



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

Academy of Art University Update

HEARING DATE: MAY 19, 2016

Date: May 12, 2016
Case No.: 2008.0586
Subject: Academy of Art University Project Update
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PROCESSING APPROACH

Staff would like to follow up with the Planning Commission regarding processing strategies that were discussed at the October 1, 2015 update hearing.

As an update to what was previously summarized in the October 1, 2015 and March 17, 2016 Informational Hearings, the Planning Department is aware of 40 properties owned and/or operated by AAU. Six of the properties contain legal uses and do not require further action, whereas 34 of the 40 properties require discretionary action as follows:

- 9 properties are operating in a manner prohibited under the Planning Code and would require a Planning Code Amendment;
- 10 properties require Conditional Use Authorization;
- 13 properties require Historic Preservation Review; and
- 2 properties require a Building Permit Application to change and/or legalize the use.

Based on feedback from the Commission and additional analysis, Staff has reorganized the properties and their uses into the following seven policy categories, informing the manner in which AAU projects will be grouped together for Planning Commission action.

- (7 properties) Conversion of **Housing** to Student Housing
- (3 properties) Conversion of **Industrial** to Institutional Uses
- (7 properties) Conversion of **Office** to Institutional Uses
- (5 properties) Conversion of **Retail** to Institutional Uses
- (3 properties) Conversion of **Hotel / Motel** to Student Housing
- (2 property) Conversion of **Institutional (Religious)** to Institutional (Post-Secondary Education)
- (7 properties) No Changes of Use; Sites will **Remain** as Institutional, Residential, or Industrial

While only 19 of the 34 properties require Conditional Use Authorization and/or Planning Code Amendments, some of the 15 properties requiring Historic Preservation or Building Permit review, which typically do not require Planning Commission action, may be brought before the Commission through a Staff-initiated Discretionary Review in order to implement conditions of approval related to transportation and historic preservation as indicated in the ESTM, and that Staff finds appropriate for the property on a case-by-case basis.

Staff plans to group the projects for the Commission's consideration by the policy categories listed above over the course of approximately six-seven hearings. Since properties of the same land use share similar qualities, issues and concerns, Staff would group said projects together under one presentation, while preparing separate motions for each property.

Enforcement Update

On March 31st, April 7th and April 14th, the Zoning Administrator issued Notice of Violation and Penalty Decisions (Decisions) to the Academy of Art University (AAU) for 22 properties that are in violation of the Planning Code. AAU has appealed these Decisions to the Board of Appeals (Appeal Nos. 16-058 to 16-065 and 16-067 to 16-077) and these items are currently scheduled for hearing on June 22, 2016. The Decisions included modified penalty accrual terms to provide a July 1, 2016 deadline for AAU to publish the Response to Comments (RTC) for the EIR and Existing Sites Technical Memorandum (ESTM). Failure to publish these key environmental documents by July 1, 2016, will result in penalties of \$250 per day per property (or \$5,500 per day for all 22 properties). If the RTC and ESTM are published by July 1, 2016, the Zoning Administrator may issue subsequent determinations that further modify the penalty accrual terms to ensure timely compliance with the Planning Code.

In addition to the potential penalties outlined above, penalties have continued to accrue on the AAU property at 460 Townsend Street since the Board of Appeals decision on this matter (December 11, 2010). At \$250 per day, the outstanding penalty is \$495,000 as of May 12, 2016. AAU also has outstanding penalties of \$3,250 for the property at 2295 Taylor Street. In total, AAU has paid approximately \$81,507 in enforcement related permit fees associated with permits associated with outstanding violations.

Planning Code Amendments

To date, the Department has received two Planning Code Amendment applications. One proposal would amend Section 317 to allow the conversion of Residential Uses to Student Housing for seven of AAU's nine residential sites. The second proposal would amend Section 175.5(b) to extend the grace period for legalizing non-conforming uses in the SALI (Service, Arts, Light Industrial) Zoning District within the Western SOMA Special Use District from 36 months (which expired on April 27, 2016) to 48 months. Specifically, the second proposal would provide additional time to legalize the institutional use at 601 Brannan Street.

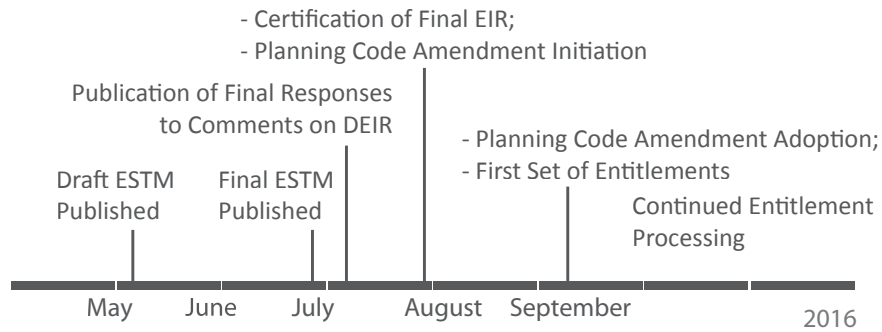
In addition to the Project Sponsor's proposed ordinances, Staff proposes an alternative ordinance that will align with the Department's larger policy recommendations. At the Initiation Hearing tentatively scheduled to coincide with the EIR Certification date for the amendments, Staff will present both the ordinances proposed by Sponsor, and the ordinance prepared by the Planning Department, for the Commission's consideration. The Planning Commission could choose to initiate one ordinance, two ordinances, or none of the proposed ordinances.

Timeline

The timeline below is a refinement of the timeline presented on October 1, 2015 and starts at the present time rather than the commencement of the Department's work on the project in 2008.

The following milestones capture the next steps and estimated dates with respect to environmental review and entitlement processing for AAU:

- May 4, 2016 – Publication of Draft Existing Sites Technical Memorandum (ESTM)
- June 3, 2016 – End of 30-day comment period for ESTM
- End of June 2016 – Publication of Final ESTM
- July 1, 2016 – Publication of Final Responses to Comments on Draft EIR (DEIR)
- July 28, 2016 – Commission Consideration of Final EIR Certification; Initiation of Planning Code Amendments
- September 2016 – Commission Consideration of Adoption of Planning Code Amendments; First entitlement hearing



PLANNING DEPARTMENT RECOMMENDATIONS

After carefully reviewing each property, its physical location, and the conversion’s impacts on stated City policy goals, such as the desire to increase housing supply and reduce the loss of industrial space, Staff developed the following preliminary policy recommendations. The Department welcomes and looks forward to receiving feedback from the Commission regarding these general policy recommendations.

Conversion of Housing to Student Housing:

The Planning Department is inclined to:



- Be unsupportive of conversions that **detract** from the stated Citywide **goal to protect the affordability of San Francisco’s housing stock and policy to require institutions to meet the housing demand they generate with new housing.**
- Support cases where the conversion to **student housing serves as a higher intensity use** than what would otherwise be located on the subject site.

Conversion of Industrial to Institutional Uses:

The Planning Department is inclined to:



- Be unsupportive of conversions that **detract** from the stated Citywide **goal to preserve industrial space dedicated to production, distribution and repair.**
- Support cases where the conversion to **institutional use remains industrial in nature** or maintains an **industrial component** and is therefore is best situated on the subject site rather than elsewhere in the City.

Conversion of Retail to Institutional Uses:

The Planning Department is inclined to:



- Be unsupportive of conversions that **detract** from the stated Citywide **goal to provide active ground floor retail uses.**
- Support cases where the conversion to institutional use **maintains a publicly-accessible, active use**, and therefore is best situated on the subject site rather than elsewhere in the City.

Conversion of Office to Institutional Uses:

The Planning Department is inclined to:



- Be unsupportive of **unauthorized conversions** of **office space** to institutional uses where the proposed use is **incompatible with the surrounding context**, and on sites located a greater distance from AAU’s central core, causing **the shuttle service to be overstretched.**
- Support conversions of office uses where the institutional **use is office in nature**, such as the institution’s administrative headquarters, and is **appropriate for the subject site.**

Conversion of Tourist Hotel/ Motel to Student Housing:

The Planning Department is inclined to:



- Support cases where the conversion to **student housing serves as a higher intensity use** than what would otherwise be located on the subject site.

Conversion of Institutional (Religious) to Institutional (Post-Secondary Education):

The Planning Department is inclined to:



- Support cases where the proposed institutional use **adaptively reuses a historically significant site and /or is compatible with the surrounding context.**

Sites with No Changes of Use - Remaining as Institutional, Industrial, Housing





The Planning Department is inclined to:

- Support cases where the proposed use **adaptively reuses a historically significant site and /or is compatible with the surrounding context.**

In summary, the Department is inclined to recommend approval for 21 properties and be unsupportive of 11 of the 34 properties that require discretionary action either by the Planning Commission or Planning Department Staff. Staff has not rendered a preliminary recommendation on two (2) of the properties in light of new information which is currently under review. It should be noted that the Department's preliminary recommendations are based on information available at the time of review and are subject to change pending completion of environmental review. The basis for supporting some of the conversions was that AAU's proposed use remains similar in nature to the legal use. Some of the office spaces that were converted, for example, would remain as administrative office use. The Department's recommendations may change in light of new information that comes to light as a result of environmental review or additional analysis.

The following pages provide and an overall map of the Department's preliminary recommendations, a separate map for the properties falling within each of the aforementioned six policy categories, an accompanying table and an information sheet for each property. The legal uses indicated for the properties represent the last legal use for the site. In instances where the use is not principally permitted (e.g. requires conditional use authorization, is non-conforming, etc.), the last legal use may have been abandoned.

The legend below describes the colored banners shown at the top of each site-specific page. Note that the highest level of review is represented. Accordingly, a property listed under "Planning Code Amendment" may also require Conditional Use Authorization, Historic Preservation Review and/or Building Permit Application(s). Similarly, a property listed under "Conditional Use Authorization" may also require Historic Preservation Review and a Building Permit Application.

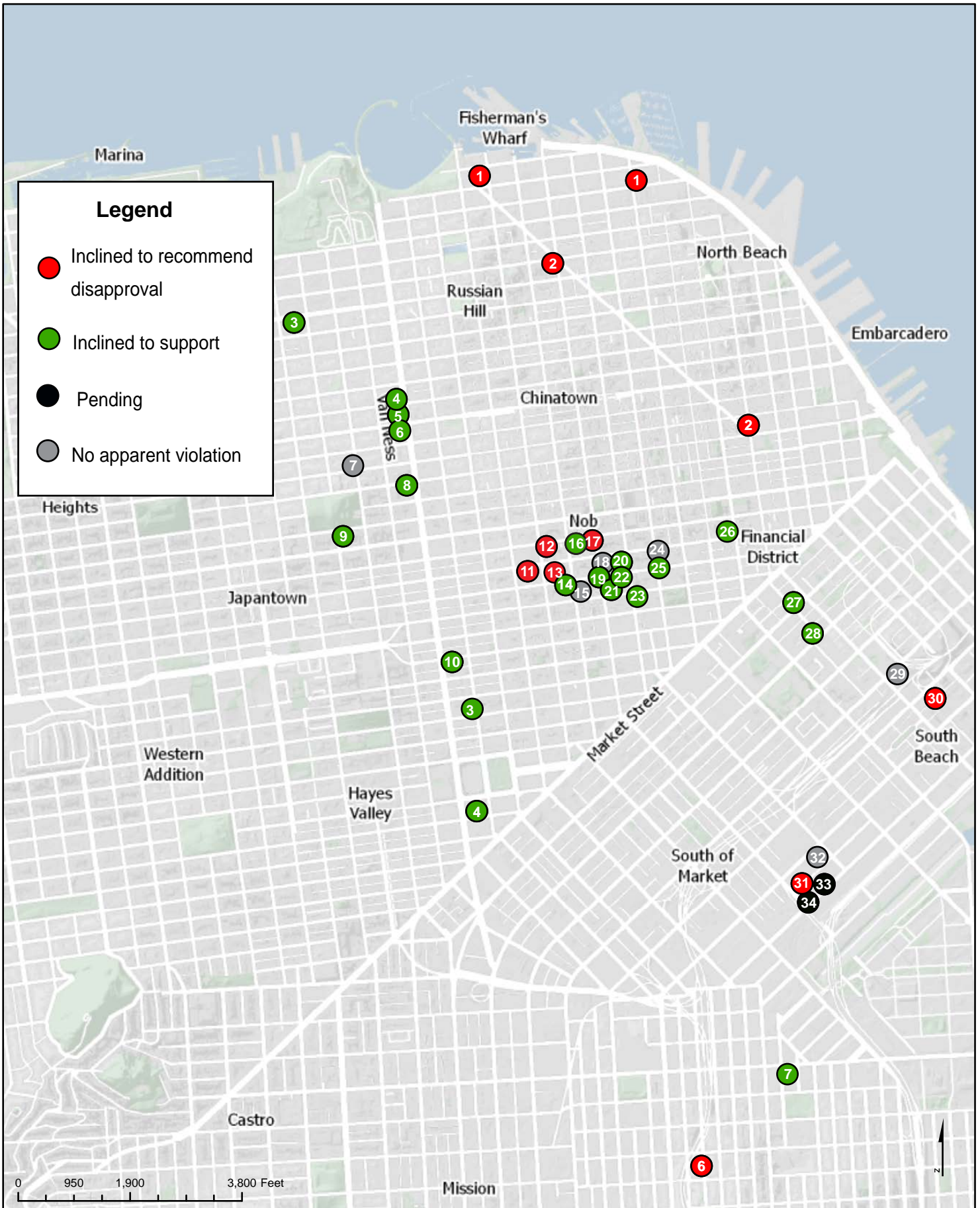
	Not Permitted by Code; Requires Planning Code Text Amendment
	Requires Conditional Use Authorization
	Requires Historic Preservation Review
	Requires Building Permit

PLANNING COMMISSION FEEDBACK

Staff requests feedback from the Commission on the following items:

- Processing Approach
- Policy Recommendations
- Preliminary Project Recommendations

AAU - ALL SITES - PRELIMINARY RECOMMENDATIONS



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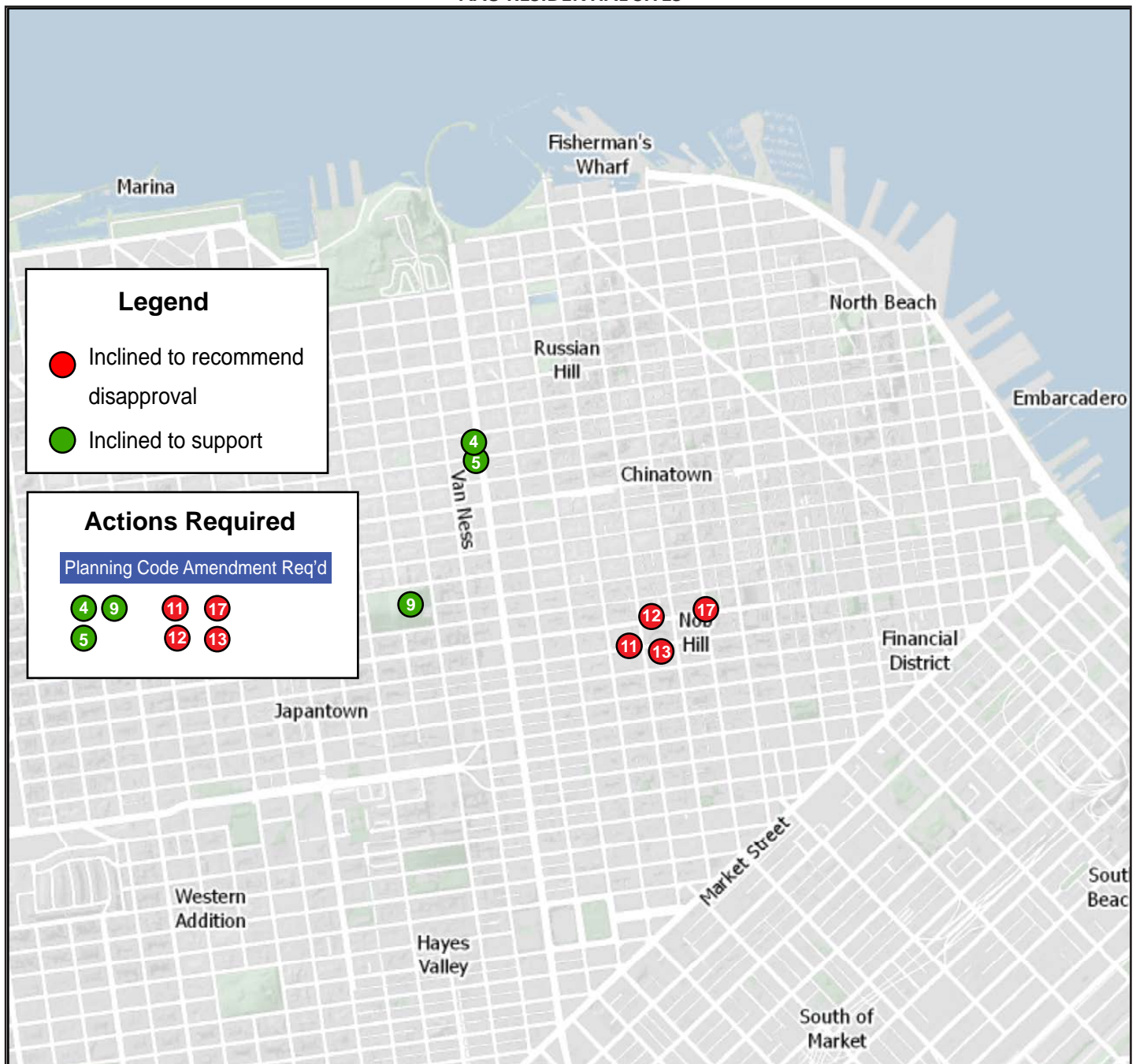
RESIDENTIAL TO STUDENT HOUSING

CONVERSION OF HOUSING TO STUDENT HOUSING:

The Planning Department is inclined to:

- Be unsupportive of conversions that **detract** from the stated Citywide **goal to protect the affordability of San Francisco's housing stock and policy to require institutions to meet** the housing demand they generate with **new housing**.
- Support cases where the conversion to **student housing serves as a higher intensity use** than what would otherwise be located on the subject site.

AAU RESIDENTIAL SITES





AAU RESIDENTIAL SITES - PRELIMINARY RECOMMENDATIONS

	ESTM / EIR	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required	Preliminary Recommendation
12.	ESTM	1080 Bush Street*	0276/015	RC-4	NE (Nob Hill)	Student Housing	42 Dwelling Units & 15 rooms (122 beds)	Residential/ Residential Hotel (42 DUs & 15 rooms***)	Legislative Amendment to 317(e), CUA, HP, BP	Inclined to recommend disapproval
11.	ESTM	1153 Bush Street*	0280/026	RC-4	NE (Civic Center)	Student Housing	15 rooms (37 beds)	Residential/ Residential Hotel (1 DU & 14 rooms***)	Legislative Amendment to 317(e), CUA, HP, BP	Inclined to recommend disapproval
17.	ESTM	1055 Pine Street*	0275/009	RM-4 Nob Hill SUD	NE (Nob Hill)	Student Housing	81 rooms (155 beds)	Residential Hotel (59 rooms)	Legislative Amendment to 317(e), CUA, HP, BP	Inclined to recommend disapproval
13.	ESTM	860 Sutter Street*	0281/006	RC-4	NE (Civic Center)	Student Housing	89 Rooms (184 beds)	Tourist & Residential Hotel (39 tourist rooms & 50 residential rooms)	Legislative Amendment to 317(e), CUA, HP, BP	Inclined to recommend disapproval
9.	ESTM	1916 Octavia Street*	0640/011	RH-2	NW Pacific Heights)	Student Housing	22 rooms (47 beds)	Residential Hotel (22 rooms)	Legislative Amendment to 317(e), CUA, BP	Inclined to recommend approval
5.	ESTM	2209 Van Ness Avenue*	0570/029	RC-3	NW (Pacific Heights)	Student Housing	22 rooms (56 beds)	Residential (1 Dwelling Unit)	Legislative Amendment to 317(e), CUA, HP, BP	Inclined to recommend approval
4.	ESTM	2211 Van Ness Avenue*	0570/005	RC-3	NW (Pacific Heights)	Student Housing	3 Dwelling Units & 8 rooms (20 beds)	Residential & Commercial (2 Dwelling Units & commercial)	Legislative Amendment to 317(e), CUA, BP	Inclined to recommend approval

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.

*** Planning Code Amendment is not required for the area of the building classified as Dwelling Unit(s), only the Residential Hotel portions of the building.

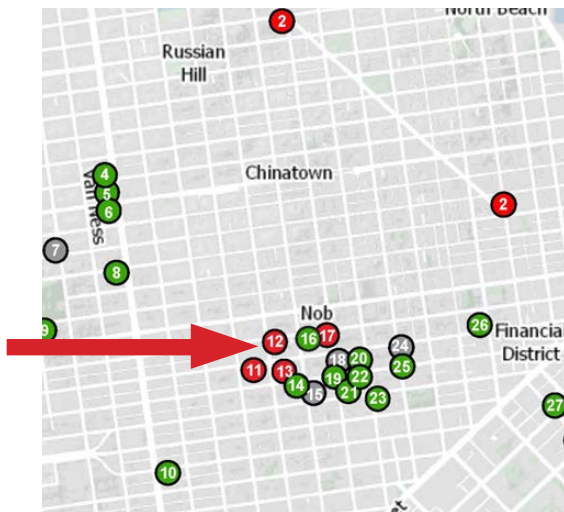


#12 1080 BUSH STREET

Not Permitted by Code; Requires Planning Code Text Amendment



1080 Bush Street @ Leavenworth



Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e)) for 15 rooms only
- Requires CUA for group housing in RC-4
- Requires HP Review
- Requires Building Permit

Zoning: RC-4

Construction Date: 1913

Architect/Builder/Designer (if known): Maxwell G. Bugbee

Preservation: Category A

AAU Acquisition Date: 1999

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to protect the affordability of San Francisco's housing stock and require institutions to meet the housing demand generated by the institution with new housing.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1080 Bush Street*	0276/015	RC-4	NE (Nob Hill)	Student Housing (42 Dwelling Units & 15 rooms (122 beds))	Student Housing (42 Dwelling Units & 15 rooms (122 beds))	Residential/ Residential Hotel (42 DUs & 15 rooms) (24,528 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.

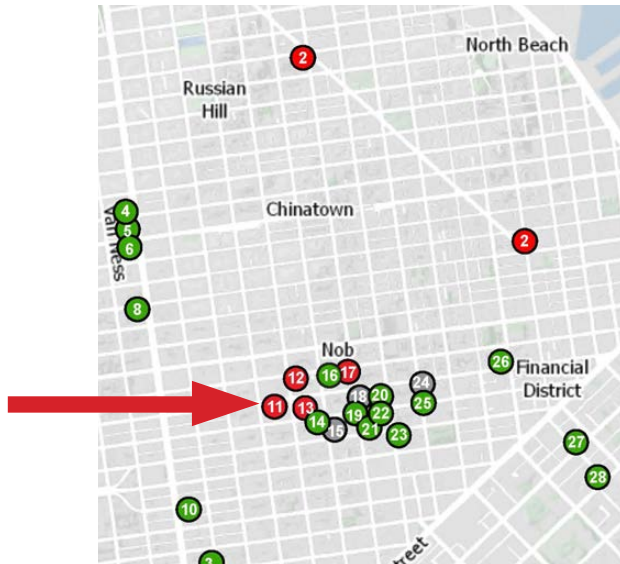


#11 1153 BUSH STREET

Not Permitted by Code; Requires Planning Code Text Amendment



1153 Bush Street between Hyde & Leavenworth



Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to group housing (Section 317(e))
- Requires CUA for student housing in RC-4
- Requires HP Review
- Requires Building Permit

Zoning: RC-4

Construction Date: 1911

Architect/Builder/Designer (if known): Welsh & Carey

Preservation: Category A

AAU Acquisition Date: 1998

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to protect the affordability of San Francisco's housing stock and require institutions to meet the housing demand generated by the institution with new housing.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1153 Bush Street*	0280/026	RC-4	NE (Civic Center)	Student Housing (15 rooms (37 beds))	Student Housing (15 rooms (37 beds))	Residential/ Residential Hotel (1 DU & 14 rooms) (10,456 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.



#17 1055 PINE STREET

Not Permitted by Code; Requires Planning Code Text Amendment



1055 Pine Street between Jones and Taylor Streets

Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e))
- Requires CUA for group housing in RM-4 (1 room / 70 sf)
- Requires HP Review
- Requires Building Permit

Zoning: RM-4, Nob Hill SUD

Construction Date: 1910

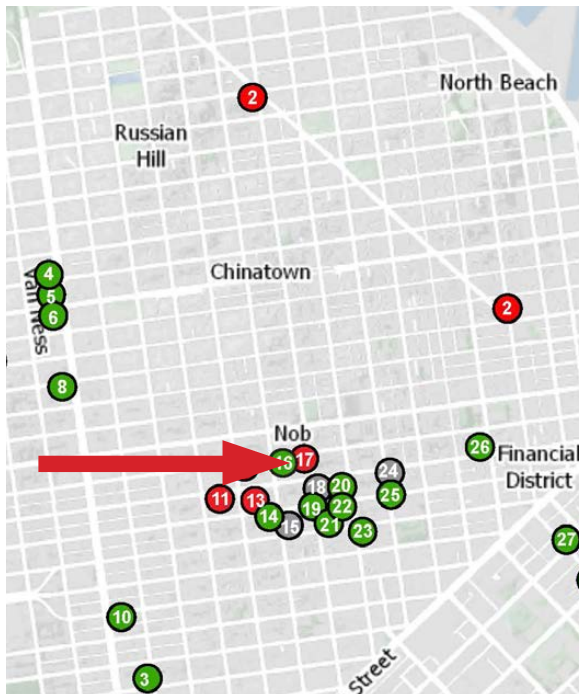
Architect/Builder/Designer (if known): W.L. Schmolle

Preservation: Category A

AAU Acquisition Date: 2000

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to protect the affordability of San Francisco's housing stock and require institutions to meet the housing demand generated by the institution with new housing.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1055 Pine Street*	0275/009	RM-4 Nob Hill SUD	NE (Nob Hill)	Student Housing (81 rooms (155 beds))	Student Housing (81 rooms (155 beds))	Residential Hotel (59 rooms) (36,213 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.



#13 860 SUTTER STREET

Not Permitted by Code; Requires Planning Code Text Amendment



860 Sutter St. between Leavenworth and Jones St.

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to protect the affordability of San Francisco's housing stock and require institutions to meet the housing demand generated by the institution with new housing.

Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e))
- Requires CUA for student housing in RC-4
- Requires HP Review
- Requires Building Permit

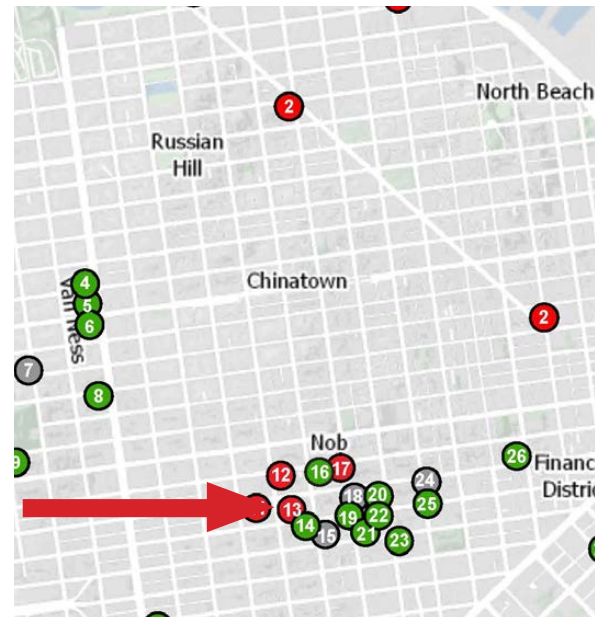
Construction Date: 1913

Zoning: RC-4

Architect/Builder/Designer (if known): G. Albert Lansburgh

Preservation: Category A

AAU Acquisition Date: 2003



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	860 Sutter Street*	0281/006	RC-4	NE (Civic Center)	Student Housing (89 Rooms (184 beds))	Student Housing (89 Rooms (184 beds))	Tourist & Residential Hotel (39 tourist rooms & 50 residential rooms) (35,292 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.



#9

1916 OCTAVIA STREET

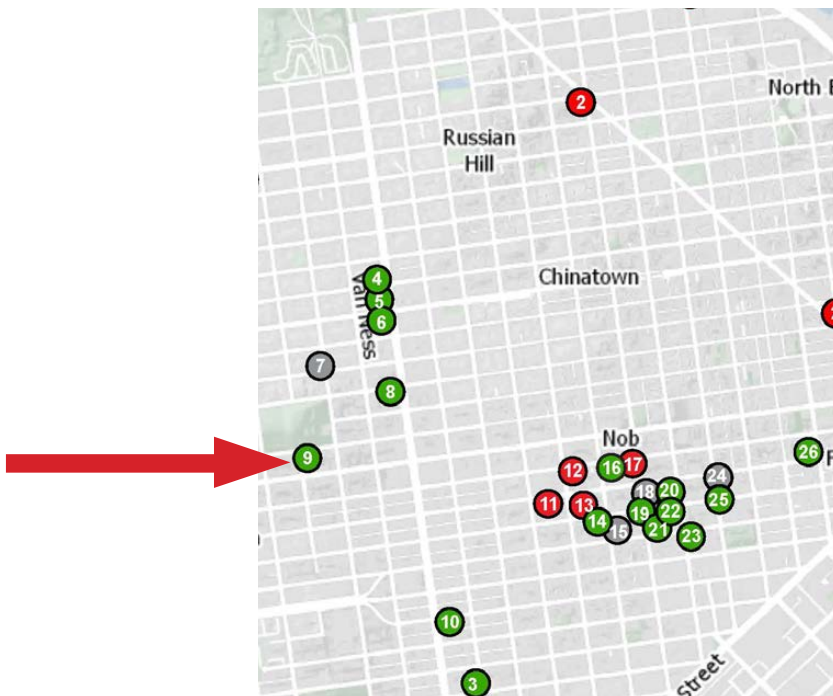
Not Permitted by Code; Requires Planning Code Text Amendment

**Required Entitlements:**

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e))
- Requires CUA for group housing in RH-2
- Requires HP review
- Requires Building Permit

Zoning: RH-2**Construction Date:** 1898**Architect/Builder/Designer (if known):**

Unknown

Preservation: Category B**AAU Acquisition Date:** 1996**Staff Recommendation:**

Inclined to recommend approval. The Department is inclined to support cases where the conversion to student housing serves as a higher use than what would otherwise likely be located on the subject site (2 dw. While Staff is supportive of the desired use, Staff finds that the AAU shuttle should not operate to and from the subject site.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1916 Octavia Street*	0640/011	RH-2	NW (Pacific Heights)	Student Housing (22 rooms (47 beds))	Student Housing (22 rooms (47 beds))	Residential Hotel (22 rooms) (13,171 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.



#5 2209 VAN NESS AVENUE

Not Permitted by Code; Requires Planning Code Text Amendment



2209 Van Ness Ave between Vallejo Street and Broadway

Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e))
- Requires CUA for student housing in RC-3
- Requires HP Review
- Requires Building Permit

Construction Date: 1901

Zoning: RC-3

Architect/Builder/Designer (if known):

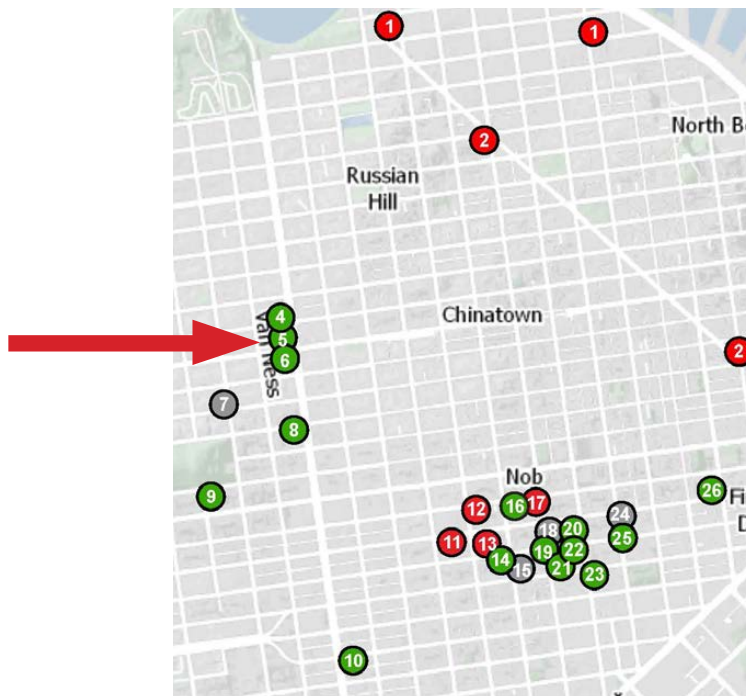
Moses J. Lyon

Preservation: Category A

AAU Acquisition Date: 1998

Staff Recommendation:

Inclined to recommend approval. The Department is inclined to support cases where the conversion to student housing serves as a higher use than what would otherwise likely be located on the subject site. Due to the property's historic nature as a San Francisco Dwelling, it is likely that the building would otherwise be used as a low-density residential building (1-3 units).



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	2209 Van Ness Avenue*	0570/029	RC-3	NW (Pacific Heights)	Student Housing (22 rooms (56 beds))	Student Housing (22 rooms (56 beds))	Residential (1 Dwelling Unit) (11,897 sf)	Legislative Amendment to 317(e), CUA, HP, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.

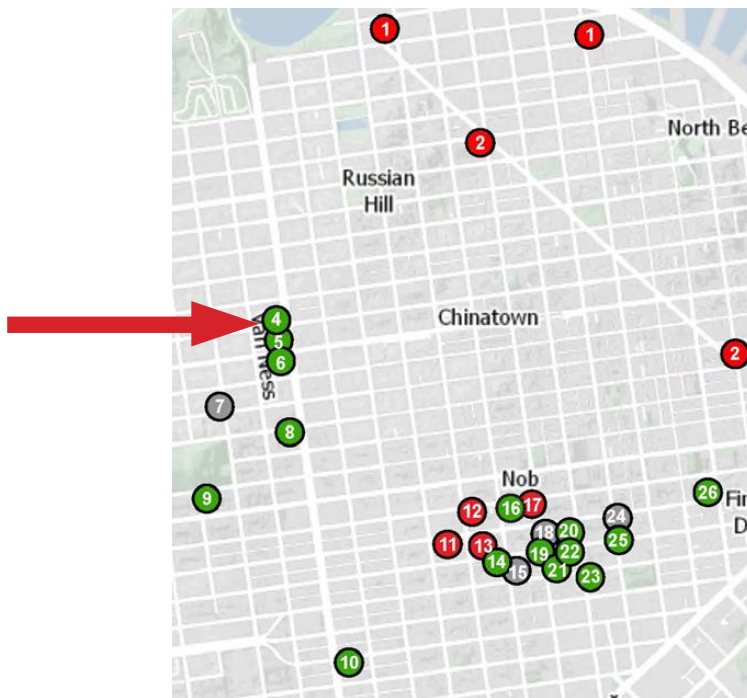


#4 2211 VAN NESS AVENUE

Not Permitted by Code; Requires Planning Code Text Amendment



2211 Van Ness Ave between Vallejo Street and Broadway



Required Entitlements:

- Requires Planning Code Amendment for conversion of housing to student housing (Section 317(e))
- Requires CUA for group housing in RC-3
- Requires HP Review
- Requires Building Permit

Construction Date: 1876

Zoning: RC-3

Architect/Builder/Designer (if known): G.

Albert Lansburgh

Preservation: Category A

AAU Acquisition Date: 2005

Staff Recommendation:

Inclined to recommend approval. The Department is inclined to support cases where the conversion to student housing serves as a higher use than what would otherwise likely be located on the subject site.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	2211 Van Ness Avenue*	0570/005	RC-3	NW (Pacific Heights)	Student Housing (3 Dwelling Units & 8 rooms (20 beds))	Student Housing (3 Dwelling Units & 8 rooms (20 beds))	Residential & Commercial (2 Dwelling Units & commercial) (5,076 sf)	Legislative Amendment to 317(e), CUA, BP

*An Application for Planning Code Amendment (Case No. 2016-000559PCA) was submitted on January 13, 2016 for the 7 properties in the Residential Zoning Districts. It is pending review by Department Staff.

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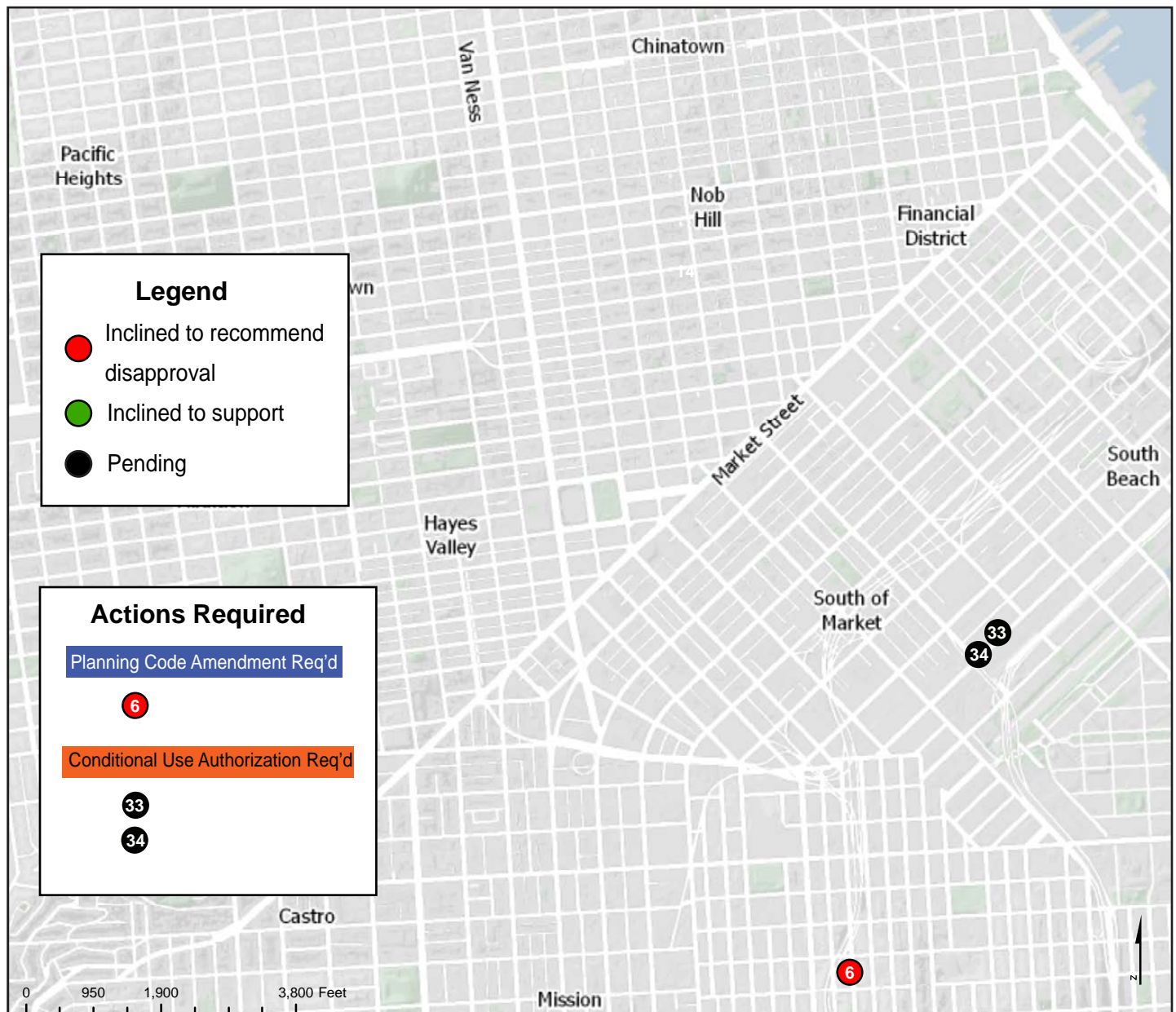
INDUSTRIAL TO INSTITUTIONAL

CONVERSION OF INDUSTRIAL TO INSTITUTIONAL:

Planning Department is inclined to:

- Be unsupportive of conversions that **detract** from the stated Citywide **goal to preserve industrial space dedicated to production, distribution and repair**.
- Support cases where the conversion to **institutional use remains industrial in nature** or maintains an **industrial component** and is therefore is best situated on the subject site rather than elsewhere in the City.

AAU PROPERTIES ON INDUSTRIAL SITES





AAU PROPERTIES ON INDUSTRIAL SITES - PRELIMINARY RECOMMENDATIONS

	ESTM/ EIR	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
6.	EIR	2225 Jerrold®	5286A/020	PDR-2	SE (Bayview)	Institutional/ Athletic Fields	Industrial Warehouse	Legislative Amendment to 210.3, BP	Inclined to recommend disapproval
33.	ESTM	460 Townsend Street***	3785/023	WMUO WSOMA SUD	SE (SOMA)	Institutional (School)	Industrial	CUA, HP, BP	Pending
34.	ESTM	466 Townsend Street***	3785/005	WMUO WSOMA SUD	SE (SOMA)	Institutional (School)	Industrial (Internet Service Exchange)	CUA, HP, BP	Pending

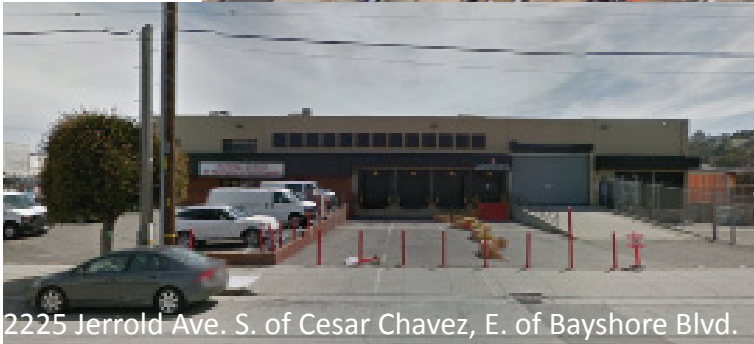
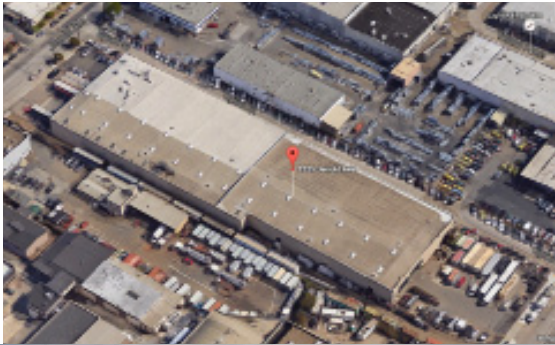
@ AAU has submitted a revised application to proposed a Code-complying use currently under review.

***Properties contain Production, Distribution and Repair (PDR) uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium lasting 22 months and 15 days (exp. 11.3.16) or until the date that permanent controls are adopted and in effect.

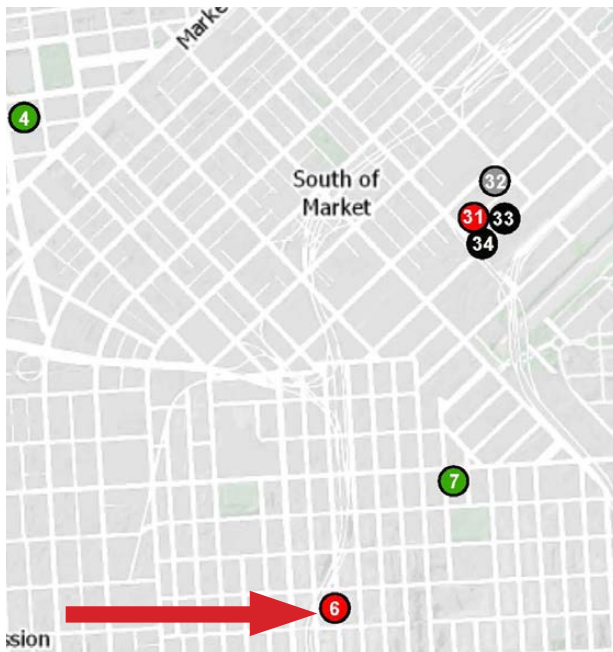


#6 (EIR) 2225 JERROLD AVENUE

Not Permitted by Code; Requires Planning Code Text Amendment



2225 Jerrold Ave. S. of Cesar Chavez, E. of Bayshore Blvd.



Required Entitlements:

- Requires Planning Code Amendment for institutional uses in PDR-2 District
- Requires Building Permit

Zoning: PDR-2

Construction Date: 1982

Architect/Builder/Designer (if known): Unknown

Preservation: Category C

AAU Acquisition Date: 2009

Staff Recommendation:

Inclined to recommend disapproval of the current use as storage / accessory office. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to preserve industrial space dedicated to production, distribution and repair. The Department is open to supporting a Code-compliant option to provide a Community Facility (as indicated on a revised application submitted by AAU, which is currently under review), a principally permitted use within PDR-2 Zoning Districts.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	2225 Jerrold Ave.	5286A/020	PDR-2	SE (Bayview)	Institutional/ Athletic Fields (Recreational use, administrative office, storage)	Storage, accessory office (68,684 sf)	Industrial Warehouse (63,468 sf)	Legislative Amendment to 210.3, BP



#34 466 TOWNSEND STREET

Requires Conditional Use Authorization



Required Entitlements:

- Requires CU for post-secondary educational uses
- Cannot convert to institutional use until after 11.3.16 (22 mo, 15 days after 12.19.14, per interim moratorium on PDR conversion); May require Planning Code Amendment
- Requires HP Review
- Requires Building Permit

Zoning: WMUO, Western SOMA SUD

Construction Date: 1920

Architect/Builder/Designer (if known): Unknown

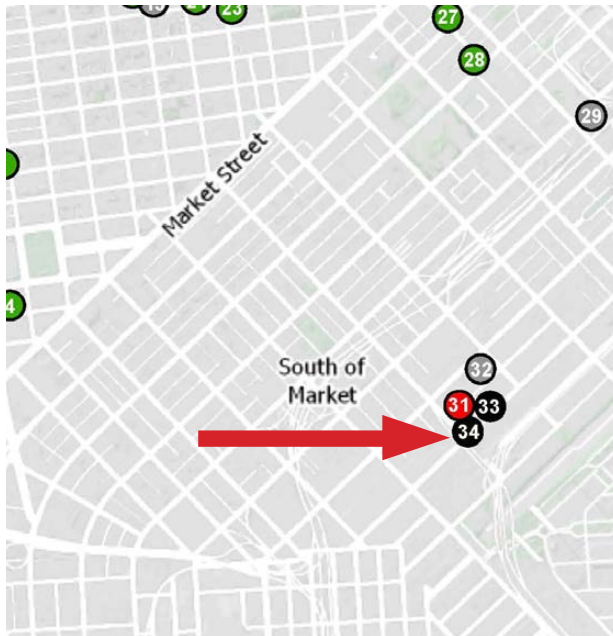
Preservation: Category A

AAU Acquisition Date: 2005

Staff Recommendation:

Pending. Contains industrial art spaces. The Department is inclined to support cases where the conversion to institutional use remains industrial in nature and is therefore best situated on the subject site rather than elsewhere in the City. The institutional use should be limited to remaining industrial in nature.

Staff has recently been made aware that this site no longer contains industrial art spaces. Upon further review, the Department's recommendation may change based on the nature of the proposed use.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	466 Townsend Street****	3785/005	WMUO Western SOMA SUD	SE (SOMA)	Institutional (School) (Art studios, 32 Classrooms, student and faculty lounges, art store)	Institutional (School) (Art studios, 32 Classrooms, student and faculty lounges, art store)	Industrial (Internet Service Exchange) (113,436 SF)	CUA, HP, BP

****Properties contain Production, Distribution and Repair (PDR) uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium lasting 22 months and 15 days (exp. 11.3.16) or until the date that permanent controls are adopted and in effect.



#33 460 TOWNSEND STREET

Requires Conditional Use Authorization



460 Townsend Street between 5th and 6th Streets

Required Entitlements:

- Requires CU for post-secondary educational uses
- Cannot convert to institutional use until after 11.3.16 (22 mo, 15 days after 12.19.14 per interim moratorium on PDR conversion); May require Planning Code Amendment
- Requires HP Review
- Requires Building Permit

Zoning: WMUO, Western SOMA SUD

Construction Date: 1915

Architect/Builder/Designer (if known):

H.H. Larsen

Preservation: Category A

AAU Acquisition Date: 2009

Staff Recommendation:

Pending. Contains industrial art spaces. The Department is inclined to support cases where the conversion to institutional use remains industrial in nature and is therefore best situated on the subject site rather than elsewhere in the City. The institutional use should be limited to remaining industrial in nature.

Staff has recently been made aware that this site no longer contains industrial art spaces. Upon further review, the Department's recommendation may change based on the nature of the proposed use.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	460 Townsend Street****	3785/023	WMUO Western SOMA SUD	SE (SOMA)	Institutional (School) (Art studios, 6 Classrooms, student and faculty lounges)	Institutional (School) (Art studios, 6 Classrooms, student and faculty lounges)	Industrial (25,920 SF)	CUA, HP, BP

****Properties contain Production, Distribution and Repair (PDR) uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium lasting 22 months and 15 days (exp. 11.3.16) or until the date that permanent controls are adopted and in effect.

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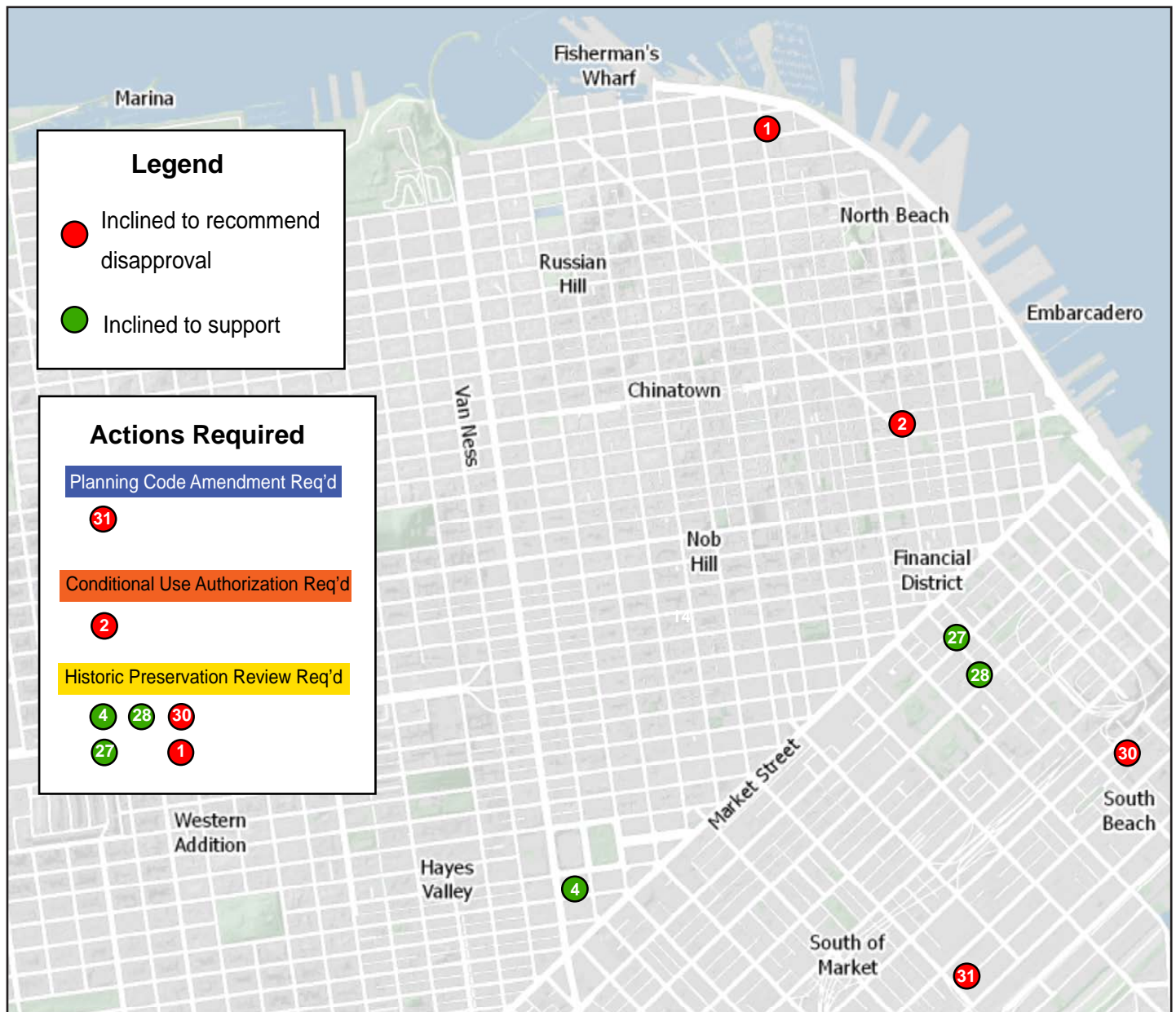


OFFICE TO INSTITUTIONAL

CONVERSION OF OFFICE TO INSTITUTIONAL USES:

The Planning Department is inclined to:

- Be unsupportive of **unauthorized conversions** of **office space** to institutional uses where the proposed use is **incompatible with the surrounding context**, and on sites located a greater distance from AAU's central core, causing **the shuttle service** to be **overstretched**.
- Support conversions of office uses where the institutional **use is office in nature**, such as the institution's administrative headquarters, and is **appropriate for the subject site**.





AAU PROPERTIES ON OFFICE SITES - PRELIMINARY RECOMMENDATIONS

	ESTM/ EIR	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
31.	ESTM	601 Brannan Street**	3785/132	SALI WSOMA SUD	SE (SOMA)	Institutional (School)	Office	Legislative Amendment to 846.32, CUA, BP	Inclined to recommend disapproval
2.	EIR	700 Montgomery Street	0196/028	C-2	NE (Financial District)	Institutional (School)	Office	CUA, HP, BP	Inclined to recommend disapproval
30.	ESTM	58-60 Federal Street#	3774/074	MUO	SE	Institutional (School)	Office	HP, BP	Inclined to recommend disapproval
1.	ESTM	2340 Stockton Street	0018/004	C-2 Water-front 2 SUD	NE	Institutional (School)	Office	BP	Inclined to recommend disapproval
27.	ESTM	77 New Montgomery Street#	3707/014	C-3-O (SD)	NE	Institutional (School)	Office	HP, BP	Inclined to recommend approval
28.	ESTM	180 New Montgomery Street#	3722/022	C-3-O (SD)	NE	Institutional (School)	Office	HP, BP	Inclined to recommend approval
4.	EIR	150 Hayes Street	0811/022	C-3-G	NE	Institutional (School)	Office	BP	Inclined to recommend approval

**An Application for Planning Code Amendment (Case No. 2012.0646PCA) was submitted on April 6, 2016 to amend Planning Code Section 175.5(b) extending the grace period for legalization from 36 months to 48 months. 36 month grace period ends April 27, 2016.

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#31 601 BRANNAN STREET

Not Permitted by Code; Requires Planning Code Text Amendment



Required Entitlements:

- Requires Planning Code Amendment to allow institutional uses in SALI districts unless Building Permit attained by 4.27.16
- Requires Building Permit

Zoning: SALI, Western SOMA SUD

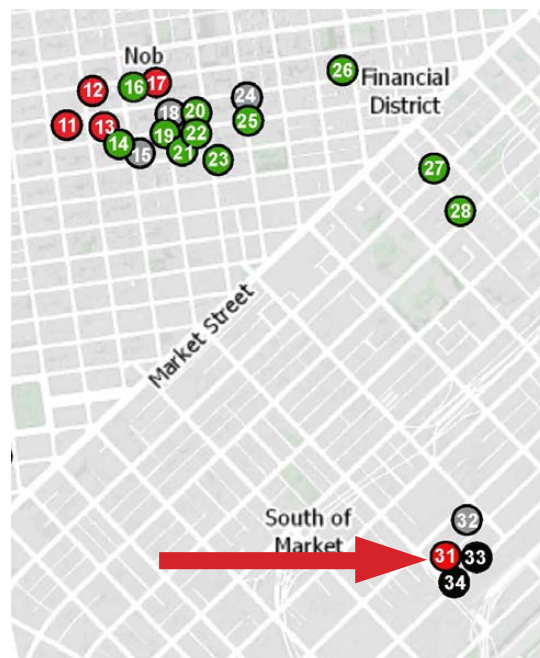
Construction Date: Unknown

Architect/Builder/Designer (if known):

Moses J. Lyon

Preservation: Category C

AAU Acquisition Date: 2007



Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of unauthorized conversions of space to institutional uses where the proposed use is incompatible with the surrounding context.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	601 Brannan Street**	3785/132	SALI Western SOMA SUD	SE (SOMA)	Institutional (School) (37 Classrooms, labs, studios, library, recreation (73,666 sf))	Institutional (School) (37 Classrooms, labs, studios, library, recreation (73,666 sf))	Industrial (73,666 sf)	Legislative Amendment to 846.32, CUA, BP

**An Application for Planning Code Amendment (Case No. 2012.0646PCA) was submitted on April 6, 2016 to amend Planning Code Section 175.5(b) extending the grace period for legalization from 36 months to 48 months. 36 month grace period ends April 27, 2016.



#2 (EIR) 700 MONTGOMERY STREET

Requires Conditional Use Authorization



Required Entitlements:

- Requires CU for institutional uses in Jackson Square SUD
- Requires HP Review (Certificate of Appropriateness Required) - Conducted under EIR
- Requires Building Permit

Zoning: C-2

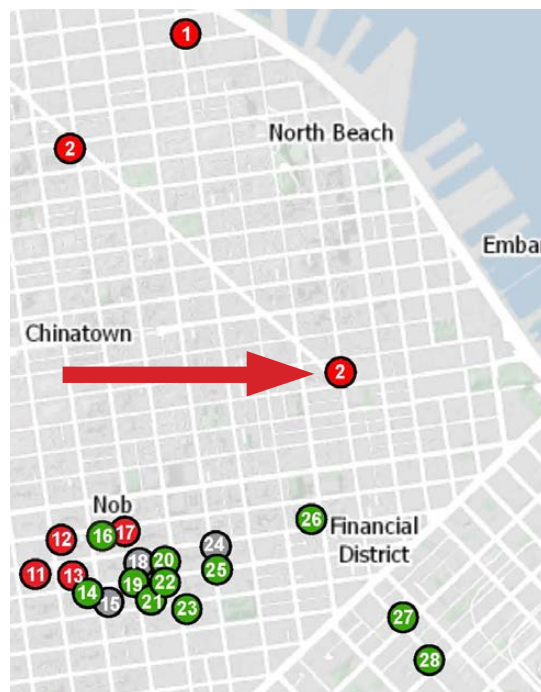
Construction Date: 1920

Architect/Builder/Designer (if known):

Unknown

Preservation: Category A, Article 10, Landmark 212

AAU Acquisition Date: Unknown



Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of unauthorized conversions of office space to institutional uses on sites located in a greater distance from AAU's central core, causing the shuttle service to be overstretched.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	700 Montgomery Street	0196/028	C-2	NE (Financial District)	Institutional (School) (100% of building to be occupied for AAU uses)	Institutional (School) (3,296 sf occupied by non-AAU tenants as restaurant)	Office (11,455 sf)	CUA, HP, BP



#30 58-60 FEDERAL STREET

Requires Historic Preservation Review



58 Federal Street at 2nd Street

Required Entitlements:

- Requires Building Permit to change use
- HP Review required (may require Certificate of Appropriateness)

Zoning: MUO

Construction Date: 1911/1912

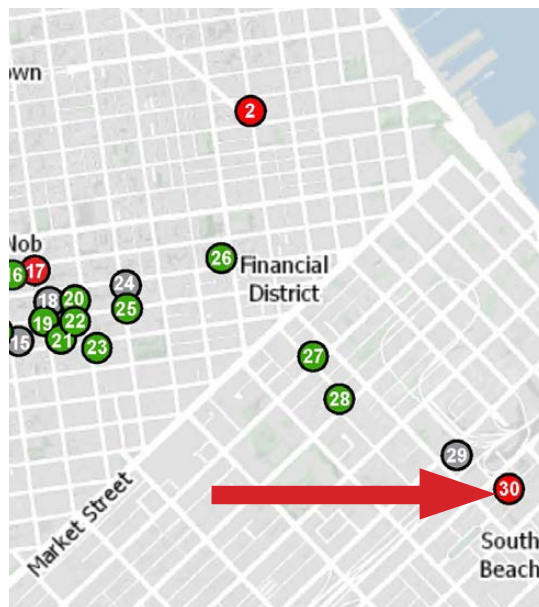
Architect/Builder/Designer (if known):

Perseo Righetti &

August G. Headman

Preservation: Category A, Article 10,
Landmark District: South End

AAU Acquisition Date: 2005



Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be un-supportive of unauthorized conversions of office space to institutional uses on sites located in a greater distance from AAU's central core, causing AAU shuttle service to be overstretched.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	58-60 Federal Street#	3774/074	MUO	SE	Institutional (School) (37 Classrooms, library, labs, art studios, recreation)	Institutional (School) (37 Classrooms, library, labs, art studios, recreation)	Office (91,522 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.

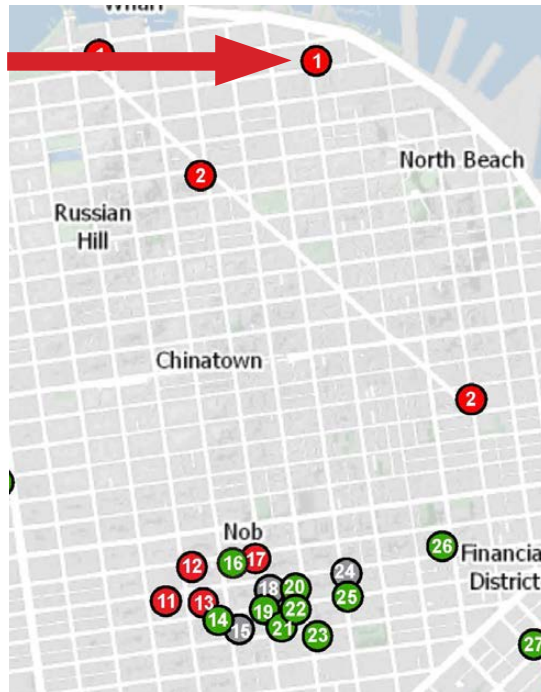


#1 2340 STOCKTON STREET

Requires Building Permit



2340 Stockton Street at North Point Street



Required Entitlements:

- Requires Building Permit to change use

Zoning: C-2, Waterfront 2 SUD

Construction Date: 1970

Architect/Builder/Designer (if known):

Wurster, Bernardi and

Emmons (Donn Emmons, lead designer)

Preservation: Category B

AAU Acquisition Date: 1991

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be un-supportive of unauthorized conversions of office space to institutional uses on sites located in a greater distance from AAU's central core, causing AAU shuttle service to be overstretched.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	2340 Stockton Street	0018/004	C-2 Waterfront 2 SUD	NE	Institutional (School) (16 Classrooms, labs, studios, offices, student/faculty lounges)	Institutional (School) (16 Classrooms, labs, studios, offices, student/faculty lounges)	Office (43,530 sf)	BP



#28 180 NEW MONTGOMERY STREET

Requires Historic Preservation Review



Required Entitlements:

- Requires Building Permit to change use
- Requires HP Review (Permit to Alter may be required)

Zoning: C-3-O(SD)

Construction Date: 1920

Architect/Builder/Designer (if known):

Unknown

Preservation: Category A, Article 11, Category IV

AAU Acquisition Date: 1995

Staff Recommendation:

Inclined to support. The site includes administrative office functions. The Department is inclined to support conversions of office uses where the use is office in nature, such as administrative offices, and better situated on the subject site than elsewhere in the City.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	180 New Montgomery Street#	3722/022	C-3-O(SD)	NE	Institutional (School) (73 classrooms, labs, studios, library, offices, cafe)	Institutional (School) (73 classrooms, labs, studios, library, offices, cafe)	Office (190,066 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#27 77 NEW MONTGOMERY STREET

Requires Historic Preservation Review



Required Entitlements:

- Requires Building Permit to establish use change
- Requires HP Review (Permit to Alter may be required)

Zoning: C-3-O(SD)

Construction Date: 1907/1920

Architect/Builder/Designer (if known):

Sylvan Schnaittacher (1907); Mel I.

Schwartz (1920)

Preservation: Category A, Article 11, I - significant, no alterations

AAU Acquisition Date: 1996



Staff Recommendation:

Inclined to support. The Department is inclined to support conversions of office uses where the use is office in nature, such as administrative offices, and better situated on the subject site than elsewhere in the City.

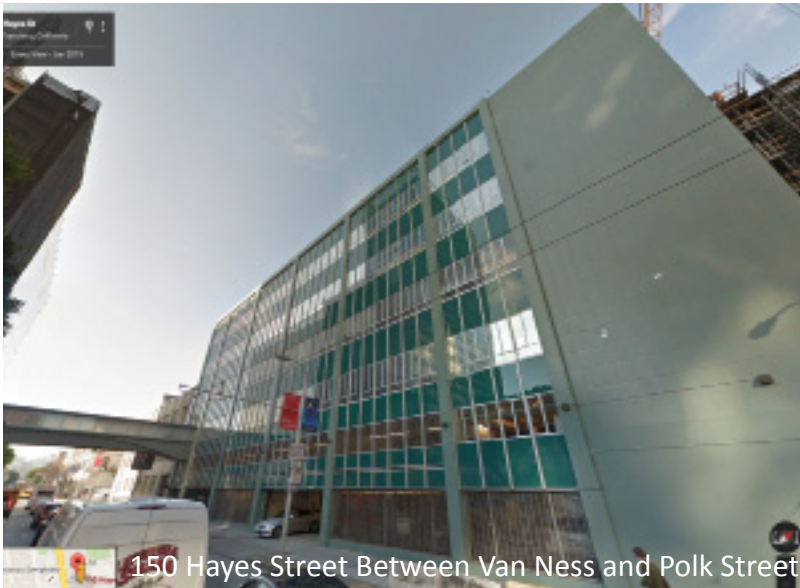
EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	77 New Montgomery Street#	3707/014	C-3-O(SD)	NE	Institutional (School) (Administrative offices, 31 classrooms, labs, studios, gallery, theatre)	Institutional (School) (Administrative offices, 31 classrooms, labs, studios, gallery, theatre)	Office (124,526 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.

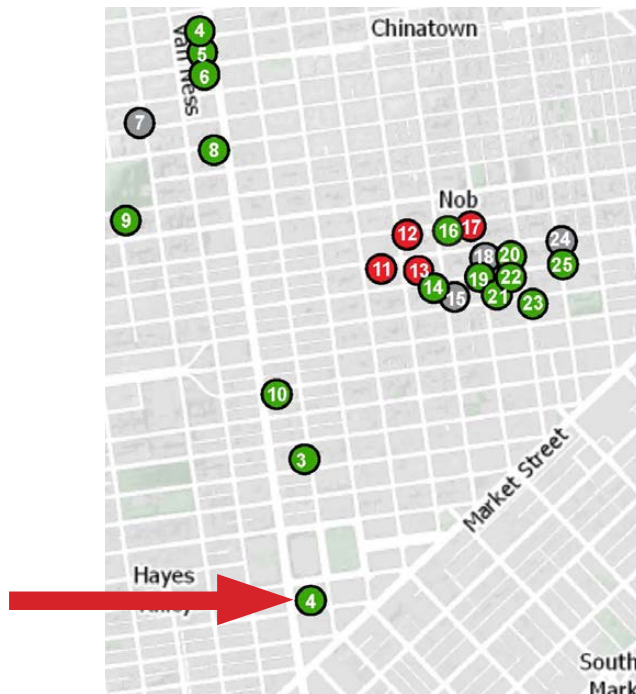


#4 (EIR) 150 HAYES STREET

Requires Building Permit



150 Hayes Street Between Van Ness and Polk Street



Required Entitlements:

- Requires Building Permit to establish use change

Zoning: C-3-G

Construction Date: 1968

Architect/Builder/Designer (if known):

Unknown

Preservation: Category B

AAU Acquisition Date: 2012

Staff Recommendation:

Inclined to recommend approval. Serves as administrative headquarters for AAU. The Department is inclined to support conversions of office uses where the use is office in nature, such as the institution's administrative headquarters, or if the proposed use is appropriate and better situated on the subject site than elsewhere in the City. Additionally, the institutional use is appropriate for the Civic Center, where other institutional uses are located.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	150 Hayes Street	0811/022	C-3-G	NE	Institutional (School)	Institutional (School)	Office (138,460 sf)	BP

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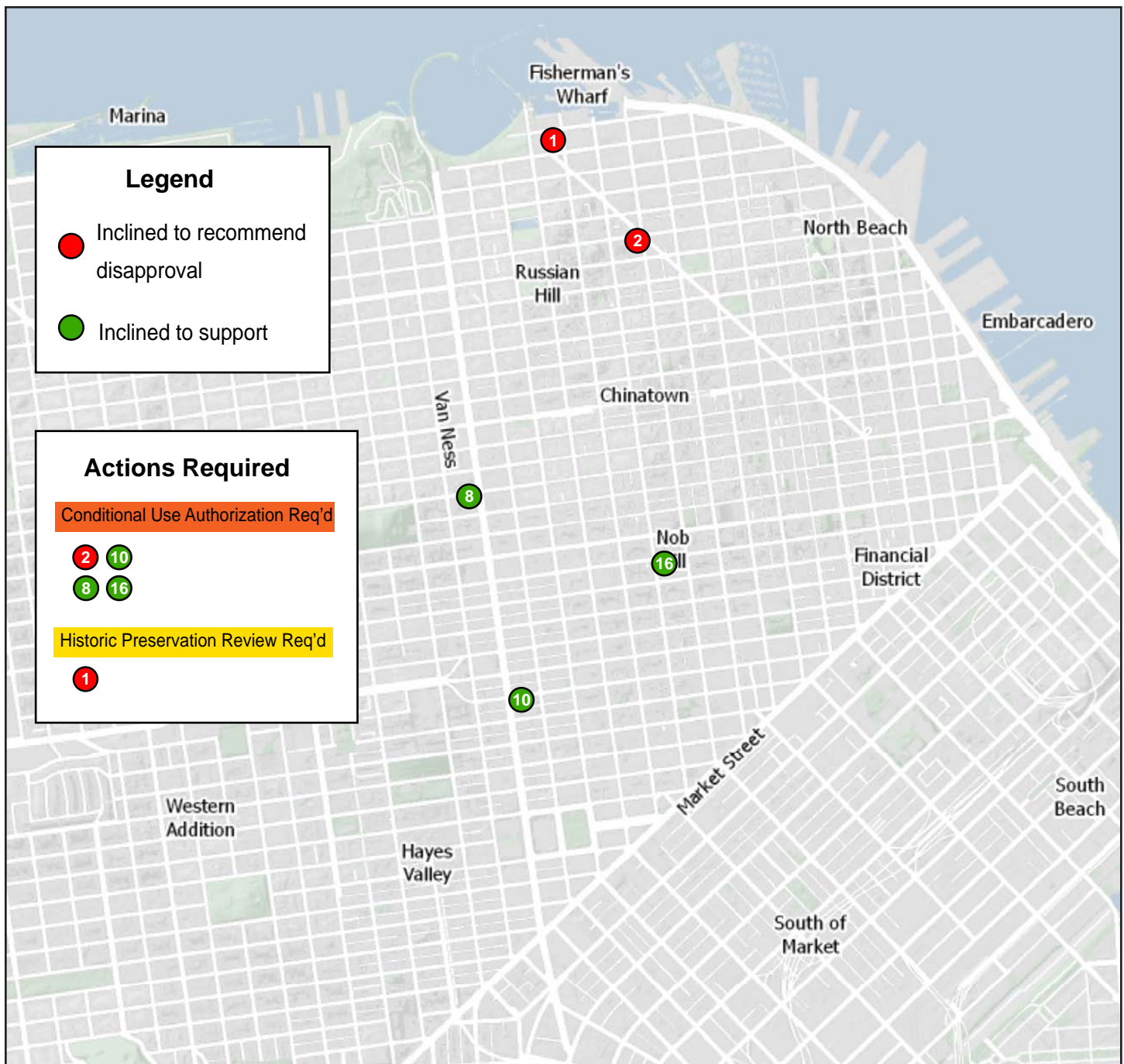


RETAIL TO INSTITUTIONAL

CONVERSION OF RETAIL TO INSTITUTIONAL USES:

Planning Department is inclined to:

- Be unsupportive of conversions that **detract** from the stated Citywide **goal to provide active ground floor retail uses**.
- Support cases where the conversion to institutional use **maintains a publicly-accessible, active use**, and therefore is best situated on the subject site rather than elsewhere in the City.





AAU PROPERTIES ON RETAIL SITES - PRELIMINARY RECOMMENDATIONS

	ESTM/ EIR	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
2.	ESTM	2295 Taylor (aka 701 Chestnut Street)	0066/001	North Beach NCD, SUD	NE (Russian Hill)	Institutional (School)	Retail	CUA, BP	Inclined to recommend disapproval
1.	EIR	2801 Leavenworth Street	0010/001	C-2	NW	Institutional (School)	Retail	HP, BP	Inclined to recommend disapproval
10.	ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW (Civic Center)	Institutional (Museum)	Retail	CUA, BP	Inclined to recommend approval
8.	ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4 Van Ness SUD	NW (Pacific Heights)	Institutional (School)	Retail	CUA, HP, BP	Inclined to recommend approval
16.	ESTM	1069 Pine Street	0275/008	RM-4 Nob Hill SUD	NE (Nob Hill)	Institutional (School)	Retail	CUA, BP	Inclined to recommend approval

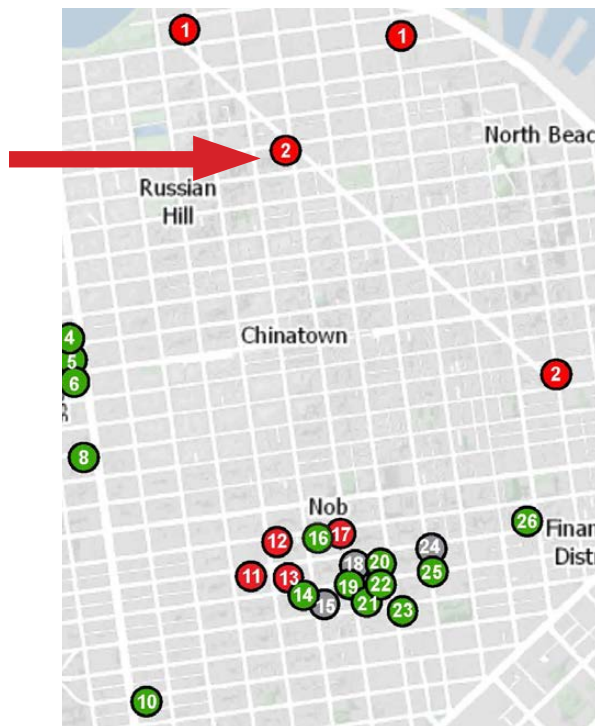


#2 2295 TAYLOR STREET

Requires Conditional Use Authorization



2295 Taylor at Chestnut Street



Required Entitlements:

- Requires CU for use size in North Beach NCD (CU required for uses between 2,000-3,999sf; > 4,000 sf not permitted)
- Requires CU to re-establish parking on 2nd floor.
- If institutional use placed on 2nd floor, leg amendment for use size required.
- Requires HP Review
- Requires Building Permit

Zoning: North Beach NCD, North Beach SUD

Construction Date: 1919

Architect/Builder/Designer (if known): Unknown

Preservation: Category A

AAU Acquisition Date: 2003

Staff Recommendation:

Inclined to recommend disapproval. The Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to provide active ground floor retail uses in commercial districts.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	2295 Taylor (aka 701 Chestnut Street)	0066/001	North Beach NCD North Beach SUD	NE (Russian Hill)	Institutional (School) (Graduate Studios, Office)	Institutional (School) (Graduate Studios, Office)	Retail (10,440 sf)	CUA, BP



#1 (EIR) 2801 LEAVENWORTH STREET

Requires Historic Preservation Review



2801 Leavenworth at Jefferson Street

Required Entitlements:

- Requires Building Permit to change use
- May require HP review - conducted under EIR

Zoning: C-2

Construction Date: 1907

Architect/Builder/Designer (if known):

Unknown

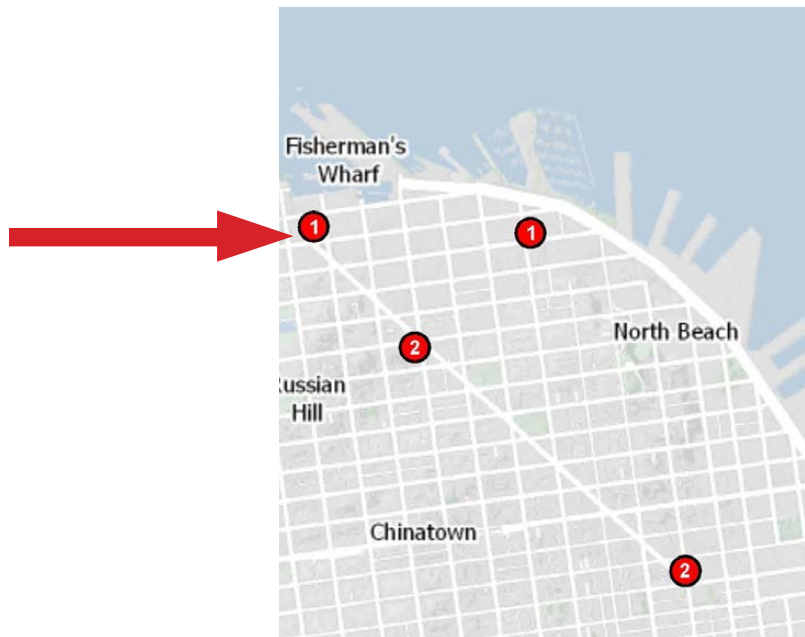
Preservation: Category A, Article 10

AAU Acquisition Date: 2011

Staff Recommendation:

Inclined to recommend disapproval.

Planning Department is inclined to be unsupportive of conversions that detract from the stated Citywide goal to provide active ground floor retail uses in commercial districts.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	2801 Leavenworth Street	0010/001	C-2	NW	Institutional (School) (14 Classrooms, office space, restaurant, event space)	Institutional (School) (14 Classrooms, office space, restaurant, event space)	Retail (133,675 sf)	HP, BP



#10

930 - 950 VAN NESS AVENUE

Requires Conditional Use Authorization

**Required Entitlements:**

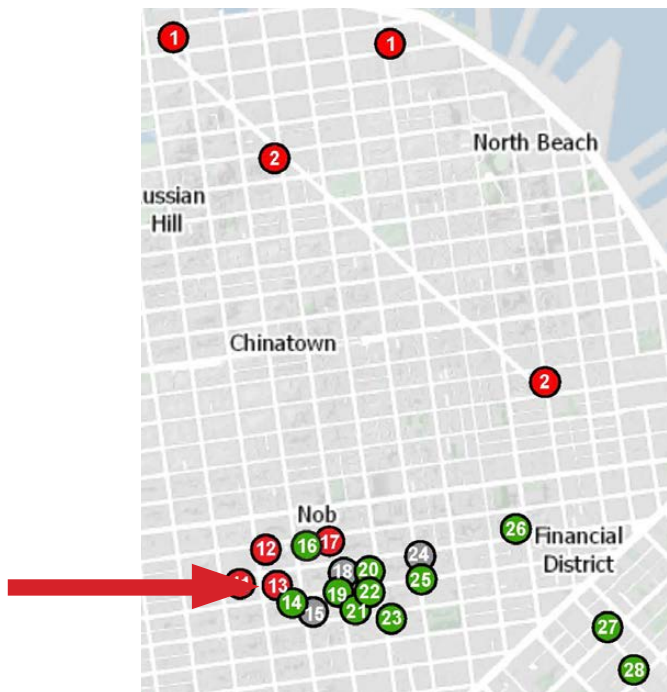
- Requires CU for institutional uses in RC-4
- Requires Building Permit

Zoning: RC-4**Construction Date:** 1919**Architect/Builder/Designer (if known):**

Unknown

Preservation: Category C**AAU Acquisition Date:** 2009**Staff Recommendation:**

Inclined to recommend approval. The Department is inclined to support cases where the conversion to institutional use maintains a publicly-accessible, active use, and therefore is best situated on the subject site rather than elsewhere in the City. In order for the Department to recommend approval, the institutional use would need to be a **publicly-accessible** museum.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW	Institutional (Museum) (Classic vehicle museum, storage, offices)	Institutional (Museum) (Classic vehicle museum, storage, offices)	Retail (50,700 sf)	CUA, BP



#8 1849 VAN NESS AVENUE

Requires Conditional Use Authorization



Required Entitlements:

- Requires CU for institutional uses in RC-4
- Requires HP Review
- Requires Building Permit

Zoning: RC-4, Van Ness SUD

Construction Date: 1920

Architect/Builder/Designer (if known):

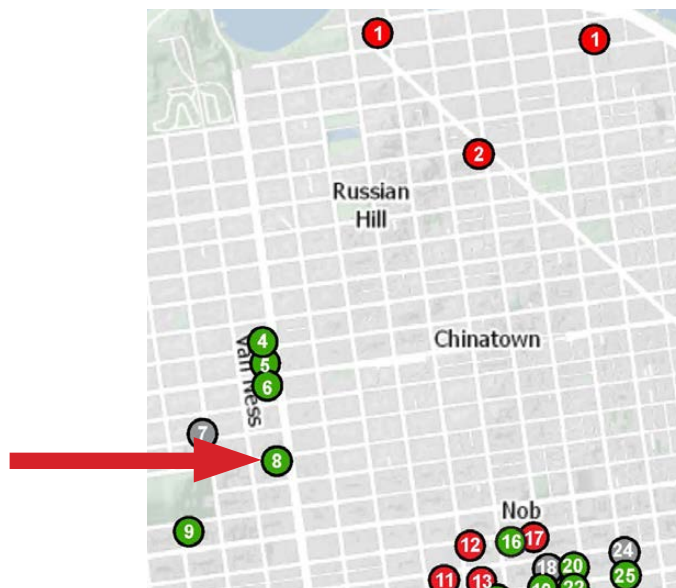
Unknown

Preservation: Category A

AAU Acquisition Date: 1998

Staff Recommendation:

Inclined to recommend approval. The Department is inclined to support cases where the conversion to institutional use maintains a publicly-accessible, active use, and therefore is best situated on the subject site rather than elsewhere in the City. In order for the Department to recommend approval, the institutional use would need to be a **publicly-accessible** museum.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4 Van Ness SUD	NW (Pacific Heights)	Institutional (School) (39 Classrooms, labs, art studios, offices, classic vehicle museum, reception lounge)	Institutional (School) (39 Classrooms, labs, art studios, offices, classic vehicle museum, reception lounge)	Retail (107,908 sf)	CUA, HP, BP



#16 1069 PINE STREET

Requires Conditional Use Authorization



1069 Pine Street at Jones Street

Required Entitlements:

- Requires CU for institutional uses in RM-4
- Requires Building Permit

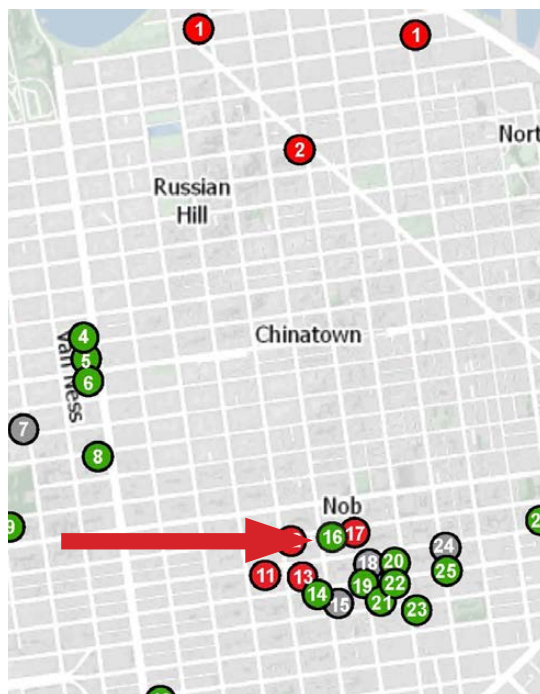
Zoning: RM-4, Nob Hill SUD

Construction Date: 1921

Architect/Builder/Designer (if known): O'Brien Brothers

Preservation: Category B

AAU Acquisition Date: 2000



Staff Recommendation:

Inclined to recommend approval.

The Department is inclined to support cases where the conversion to institutional use maintains the spirit of providing a publicly-accessible, active use, and therefore is best situated on the subject site rather than elsewhere in the City. The Department would encourage AAU to improve the facade to be consistent with the Department's Storefront Transparency Guidelines.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1069 Pine Street	0275/008	RM-4 Nob Hill SUD	NE (Nob Hill)	Institutional (School) (Gym, recreation)	Institutional (School) (Gym, recreation)	Retail (1,875 sf)	CUA, HP, BP

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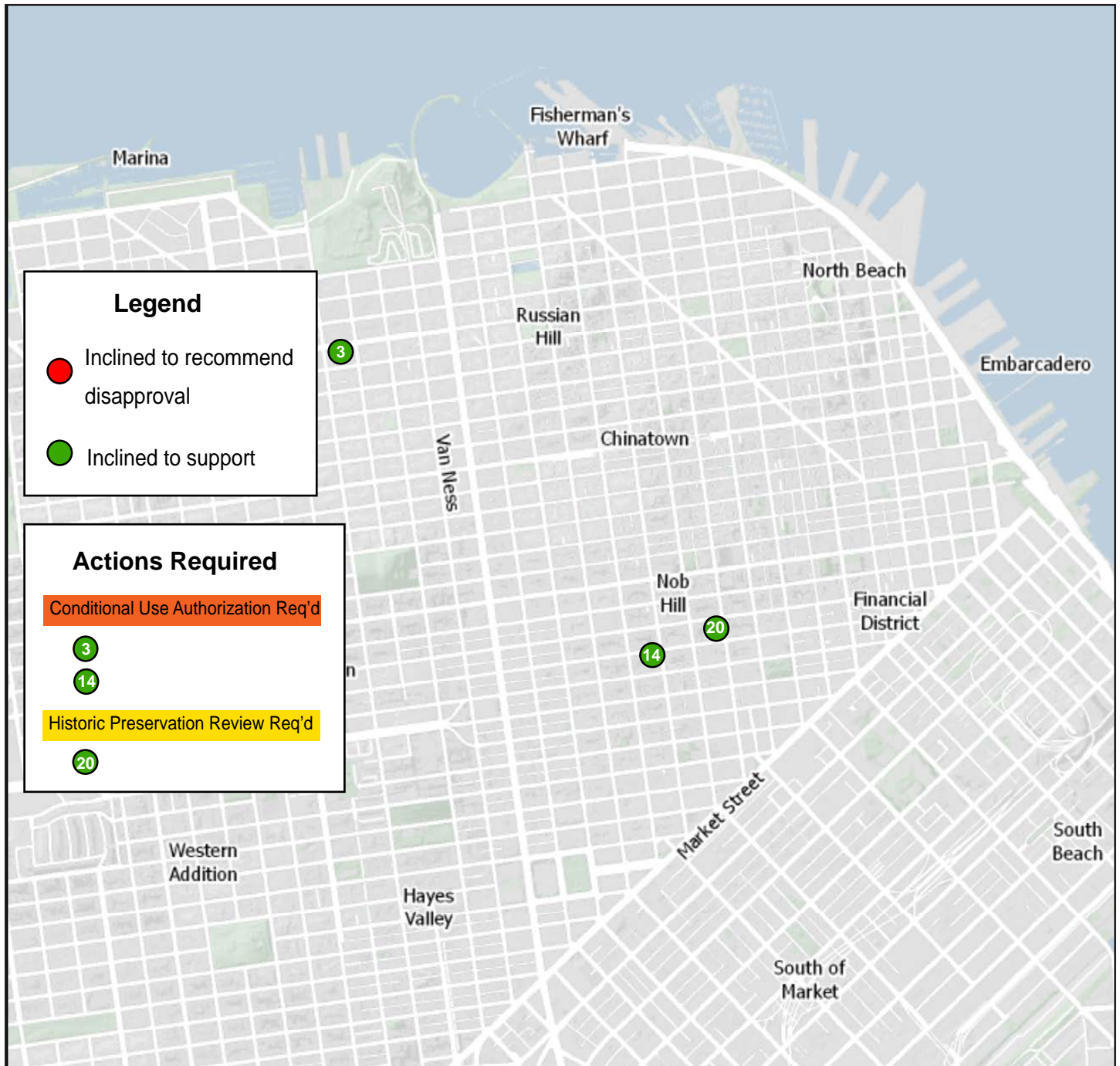
TOURIST HOTEL / MOTEL TO STUDENT HOUSING

CONVERSION OF HOTEL / MOTEL TO STUDENT HOUSING:

Planning Department is inclined to:

- Support cases where the conversion to **student housing serves as a higher intensity use** than what would otherwise be located on the subject site.

AAU PROPERTIES ON TOURIST HOTEL / MOTEL SITES





AAU PROPERTIES ON TOURIST HOTEL / MOTEL SITES PRELIMINARY RECOMMENDATIONS

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
3.	ESTM	1727 Lombard Street	0506/036	NC-3 / RH-2	NW (Marina)	Student Housing	Motel	CUA, HP, BP	Inclined to recommend approval
14.	ESTM	817-831 Sutter Street	0299/021	RC-4	NE (Civic Center)	Student Housing	Hotel	CUA, HP, BP	Inclined to recommend approval
20.	ESTM	620 Sutter Street#	0283/004A	C-3-G	NE	Student Housing	Hotel	HP, BP	Inclined to recommend approval

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#3 1727 LOMBARD STREET

Requires Conditional Use Authorization



Required Entitlements:

- Requires CU for group housing in RC-4
- Requires HP Review
- Requires Building Permit

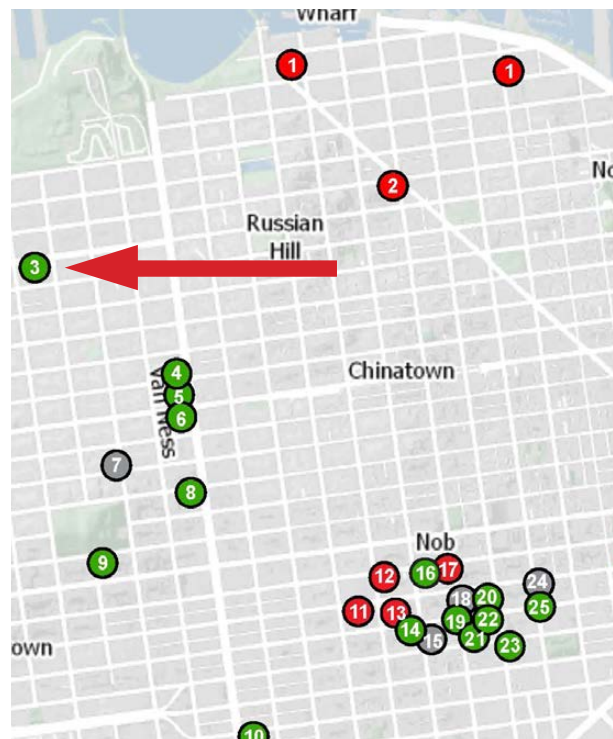
Zoning: RC-4

Construction Date: 1924

Architect/Builder/Designer (if known): Baumann & Jose

Preservation: Category A

AAU Acquisition Date: 2007



Staff Recommendation:

Inclined to recommend approval.

The Department is inclined to support cases where the conversion to student housing serves as a higher intensity use than what would otherwise be located on the subject site.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	1727 Lombard Street	0506/036	NC-3 / RH-2	NW (Marina)	Student Housing (52 rooms, 81 beds)	Student Housing (52 rooms, 81 beds)	Motel (16,371 sf)	CUA, HP, BP



#14 817-831 SUTTER STREET

Requires Conditional Use Authorization



Required Entitlements:

- Requires CUA for group housing in RC-4
- Requires HP Review
- Requires Building Permit

Construction Date: 1924

Zoning: RC-4

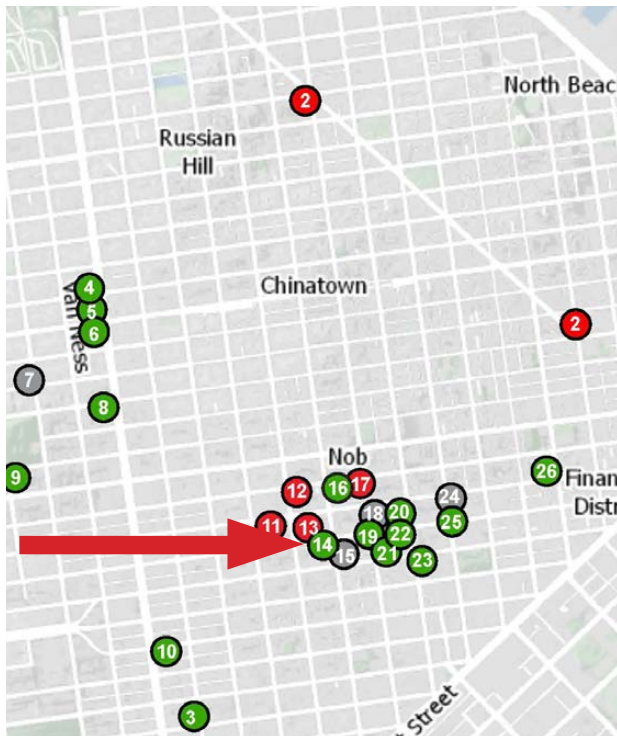
Architect/Builder/Designer (if known): Baumann and Jose

Preservation: Category A

AAU Acquisition Date: 2006

Staff Recommendation:

Incline to recommend approval. The Department is inclined to support cases where the conversion to student housing serves as a higher intensity use than what would otherwise be located on the subject site.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	817-831 Sutter Street#	0299/021	RC-4	NE	Student Housing (114 rooms (222 beds), cafe)	Student Housing (114 rooms (222 beds), cafe)	Hotel (51,090 sf)	CUA, HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#20

620 SUTTER STREET

Requires Historic Preservation Review



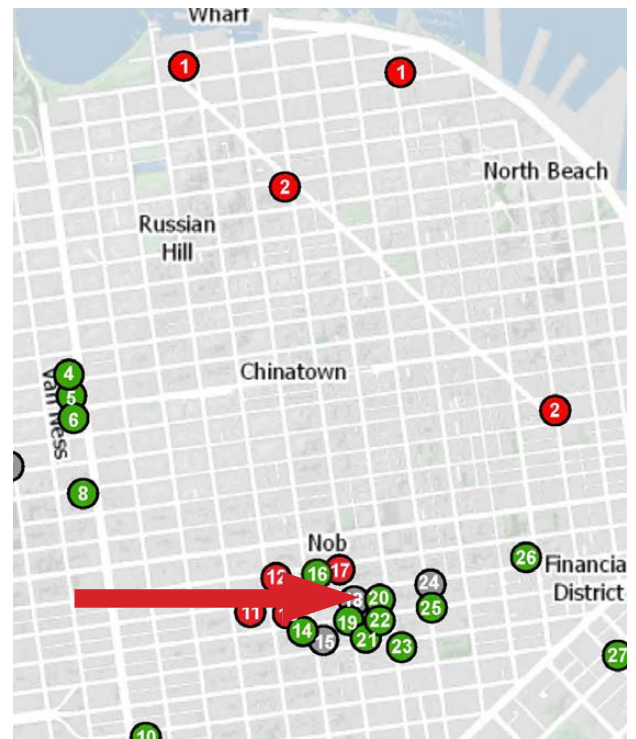
620 Sutter Street at Mason Street

Staff Recommendation:

Inclined to recommend approval. The Department is inclined to support cases where the conversion to student housing serves as a higher intensity use than what would otherwise be located on the subject site.

Required Entitlements:

- Requires Building Permit to establish use change
- HP Review required (Permit to Alter may be required)

Zoning: C-3-G**Construction Date:** 1918**Architect/Builder/Designer (if known):** Lewis P. Hobart**Preservation:** Category A, Article 11, I -Significant Building, No Alterations**AAU Acquisition Date:** 2005

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	620 Sutter Street#	0283/004A	C-3-G	NE	Student Housing (65 rooms (129 beds), gym, pool)	Student Housing (65 rooms (129 beds), gym, pool)	Hotel (67,775 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.

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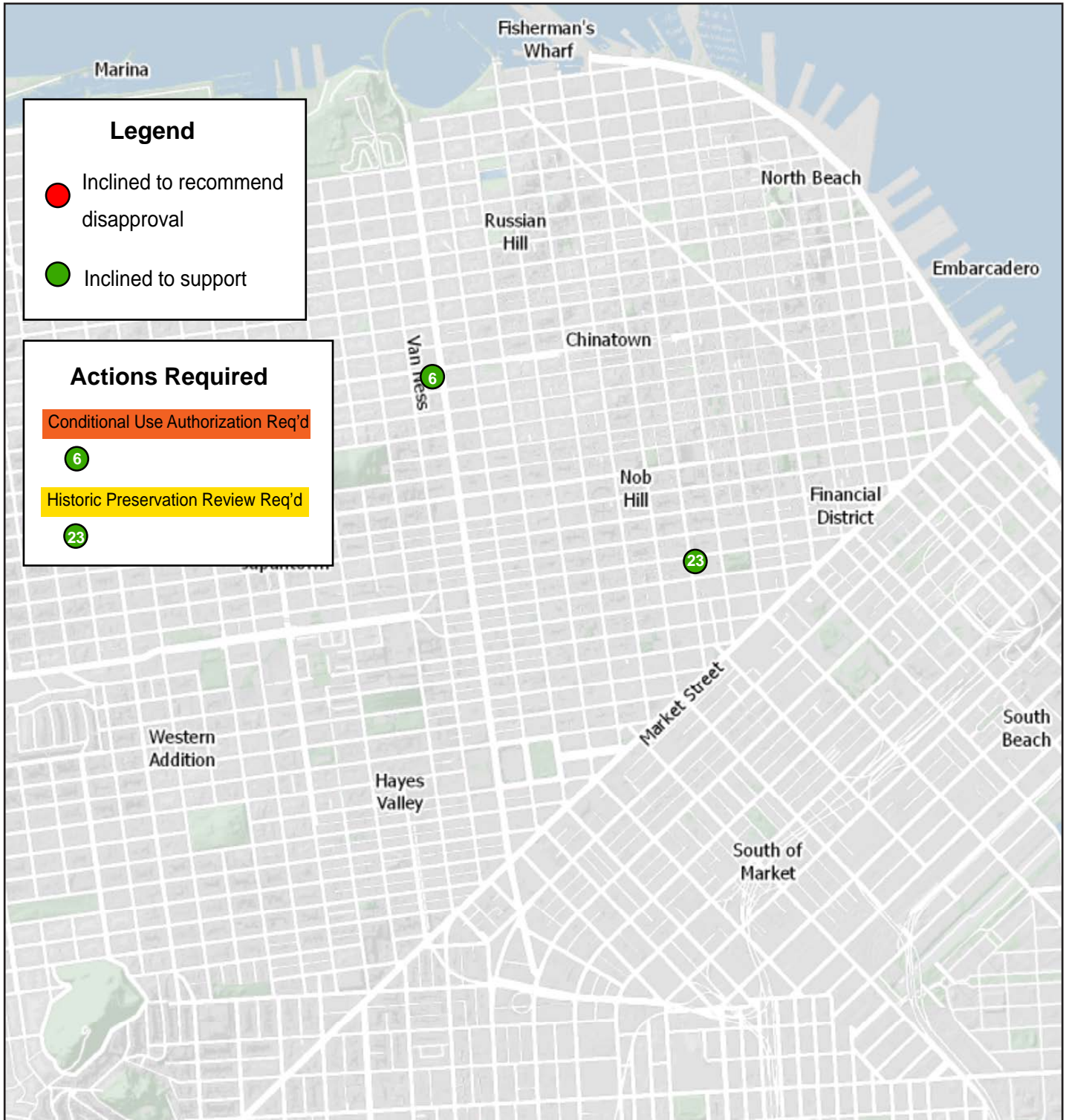
INSTITUTIONAL TO INSTITUTIONAL

CONVERSION OF INSTITUTIONAL (RELIGIOUS) TO INSTITUTIONAL (POST-SECONDARY EDUCATION)

Planning Department is inclined to:

- Support cases where the proposed institutional use **adaptively reuses a historically significant site** and /or is **compatible with the surrounding context**.

AAU PROPERTIES ON INSTITUTIONAL SITES





AAU PROPERTIES ON INSTIUTIONAL SITES PRELIMINARY RECOMMENDATIONS

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
6.	ESTM	2151 Van Ness Avenue	0575/ 015	RC-4 Van Ness SUD	NW (Pacific Heights)	Institutional (School)	Institutional (Church)	CUA, HP, BP	Inclined to recommend approval
23.	ESTM	491 Post Street#	0307/ 009	C-3-G	NE	Institutional (School)	Institution (Church)	HP, BP	Inclined to recommend approval

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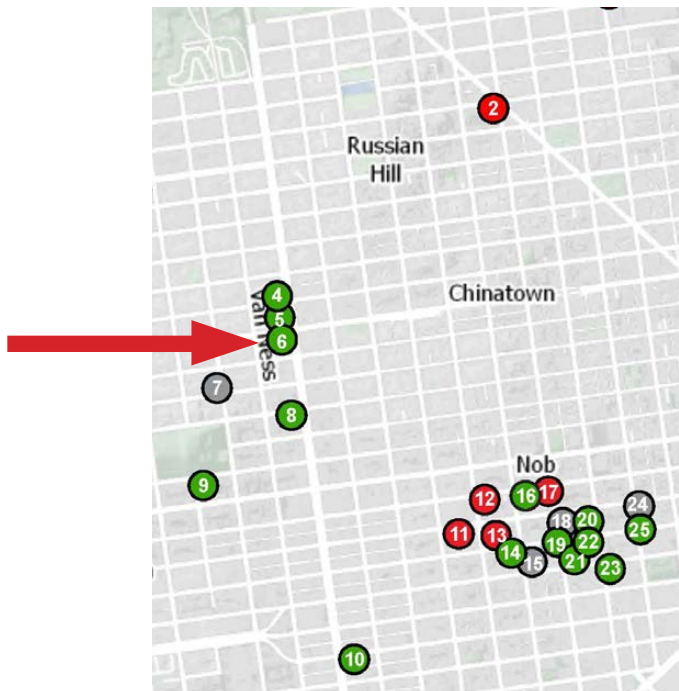


#6 2151 VAN NESS AVENUE

Requires Conditional Use Authorization



2151 Van Ness Ave between Broadway and Pacific Avenue



Required Entitlements:

- Requires CU for institutional uses in RC-4
- May requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

Zoning: RC-4

Construction Date: 1896-1897; 1902-1904; 1930; 1942-1947; 1965

Architect/Builder/Designer (if known):

Frank T. Shea and Will D. Shea (1902-1904); Henry A. Minton (1930)

Preservation: Category A, Article 10, Landmark 252

AAU Acquisition Date: 2005

Staff Recommendation:

Inclined to recommend approval; The Planning Department is inclined to support cases where the proposed institutional use adaptively reuses a historically significant site and is consistent with neighborhood character.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	2151 Van Ness Avenue	0575/015	RC-4 Van Ness SUD	NW (Pacific Heights)	Institutional (School) (Auditorium, 3 classrooms, art studios)	Institutional (School) (Auditorium, 3 classrooms, art studios)	Institutional (Church) (27,912 sf)	CUA, HP, BP

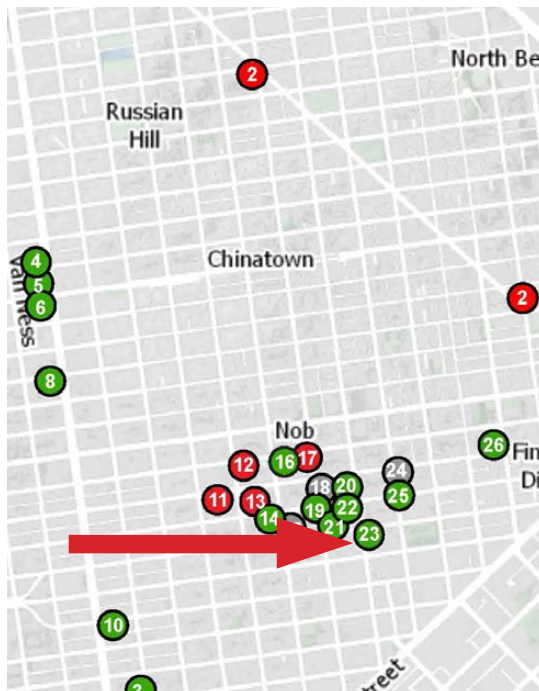


#23 491 POST STREET

Requires Historic Preservation Review



491 Post Street at Mason Street



Required Entitlements:

- Requires Building Permit to establish use change
- Requires HP Review (Permit to Alter may be required)

Zoning: C-3-G

Construction Date: 190

Architect/Builder/Designer (if known):

Sylvan Schnaittacher (1907); Mel I. Schwartz (1920)

Preservation: Category A, Article 11, I - Significant Building, No Alterations

AAU Acquisition Date: 2002

Staff Recommendation:

Inclined to recommend approval; The Planning Department is inclined to support cases where the proposed institutional use adaptively reuses a historically significant site and is consistent with neighborhood character.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	491 Post Street#	0307/009	C-3-G	NE	Institutional (School) Auditorium, 7 classrooms, offices)	Institutional (School) Auditorium, 7 classrooms, offices)	Institution (Church) (37,730 sf)	HP, BP

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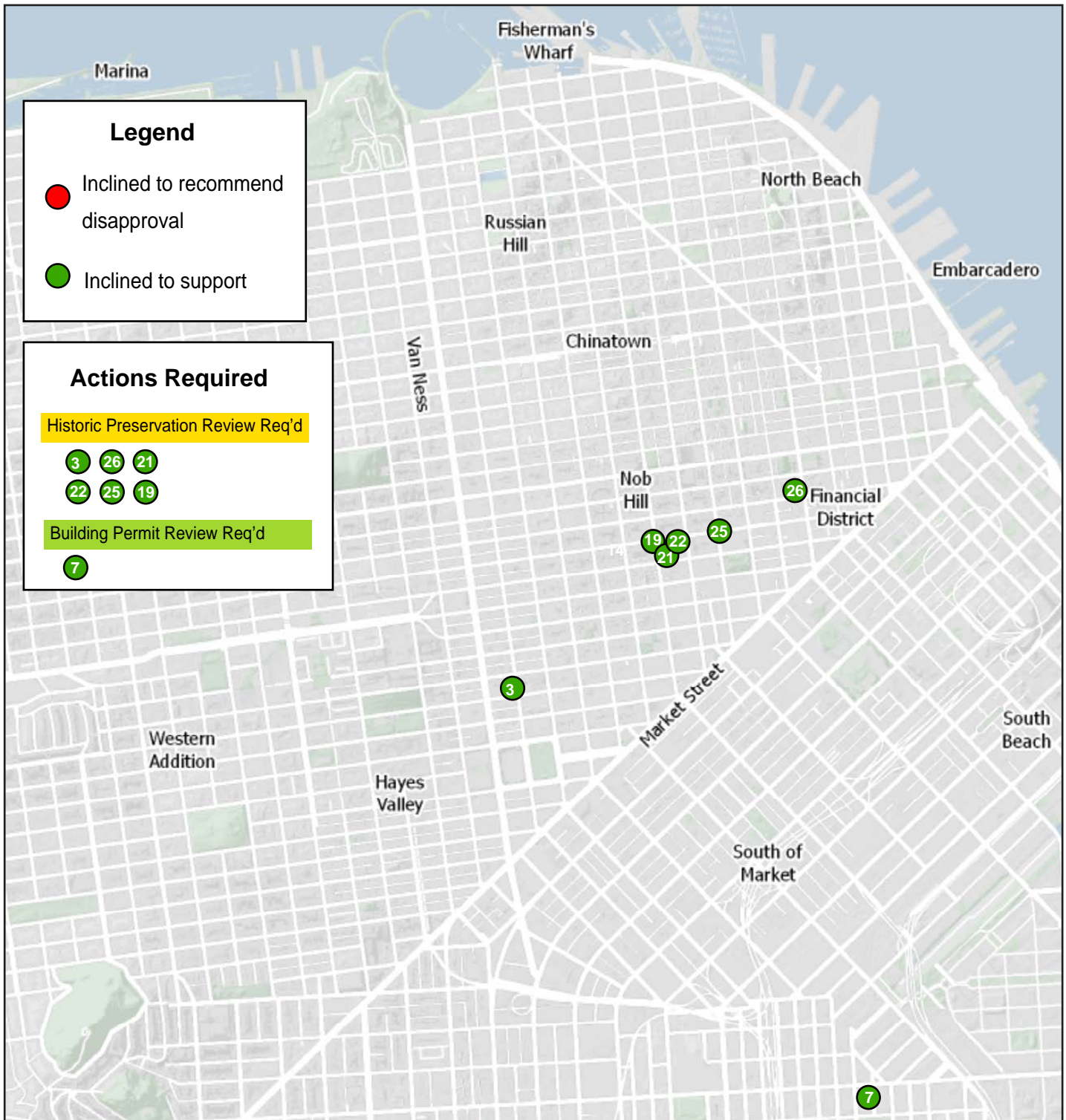
NO CHANGES OF USE

SITES CONTAINING NO CHANGES OF USE

Planning Department is inclined to:

- Support cases where the proposed use remains similar in nature to the legally approved use, **adaptively reuses a historically significant site and is compatible with the surrounding context.**

AAU SITES CONTAINING NO CHANGES OF USE



AAU SITES CONTAINING NO CHANGES OF USE

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required	Preliminary Recommendation
3.	EIR	601-625 Polk Street#	0742/ 002	NC-3	NE	Institutional (School)	Institutional (School)	HP, BP	Inclined to recommend approval
22.	ESTM	625-629 Sutter Street#	0297/ 014	C-3-G	NE	Institutional (School)	Institutional (School)	HP, BP	Inclined to recommend approval
26.	ESTM	410 Bush Street#	3722/ 022	C-3-O	NE	Institutional (School)	Institutional (School)	HP, BP	Inclined to recommend approval
25.	ESTM	540 Powell Street#	0285/ 009	C-3-O	NE	Institutional (School)	Institutional (School)	HP, BP	Inclined to recommend approval
19.	ESTM	680-688 Sutter Street#	0283/ 007	C-3-G	NE	Student Housing (Apartments)	Apartments	HP, BP	Inclined to recommend approval
21	ESTM	655 Sutter Street#	0297/ 012	C-3-G	NE	Student Housing (Apartments), Retail	Apartments, Retail	HP, BP	Inclined to recommend approval
7.	EIR	121 Wisconsin Street	3593/ 004	UMU	SE	Parking Lot	Vacant Lot	BP	Inclined to recommend approval

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#26 410 BUSH STREET

Requires Historic Preservation Review



Required Entitlements:

- Requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

Zoning: C-3-G

Construction Date: 1915 and 1946

Architect/Builder/Designer (if known):

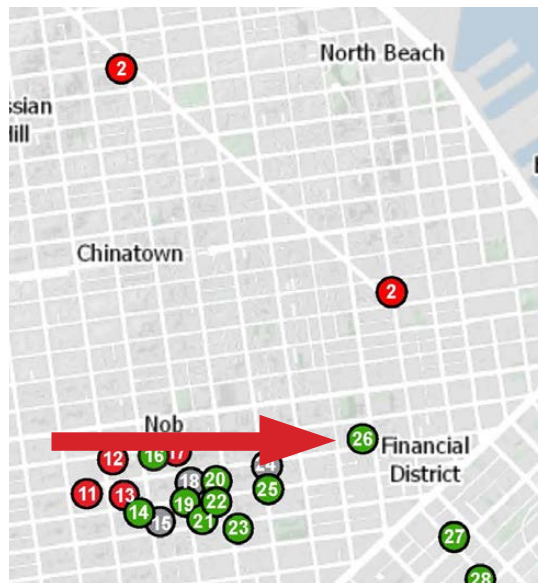
O'Brien Brothers, Inc. (1915); Albert Roller (1946)

Preservation: Category A, Article 11, V

AAU Acquisition Date: 1994

Staff Recommendation:

Inclined to support; The Planning Department is inclined to support cases where there are no use violations and the use is consistent with neighborhood character.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	410 Bush Street#	3722/022	C-3-O	NE	Institutional (School) (13 classrooms, labs, art studios, offices, gallery)	Institutional (School) (13 classrooms, labs, art studios, offices, gallery)	Institutional (School) (43,557 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#25 540 POWELL STREET

Requires Historic Preservation Review



Required Entitlements:

- Requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

Zoning: C-3-G

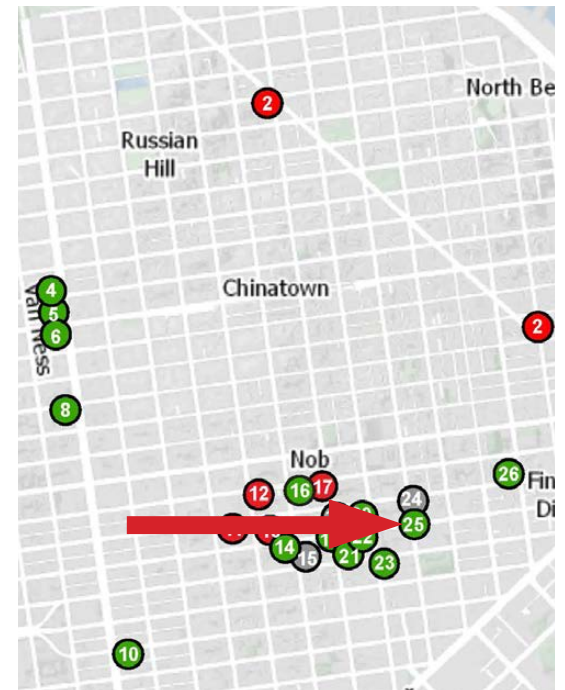
Construction Date: 1909

Architect/Builder/Designer (if known):

Alexander Aimwell Cantin

Preservation: Category A

AAU Acquisition Date: 1977



Staff Recommendation:

Inclined to support; The Planning Department is inclined to support cases where there are no use violations and the use is consistent with neighborhood character.

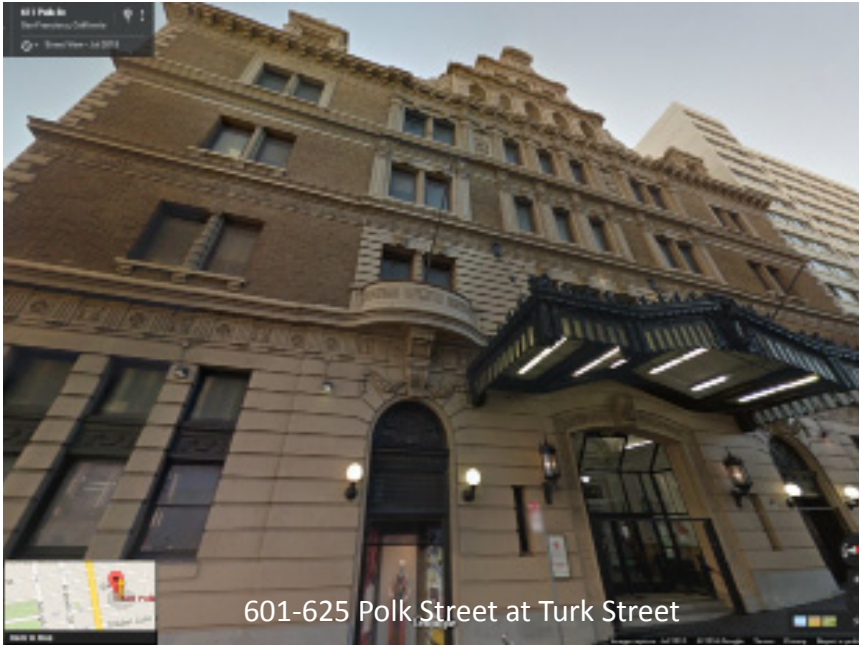
EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	540 Powell Street#	0285/009	C-3-R	NE (Nob Hill)	Institutional (School) (13 classrooms, labs, art studios, orrices, art store)	Institutional (School) (13 classrooms, labs, art studios, orrices, art store)	Institutional (School) (30,900 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#3 (EIR) 601-625 POLK STREET

Requires Historic Preservation Review



601-625 Polk Street at Turk Street



Required Entitlements:

- Requires HP Review- Certificate of Appropriateness
- Requires Building Permit

Zoning: NC-3

Construction Date: 1912

Architect/Builder/Designer (if known):

Unknown

Preservation: Category A, Article 10,
Landmark 174

AAU Acquisition Date: 2011

Staff Recommendation:

Inclined to recommend approval; The Planning Department is inclined to support cases where the proposed institutional adaptively reuses a historically significant site and is consistent with neighborhood character.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	601-625 Polk Street#	0742/002	NC-3	NE	Institutional (School) (Classrooms, offices, fashion labs, cafe)	Institutional (School) (Classrooms, offices, fashion labs, cafe)	Institutional (School) (93,103 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#22 625-629 SUTTER STREET

Requires Historic Preservation Review



625-629 Sutter Street at Mason Street

Staff Recommendation:

Inclined to recommend approval; The Planning Department is inclined to support cases where the proposed institutional use adaptively reuses a historically significant site and is consistent with neighborhood character.

Required Entitlements:

- Requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

Zoning: C-3-G

Construction Date: 1921

Architect/Builder/Designer (if known):

Samuel Hyman

and Abraham Appleton

Preservation: Category A, Article 11, II-Significant Building

AAU Acquisition Date: 1990



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	625-629 Sutter Street#	0297/014	C-3-G	NE	Institutional (School) (6 Classrooms, labs, art studios, offices, gallery, darkroom)	Institutional (School) (6 Classrooms, labs, art studios, offices, gallery, darkroom)	Institutional (School) (26,322 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#21

655 SUTTER STREET

Requires Historic Preservation Review



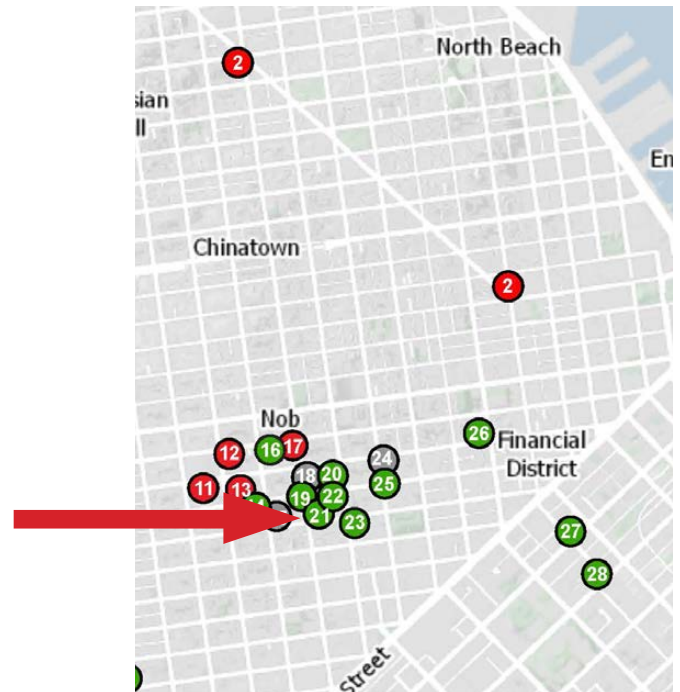
655 Sutter Street between Taylor and Mason Streets

Required Entitlements:

- Requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

Zoning: C-3-G**Construction Date:** 1912**Architect/Builder/Designer (if known):** Fredrick H. Meyer**Preservation:** Category A, Article 11,
V-Unrated Building**AAU Acquisition Date:** 1999**Staff Recommendation:**

Inclined to recommend approval. No use violations exist on-site. A building permit will be submitted for minor facade alterations subject to HP review.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	655 Sutter Street#	0297/012	C-3-G	NE	Student Housing, Retail (61 rooms, 177 beds)	Student Housing, Retail (61 rooms, 177 beds)	Residential (Apartments) (37,716 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#19 680-688 SUTTER STREET

Requires Historic Preservation Review



680-688 Sutter Street at Taylor Street

Required Entitlements:

- Requires HP Review (Permit to Alter May be Required)
- Requires Building Permit

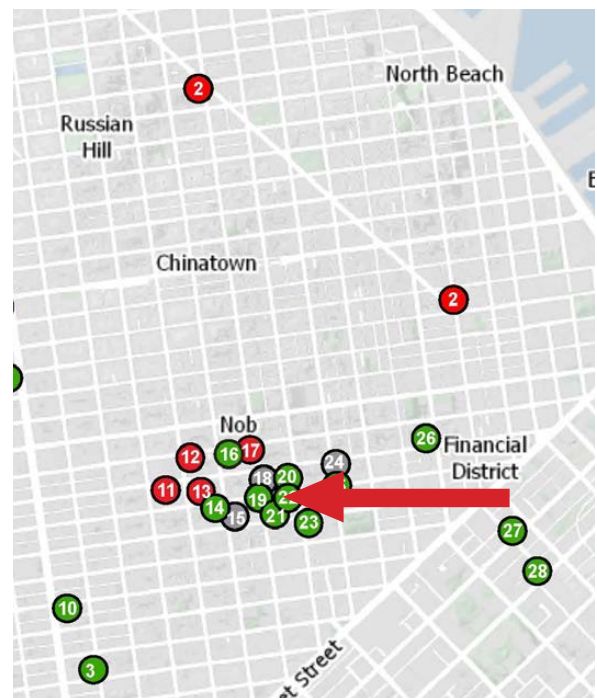
Zoning: C-3-G

Construction Date: 1918

Architect/Builder/Designer (if known): C.A. Meussdorffer

Preservation: Category A, Article II, IV

AAU Acquisition Date: 1996



Staff Recommendation:

Inclined to recommend approval. No use violations exist on the subject property. A building permit will be submitted for minor facade alterations subject to HP review.

EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
ESTM	680-688 Sutter Street#	0283/007	C-3-G	NE	Student Housing (28 Apartments, gallery)	Student Housing (28 Apartments, gallery)	Residential (Apartments) (15,996 sf)	HP, BP

#Property requires a Permit to Alter or Certificate of Appropriateness entitlement approved by the Historic Preservation Commission per Articles 10 and 11 of the Planning Code.



#7 (EIR) 121 WISCONSIN STREET

Requires Building Permit



Required Entitlements:

- Requires Building Permit

Zoning: UMU

Construction Date: N/A

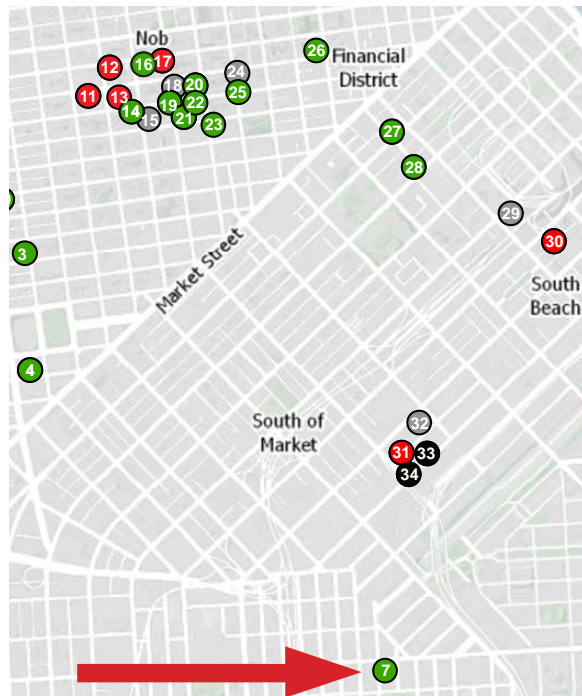
Architect/Builder/Designer (if known): N/A

Preservation: Category C

AAU Acquisition Date: 1972

Staff Recommendation:

Inclined to recommend approval. Although Vehicle Storage is not a permitted use within the Urban Mixed Use (UMU) Zoning District, the property has been found to be eligible for legitimization. A building permit is required to legitimize the use.



EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Current Use	Legal Use	Action Required
EIR	121 Wisconsin Street	3593/004	UMU	SE	Vehicle Storage	Vehicle Storage)	Vehicle Storage	BP

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