

From: [Penick, Andrico](#)
To: [Penick, Andrico](#)
Subject: New Office Lease - 1455 Market
Date: Monday, March 25, 2024 1:59:15 PM

Thanks. AQP

Andrico Q. Penick

Director of Real Estate
City and County of San Francisco

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From: Ben-Pazi, Amnon (CPC) <amnon.ben-pazi@sfgov.org>
Sent: Thursday, February 8, 2024 2:37 PM
To: Gorham, Claudia (ADM) <claudia.gorham@sfgov.org>
Subject: RE: New Office Lease - 1455 Market

Hi Claudia, happy new year!

Yes that is correct – the new lease will not be equivalent to purchase and it sounds like there will be no change of use and no significant construction, so no GPR is required.

Best,

Amnon Ben-Pazi, Senior Planner
Citywide Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7428 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Gorham, Claudia (ADM) <claudia.gorham@sfgov.org>
Sent: Thursday, February 08, 2024 2:30 PM
To: Ben-Pazi, Amnon (CPC) <amnon.ben-pazi@sfgov.org>
Subject: New Office Lease - 1455 Market
Importance: High

Hi Amnon:

[City Administrator wants me to confirm]

We will be taking a new lease (1455 Market) for new departments to move into 1455 Market, a building the City already has entered into two prior leases with for two other departments.

Based upon your statement below, and my understanding and reading of the code, with a term of less than 35 years, a clause for the option to purchase within a certain time and under certain conditions, but no purchase without going back to the BOS, then no GPR is required, correct?

Thank you -

Respectfully,

Claudia J. Gorham (she/her)
Deputy Managing Director
Real Estate Division
25 Van Ness, Suite 400
San Francisco, CA 94102
(415) 554-9871
(415) 713-6020 (cell)

From: Ben-Pazi, Amnon (CPC) <amnon.ben-pazi@sfgov.org>
Sent: Thursday, September 14, 2023 10:58 AM
To: Gorham, Claudia (ADM) <claudia.gorham@sfgov.org>
Cc: Kaplan, Daniel (HSA) <daniel.kaplan@sfgov.org>; Mezquita, Ingrid (DEC) <ingrid.mezquita@sfgov.org>; CPC.General.Plan.Referrals <CPC.General.Plan.Referrals@sfgov.org>; Tran, Tam (CPC) <tam.tran@sfgov.org>
Subject: RE: Jurisdictional Transfer HSA to DEC

Hi Claudia:

Assuming that there is no sale/purchase (City property remains City property) and that the terms of the lease agreement and extensions are less than 35 years in total, then no GPR is required.

Actions subject to GPR requirements are given in Admin Code 2A.53:
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_admin/0-0-0-690

My reading of the above is that a jurisdictional transfer of City property from one department to another, with no sale/purchase and no change of actual use, does not trigger a GPR requirement in and of itself. Likewise, if an existing lease needs to be revised, extended or even replaced by a new lease to reflect the transfer, that action in itself would not trigger a GPR requirement when the cumulative term of the lease and all extensions is less than 35 years and there is no change of use.

Best

Amnon Ben-Pazi, Senior Planner
Citywide Division

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