



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Initiation of Amendments to the General Plan

HEARING DATE: JANUARY 11, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: 200 – 214 Van Ness Avenue (San Francisco Conservatory of Music)
General Plan Amendment

Case Number: 2015-012994GPA

Project Sponsor: Suzanne Brown, on behalf of
SF Conservatory of Music
50 Oak Street
San Francisco, CA 94102

Staff Contact: Claudine Asbagh
claudine.asbagh@sfgov.org, 415-575-9165

Reviewed by: Daniel A. Sider, AICP
dan.sider@sfov.org, 415-558-6697

Recommendation: **Adopt Draft Resolution to Initiate the General Plan Amendment**

PROJECT DESCRIPTION

The item before the Commission is a Resolution that initiates a General Plan Amendment pursuant to Planning Code Section 340. The proposed amendment would revise Map 5 of the Downtown Area Plan by changing the height designation of Assessor's Block 811, Lots 10 and 12 (200-214 Van Ness Avenue) from 96-X to 120-X.

The proposed General Plan amendment is related to a Conditional Use Authorization, Planning Code text and map amendments, and a Development Agreement that the Commission is tentatively scheduled to consider on February 8, 2018 in connection with a development project that involves the demolition of existing structures and construction of a 12-story (above two basement levels), 120-foot tall, approximately 168,200 square-foot building. The new building would include 420 student beds for students of the San Francisco Conservatory of Music (SFCM), 30 dwelling units, approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space. Of the new dwelling units, 27 would be replacement units and three would be new units for SFCM faculty.

COMMUNITY OUTREACH AND PUBLIC COMMENT

To date, the Department has not received any formal public comment associated with the proposed General Plan Amendment or the other entitlements associated with the project.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Planning Commission so that it may choose to initiate the General Plan Amendment process.

RECOMMENDATION

The Department recommends that the Commission *initiate* the proposed amendment and adopt the attached Draft Resolution so that the Commission may consider approval of the Ordinances in the future.

BASIS FOR RECOMMENDATION

- The General Plan Amendment would enable an educational institution to provide housing for its students, addressing its own housing needs and freeing up of existing affordable housing occupied by students in the general housing stock;
- The project would replace and improve the existing affordable housing on-site at a one-to-one basis as well as provide for relocation during the project's construction;
- The project would create student housing and affordable faculty housing in close proximity to the SFCM's existing campus, reducing impacts upon transportation and transit;

Attachments:

Exhibit A: Draft Resolution for the General Plan Amendment

Exhibit B: Draft Ordinance for General Plan Amendment

Exhibit C: Project Sponsor Materials for Informational Item

EXHIBIT A:

GENERAL PLAN AMENDMENT RESOLUTION



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

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Project Name: San Francisco Conservatory of Music, 200 Van Ness Avenue
Case Number: 2015-012994PCA [Board File No. TBD]
Initiated by: Planning Commission
Staff Contact: Claudine Asbagh
Claudine.asbagh@sfgov.org, 415-575-9165
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Initiate and Schedule for Adoption on or After February 8, 2018**

RESOLUTION TO INITIATE A GENERAL PLAN AMENDMENT FOR MAP 5 OF THE DOWNTOWN AREA PLAN PURSUANT TO PLANNING CODE SECTION 340. THE PROPOSED AMENDMENT WOULD AMEND MAP 5 OF THE DOWNTOWN AREA PLAN IN ORDER TO CHANGE THE HEIGHT DESIGNATION OF ASSESSOR'S BLOCK 811, LOTS 10 AND 12 (200-214 VAN NESS AVENUE) FROM 96-X TO 120-X (DISTRICT 6). THE PROPOSED GENERAL PLAN AMENDMENT IS RELATED TO PLANNING CODE TEXT AND MAP AMENDMENTS TO ALLOW THE CONSTRUCTION OF A NEW BUILDING PROPOSED ON THE SUBJECT SITE.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan;

WHEREAS, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors;

WHEREAS, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions;

WHEREAS, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents;

WHEREAS, Section 301 of the Planning Code of the City and County of San Francisco provides that an amendment to the Planning Code or the Zoning Map may be initiated by the Planning Commission or an upon an application by one or more property owners, residents or commercial lessees, or their authorized agents;

WHEREAS, the San Francisco Conservatory of Music (“Project Sponsor”) has filed an application requesting amendments to the General Plan, Planning Code, and Zoning Maps to facilitate the construction of a mixed use residential, educational/cultural development project known as the (“Project”);

WHEREAS, the Project is located on a parcel of approximately 13,000 square feet under single ownership, bounded by Hayes Street, Van Ness Avenue and Dr. Tom Waddell Place, and includes 200 Van Ness Avenue containing 27 housing units and 214 Van Ness Avenue, containing approximately 17,000 square feet of vacant office space formerly owned and occupied by the Lighthouse for the Blind and Visually Impaired;

WHEREAS, the Project responds to the transit-rich location by proposing replacing the 27 existing units on-site, creating student housing, educational and cultural space on the Project site totaling approximately 168,000 Gross Square Feet (gsf) of uses, including the 27 replacement units, three new faculty units, approximately 113 student group housing units accommodating up to 420 students, approximately 2,600 gsf of restaurant space and approximately 49,600 gsf of institutional uses, including approximately 38,000 gsf of educational space and 7,200 gsf of performance space;

WHEREAS, the Project proposes public benefits, including new ground floor retail, educational, ground floor and rooftop performance spaces that will expand and be available to the public for free and low-cost performances;

WHEREAS, the Project site is located within the Downtown Area Plan and the C-3-G (Commercial General) District, in which high density office, institutional and residential uses are encouraged;

WHEREAS the current zoning does not accommodate the site-specific goals of the Project, specifically achieving heights to accommodate the rooftop performance space while replacing the existing housing on-site and avoiding new shadows on Civic Center Plaza. The Project Sponsor proposes to address this through the increase in height from 96-X to 120-X with a Planning Code text amendment to allow exceptions to the allowable height for performance spaces and to allow exceptions from quantitative standards through the provisions of Section 309;

WHEREAS, the proposed Ordinance is intended to resolve the aforementioned issues by amending the Proposed Height and Bulk Map of the Downtown Area Plan to conform to proposed amendments to the Height and Bulk Map (HT-2) of the Zoning Maps;

WHEREAS, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form;

WHEREAS, this General Plan Amendment and the Planning Code Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)); and

WHEREAS, 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 Planning Department staff and other interested parties;

WHEREAS, all pertinent documents may be found in the files of the Planning Department, Jonas Ionin (Commission Secretary) as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on January 11, 2018; and,

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after **February 8, 2018**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 11, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

EXHIBIT B:

ORDINANCE

[General Plan - Amendment for San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue]

Ordinance amending the General Plan to revise the Map of Proposed Height and Bulk Districts in the Downtown Area Plan for the San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) At its hearing on _____, 2018, and prior to its action recommending to the Board of Supervisors the proposed General Plan amendment set forth in this ordinance, the Planning Commission (by Motion No. _____) approved a Mitigated Negative Declaration ("MND") for the San Francisco Conservatory of Music project at 200-214 Van Ness Avenue ("Project") pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations, Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of Planning Commission Motion No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors has

1 reviewed the MND in connection with the actions contemplated herein and concurs with its
2 conclusions, affirms the Planning Commission's approval of the MND, and finds that the
3 actions contemplated in this ordinance are within the scope of the Project described and
4 analyzed in the MND.

5 (b) On _____, 2018, in Resolution No. _____, the Planning Commission
6 found that the actions contemplated in this ordinance are consistent, on balance, with the
7 City's General Plan, as it is proposed to be amended, and with the eight priority policies of
8 Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said
9 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is
10 incorporated herein by reference.
11

12 Section 2. The General Plan is hereby amended by revising Map 5, Proposed Height
13 and Bulk Districts, in the Downtown Area Plan, to change the height of Assessor's Block 811,
14 Lots 10 and 12, from 96-X to 120-X.
15

16 Section 3. Effective and Operative Dates.

17 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
18 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
19 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
20 Mayor's veto of the ordinance.

21 (b) This ordinance shall become operative on, and no rights or duties effected until,
22 the later of (1) its effective date or (2) the date that the ordinance approving the Development
23 Agreement for the Project and the ordinance approving amendments to Section 260 of the
24 Planning Code and the Zoning Map have both become effective. Copies of said ordinances
25 are on file with the Clerk of the Board of Supervisors in File No. _____.

1
2 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
3 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
4 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
5 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
6 additions, and Board amendment deletions in accordance with the “Note” that appears under
7 the official title of the ordinance.

8
9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By: _____
12 JUDITH A. BOYAJIAN
 Deputy City Attorney

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EXHIBIT C:

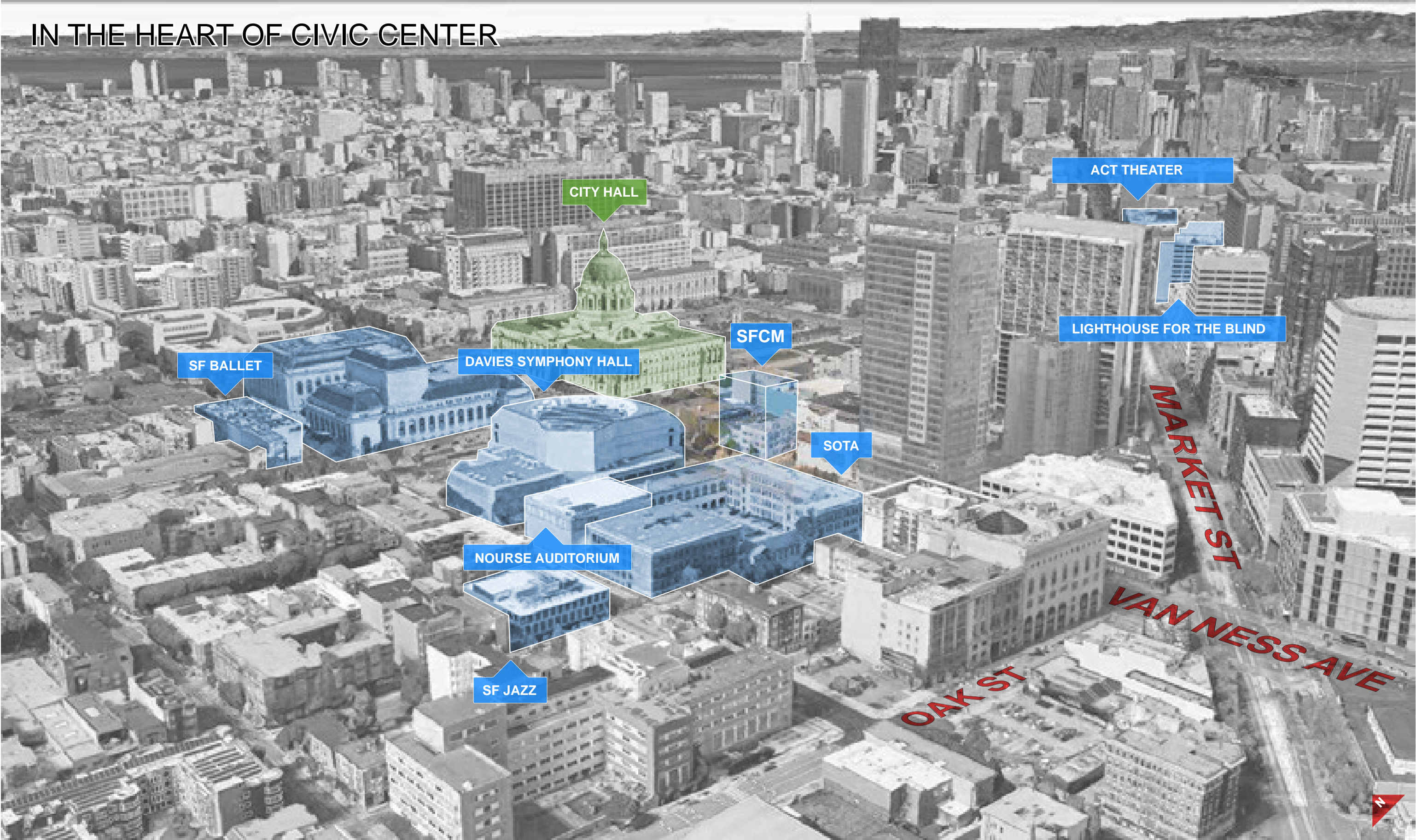
GRAPHICS FOR INFORMATIONAL PRESENTATION

SAN FRANCISCO CONSERVATORY OF MUSIC

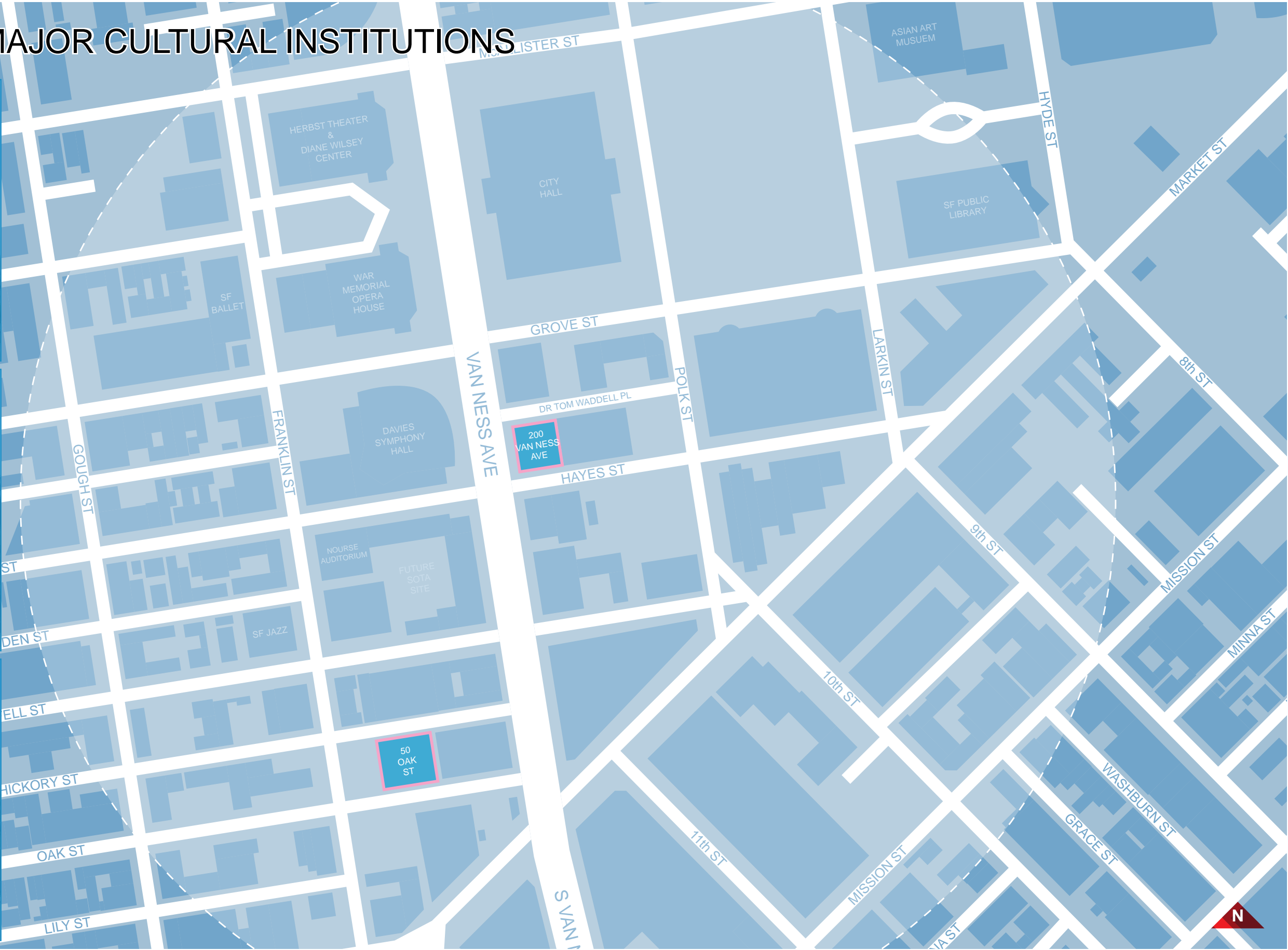
PLANNING COMMISSION INITIATION HEARING

JANUARY 11, 2018

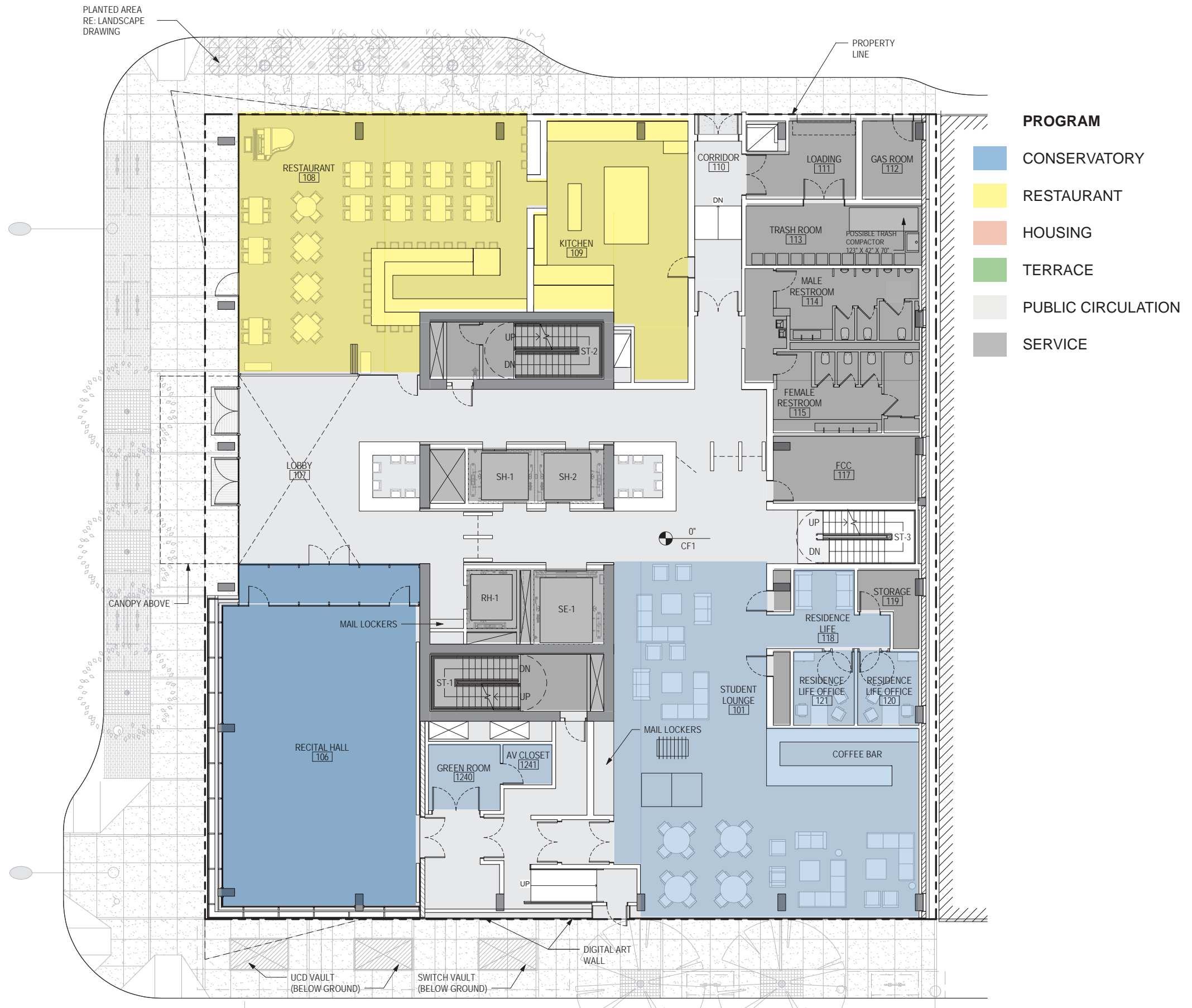
IN THE HEART OF CIVIC CENTER



5 MIN WALK TO MAJOR CULTURAL INSTITUTIONS











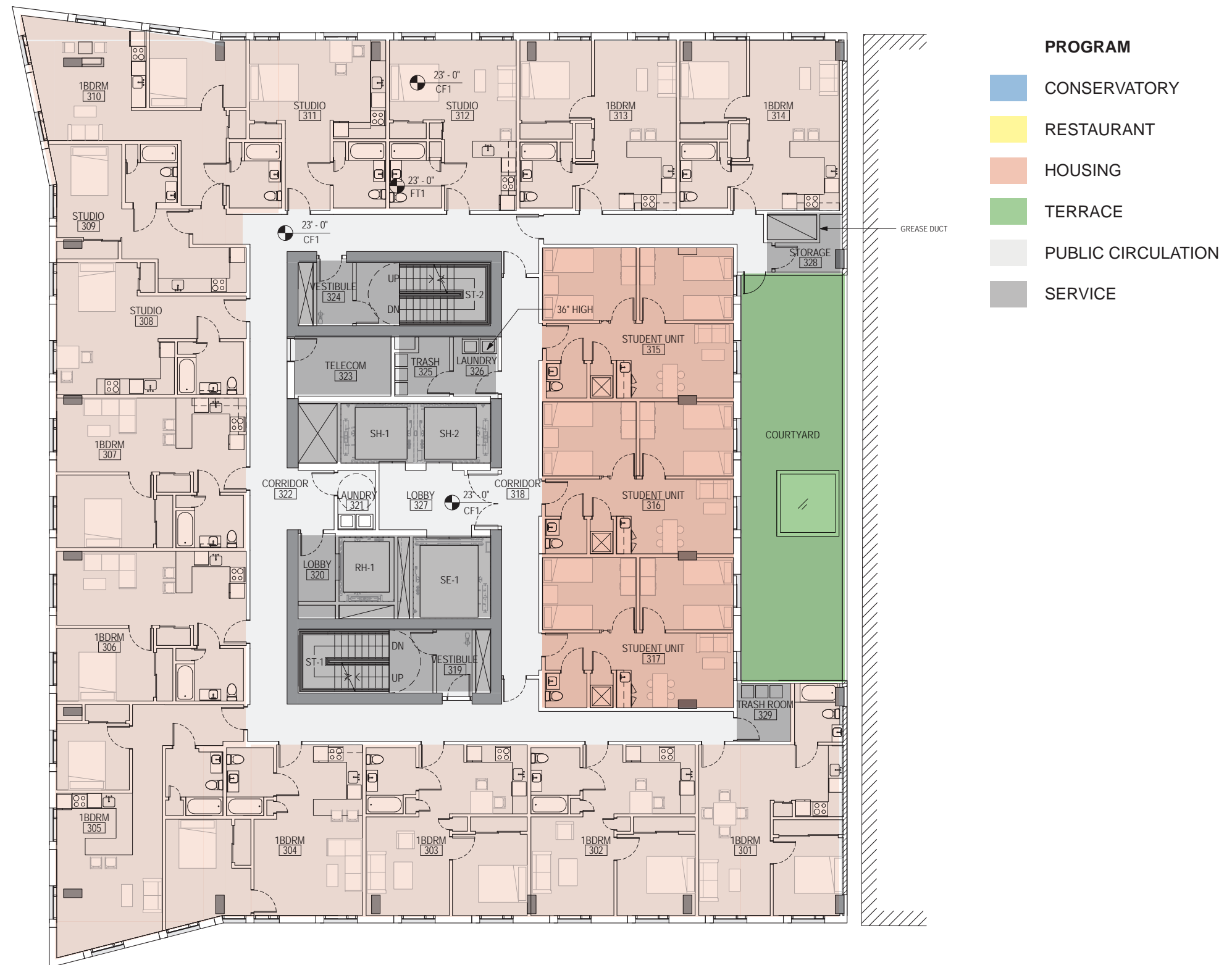


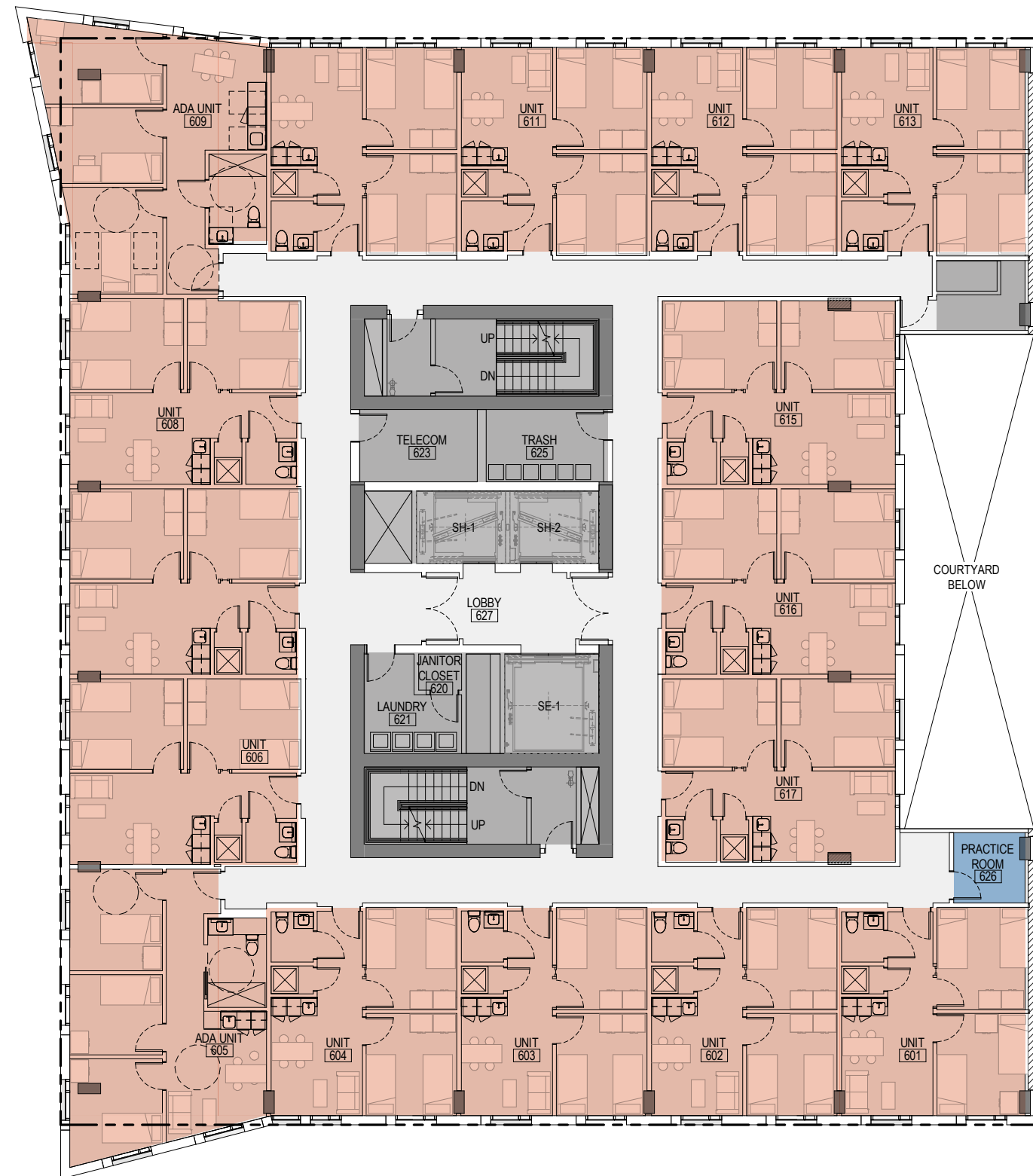






VIEW OF STUDENT CENTER ON HAYES STREET

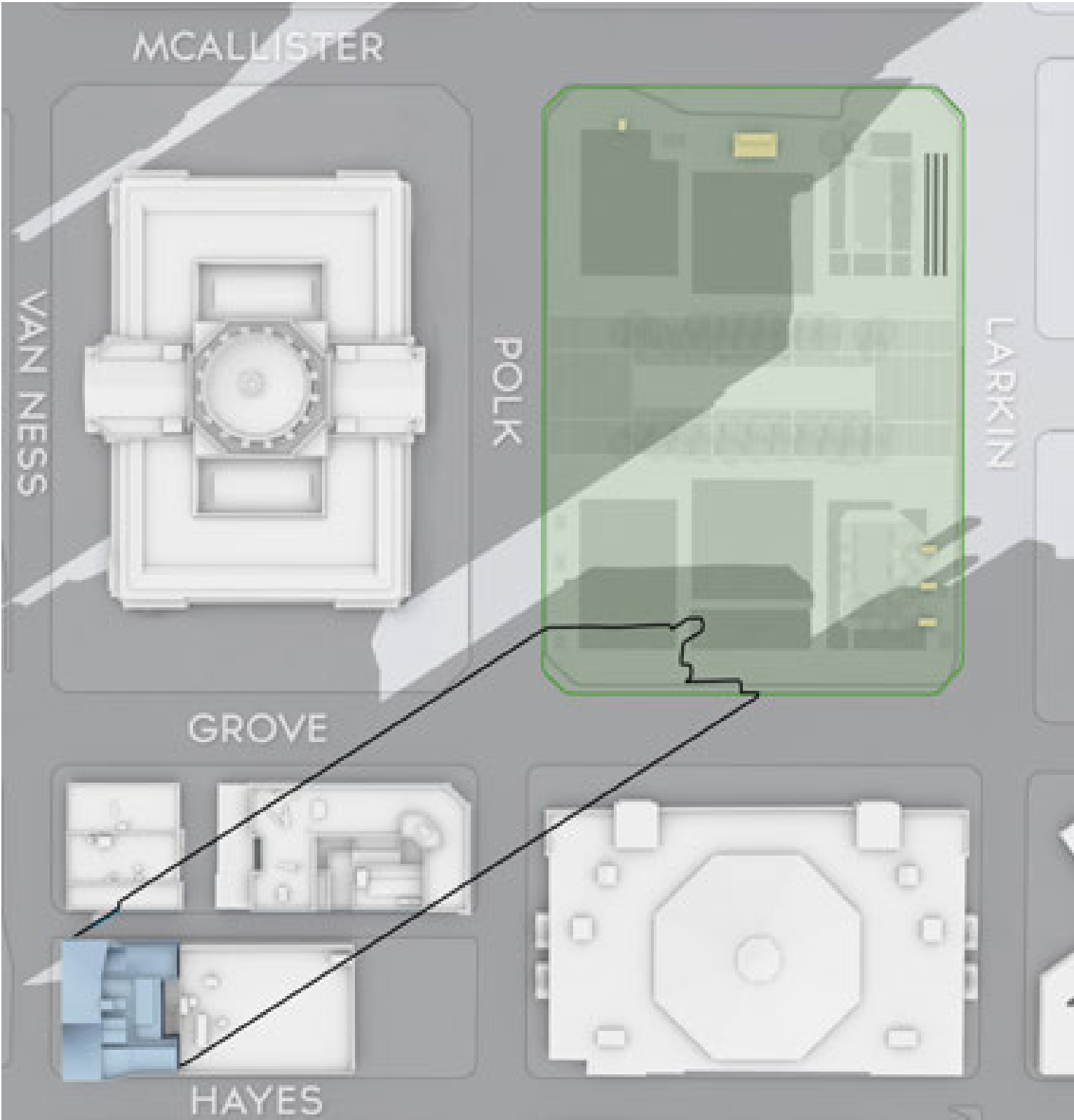




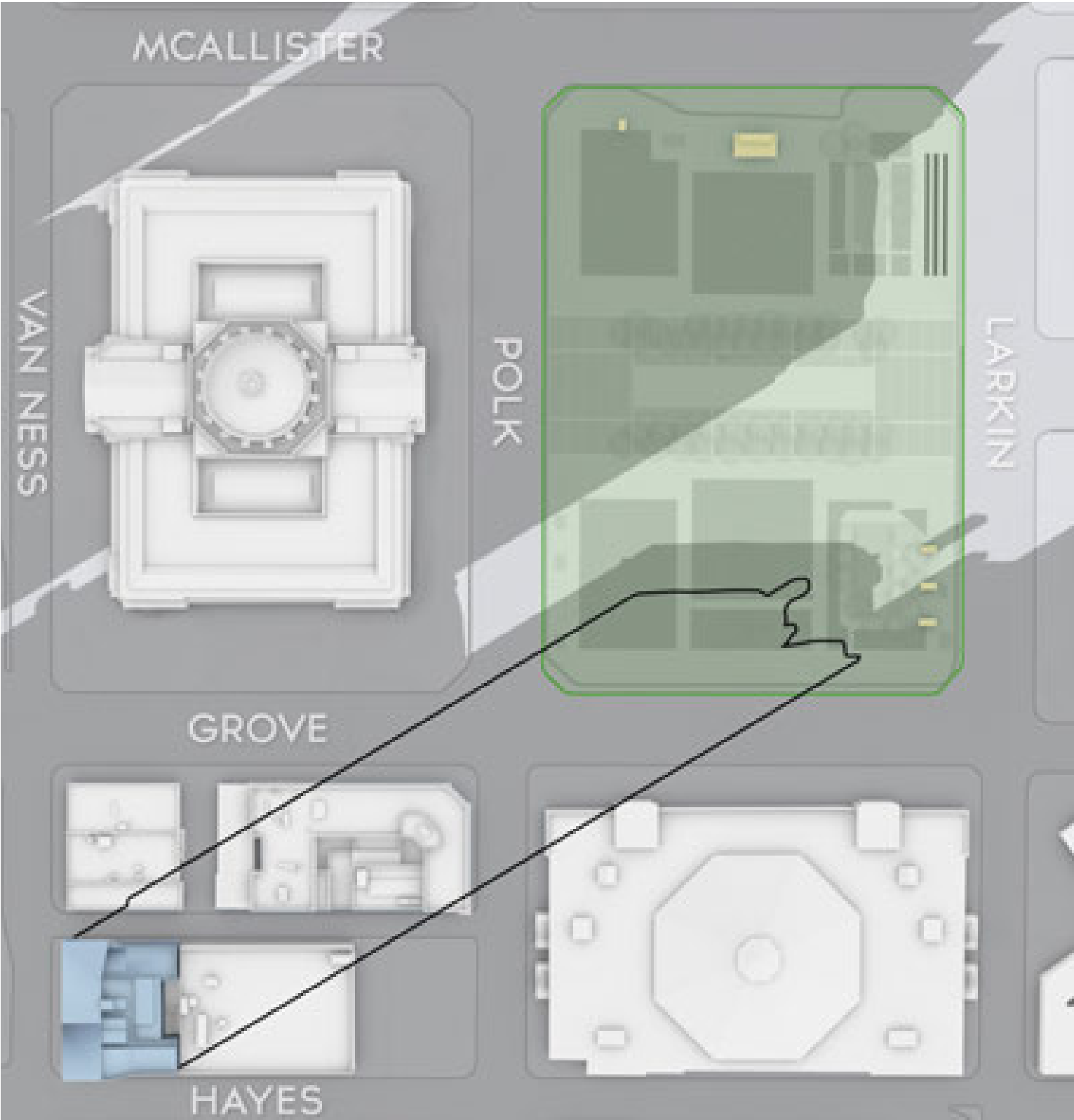
- PROGRAM**
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE



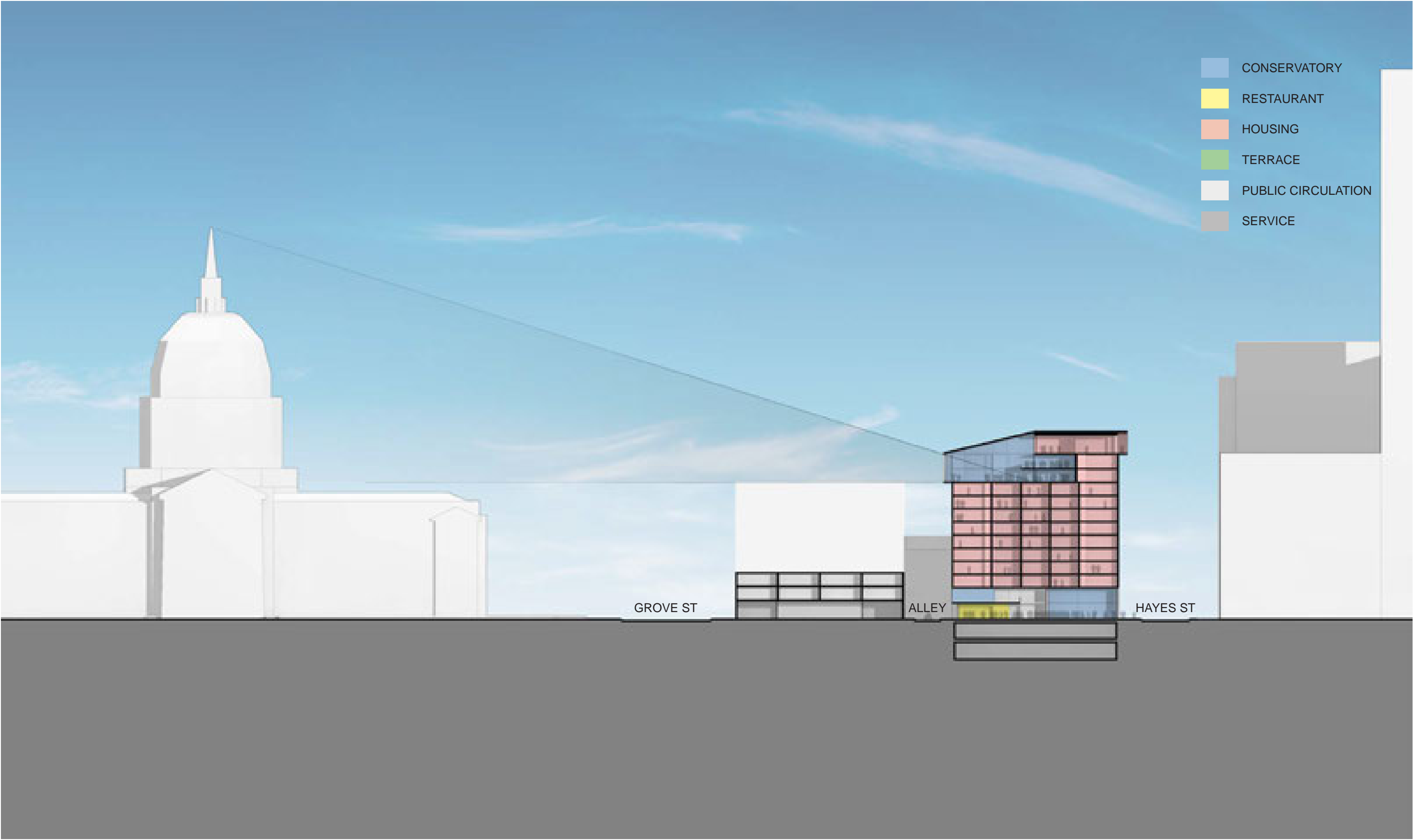
ANNUAL SHADOW INCREASE | 0.00000%



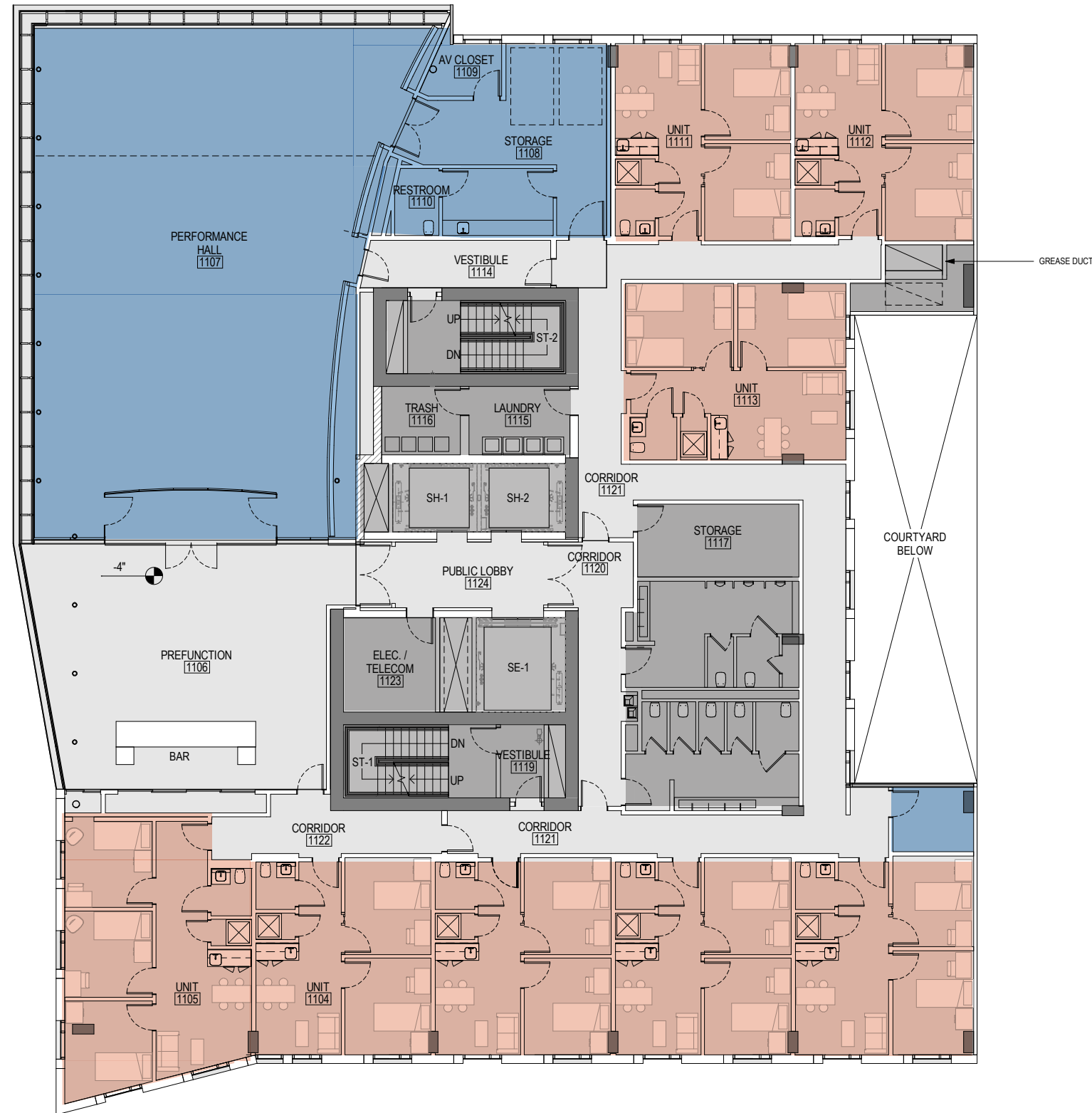
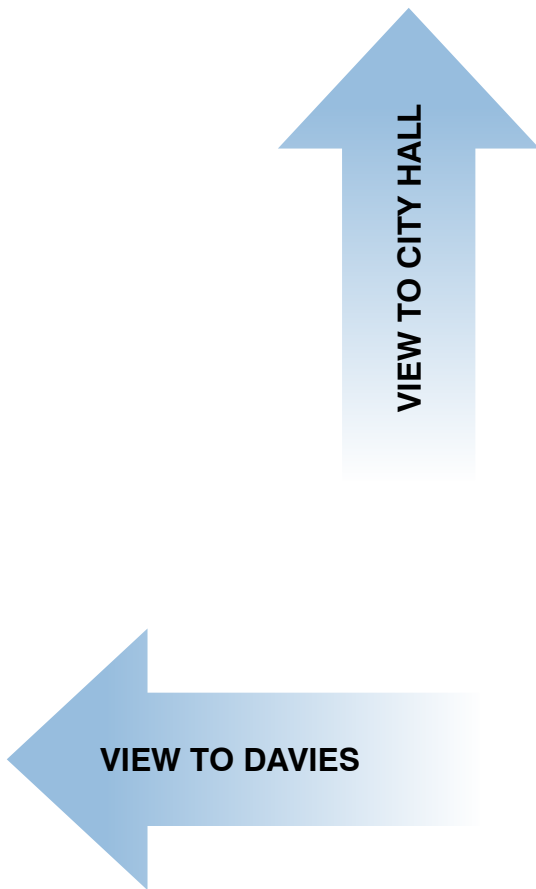
SHADOW ON CIVIC CENTER PARK | DECEMBER 20 AT 3:45 PM



SHADOW ON CIVIC CENTER PARK | DECEMBER 20 1 HR BEFORE SUNSET



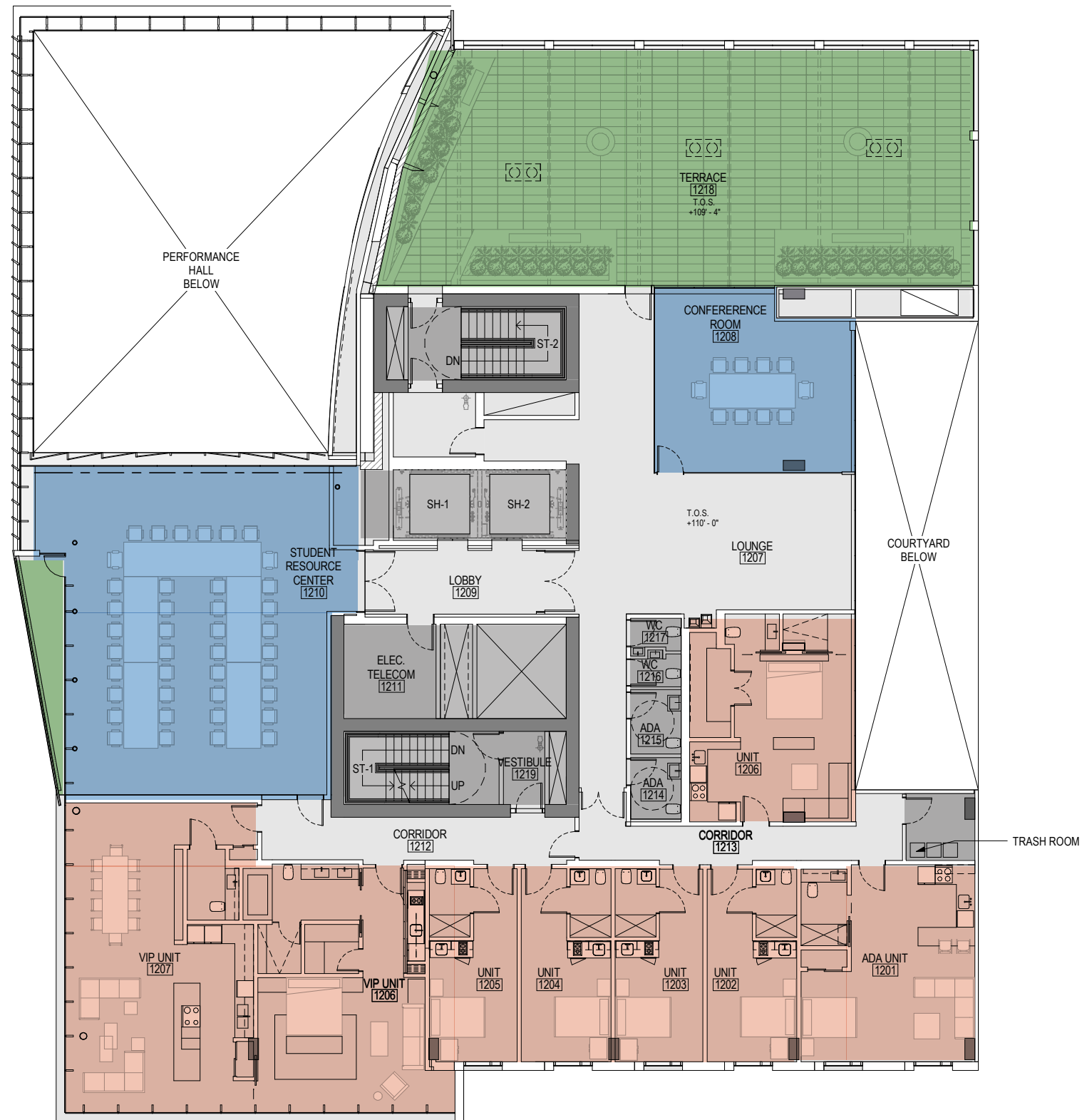
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PROGRAM

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