

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, February 1, 2018

1:00 p.m.

Regular Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Richards, Koppel, Melgar, Moore
COMMISSIONERS PRESENT: Johnson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:08 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Steve Wertheim, Linda Ajello-Hoagland, Doug Vu, Michael Christensen, Mark Luellen, Jonas P. Ionin –Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2017-013609CND (D. WEISSGLASS: (415) 575-9177)
668-678 PAGE STREET – north side of Page Street between Steiner and Fillmore Streets; Lot 015 in Assessor's Block 0843 (District 5) – Request for a **Condominium Conversion Subdivision**, pursuant to Subdivision Code Sections 1332 and 1381, to convert a three-story-over-garage, six-unit building into residential condominiums. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height

and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

Note: On January 11, 2018, after hearing and closing public comment; the Commission adopted a Motion of Intent to Deny and Continued the matter to February 1, 2018 by a vote of +6 -0 (Johnson absent).

(Proposed for Continuance to March 8, 2018)

SPEAKERS: None
 ACTION: Continued to March 8, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar

2. 2016-005617DRP (M. CHRISTENSEN: (415) 575-8742)
1439-1441 SOUTH VAN NESS AVENUE – east side of South Van Ness Avenue, between 25th and 26th Streets; lot 021 of Assessor’s Block 6526 (District 9) - Request for **Discretionary Review** of building permit application No. 2016.0809.4577 that proposes to legalize and alter the existing ground floor dwelling unit, construct vertical and rear additions to expand all units within the structure, and alter the façade of the structure within a RM-1 (Residential-Mixed, Low Density) District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions
Note: On November 30, 2017, after hearing and closing public comment; the Commission Continued the matter to December 21, 2017 by a vote of +6 -0 (Hillis absent).
On December 21, 2017, without hearing, Continued to January 18, 2018 by a vote of +5 -0 (Melgar, Richards absent).
On January 18, 2018 without hearing, Continued to February 1, 2018 by a vote of +6 -0 (Johnson absent).
(Proposed for Continuance to March 15, 2018)

SPEAKERS: None
 ACTION: Continued to March 15, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar

3. 2015-009163CUA (A. PERRY: (415) 575-9017)
77 GEARY STREET - southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor’s Block 0312 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service general office use with approximately 24,159 square feet of total space at the second and third floors of the existing building. This application seeks to abate Planning Enforcement Case No. 2015-009163ENF for unauthorized office use in the subject space. The space is currently occupied for office use by a software company (d.b.a. MuleSoft) and by an existing ground floor retailer in the building (d.b.a. Nespresso). The project is located within a C-3-R (Downtown – Retail) District, Downtown Plan Area, and 80-130-F Height and Bulk District. This action constitutes the Approval Action for the project for the

purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Proposed for Continuance to March 22, 2018)

SPEAKERS: None
 ACTION: Continued to March 22, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar

4. 2016-013942DRM (M. CHRISTENSEN: (415) 575-8742)
5 LELAND AVENUE - south side of Leland Avenue, between Bayshore Boulevard and Desmond Street; Lot 001 in Assessor's Block 6249 (District 10) - Request for **Mandatory Discretionary Review** of an application for a change of use from retail to a Medical Cannabis Dispensary (MCD) at the ground story, within a NC-3 (Neighborhood Commercial - Moderate Scale) Zoning District and 55-X Height and Bulk District. The MCD is proposed for on-site sales with no on-site cultivation or production. The associated Building Permit Application 2016.1214.4950 is for change of use and both interior and exterior alterations. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Analysis

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

Note: On October 26, 2017, after hearing and closing public comment; the Commission Continued the matter to February 1, 2018 by a vote of +3 -2 (Koppel, Hillis against; Richards, Moore absent).

(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Hillis, Moore, Richards, Fong, Koppel
 ABSENT: Johnson, Melgar

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. [2017-013413CUA](#) (M. CHANDLER: (415) 575-9048)
1390 MARKET STREET – north side of Market Street, between Hayes and Polk Streets; Lot 010 in Assessor's Block 0813 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1 and 210.2 to relocate an existing Formula Retail Financial Service Use (d.b.a. "Redwood Credit Union") to an existing 6,814 square-foot tenant space at the ground floor of an existing two-story commercial building previously occupied by a Public Facility Use (d.b.a. "United States Postal Service") within a C-3-G Zoning District and split Height and Bulk District of 120-R-2 and 120/200-R-2. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20098](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for January 11, 2018](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

- [Draft Minutes for January 18, 2018](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

7. Commission Comments/Questions

Commissioner Richards:

Just one quick one, I know last week I asked AnMarie Rogers to do a kind of what-if on SB-827 and how it applies to San Francisco, but after looking at some of the comments on social media, I think understanding SB-827 in the context of Housing Accountability Act and other things really is -- really gets to the matter because it may be in and of itself SB-827 does one thing, but when you combine it with all these other bills that hem the City in, it could be a whole different day after, if it does pass; if you could do that in your analysis.

AnMarie Rogers, Director of Citywide Planning:

We are nearly complete with a memo that does talk about not only 827 but also the kind of cascading effects that would happen in combination with the State Density Bonus. So that is the draft memo that we have. We could add probably a housing accountability paragraph and get that to you by next week's packet.

8. [Action Item List](#)

SPEAKERS: None
 ACTION: Reviewed and Commented

D. DEPARTMENT MATTERS

9. Director's Announcements

Director John Rahaim:

Commissioners, the only announcement I have today is to ask AnMarie Rogers to make a quick statement with respect to the issue that was raised. I think in last week's hearing about the potential discrepancies between the City's response to RHNA numbers versus those that the state has been publishing. AnMarie and her staff are looking at that and she wanted to give you an update on that.

AnMarie Rogers, Director of Citywide Planning:

We did speak with the public commenter from the HAC, the Housing Action Coalition, after the commission hearing and set up a meeting on Monday of this week to go through their concerns in detail. In looking at the data with them and talking through the issues, they were most concerned with a report that is a result of an ordinance from I believe 2011 in which the Board, it was sponsored by Supervisor Olague, a former Planning Commissioner, in which they wanted to see some regular updates to the housing production numbers and the way the ordinance was enacted, was written, it requires a comparison between some numbers that are not equivalent to RHNA and to the RHNA numbers. All the numbers in the report are accurate and when we first started making this report, it was a long, detailed report with a lot of tables in comparison and discussion. Over time, the Commission has asked that we pare it down to a simplified table and it is this simplified table that the HAC brought to our attention, may be being misused and misunderstood by some people. For that reason, we're in the process of proposing a new format to this Commission, which we hope to bring to you in next week's packet and we would ask for your guidance and hopefully your buy-in that we change the format of the report slightly to prevent misinterpretation, but still of course to comply with the law that we must comply with.

President Hillis:

Great. Thanks. So, we'll talk more about it -- excuse me -- next hearing? Are we going to have it as an agenda item?

Director John Rahaim:

Yeah. We have to, to have a discussion about it.

10. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

LAND USE COMMITTEE:

- **161109 Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District.** Sponsor: Farrell. Staff: May.

First on the Land Use agenda was Mayor Farrell's ordinance that would establish the Geary-Masonic Special Use District. This Commission heard this item on November 30, 2017 and voted to approve the proposed Ordinance with modifications. The Mayor's office proposed to add the Commission's amendments to the ordinance, which included increasing the inclusionary rate from 18% to 23% and requiring four car share spaces. Because the amendments had not yet been drafted, and they are substantive amendments, the item had to be continued one week to February 5.

- **171193 Planning Code - Inclusionary Affordable Housing Program.** Sponsor: Peskin. Staff: Grob.

Next on the agenda was Supervisor Peskin's ordinance that would amend the City's Inclusionary Affordable Housing Program to bring our local program into greater compliance with State Law (AB 1505), also known as "The Palmer Fix". This Commission heard this item on January 11, 2018, and voted unanimously to approve the amendment. At the land use hearing there was no public comment, and no significant comments or questions from the Committee members. The item was forwarded to the Full Board with a positive recommendation.

FULL BOARD:

- **171096 Planning Code - Definition of Gross Floor Area.** Sponsor: Planning Commission. Staff: Butkus. PASSED Second Read
- **171097 Planning Code - Article 8 Corrections.** Sponsor: Planning Commission. Staff: Butkus. PASSED Second Read
- **171173 Planning Code - Mission Street Neighborhood Commercial Transit District.** Sponsor: Ronen. Staff: Peterson. PASSED Second Read

HISTORIC PRESERVATION COMMISSION:

None

BOARD OF APPEALS:

None

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKER:

- Todd David – Expanded data, discrepancies
- Chris Gardner – RDG's on Action List
- Corey Smith – Mayor's Executive Director
- Peter Cohen – Housing pipeline
- Laura Clark – Statistics numbers, YIMBY Army
- Mary Gallagher – Budget, Work Program Grant, Fees, General Fund, Setting the Work Program
- Ozzie Rohm – Illegal demolitions, inaccurate plan, serial permitting

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. 2011.1356MTZU (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – This **Informational Presentation** is intended to continue the process leading to Initiation and eventual adoption of the Central SoMa Plan and accompanying legislation. It will focus on presenting information received since the last hearing in August 2017, including comments received at two informational hearings regarding Central SoMa at the Board of Supervisors' Land Use & Transportation Committee. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: None - Informational

SPEAKERS:

- = Steve Wertheim – Staff presentation
- = Speaker – TODCO introduction
- = Joyce – Stronger provision for all age groups
- = John Elberling – Community Advisory Board
- = Carla – We Are SOMA coalition, existing community representation
- = Mario Demura – Filipino's in SOMA, just plan for all
- = Connie Ford – Good jobs for all
- = Mish Olivar – United Playas
- Speaker – Not about views
- = Gina Coreaga – Midrise height limits
- = Courtney Damkroger – Old US Mint
- = Jim Worshell – Old US Mint
- = Erin Reese
- = Wilma Parker – Old US Mint
- = David Wu – Rising real estate prices
- = Speaker – US Mint restoration
- = Mike Buehler – Future of the Mint, community cultural commons
- = Laura Clark – Jobs and housing imbalance
- = Deni Leonard – Old US Mint
- = Tony Robles – True community input, affordable housing
- + Carl Shannon – Bond funding deadline
- + Mario Yedidia – The kind of jobs
- = Matt Haney – Feedback student enrollment from this neighborhood
- + Corey Smith – Support
- = Peter Cohen – Jobs-housing fit
- Rachel Astemosa – Filipino SOMA Complex
- = Kevin Burke – Jobs-housing, commuters
- = Fernando Martis – Jobs-housing balance
- = Steve Vettel – WMOO Zoning District
- Todd David Jobs housing near transit, up zone for affordable housing
- + Anthea Hartig – Public engagement process
- = Katherine Petrin – US Mint

ACTION: None – Informational

12. [2015-009450CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
1600 OCEAN AVENUE – north side of Ocean Avenue, between Faxon and Miramar Avenues; Lot 011 of Assessor's Block 3196 (District 7) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 755, to legalize an existing Formula Retail Financial Services use (d.b.a. "Bank of America") in a ground floor 905 square-foot

tenant space (occupying approximately 325 gsf) in a one-story, commercial building within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Disapprove

SPEAKERS: = Natalia Kwiatkowska – Staff report
+ Ken Gaskins – Project presentation

ACTION: After hearing and closing public comment; Adopted a Motion of Intent to Approve with Conditions, that the bank cease operations at the end of two years or when their current lease expires; and Continued the matter to February 22, 2018.

AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar

ABSENT: Johnson

13. [2017-001990CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
863 CAROLINA STREET – east side of Carolina Street, between 20th and 22nd Streets, Lot 031 in Assessor's Block 4097 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing one-story single-family dwelling and construct a new three-story-over-basement residence with two dwelling units. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Linda Ajello-Hoagland – Staff report
+ Jeremy Paul – Project presentation
+ Dmitry Rocklin – Project presentation
- Dennis Edelman – Opposition
- Mark Mennardi – Opposition
- Katrina Hazen – Does not enhance the neighborhood
- Julie Jackson – Historic resource evaluation
- Speaker – Height southern exposure
- Kathy Pagan – Opposition
- Megan Smith – Opposed to demolition of earthquake shack
- Chris Gardner – Residential Design Guidelines

ACTION: Approved with Conditions as amended to include:
1. Removal of the penthouse and roof deck;
2. Ensure the elevator includes a keyed entry;
3. Provide a matching lightwell;
4. Reduce the massing; and
5. Continue working with Staff and the RDT on the façade.

AYES: Hillis, Moore, Richards, Fong, Koppel,

ABSENT: Johnson, Melgar

MOTION: [20099](#)

14. [2013.0531X](#) (D. VU: (415) 575-9120)
2230 3RD STREET – west side between 19th and 20th Streets – Lot 001C in Assessor's Block 4059 (District 9) – Request for **Large Project Authorization** pursuant to Planning Code

Section 329 to demolish an existing 5,600 sq. ft. industrial building and construct a new 39,494 sq. ft., six-story and 68 ft. tall mixed-use building containing 2,987 sq. ft. of commercial retail sales and service use at the ground floor and approximately 36,507 sq. ft. of medical services and life science office and laboratory uses throughout all floors. An additional 2,450 sq. ft. ground floor garage for fifteen accessory automobile parking spaces, fourteen bicycle parking spaces and 3,360 sq. ft. of rooftop common open space are also proposed. The subject property is located within the UMU (Urban Mixed Use) District, Life Science and Medical Special Use District, and 68-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Doug Vu – Staff report
 + Speaker – Project presentation
 Sue Hestor – Conditions of Approval, office allocation

ACTION: Approved with Conditions as amended to include any tenant improvement(s) to be routed to Planning.

AYES: Hillis, Moore, Richards, Fong, Koppel

ABSENT: Johnson, Melgar

MOTION: [20100](#)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

15. [2017-009668DRP](#) (M. CHRISTENSEN: (415) 575-8742)
2567 MISSION STREET – east side of Mission Street, between 21st and 22nd Streets, Lot 079 in Assessor's Block 3615 (District 9); Request for **Discretionary Review** of Building Permit Application 2017.0519.7190, which proposes to convert an existing ground floor space currently used as café area which is accessory to the primary office use of the site and not open to the public to a limited-restaurant café which is open to the public. No significant changes to the exterior of the structure are proposed. The Project Site is located within a NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 65-B / 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Michael Christensen – Staff report
 - Peter Papadapolous – DR Presentation
 - Theresa Flandrick – Support the DR
 - Speaker – Higher concentration of restaurant, office and retail
 - Hall – Request for continuance
 - Eric Arguello – MOU
 + Bo Thiara – Project presentation

ACTION: After a motion to NOT Take DR and approve as proposed with a 6 months update failed +3 -3 (Richards, Moore, Melgar against; Johnson absent); Continued to February 8, 2018.
AYES: Hillis, Moore, Richards, Melgar
NAYES: Fong, Koppel
ABSENT: Johnson

- 16a. [2016-012089DRP](#) (N. FOSTER: (415) 575-9167)
33-35 ALADDIN TERRACE – south side of Aladdin Terrace, between Taylor and Mason Streets, Lot 021B in Assessor’s Block 0100 (District 3); Public-Initiated Request for **Discretionary Review** of Building Permit Application No. 2016.09.02.6778, proposing a vertical and horizontal addition of the existing 3-story residential structure containing two (2) dwelling units. The Project proposes an extensive remodel of the existing 2,877 gross square foot building, adding 1,609 gross square feet for a total of 4,486 square feet of living space distributed amongst the two existing (2) dwelling units. To accommodate the one-story vertical addition, the existing floor plates would be lifted approximately 3 feet, 6 inches, creating a new fourth floor. The project would add a two-car garage, with two garage doors measuring 8 feet wide (each). A new roof deck accessible via a roof hatch is included in the proposal. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Mark Luellen – Staff report
 - Jim Nikkar – DR presentation
 - Willis Bigelow – Housing Element
 - John Barruso – No off-street parking
 - Speaker – Negative impact to light and air
 - Paul Travis – Opposition
 - Speaker – Construction impacts
 - Kerry – Opposition
 - Chris Bigelow – Opposition
 - Teresa Flandrick – Opposition
 - Kathleen Courtney – Alleys
 + Brian Milford – Project presentation
 + Lisa Astor – Project presentation
 + Speaker – Support
 + Daniel Merchant – Support
 + Joanne Edwards – Support

ACTION: Took DR and approved as amended without the proposed garage and with the revised roof plan.

AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
ABSENT: Johnson
DRA: [0577](#)

- 16b. [2016-012089VAR](#) (N. FOSTER: (415) 575-9167)

33-35 ALADDIN TERRACE – south side of Aladdin Terrace, between Taylor and Mason Streets, Lot 021B in Assessor’s Block 0100 (District 3); Request for **Variance** from the Zoning Administrator for “Rear Yard” requirement of the Planning Code (Section 134). The Project proposes a vertical and horizontal addition of the existing 3-story residential structure containing two (2) dwelling units. The Project includes an extensive remodel of the existing 2,877 gross square foot building, adding 1,609 gross square feet for a total of 4,486 square feet of living space distributed amongst the two existing (2) dwelling units. To accommodate the one-story vertical addition, the existing floor plates would be lifted approximately 3 feet, 6 inches, creating a new fourth floor. The project would add a two-car garage, with two garage doors measuring 8 feet wide (each). A new roof deck accessible via a roof hatch is included in the proposal. A portion of the horizontal and vertical addition encroaches into the required rear yard by approximately 6 feet, 8 inches. Therefore, a variance is required for rear yard encroachment (Planning Code Section 134). A variance was scheduled for December 6, 2017; upon filing of the Discretionary Review applications, that variance hearing was continued to February 1, 2018, to coincide with the Discretionary Review hearing. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.

ACTION: ZA Closed the public hearing and indicated an intent to Grant

ADJOURNMENT – 7:28 PM

ADOPTED FEBRUARY 22, 2018

**NOTICE OF PUBLIC HEARING
REGARDING PROPOSED DEVELOPMENT AGREEMENT
(FEBRUARY 8, 2018)**

[2015-012994DVA](#)

200 – 214 VAN NESS AVENUE SAN FRANCISCO CONSERVATORY OF MUSIC DEVELOPMENT AGREEMENT – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – Request to Adopt a Recommendation of Approval of a **Development Agreement** between the City and County of San Francisco and the “San Francisco Conservatory of Music” in association with the 200 – 214 Van Ness mixed-use project. The proposed Development Agreement will address replacement housing for the 27 dwelling units that currently exist on the site. Overall, the project would include 420 student housing beds, 30 dwelling units (27 replacement units and 3 new units for faculty), 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. Pursuant to San Francisco Administrative Code Section 56.4(c), the Director of Planning has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File No. 2015-012994DVA.