D, thus preventing conflicts with any Prop M issues.

FEE TYPE	AMOUNT DUE
Transit Impact Development (\$2.41 s/f) <sup>3</sup>	\$245,776
Child Care (\$1.06 s/f)	\$108,100
Eastern Neighborhoods (\$3.18 s/f)	\$650,645
<b>TOTAL</b>	<b>\$1,004,521</b>

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application(s), as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

- As of June 20, 2012, 3,758,749 square feet of Large Cap office space is currently 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 101,982 gross square foot office project per Planning Code Sections 321, 322 and 842.66.

### BASIS FOR RECOMMENDATION

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

- Office use is permitted at China Basin Landing as-of-right in the MUO District of the Planning Code.
- There is 245,000 square feet of existing office space in 185 Berry Street; the authorization of the remaining 101,982 square feet of space for office use will enable the entire building to be used for office purposes.
- China Basin Landing is currently has 101,982 square feet of laboratory uses on site, which is permitted as-of-right in the MUO District. The allocation of this space for office use will not preclude this use from remaining on the subject property.
- The Project represents an allocation of less than four percent of the Large 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 \$1,004,521 in fees that will benefit the community and City.
- Office space is proposed within close proximity to a variety of transit options, which is consistent with the City's Transit First Policy.
- The Project is consistent with the Planning Code and General Plan.

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<sup>3</sup> This fee is an estimate and the final fee shall be determined in consultation with SFMTA.

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

Draft Motion

Maps, including zoning and block book maps

Photographs

Project Sponsor Submittal, including plans, photographs, and specifications

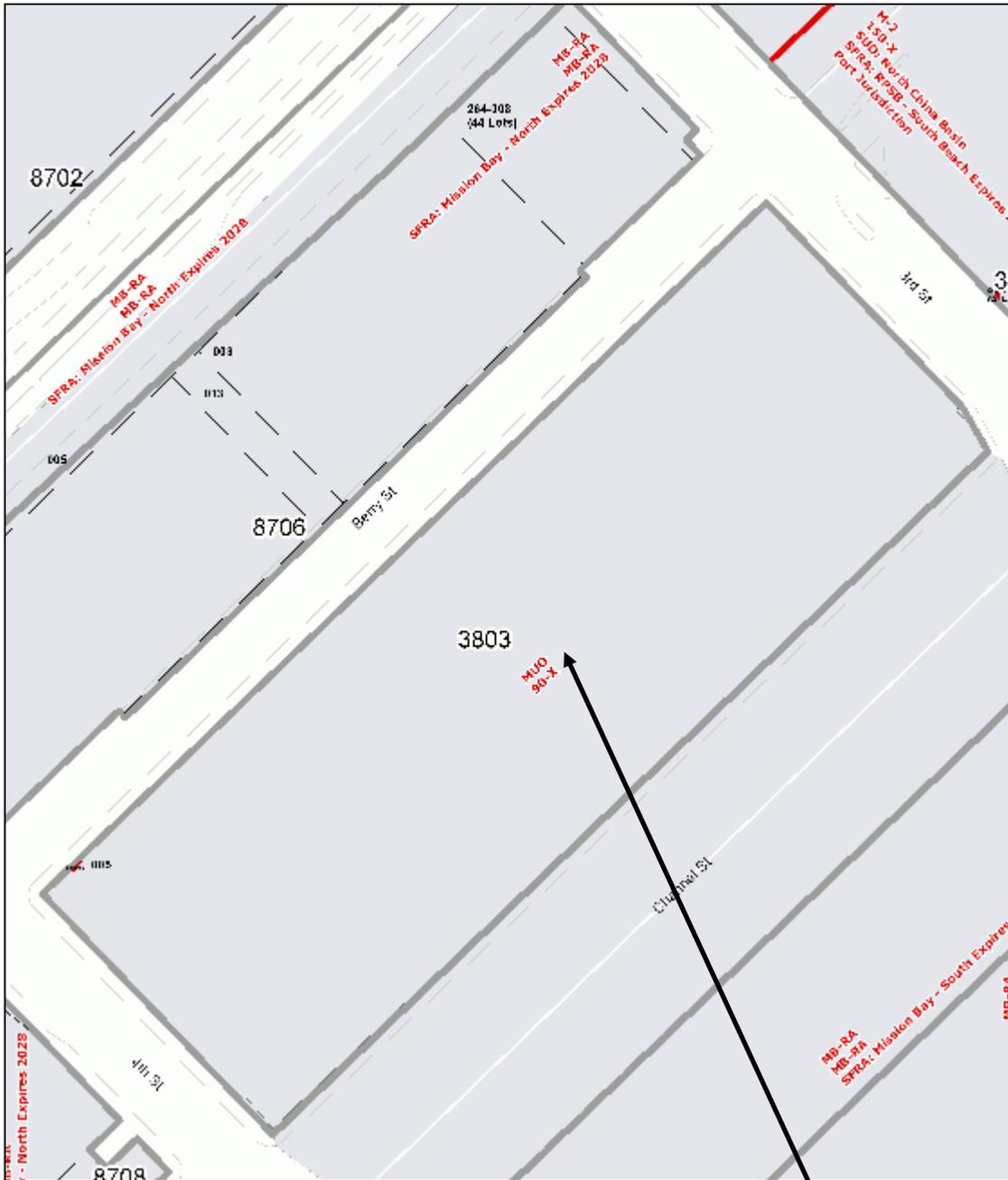
Attachment Checklist

- |   |   |
|---|---|
| <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 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 checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> Zoning Administrator Action Memo                                     |

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

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Planner's Initials

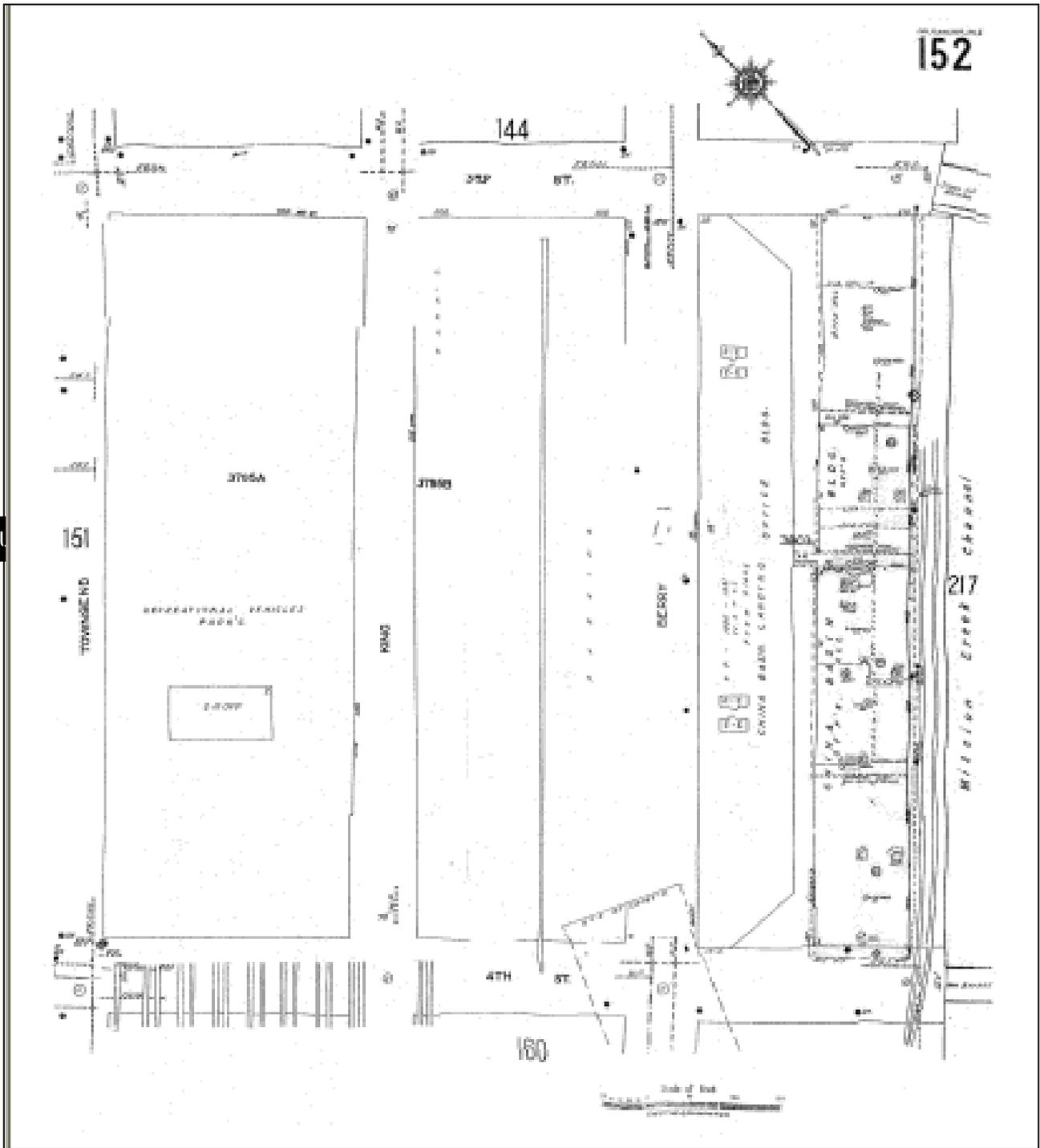
# Parcel Map



**SUBJECT PROPERTY**

Office Allocation Authorization  
Case Number 2012.0409B  
China Basin: 980 Third Street & 185 Berry Street

# Sanborn Map\*



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



Office Allocation Authorization  
Case Number 2012.0409B  
China Basin: 980 Third Street & 185 Berry Street



# Site Photo



Office Allocation Authorization  
Case Number 2012.0409B  
China Basin: 980 Third Street & 185 Berry Street



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- Transit Impact Development Fee (Admin Code)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other (Eastern Neighborhoods-Sec. 423 & 426)

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 16, 2012

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*Case No.:* **2012.0409B**  
*Project Address:* **China Basin Landing**  
 aka 980 Third Street & 185 Berry Street  
*Zoning:* MUO (Mixed Use Office)  
 90-X Height and Bulk District  
*Block/Lot:* 3803/005  
*Project Sponsor:* Reuben & Junius LLP  
 One Bush Street, Suite 600  
 San Francisco, CA 94104  
*Staff Contact:* Tara Sullivan – (415) 558-6257  
 tara.sullivan@sfgov.org  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2011-2012 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR A PROPOSED PROJECT LOCATED AT 980 THIRD STREET & 185 BERRY STREET, COLLECTIVELY KNOWN AS CHINA BASIN LANDING, THAT WOULD AUTHORIZE 101,982 GROSS SQUARE FEET OF OFFICE USE AT 185 BERRY STREET, WHICH WOULD RESULT IN A TOTAL OF 838,982 GROSS SQUARE FEET OF OFFICE USE ON THE SITE (492,000 SQUARE FEET AT 980 THIRD STREET AND 346,982 SQUARE FEET AT 185 BERRY STREET), PURSUANT TO PLANNING CODE SECTIONS 321, 322, AND 842.66 ON ASSESSOR'S BLOCK 3803, LOT 005 IN THE MUO (MIXED USE OFFICE) DISTRICT AND WITHIN THE 90-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 29, 2012, Reuben & Junius LLP, on behalf of San Francisco SPF Acquisition, LLC (hereinafter "Project Sponsor") filed Application No. 2012.0409B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Allocation Authorization to establish 101,982 gross square feet of office use at China Basin Landing, specifically at the 185 Berry Street building, which will result in a total of 346,982 gross square feet of office use at 185 Berry Street. The existing 492,000 gross

square feet of office use will remain at 980 Third Street. In sum, the total amount of office use at China Basin Landing would increase to 838,982 gross square feet.

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

On August 16, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2012.0409B.

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 Allocation requested in Application No. 2012.0409B, 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.** China Basin Landing is a full-block site of approximately 226,675 square feet, located on Mission Creek between Third and Fourth Streets. The property consists of two buildings: 980 Third Street (the Wharfside building) and 185 Berry Street (the Berry Street building). 980 Third Street was constructed in 1922 and is an office building with approximately 492,000 square feet of space.<sup>1</sup> 185 Berry Street was constructed in 1991 and contains approximately 245,000 square feet of office space and 101,982 square feet of research and development use. The property is zoned MUO (Mixed-Use Office) with a 90-X height and bulk limit.
3. **Surrounding Properties and Neighborhood.** China Basin Landing is in the northeast portion of the South of Market neighborhood, directly across from Mission Bay. AT&T Park is across Third Street to the northeast of the site and the Caltrain Station is half-block to the southwest of the site on Fourth Street. The neighborhood is characterized by large scale office and residential buildings with heights ranging from four-to-eight stories. The majority of the adjacent area is within the Mission Bay Redevelopment Area. The area has undergone considerable new development in the past two decades, which is reflected in the building styles and uses.

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<sup>1</sup> There is approximately 4,560 square feet of retail space in this building at the ground floor.

4. **Project Description.** The proposal is to authorize 101,982 gross square feet of office space pursuant to Planning Code Sections 321, 322, and 844.66, at China Basin Landing, specifically at the 185 Berry Street building, which will result in a total of 346,982 gross square feet of office use at 185 Berry Street. The existing 492,000 gross square feet of office use will remain at 980 Third Street. In sum, the total amount of office use at China Basin Landing would increase to 838,982 gross square feet. There are no alterations 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. **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 101,982 square feet of new office space. Only the new office space is subject to current open space controls which equals 2,040 square feet.

*The proposed project is required to have 2,040 square feet of open space; there is approximately 61,650 gross square feet on site, located on the promenade along Mission Creek and between the two buildings. The total office use at China Basin Landing will be 838,982 square feet, which would require approximately 16,779 square feet of open space. The site contains 61,650 square feet of open space, thus China Basin Landing site complies with the open space provisions of the Planning Code.*

- B. **Parking.** Section 151.1 does not require any off-street parking in the MUO District, and provides maximum parking amounts based on land use type.

*The proposed project includes no new off-street parking. However, under previous approvals, China Basin Landing has 240 independently-accessible parking spaces and/or 320 valet parking spaces on site.*

- C. **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 proposed project includes no new loading spaces. However, under previous approvals, China Basin Landing has four loading spaces on site.*

- D. **Development Fees.** The Project is subject to the following three fees: 1) Transit Impact Development Fee per Planning Code Section 411; 2) Child Care Fee per Section 414; and 3) Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

*The Project Sponsor shall pay the appropriate Transit Impact Development, Child Care and Eastern Neighborhoods Community Impact fees, pursuant to Planning Code Sections 411, 414 and 423, at the appropriate stage of the building permit application process.*

- E. **Laboratory Uses.** Sections 842.85 (Laboratory, Life Science) and 842.86 (Laboratory, not including Life Science) define laboratory uses in the MUO District. Both types of laboratory uses are permitted as-of-right in the MUO Zoning District.

*Laboratory uses are principally permitted at China Basin Landing and can be located anywhere within the China Basin Landing property. The existing laboratory uses will be allowed to remain on the site. Approval of the office use will not preclude this use(s) from remaining at China Basin Landing.*

- F. **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.

*China Basin Landing has been primarily used for office space since the 1970's. 980 Third Street has been entirely used as office space; 185 Berry Street has been a combination of office and laboratory uses. The majority of square footage at 185 Berry Street is used for office (245,000 square feet) and the allocation of the remaining 101,982 square feet for office use will allow for greater flexibility with leasing the building to tenants. The existing laboratory uses at 185 Berry Street are permitted as-of-right and the allocation of the office use will not preclude this use from remaining on the subject property. There is currently more than 3.7 million gross square feet of available "Large Cap" office space in the San Francisco, thus the allocation of 101,982 square feet will not deplete the amount available. 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 101,982 square feet of office space will be allocated to 185 Berry Street at China Basin Landing, for a total of 838,982 square feet of office space at China Basin Landing. 185*

*Berry Street was constructed between 1981-1985 with an addition constructed in 2005. 980 Third Street is a converted warehouse building constructed in 1922. While the office use in this proposal will be allocated to 185 Berry Street, office uses are legally allocated to both buildings. There will be no exterior additions to 185 Berry Street or 980 Third Street associated with this proposal.*

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 MUO (Mixed Use Office) Zoning District, which permits office uses as-of-right. The majority of the uses at China Basin Landing are office and the additional allocation of 101,928 square feet is compatible with the remainder of the property and with the adjacent neighborhood.*
- b) Transit Accessibility. *China Basin Landing is well served by public transportation. The CalTrain station is located a half-block to the southwest at Fourth and Berry Streets, and the MUNI T-Third Street line runs along King Street one block to the north of China Basin Landing. Further, as a part of the Transportation Management Program established in 2005, the property owner provides a free shuttle service to regional transit facilities in Downtown San Francisco. This service will continue to be provided. The Central Subway will run along the 4<sup>th</sup> Street corridor, which is located in the immediate vicinity.*
- c) Open Space Accessibility. *China Basin Landing has a large amount of open space for the tenants on site. There is 27,000 square feet open space 'courtyard' between the two buildings and a 32,640 square foot promenade along Mission Creek. The promenade is publicly available on a 24-hour basis; the courtyard is available to tenants and the general public during regular business hours. The Planning Code requires 2,040 square feet of open space for the new office use. The total office use at China Basin Landing will be 838,982 square feet, which would require approximately 16,779 square feet of open space. China Basin Landing is exceeding this Code requirement.*
- d) Urban Design. *The proposed office space is for the existing structure at 185 Berry Street at China Basin Landing. This building was constructed in 1981-1985 with an addition in 2005, and fits into the contemporary style of the adjacent buildings in the neighborhood. 980 Third Street was constructed in 1922. Both buildings are compatible and relate to each other in terms of scale, fenestration pattern, and materials. Both are good examples of the mixed use character of the built environment in the area.*
- e) Seismic Safety. *China Basin Landing meets current seismic requirements outlined by the Building Code.*

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 101,982 gross square feet of new office space. There will be a total of 838,982 square feet of office use allocated for China Basin Landing, which will be located in both 980 Third Street and 185 Berry Street. China Basin Landing has tenants ranging from technology and telecommunication companies, laboratory and research centers, marketing, real estate, and other general office uses. The allocation of 101,982 square feet of office space at China Basin Landing will enable these businesses to remain on the property while allowing the flexibility of spaces on the site.*
- b) Needs of Existing Businesses. *China Basin Landing will supply 838,982 square feet of office space in the SoMa and Mission Bay neighborhoods. This area has become a popular location for technology companies, which prefer large open offices. China Basin Landing provides this space which allows for the maximum use of the site and attracts additional like-minded businesses to the neighborhood. In contrast to Downtown, office rents in this area are generally lower and provide valuable space for smaller and/or younger businesses. Further, Mission Bay has a high concentration of laboratory and research uses and China Basin Landing will be able to continue to offer this use on site. Office uses will be allocated to the entirety of China Basin Landing, thus allowing for maximum flexibility for these new and emerging businesses. Since office space is relatively limited in this neighborhood, due to its mixed use character, an overconcentration of office use is unlikely, and the area will continue to provide a vibrant mix of uses.*
- c) Availability of Space Suitable for Anticipated Uses. *As mentioned above, China Basin Landing has the ability to provide a substantial amount of office space for emerging businesses. The neighborhood has become a popular location for technology companies, which prefer large open offices. China Basin Landing provides this space which allows for the maximum use of the site and attracts additional like-minded businesses to the neighborhood. 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.

*China Basin Landing has approximately 4,560 square feet of retail at 980 Third Street, which primarily serves the on-site tenants. Other than this small retail space, China Basin Landing does not contain any neighborhood-serving retail uses, nor does the proposal include any retail. However, the immediate neighborhood has a large amount of neighborhood serving uses, which serve the adjacent residential and mixed uses, as well as the office uses at China Basin Landing. The addition of 101,982 square feet of 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 SoMa/Mission Bay area, which has undergone several area plans over the past two decades and has seen the development of residential units mingled with retail, eating and drinking, and office uses. AT&T Park is adjacent to China Basin Landing – all of these uses provide a diverse cultural and economic base for the neighborhood and San Francisco. As such, an overconcentration of office use 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 at China Basin Landing. Although the applicant will not contribute fees to the Jobs-Housing Linkage Program, other impacts fees will enhance the quality of life for the residents through physical amenities. 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 well served by a variety of transit options, including MUNI and BART. It is a half-block from the CalTrains station and one block from the T-Third Street line and the future Central Subway Corridor. Further, the property owner provides a shuttle to transit services Downtown. It is also near several streets that are part of the City's growing bicycle network. While the MUO District does not have any off-street parking requirements, there are 240 independently-accessible parking spaces and/or 320 valet parking spaces on site, all a part of previous Planning Commission approvals. Therefore, the proposal 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 proposal to authorize 101,982 square feet of office space at China Basin Landing will not demolish any industrial or service sector uses. Further, this allocation will provide or increase local resident employment and demand for new neighborhood-serving businesses in the area.*

- 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.

*China Basin Landing consists of two buildings: 980 Third Street, which was constructed in 1922, and 185 Berry Street, which was constructed in 1981-1985, with an addition in 2005. Neither structure has been identified as a landmark building. Further, there are no exterior alterations as a part of this proposal and it 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 effect 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 2.1:**

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

**OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**Policy 3.4:**

Assist newly emerging economic activities.

*The proposal to authorize 101,982 square feet of office space at China Basin Landing meets the goals of the Commerce & Industry Element. It will allow for new office tenants to locate to this area, will provide flexibility of office space and use on the site, and will serve San Francisco's needs for providing new office space. In addition, this portion of the City has been a focus of new plan areas and development, and the proposal to authorize additional office space at China Basin Landing is in keeping with these area plans while promoting new economic activity and businesses. It will enable the China Basin Landing site and the neighborhood to retain and attract new office tenants. The allocation of the 101,982 office use will enable the entirety of China Basin Landing to provide office uses, while enabling flexibility with current tenants. Lastly, authorization of the office space will result in the collection of significant development fees that will benefit the community and would not otherwise be required.*

**EAST SOMA AREA PLAN**  
**Objectives and Policies**

**OBJECTIVE 1.1:**

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

**Policy 1.1.2:**

Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.

**OBJECTIVE 1.4:**

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN EAST SOMA.

**Policy 1.4.3:**

Continue to allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor.

*The authorization of 101,982 square feet of office space at China Basin Landing is in keeping with the East SoMa Area Plan. It will continue to contribute to the mixed use character of this portion of San Francisco, and is close to the Second Street Corridor, which is a focus of office development. Further, the authorization of office use will allow for flexibility of space and tenants at China Basin Landing, for it will permit additional 'knowledge sector' businesses to locate here while still accommodating the existing research and development uses on site. Lastly, authorization of the office space will result in the collection of significant development fees that will benefit the community and would not otherwise be required.*

9. The Project is consistent with and would promote the general and specific purposes of the Planning 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 Office 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. 2012.0409B** 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 August 16, 2012, on file in Case Docket No. 2012.0409B.

**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 August 16, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 16, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for and Office Allocation Authorization to establish 101,982 gross square feet of office use at China Basin Landing, specifically at the 185 Berry Street building, for a total of 838,982 gross square feet of office use on the site (492,000 square feet at 980 Third Street, 346,982 square feet at 185 Berry Street), located at Block 3803, Lot 005, pursuant to Planning Code Section(s) **321, 322, and 842.66** within the **MUO** District and a **90-X** Height and Bulk District; in general conformance with plans, dated **August 6, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0409B** and subject to conditions of approval reviewed and approved by the Commission on **August 16, 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 **August 16, 2012** under Motion No **XXXXXX**.

NOTE: There have been several Notice of Special Restrictions ("NSRs") placed on 185 Berry Street that are associated with past entitlement approvals. Variances were granted by the Zoning Administrator in 1997 (Variance Case No. 89.448V, dated March 13, 1990) and 2004 (Variance Case No. 2003.0997V, dated June 30, 2004) for off-street parking requirements. While the former M-2 Zoning District had parking requirements, these were removed when the property was rezoned to MUO in 2008. Because no mandatory parking requirements currently exist for 185 Berry Street, the 1997 and the 2004 NSRs that relate to parking can be removed from the property. The condition requiring China Basin Landing to provide a Transportation Management Program to operate a shuttle service to downtown transit terminals still applies to the property. This condition is duplicated in Planning Commission Motion Nos. 17069 (Case No. 2005.0106C, dated July 28, 2005) and 17070 (Case No. 2005.0106B, dated July 28, 2005), which authorized the Planned Unit Development at 185 Berry Street. Therefore, the release of the 1997 and 2004 NSRs will not remove that service from the property. Lastly, the release of the 2001 NSR is justified because this project was never constructed and was specifically revoked in later Planning Commission approvals.

### 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 18 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](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)*

**Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the effective date of this Motion. 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 Office Allocation Authorization.

Permits for a portion of office use at 185 Berry Street may be permitted under this Motion; however, the allocation will only vest for those portions that are subject to the associated building permit. The entirety of the 101,982 square feet must be vested by the issuance of building permit(s) to enact the office space to

185 Berry Street prior to the 18 month deadline. After the 18 month deadline noted above, the Planning Commission will monitor the office allocation at China Basin Landing on an annual basis pursuant to Planning Commission Resolution No. 16418 (dated May 30, 2002).

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

## **PROVISIONS**

**Transportation Management Program.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. The Project Sponsor currently operates this Program under Planning Commission Motion Nos. 17069 and 17070. If there are to be any modifications to this Program, the Project Sponsor will contact the Planning Department and execute a new agreement with the Planning Department documenting the project's Transportation Management Program, subject to the approval of the Planning Director.

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

**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](http://www.sf-planning.org)*

**Childcare Requirements for Office and Hotel Development Projects.** Pursuant to Section 414 (formerly 314), the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building 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)*

**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](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**

**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)*

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 16418

(OFFICE DEVELOPMENT ANNUAL LIMIT)

WHEREAS, On September 10, 1985 the Board of Supervisors passed the Downtown Plan Zoning Ordinance, which was signed into law by the Mayor on September 17, 1985 and became effective on October 17, 1985 and includes a limit on office development of 2.85 million square feet over a 3 year period beginning October 17, 1985; and

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

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

On November 20, 1997, the Planning Commission adopted Resolution No. 14497, which required project authorization applications eligible under Section 322(c)(2)(A) to be reviewed in accordance with the Director of Planning's memorandum dated November 13, 1997 (with modifications), eliminating the grading system for the criteria of Section 321(b)(3)(A-G); and which also allowed projects to be reviewed on an individual basis as they were ready; and

On December 7, 2000, the Planning Commission adopted Resolution No. 16043, which required project authorization applications eligible under Section 322(c)(2)(A) to be reviewed in accordance with the Director of Planning's memorandum dated December 7, 2000. This memorandum established one review period for Large Buildings beginning February 2, 2001, continued to allow Small Buildings to be reviewed on an individual basis as they were ready, and modified the application of evaluation criteria; and

On July 12, 2001, the Planning Commission adopted Resolution No. 16185, which required project authorization applications eligible under Section 322(c)(2)(A) to be reviewed in accordance with the Director of Planning's memorandum dated July 5, 2001. This memorandum established monthly review periods for both Large and Small Buildings to be reviewed on an individual basis as they were ready, and modified the application of evaluation criteria; and

In granting project authorization under the Annual Limit for specific projects, the Planning Commission declared that project sponsors should proceed expeditiously and not land bank their authorizations, and if project sponsors were not willing to proceed, the Planning Commission would seek to revoke their authorization; and

The Planning Commission recognizes that conditions have changed dramatically, with the

downturn in the economy and the events of September 11, 2001. There is currently a high office vacancy rate and commercial financing for new construction is difficult to obtain. Projects are not being voluntarily land banked, but often can not commence construction, and

The Planning Commission believes that a policy of monitoring the approvals of those projects not under construction, and ensuring that projects under construction proceeded as expeditiously as possible under the circumstances, serves the City well, so long as the Annual Limit Allocation is not over-subscribed. Under similar conditions in the early 1990s, the Planning Commission adopted such a policy, and when the economy recovered in the late 1990s, a number of projects were already approved and could move forward without undue delay; and

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

Under this condition, projects that do not commence construction are not automatically revoked. Rather the Commission has the right to revoke such projects, but is not compelled to do so. If the Commission chooses to revoke an Annual Limit Authorization, it must revoke at a publicly noticed hearing on the project. Most current projects, except three, were approved under this Code provision; and

The memorandum from the Zoning Administrator dated May 23, 2002 proposing a policy of monitoring the progress of Annual Limit projects was presented to the Planning Commission and public testimony was received on the matter on May 30, 2002.

**NOW, THEREFORE BE IT RESOLVED,** That the Planning Commission hereby adopts a policy that it will closely monitor projects, but will not seek at this time to revoke the approvals of projects which have exceeded the construction commencement date, and further, to the extent that formal extensions are necessary, encourages the projects that have specific construction commencement dates to consider applying for extensions or re-authorization;

**ALSO, BE IT FURTHER RESOLVED,** that the Planning Commission, as previously established by Commission policy in 1991, hereby adopts policies on project authorization revocation and the definition of "commencement construction date as set forth below:

1. Projects will be required to submit a detailed Project Schedule. The Project Schedule will be required to include dates for completion of construction drawings, obtaining financing commitments, site clearance, toxic remediation, purchase of TDRs, site permits, fence construction, grading, shoring and excavation addendum, foundation addendum.

In order to minimize unnecessary or premature demolition of sound buildings and displacement of existing businesses, no demolition permits will be issued until construction or toxic remediation, if required, is ready to commence. This condition shall not supersede any previous project authorization, which anticipated early demolition of an existing UMB.

2. Thereafter, projects will be required to submit an annual status report in the Fall to coincide with the release of the annual allocation. The report will be required to summarize the progress on design, construction, financing, affirmative action and marketing activities. This report will be required to be combined with one of the two biannual Monitoring Reports required as a condition of approval. The Department will inform the Commission on each project's status and, if necessary, schedule a public hearing for the Commission's review of the project's progress.
3. As stated in Sec. 321 of the Planning Code, construction will be required to commence within 18 months of approval. A project that does not commence construction within the period specified above or proceed diligently with construction will be subject to revocation of its Project Authorization.

For those projects that have a specific condition for commencement of construction and have not yet commenced, to the extent that formal extensions are necessary, it is recommended that new submittals to amend prior approvals include the standard 18-month language. It shall be the Commission's policy to extend these authorizations.

4. It is proposed that the Zoning Administrator adopt a definition of commencement of construction applicable to projects under construction as well as future projects to be used in evaluating whether a project is meeting its project schedule.

Commencement of construction will be defined as follows:

“Construction shall be deemed to have commenced within the meaning of Section 321(d)2 when the following actions have occurred:

- “a. A valid Site or Building Permit has been issued;
- “b. TDR’s have been purchased and a Notice of Use has been recorded;
- “c. A valid grading, shoring and excavation addenda has been issued;
- “d. An attractive, solid fence has been erected to City standards;
- “e. Grading, shoring and excavation work has commenced and is being pursued diligently. Such construction activity must be in conformity with any required conditions of approval regarding on-site archeological investigation, excavation and artifact retrieval.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on May 30, 2002.

Linda Avery  
Commission Secretary

AYES: Commissioners Chinchilla/Fay/Baltimore/Lim/Salinas/Theoharis

NOES: Commissioner Joe

ABSENT: None

ADOPTED: May 30, 2002

PLANNING CODE SECTION 321  
PLANNING COMMISSION HEARING  
9 AUGUST, 2012  
CASE # 2011.0409B

## REQUEST FOR OFFICE ALLOCATION

SPF CHINA BASIN HOLDINGS, LLC  
McCARTHY COOK & COMPANY

# CHINA BASIN

980 3RD STREET & 185 BERRY STREET, SAN FRANCISCO, CA





— WHARFSIDE BUILDING  
(980 3RD STREET)  
— BERRY BUILDING  
(185 BERRY STREET)



## CHINA BASIN

China Basin is situated on the San Francisco Bay and is directly across the street from the San Francisco Giants' AT&T ballpark. China Basin has created a unique campus environment, with more designated outdoor space than any other privately-owned building in San Francisco. A landscaped, central courtyard runs the full length of the two-building campus, and features a café with an on-site bakery and covered seating. A multi-level wharf promenade flanks China Basin, providing tenants and the public with outdoor seating areas and views overlooking the Bay.

China Basin enjoys the most convenient access to public and private transit alternatives in Mission Bay. The campus is located within minutes of virtually all Bay Area public transportation systems. MUNI's T-Third line borders the property, and the CalTrain Station is just one block north. China Basin offers a free shuttle from the campus to the Financial District and BART for all our tenants and guests. The shuttle operates daily from 6:45 am to 6:45 pm. China Basin is also served by major freeways including: 280, 101 and 80. There is a staffed, subterranean garage on-site that offers parking for tenants and visitors.

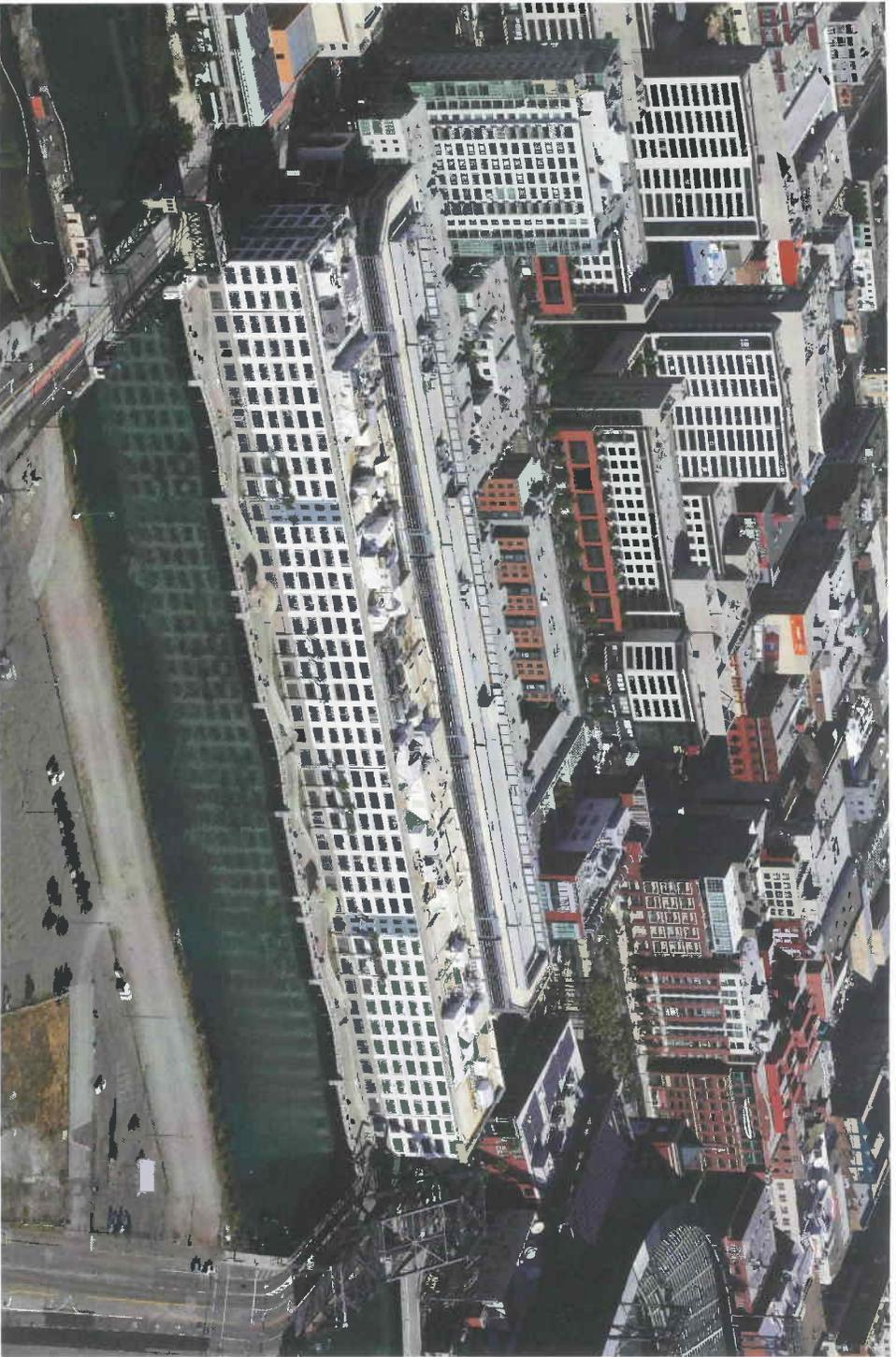
The present application requests an office allocation of 101,982 square feet for use within the existing buildings. No expansion of either building or other exterior alterations are proposed.

# AERIAL VIEW FROM NORTH



WHARFSIDE BUILDING  
BERRY BUILDING





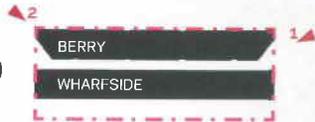
2

# AERIAL VIEW FROM SOUTHEAST



WHARFSIDE BUILDING

BERRY BUILDING

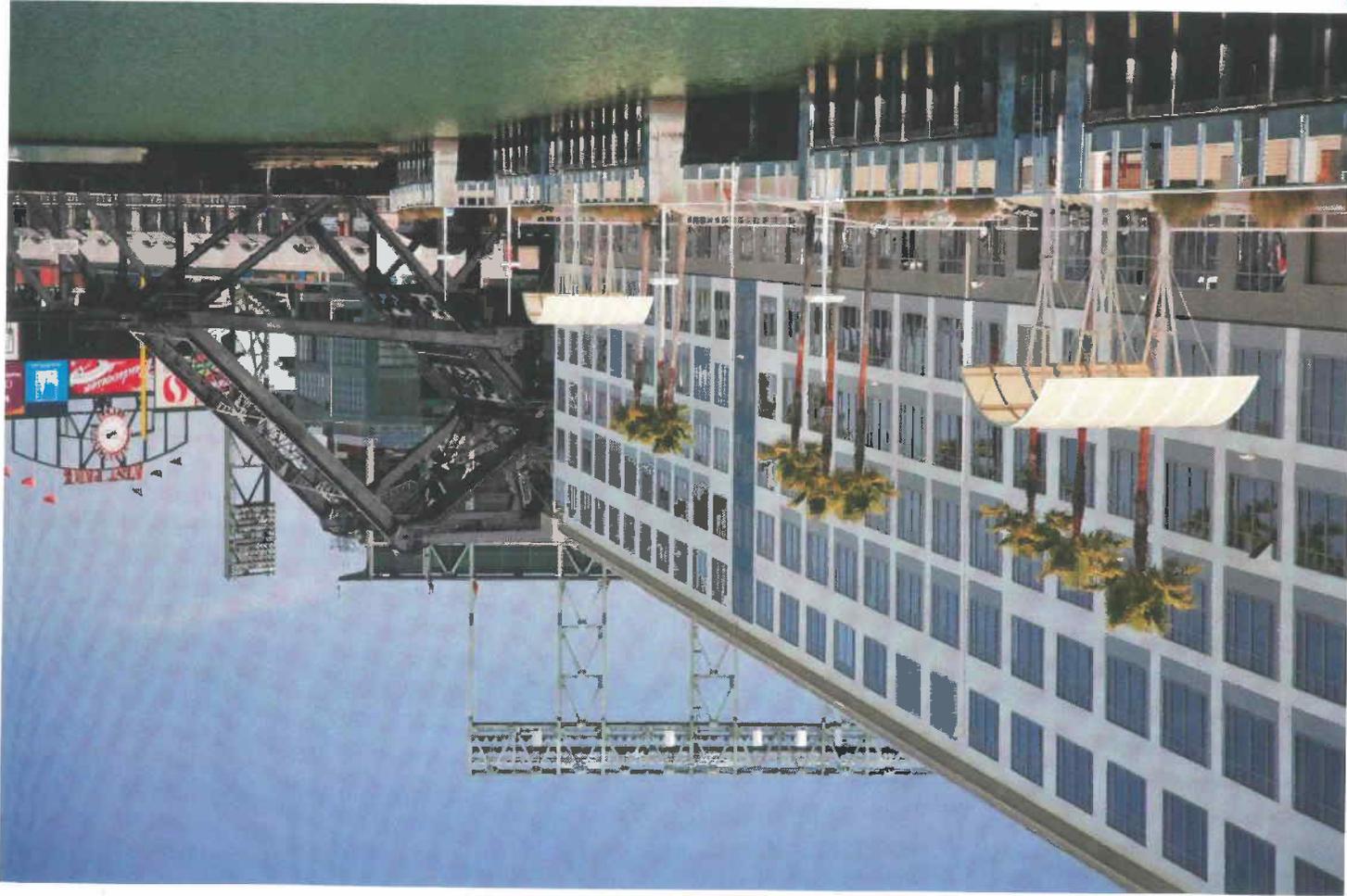
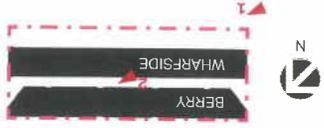


## VIEW FROM NORTH



2

VIEW FROM WEST STREET CORNER





BERRY BUILDING

WHARFESIDE BUILDING

VIEW FROM WITHIN CENTRAL PLAZA LOOKING NORTHEAST



## VIEW OF WHARFSIDE PROMENADE

China Basin is an exceptional opportunity for office, life science, and technology companies seeking to combine a campus environment, waterfront location at the gateway to Mission Bay, and the highest quality tenant services and amenities. Its tenant roster reflects its location at the intersection of the City's biotech center in Mission Bay and the growing technology sector in the South of Market. Dropbox, a rapidly growing cloud-computing firm recently moved into the building, Dignity Healthcare, Cisco Systems, and UCSF are all long-term tenants.

The China Basin campus is comprised of two structures connected by a landscaped, open-air courtyard. The six-story Wharfside Building was built in 1922 as a warehouse and was converted to office use by the mid-1970s. The five-story Berry Building was built in two phases. The original three-story office building was completed in 1991. A two-story addition to the Berry Building was approved for 49,000 sq. ft. office use and 101,982 sq. ft. of "research and development uses." It was completed in 2008.

All of China Basin was designed or renovated to meet the needs of a variety of users, from life science and technology firms to corporate offices. The efficient, rectangular floor plates can be transformed readily into laboratory space, classrooms or offices. Many of China Basin's tenants are hybrid uses, including both office and laboratory components. Technology firms have a growing presence at China Basin, alongside more traditional office uses. At present, no changes in tenancy or expansion of either building is planned. Rather, the requested office allocation of 101,982 sq. ft. will allow the entirety of China Basin to be used for any combination of office, laboratory or life science laboratory use. This is similar to the flexible authorizations granted for several Mission Bay buildings and will allow China Basin to meet the needs of a range of prospective tenants.



## OPEN SPACE CALCULATION

### OPEN SPACE

#### REQUIRED

101,982 SF CONVERTED OFFICE SPACE \* (1 SF OPEN SPACE / 50 SF OFFICE SPACE) = 2,040 SF <

#### ACTUAL

81,650 SF

## FLOOR-BY-FLOOR AREA BREAKDOWN

### 980 3<sup>RD</sup> STREET

FLOOR	GROSS FLOOR AREA	USE
1	4,560 SF	RETAIL
	74,464 SF	OFFICE
2	82,562 SF	OFFICE
3	82,557 SF	OFFICE
4	82,593 SF	OFFICE
5	82,568 SF	OFFICE
6	82,597 SF	OFFICE

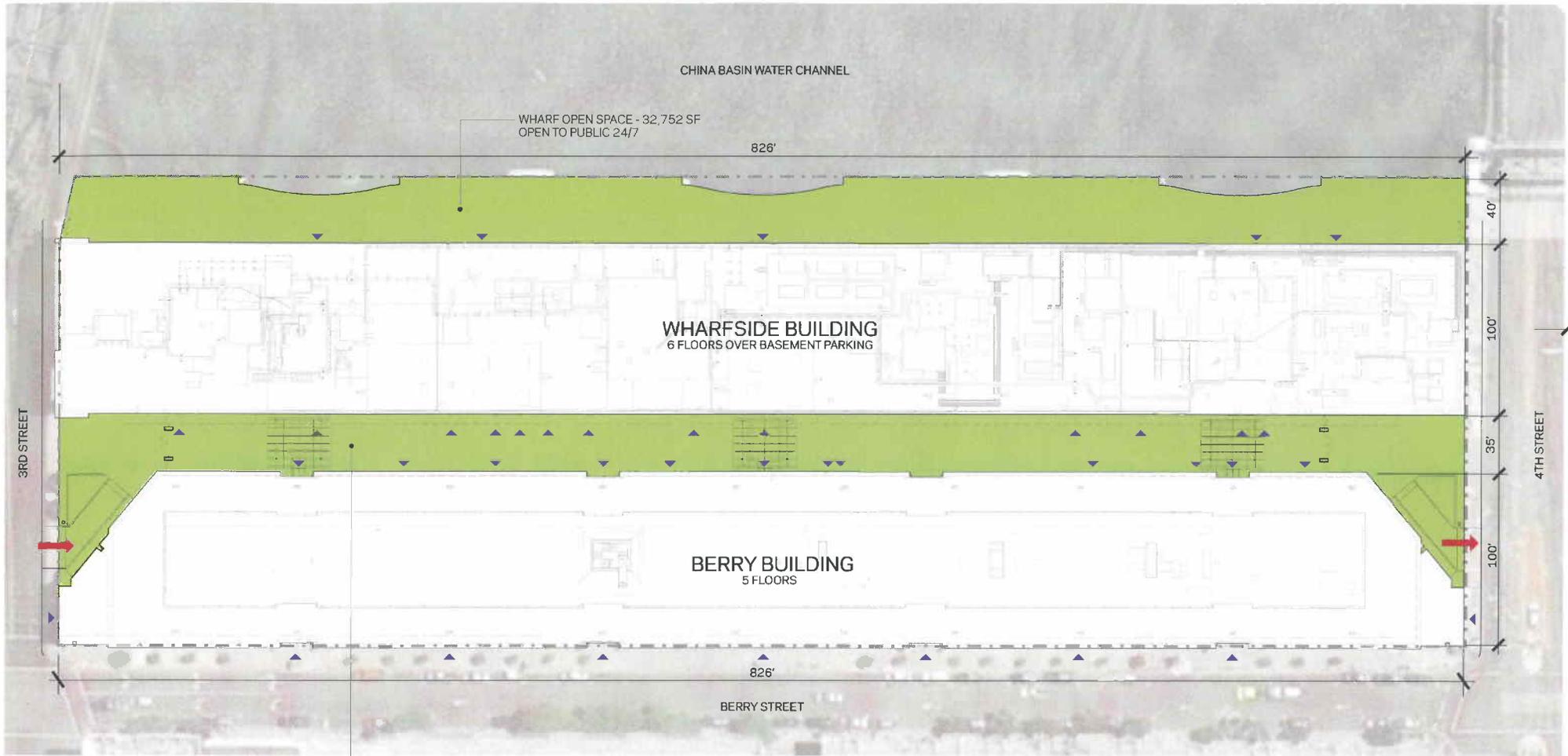
**TOTAL GROSS FLOOR AREA 491,901 SF**

### 185 BERRY STREET

FLOOR	GROSS FLOOR AREA	USE
BSMNT	4,025 SF	OFFICE
	EXEMPT	PARKING
1	56,668 SF	OFFICE
2	72,826 SF	OFFICE
3	72,873 SF	OFFICE
-	EXEMPT	UNOCCUPIED/MECHANICAL
4	70,317 SF	OFFICE
5	70,308 SF	OFFICE

**TOTAL GROSS FLOOR AREA 347,017 SF**

## AREA SUMMARY



CHINA BASIN WATER CHANNEL

WHARF OPEN SPACE - 32,752 SF  
OPEN TO PUBLIC 24/7

826'

WHARFSIDE BUILDING  
6 FLOORS OVER BASEMENT PARKING

40'

100'

3RD STREET

4TH STREET

BERRY BUILDING  
5 FLOORS

100'

826'

BERRY STREET

COURTYARD OPEN SPACE - 28,898 SF  
OPEN TO PUBLIC 7:00AM TO 6:00 PM  
MONDAY - FRIDAY

NO NEW WORK

- PEDESTRIAN ENTRANCE ▲
- VEHICULAR ACCESS →
- PROPERTY LINE - - - -

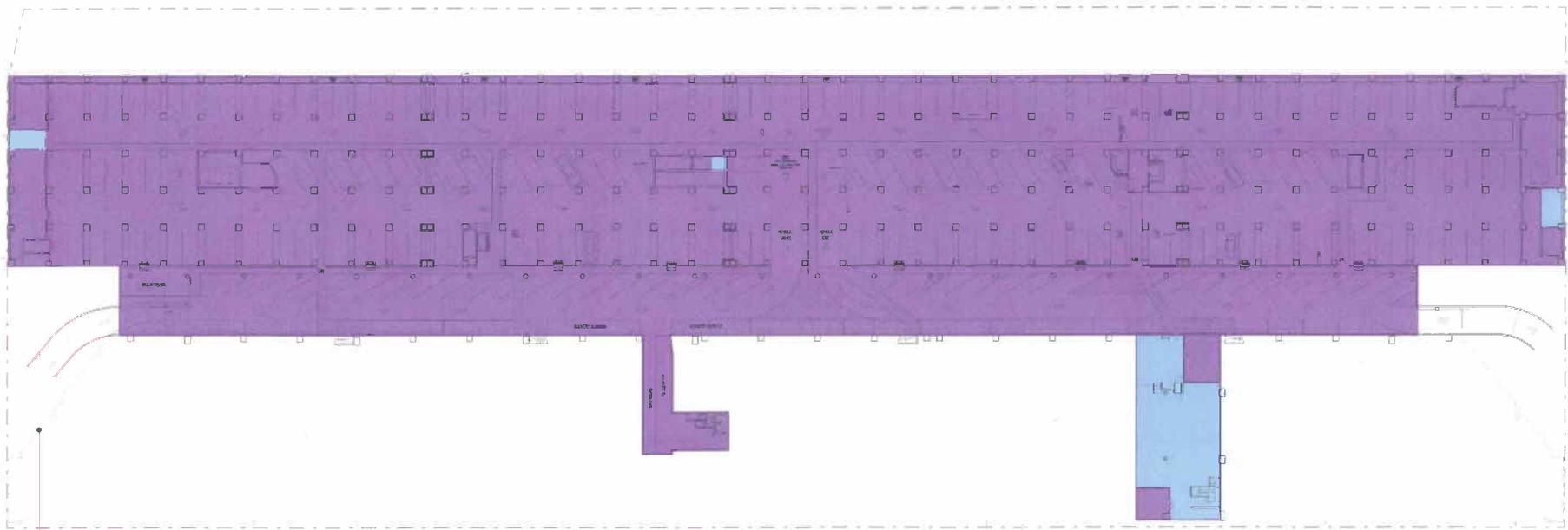


NORTH

SITE PLAN

# GARAGE LEVEL

4 025 SF

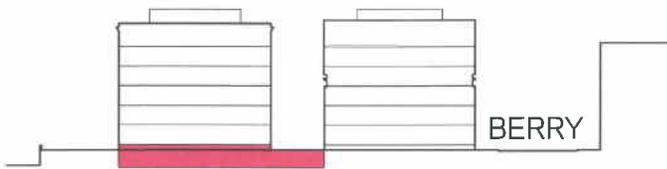


LINE OF BERRY BUILDING ABOVE

NO NEW WORK



- OFFICE ■
- PARKING ■
- RETAIL ■



# WHARFSIDE BUILDING - GROUND LEVEL

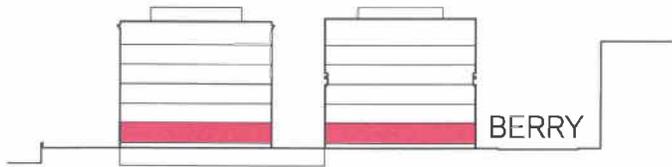
79,024 SF



# BERRY BUILDING - GROUND LEVEL

56,668 SF

NO NEW WORK



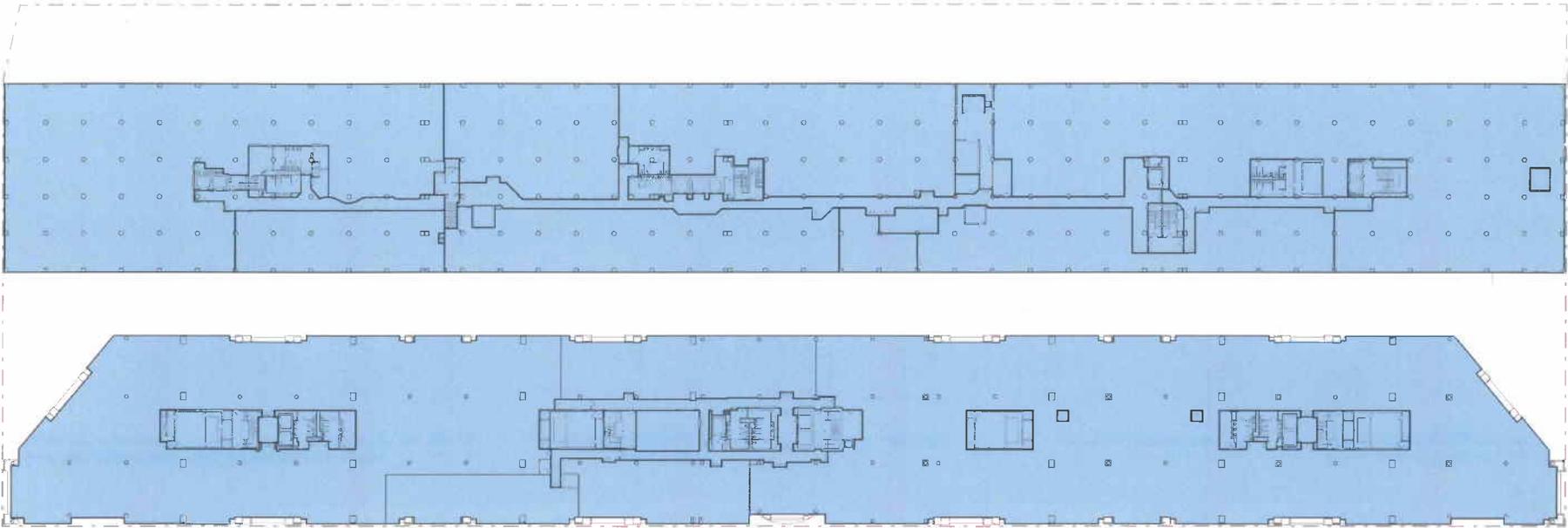
NORTH



- OFFICE ■
- PARKING ■
- RETAIL ■

WHARFSIDE BUILDING - LEVEL TWO

82,562 SF



BERRY BUILDING - LEVEL TWO

72,826 SF

NO NEW WORK



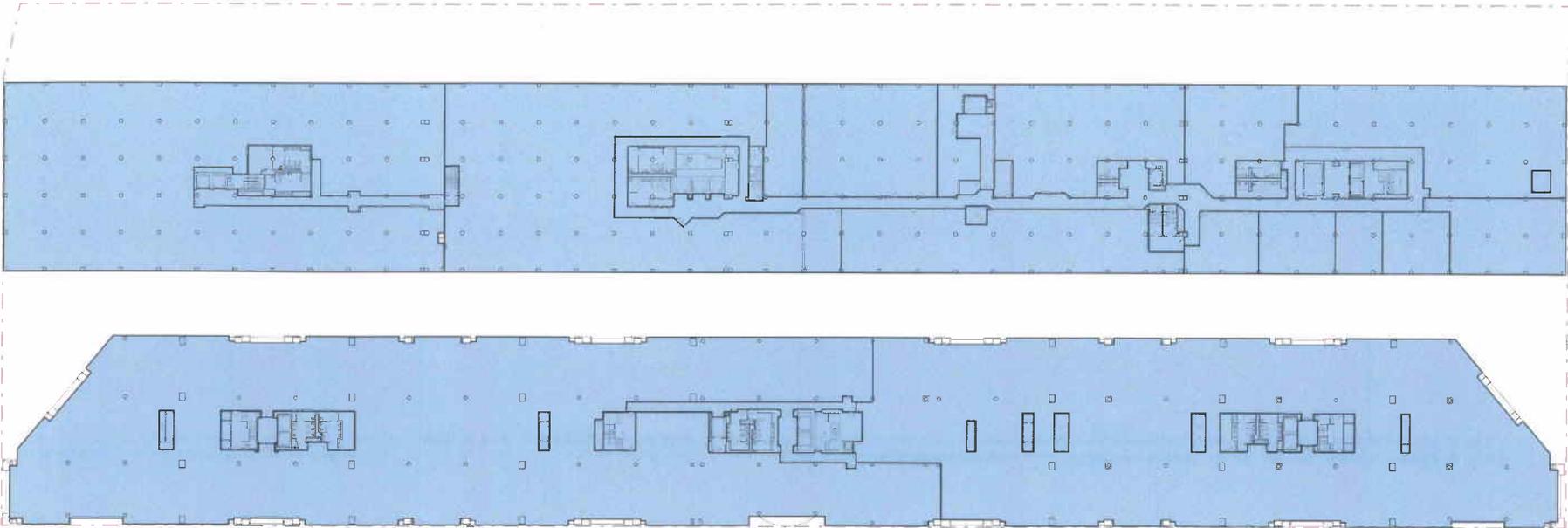
NORTH



- OFFICE ■
- PARKING ■
- RETAIL ■

### WHARFSIDE BUILDING - LEVEL THREE

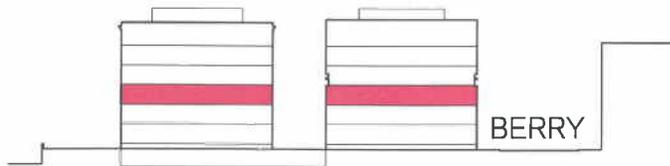
82,557 SF



### BERRY BUILDING - LEVEL THREE

72,879 SF

NO NEW WORK



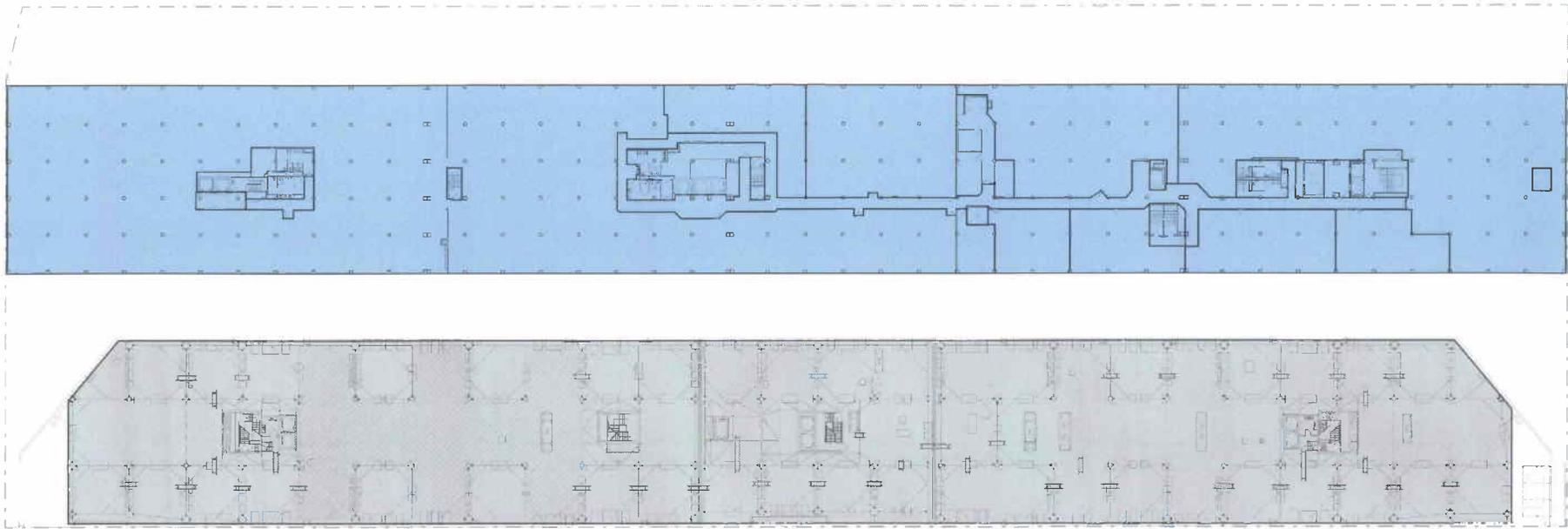
NORTH



- OFFICE ■
- PARKING ■
- RETAIL ■

# WHARFSIDE BUILDING - LEVEL FOUR

82,503 SF

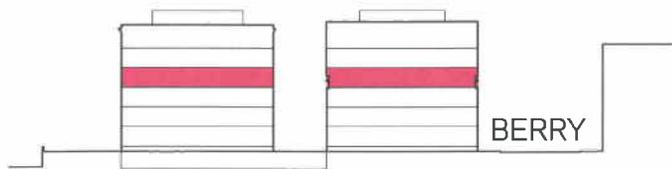


BERRY BUILDING - UNOCCUPIED / MECHANICAL SPACE  
(EXEMPT FROM GROSS FLOOR AREA)

NO NEW WORK

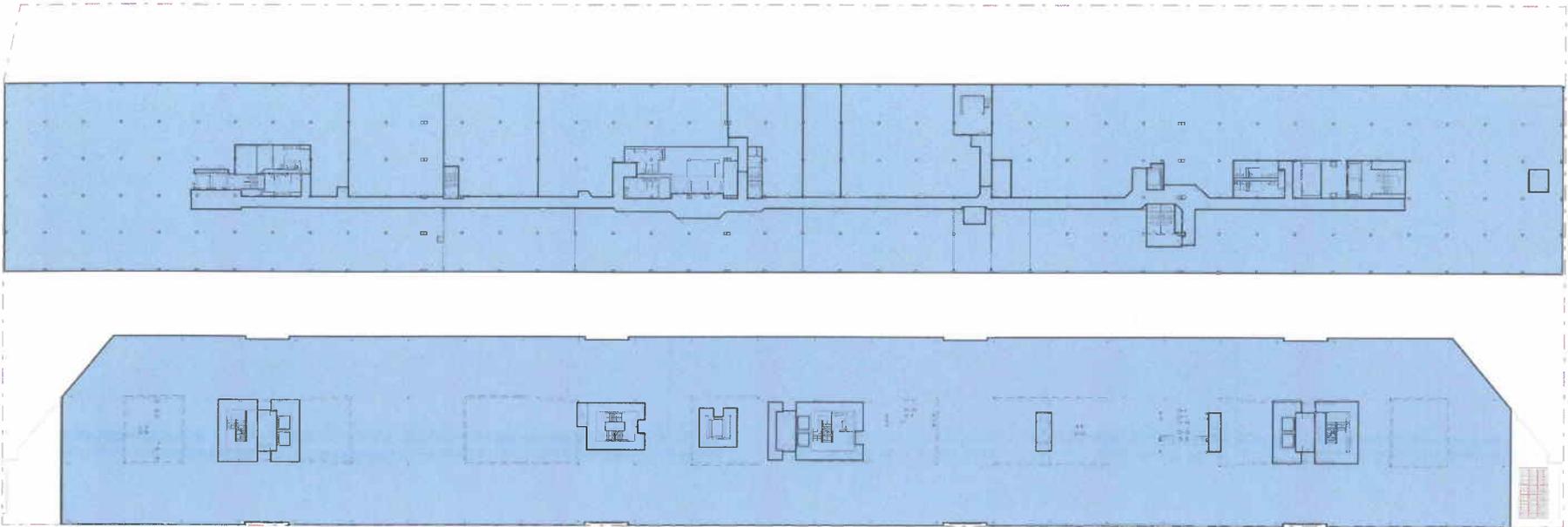


- OFFICE (Blue square)
- PARKING (Purple square)
- RETAIL (Red square)
- UNLEASEABLE / CORE (Grey square)



WHARF BUILDING - LEVEL FIVE

82,568 SF



BERRY BUILDING - LEVEL FOUR

70,317 SF

NO NEW WORK



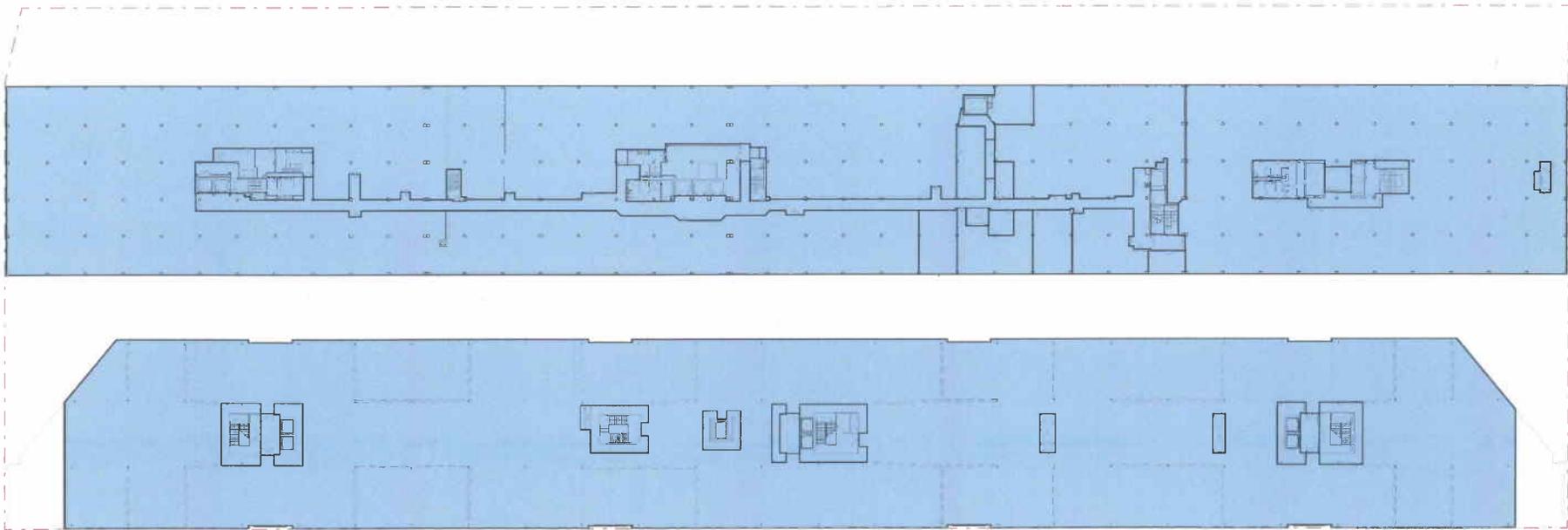
NORTH



- OFFICE 
- PARKING 
- RETAIL 

# WHARF BUILDING - LEVEL SIX

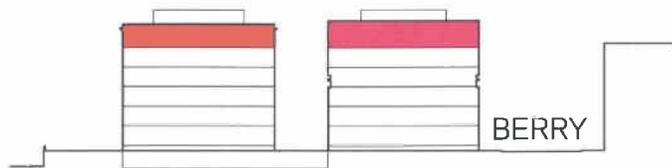
82,597 SF



# BERRY BUILDING - LEVEL FIVE

70,308 SF

NO NEW WORK



NORTH



- OFFICE ■
- PARKING ■
- RETAIL ■