



PROPOSITION C

OFFICE CONVERSION AND DEMOLITION INVENTORY

August 30, 2024

Record No.: 2024-005689OTH
Staff Contact: Corey Teague – 628.652.7328 or corey.teague@sfgov.org

Proposition C passed in March 2024 and, among other actions, amended the Planning Code to create an office conversion/demolition credit program where the City must add converted or demolished Office Space (as defined in Planning Code Section 320(k)) back to the Large Cap of the Office Development Annual Limit Program if, on or after January 21, 1986, a project 1) received a First Certificate of Occupancy authorizing the change of use of at least 10,000 square feet of gross floor area from Office Space to a non-office use (i.e., “conversion”), or 2) received a completed permit for the demolition of 10,000 square feet of gross floor area of Office Space.

Pursuant to Planning Code Section 321.4(c)(1), the Zoning Administrator published a draft inventory of such cases on July 18, 2024. The draft inventory was emailed to interested parties and posted on the Planning Department website along with background information and guidance for public review and comment. The draft inventory was presented to the Planning Commission on July 25, 2024, and the public comment period expired on August 19, 2024.

Planning Code Section 321.4(c)(1) requires the Zoning Administrator to publish a final inventory no later than September 1, 2024. The final inventory of projects that converted or demolished office space between January 1, 1986, and March 5, 2024, is attached as Exhibit A. The final inventory will also be posted on the Planning Department website. The projects in the final inventory were identified through public input, Planning Department staff input, and city records.

The relevant permits, motions, environmental review documents, and other records related to the qualifying conversions and demolitions do not necessarily provide exact information regarding specific land uses and the specific amount of office space converted or demolished. Therefore, all available records and documentation were used to identify qualify office space and determine the specific amount of office space converted or demolished by each project.

The final inventory identifies **2,322,387 square feet** of converted or demolished office space, as defined by Proposition C. Therefore, pursuant to Planning Code Section 321.4(c)(1), 2,322,387 square feet will be added to the Large Cap of the Office Development Annual Limit Program on October 17, 2024.

APPEAL: An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,



Corey A. Teague, AICP
Zoning Administrator

cc: Citywide Neighborhood Groups

Enclosure: Exhibit A – Final Office Conversion/Demolition Inventory



EXHIBIT A: Proposition C – Office Conversion and Demolition Inventory August 30, 2024

ADDRESS	BLOCK/LOT	TYPE	BUILDING PERMIT	DATE	SQUARE FEET SOURCE DOCUMENT	SQUARE FEET
1 Powell Street	0330/027-072	Conversion	200107314966	2/25/2005	2000.1140E Addendum to ND	62,760
100 Van Ness Avenue	0814/251-671	Conversion	201208026344	9/29/2016	Permit/Plans	421,005
1001 Van Ness Avenue	0714/016	Demolition	201607212945	4/15/2020	2014.1305ENV Addendum to MND	89,498
1095 Market Street	3703/059	Conversion	201409116118	8/9/2019	Permit/Plans	61,348
125 3rd Street	3722/257-360	Conversion	200008309233	8/1/2007	1993.705R; Permit/Plans	42,000
1255 Post Street	0695/007	Demolition	201204067804	2014	2005.0555E EIR	138,362
1255-1275 Columbus Avenue	0028/014	Demolition	201311071431	9/7/2016	2008.0723E MND	15,852
1301-1355 Market Street & 875 Stevenson Street	3508/001 3508/039	Conversion	201209058914 201401287280 201409297591	5/16/2014 2/6/2015	Permit/Plans	48,972
14-18 Otis Street	3505/083-086	Demolition	201809170492	7/21/2021	2015-010013ENV EIR	15,000
150 Powell Street	0327/026-056	Conversion + Demolition	200011044925 200011044927 200011044929 200011044930 200407239671	8/21/2006	M-16597	30,926
150 Van Ness Avenue & 155 Hayes Street	0814A/001	Demolition	201503171042 201503171048	4/12/2016	2013.0973E CEQA Certificate of Determination	149,049
1501 Mariposa Street	4005/006	Conversion	201410239763 201801229151	11/20/2017	Project Section 312 Notification	22,650
16 Jessie Street	3708/121-173	Conversion	200608311168	10/12/2010	M-17354; Permit/Plans	55,876
201 Sansome Street	0260/017-064	Conversion	200407290138	7/11/2006	M-16885	62,000
214 Van Ness Avenue	0811/203	Demolition	201804055645	10/4/2018	2015-012994ENV MND	12,360
310 Townsend Street	3786/263-307	Conversion	200505021337	3/23/2007	2004.0274E Initial Study	63,355
333 Grant Avenue	0286/026-065	Conversion	200210017875	2/2/2005	M-16479	52,000
333 Valencia Street	3547/017	Conversion	202006158759	11/1/2021	M-20692; 2018-016142ENV CPE	13,450

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ADDRESS	BLOCK/LOT	TYPE	BUILDING PERMIT	DATE	SQUARE FEET SOURCE DOCUMENT	SQUARE FEET
50 Fremont Street	3709/006A, 019-020	Conversion	201508275469	8/9/2017	Permit/Plans	12,238
500 California Street	0240/003	Conversion	9806086S	11/13/2002	M-14734	199,850
517 Washington Street	0207/036	Demolition	200401204332	1/24/2005	1989.501E EIR	22,500
560 Mission Street	3708/095	Demolition	200005018742 9005201	2/27/2003 4/1/1991	M-14893; 1990.779E CEQA Determination	137,160
651 Geary Street	0318/020	Demolition	201305146847	2/11/2014	2002.1036E MND; 200203121200 Permit/Plans	19,900
690 Market Street	0311/016-119	Conversion	200308051235	8/31/2007	M-16748	111,200
706 Mission Street	3706/308-453	Conversion	201312204747	12/18/2020	M-18894	96,000
717 Battery Street	0165/022	Conversion	201012217091	9/6/2013	2009.0816E MND	42,000
733 Front Street	0166/009-079	Conversion	200412282224	5/2/2007	Permit/Plans	97,861
74 New Montgomery Street	3707/064-173	Conversion	200507137525	12/14/2007	Permit/Plans	111,168
83 McAllister Street	0351/052-113	Conversion	200404272369	2/1/2007	2003.1309E - CEQA Certificate of Determination	25,300
888 Post Street	0300/009	Conversion	201912230310	5/5/2021	M-20670	10,650
901 Market Street	3704/001	Conversion	201303263069	3/20/2014	Permit/Plans	27,188
973 Market Street	3704/069	Conversion	200509082313 201408053099	9/8/2014	2004.0920E - Transportation Analysis	52,909
					TOTAL	2,322,387