



# SAN FRANCISCO PLANNING DEPARTMENT

## Memo to the Planning Commission

### Academy of Art University Update

HEARING DATE: OCTOBER 1, 2015

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*Subject:* Academy of Art University Project Update  
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### **ACADEMY OF ART UPDATE HEARING OVERVIEW**

Staff would like to provide a general update to the Planning Commission on the following topics involving the Academy of Art University:

- Environmental Review
- Institutional Master Plan
- Estimated Review Timeline
- Policy issues
  - Shuttles
  - Sites that are not Code-compliant
  - PDR Conversion
- Feedback on Processing Strategies

### **ENVIRONMENTAL REVIEW**

#### ***EIR Update***

The Academy of Art University (AAU) EIR is analyzing four general components:

1. **Study area growth** – The proposed project includes approximately 110,000 net square feet (sf) of additional residential uses to house approximately 400 students, equivalent to about 220 rooms, and 669,670 sf additional institutional space in 12 geographic study areas where AAU could occupy buildings to accommodate future growth.
2. **Project site growth** – The proposed project consists of six (6) additional sites that have been occupied, identified, or otherwise changed by AAU since publication of the September 2010 Notice of Preparation (NOP) for the EIR. The six sites would include a total of 411,070 sf of institutional, bus storage and recreational uses.
3. **Legalization of prior unauthorized changes** – The proposed project includes legalization of changes in use and/or alterations undertaken at a number of AAU's 34 existing sites without benefit of permits prior to issuance of the NOP.
4. **Shuttle service expansion** – The proposed project includes the extension of AAU's shuttle service to serve growth in the study areas and at the project sites.

The Draft EIR was published February 25, 2015 and brought before the Planning Commission for a duly noticed public hearing on April 16, 2015. The Draft EIR Public Comment period ended on April

27, 2015. During the Draft EIR public review period, the Planning Department received 109 comments orally and in writing from several public agencies, non-governmental organizations and individuals. Planning Department Staff continues working on the Responses to Comments document, which will be presented before the Planning Commission for consideration of the Final Environmental Impact Report in approximately April, 2016.

#### **ESTM**

Due to the fact that projects are evaluated under CEQA from the existing conditions at the time of publication of a Notice of Preparation (NOP) to the future conditions, past actions, even if they occurred without attaining the necessary permits, are considered existing conditions. Therefore, the legalization approvals of the 34 locations occupied prior to the AAU NOP publication are part of the baseline conditions for the AAU EIR. Since AAU had already changed uses at these sites prior to the NOP, for CEQA purposes there is little or no physical change to analyze. Thus the primary analysis of the prior unauthorized changes of use for purposes of the EIR will be of the actions to legalize these uses through the permitting process. The City will rely on the EIR when considering AAU legalization approvals. Due to the need to analyze the impacts, cumulative and otherwise, of the entire AAU Project, the City has not acted on any parts of the Project pending the completion of this EIR.

To provide information to the Commission about the environmental effects from the previous physical changes from AAU's unpermitted changes of use and AAU's ongoing operations at these 34 locations, the Planning Department is preparing a separate information document, called the Existing Sites Technical Memorandum (ESTM). This memo will evaluate the environmental effects from the time of occupation of the building by AAU in order to provide the Commission and the public with additional information to consider when deciding whether to authorize these uses after-the-fact. The Draft ESTM will be published in approximately March 2016 and will undergo a 30-day public review and comment period during which time the Draft ESTM will be presented as an information item before both the Historic Preservation and Planning Department Commissions for review and comment. After the close of the public review period on the ESTM the Planning Department will consider all comments received on the ESTM, incorporate changes as necessary, and finalize the ESTM. The Final ESTM will be used by the Commission for information in all AAU approvals in regards to understanding the environmental impacts of the past unauthorized changes and AAU's ongoing operations.

Figure 1 depicts the six (6) project sites evaluated as part of the EIR, and the 34 sites documented in the Existing Sites Technical Memorandum as described below. Note that this figure includes all 40 AAU sites as explained in greater detail under "Project Overview".

#### **INSTITUTIONAL MASTER PLAN**

The Planning Commission accepted an Institutional Master Plan (IMP) from AAU in 2011. Pursuant to Planning Code Section 304.5 requiring that Post-Secondary Educational Institutions have on file a current IMP with the Planning Department, describing existing and anticipated future development of that institution, an update to the IMP must be submitted every two years. AAU submitted an update in November 2013; an update is due November 2015. Planning Department staff plans to bring the IMP update as an informational item before the Planning Commission subsequent to its submission, likely in December 2015 or January 2016. A general timeline depicting the aforementioned milestones is provided below under "AAU Timeline".

## AAU TIMELINE

Planning Department Staff has been working with AAU for a number of years on their environmental review, Institutional Master Plan and Planning Code enforcement. Below is a general timeline providing an overview of major past and future milestones. The Department first received an application for Environmental Review in May 2010. A Notice of Preparation for the EIR was published in 2010, with the Final EIR Certification expected in April 2016. Upon certification of the EIR, Planning Department Staff will embark on the processing of AAU's that require legalization. As mentioned above, the Planning Commission accepted the AAU Institutional Master Plan (IMP) in 2011. An updated was received in November 2013 with another update due this November 2015.



## POLICY ISSUES

In addition to the individual site-specific issues, the Department has identified three key policy topics that span multiple sites or the institution's operations as a whole, on which we would like to gain feedback from the Commission.

**SHUTTLE SERVICE.** AAU's shuttle service was evaluated and found to have an impact on the City's transportation system. The Draft EIR process provided mitigation measures so that the shuttle service would not result in additional burden on the City's transit or transportation system. Since that time, AAU developed a shuttle policy, established in June 2014, to help streamline the shuttle service, and provide efficiencies, including shuttle route controls which states that residential streets should be avoided where possible. The mitigation measure also requires that AAU develop, implement and provide to the City a shuttle management plan to address peak hour shuttle demand needs of its growth. It appears that AAU's shuttle service has been drastically improved.

**NON CODE-COMPLIANT SITES.** There are a number of properties that cannot be legalized without legislative amendments – some of which would legalize the loss of at-risk uses the City is seeking to preserve, including housing and Production, Repair and Distribution (PDR) uses. Staff is seeking the Commission's guidance on how best to approach these sites, and whether the Commission would be supportive of legislative amendments that would permit the legalizations.

**LOSS OF PDR.** There are a number of properties that illegally converted PDR spaces. Ordinance 258-14, which became effective on December 19, 2014 imposed an interim moratorium lasting 22 months and 15 days or until the date that permanent controls are adopted and in effect. The properties at 460 and 466 Townsend contain PDR uses, which could not be converted until permanent controls are in place that would permit their conversion. It is possible that their conversion may not be permitted by permanent controls, making them non Code-compliant sites that would require additional legislative amendments to legalize the uses desired by AAU.

AAU Project & Existing Sites - Figure 1



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## **PROJECT OVERVIEW**

To date, the Planning Department is aware of 40 properties operated by AAU. Thirty three (33) of the 40 properties have not obtained all the required City permits and/or entitlements, including building permits and Conditional Use Authorizations. In several instances, the projects cannot be approved under the Planning Code. Legislative amendments would be required before the uses within the properties could be legalized. Of the 30 properties requiring action, 18 require Conditional Use Authorization from the Planning Commission, of which nine (9) properties require a legislative amendment.

***Table 1: Academy of Art Property Breakdown***

<b>Total AAU Properties</b>	<b>Properties Not Approvable Under Current Planning Code</b>	<b>Properties Requiring Conditional Use Authorization</b>	<b>Properties Requiring Building Permit</b>	<b>Properties Requiring Historic Review</b>	<b>Properties Containing Legal Uses</b>
40	9	9	8	4	10

## **PROPERTIES CONTAINING USES NOT APPROVABLE UNDER CURRENT PLANNING CODE**

The following nine properties contain uses that are not permitted by the Planning Code as it is written today. Legislative amendments would be required to allow the conversion of residential uses to student housing (Section 317(f)(1)); postsecondary institutional uses in the PDR-2 zoning district (Section 217), and institutional uses within the Service/ Arts/ Light Industrial (SALI) zoning district (Section 846.32). It should be noted that the use contained in 601 Brannan was rezoned as a Service/Arts/Light Industrial (SALI) site on April 27, 2013, which does not permit institutional uses. A grace period for legalization of non-conforming uses was built into the ordinance granting project sponsor with pending applications as of June 20, 2012 up to 36 months from the effective date of the Western SoMa Controls to attain its first building or site permit. Accordingly, 601 Brannan must receive its site permit or building permit by April 27, 2016 in order to take advantage of this legalization approval. Since the EIR is slated to be certified around April 2016, it is unlikely the first building or site permit will be attained by that time. Therefore, it is highly likely that a legislative amendment to Section 846 would be required for this property to be legalized under its current use.

**Table 2: Properties Not Approvable Under Current Code (Also Requires Conditional Use Authorization and Building Permit)**

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	No. Units / SF	Legal Use	Action Required
1.	ESTM	1080 Bush Street	0276/015	RC-4	NE (Nob Hill)	Student Housing	42 Dwelling Units 15 rooms	Residential	Legislative Amendment to 317(f)(1), CUA, BP
2.	ESTM	1153 Bush Street	0280/026	RC-4	NE (Civic Center)	Student Housing	15 Dwelling Units	Residential	Legislative Amendment to 317(f)(1), CUA, BP
3.	EIR	2225 Jerrold	5286A/020	PDR-2	SE (Bayview)	Institutional/ Athletic Fields	91,367 SF	Industrial Warehouse	Legislative Amendment to 217(h)
4.	ESTM	1916 Octavia Street	0640/011	RH-2	NW Pacific Heights)	Student Housing	27 Dwelling Units	Residential	Legislative Amendment to 317(f)(1), CUA, BP
5.	ESTM	1055 Pine Street	0275/009	RM-4	NE (Nob Hill)	Student Housing	81 rooms	Residential	Legislative Amendment to 317(f)(1), CUA, BP
6.	ESTM	860 Sutter Street	0281/006	RC-4	NE (Civic Center)	Student Housing	87 Rooms	Residential	Legislative Amendment to 317(f)(1), CUA, BP
7.	ESTM	2209 Van Ness Avenue	0570/029	RC-3	NW (Pacific Heights)	Student Housing	1 Dwelling Unit	Residential	Legislative Amendment to 317(f)(1), CUA, BP
8.	ESTM	2211 Van Ness Avenue	0570/005	RC-3	NW (Pacific Heights)	Student Housing	2 Dwelling Units, 1 store	Residential & Retail	Legislative Amendment to 317(f)(1), CUA, BP
9.	ESTM	601 Brannan Street**	3785/132	SALI	SE (SOMA)	Institution (School)	73,666 SF	Light Industrial	Legislative Amendment to 846.32, CUA, BP
						<b>Total Conversion if Approved:</b>	<b>Housing:</b> 149 units, 183 rms. <b>Industrial:</b> 165,303 sf		

*\*\*Would likely not be permitted due to establishment of SALI Zoning District, and expiring grace period for legalization of non-conforming uses; legislative amendments would likely be required for these legalizations.*

Even upon certification of the Environmental Impact Report currently scheduled for April 2016, the subject nine properties could not proceed under the Current Planning Code. Legislative amendments to permit the conversion of residential uses to Student Housing, recreational and/or institutional in PDR-2 Zoning Districts, and institutional uses in SALI Zoning Districts. Nine (9) of the eighteen action items requiring Planning Commission review could technically be brought before the Commission upon certification of the EIR, as shown in Table 3.

### **PROPERTIES CONTAINING USES REQUIRING CONDITIONAL USE AUTHORIZATION**

The following projects require Conditional Use authorization from the Planning Commission. They may be heard by the Planning Commission upon certification of the EIR. However, it should be noted that properties at 460 and 466 Townsend Street contain PDR uses. On December 19, 2014, the Urgency Ordinance adopted by the Board of Supervisors approving an extension of the interim PDR Conversion moratorium became effective. Accordingly, the proposed legalization of uses at these properties could not be heard by the Planning Commission until the interim zoning controls are expired or until permanent controls regarding PDR uses in the proposed Central SOMA Plan Area are in effect and permit the proposed post-secondary education institutional uses at these locations. If permanent controls do not permit institutional uses within the Western SOMA Mixed Use-Office Zoning District, a legislative amendment would be the only path for legalization.

***Table 3: Properties Requiring Conditional Use Authorization (In Addition to Building Permit)***

	<b>EIR/ ESTM</b>	<b>Address</b>	<b>Block / Lot</b>	<b>Zoning</b>	<b>Quadrant</b>	<b>Desired Use</b>	<b>Legal Use</b>	<b>Action Required</b>
1.	ESTM	1727 Lombard Street	0506/036	NC-3 / RH-2	NW (Marina)	Student Housing	Motel	CUA, BP
2.	ESTM	1069 Pine Street	0275/008	RM-4	NE (Nob Hill)	Institutional (School)	Retail	CUA, BP
3.	ESTM	817-831 Sutter Street	0299/021	RC-4	NE (Civic Center)	Student Housing	Hotel	CUA, BP
4.	ESTM	2295 Taylor (aka 701 Chestnut St.)	0066/001	North Beach NCD	NE (Russian Hill)	Institutional (School)	Retail	CUA, BP
5.	ESTM	460 Townsend Street***	3785/023	WMUO	SE (SOMA)	Institutional (School)	Industrial	CUA, BP
6.	ESTM	466 Townsend Street***	3785/005	WMUO	SE (SOMA)	Institutional (School)	Industrial	CUA, BP
7.	ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW (Civic Center)	Institutional (Museum)	Retail	CUA, BP
8.	ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4	NW (Pacific Heights)	Institutional (School)	Retail	CUA, BP
9.	ESTM	2151 Van Ness Avenue	0575/015	RC-4	NW (Pacific Heights)	Institutional (School)	Institutional (Church)	CUA, 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 or until the date that permanent controls are adopted and in effect.*

#### **PROPERTIES CONTAINING USES REQUIRING BUILDING PERMIT APPLICATIONS**

The following eight (8) properties are principally permitted and may be approved through Building Permit Applications only.

**Table 4: Properties Requiring Building Permit Application**

	<b>EIR/ ESTM</b>	<b>Address</b>	<b>Block / Lot</b>	<b>Zoning</b>	<b>Quad rant</b>	<b>Desired Use</b>	<b>Legal Use</b>	<b>Action Required</b>
1.	ESTM	58-60 Federal Street	3774/074	MUO	SE	Institutional (School)	Office	BP
2.	EIR	150 Hayes Street	0811/022	C-3-G	NE	Institutional (School)	Office	BP
3.	EIR	2801 Leavenworth Street	0010/001	C-2	NW	Institutional (School)	Retail	BP
4.	ESTM	77 New Montgomery Street	3707/014	C-3-O	NE	Institutional (School)	Office	BP
5.	ESTM	180 New Montgomery Street	3722/022	C-3-O(SD)	NE	Institutional (School)	Office	BP
6.	ESTM	491 Post Street	0307/009	RC-4	NE	Institutional (School)	Retail	BP
7.	ESTM	2340 Stockton Street	0018/004	C-3-G	NE	Institutional (School)	Office	BP
8.	ESTM	620 Sutter Street	0283/004A	RC-4	NE	Student Housing	Hotel	BP

#### **PROPERTIES LOCATED IN ARTICLE 10 OR 11 DISTRICTS REQUIRING HISTORIC REVIEW FOR SIGNAGE**

The following four (4) properties requiring action do not require Commission approval, but are located in Article 10 or 11 Historic Districts, and require Historic Preservation Review for signage and/or lighting.



**Table 5: Properties Requiring Historic Preservation Review for Signage/ Lights**

	EIR/ ESTM	Address	Block / Lot	Zoning	Quad- rant	Desired Use	Legal Use	Action Required
1.	EIR	601-625 Polk Street	0742/002	NC-3	NE	Institutional (School)	Institutional (School)	BP, HP Review
2.	ESTM	655 Sutter Street	0297/012	C-3-G	NE	Student Housing, Retail	Student Housing, Retail	BP, HP Review
3.	ESTM	625-629 Sutter Street	0297/014	C-3-G	NE	Institutional (School)	Institutional (School)	BP, HP Review
4.	ESTM	540 Powell Street	0285/009	C-3-O	NE	Institutional (School)	Institutional (School)	BP, HP Review

**PROPERTIES DETERMINED TO CONTAIN LEGAL USES**

The following ten (10) properties were not found to be in violation of the Planning Code and contain legal uses. No action is required for these properties.

**Table 6: Properties Currently Containing Legal Uses**

	EIR/ ESTM	Address	Block / Lot	Zoning	Quad- rant	Desired Use	Legal Use	Action Required
1.	ESTM	1900 Jackson Street	0592/004A	RH-2	NW	Student Housing	Student Housing	None
2.	ESTM	560 Powell Street	0285/010	RC-4	NE (Civic Center)	Student Housing	Student Housing	None
3.	ESTM	736 Jones Street	0298/027	RC-4	NE	Student Housing	Student Housing	None
4.	ESTM	740 Taylor Street	0283/012	RC-4	NE	Institutional (School) / Retail	Institutional (School) / Retail	None
5.	ESTM	575 Harrison Street	3764/198-230	MUO	SE	Live/Work	Live/Work	None
6.	ESTM	168 Bluxome St.	3785/137-184	SALI	SE	Live/Work	Live/Work	None
7.	EIR	121 Wisconsin	3593/004	UMU	SE	Parking Lot	Vacant Lot	None
8.	EIR	700 Montgomery Street	0196/028	C-2	NE (Financial District)	Institutional (School)	Office	None
9.	ESTM	680-688 Sutter Street	0283/007	C-3-G	NE	Student Housing	Residential	None
10.	ESTM	410 Bush Street	3722/022	C-3-O	NE	Institutional (School)	Institutional (School)	None

## **PROCESSING STRATEGIES**

There are three approaches that staff is proposing for the Commission's consideration. A breakdown of each approach is outlined below, including the advantages and disadvantages of each. In addition, staff would like feedback from the Commission regarding whether the Commission prefers holding special AAU meetings, where multiple planners bring multiple AAU projects before the Commission, or if there is a preference to spread cases out across regularly scheduled hearings. In all, there are 19 projects requiring Commission action, including those that are not currently permitted under the Code and would require legislative amendments in order to be approved. Since properties that would require amendments to the Planning Code before legalization can occur would have additional process, Staff recommends processing these separately from those that only require Conditional Use Authorization.

Staff would like the Commission's feedback on which of the proposed strategies is preferred with respect to processing the AAU cases. The properties in the tables below have been color coded to resemble traditional land use colors for ease of differentiating project types. Properties are color coded according to the legal land use type that would be lost should the property be legalized.



The three alternative ways that the projects could be organized and brought before the Commission are: geographical locations; project/land use type; Zoning District. Each proposed approach comes with pros and cons as summarized in the charts below.

**GEOGRAPHY.** Grouping cases by geography is one method for staff to bring cases before the Commission. This would provide efficiencies from a noticing perspective since projects in close proximity to one another would have the same group of neighbors, limiting the number of hearings for members of the public who are interested in AAU projects within their neighborhoods. However, projects in close proximity may have no other land use similarities other than their geographic proximity to one another; their zoning, land use, and policy implications could be varied, resulting in hearings that jump from topic-to-topic.

Staff identified three (3) neighborhoods or groupings of neighborhoods for AAU projects that could be brought to Commission based on geography. Note that properties designated with an asterisk indicate that the project cannot be approved under the current Planning Code; these projects could only be approved through the adoption of legislative amendments.

### ***Processing by Geography***

<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"><li>• Efficiencies with respect to noticing. Neighbors of projects would be notified of projects in close proximity to one another.</li></ul>	<ul style="list-style-type: none"><li>• Projects may be located in different zoning districts, with different project types and policy issues, resulting in more varied topics for the Commission's deliberations.</li></ul>

### Pacific Heights / Marina / Russian Hill

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
1*.	ESTM	1916 Octavia Street	0640/011	RH-2	NW (Pacific Heights)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
2*.	ESTM	2209 Van Ness Avenue	0570/029	RC-3	NW (Pacific Heights)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
3*.	ESTM	2211 Van Ness Avenue	0570/005	RC-3	NW (Pacific Heights)	Student Housing	Residential & Retail	Legislative Amendment to 317(f)(1), CUA, BP
4.	ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4	NW (Pacific Heights)	Institutional (School)	Retail	CUA, BP
5.	ESTM	2295 Taylor (aka 701 Chestnut St.)	0066/001	North Beach NCD	NE (Russian Hill)	Institutional (School)	Retail	CUA, BP
6.	ESTM	2151 Van Ness Avenue	0575/015	RC-4	NW (Pacific Heights)	Institutional (School)	Institutional (Church)	CUA, BP
7.	ESTM	1727 Lombard Street	0506/036	RC-4	NW (Marina)	Student Housing	Motel	CUA, BP

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

### Nob Hill/ Civic Center/ Financial District

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
8.*	ESTM	1080 Bush Street	0276/015	RC-4	NE (Nob Hill)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
9.*	ESTM	1153 Bush Street	0280/026	RC-4	NE (Civic Center)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
10.*	ESTM	1055 Pine Street	0275/009	RM-4	NE (Nob Hill)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
11.*	ESTM	860 Sutter Street	0281/006	RC-4	NE (Civic Center)	Student Housing	Residential	CUA, BP
12.	ESTM	1069 Pine Street	0275/008	RM-4	NE (Nob Hill)	Institutional (School)	Retail	CUA, BP

13.	ESTM	817-831 Sutter Street	0299/021	RC-4	NE (Civic Center)	Student Housing	Hotel	CUA, BP
14	ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW (Civic Center)	Institutional (School)	Retail	CUA, BP

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

#### **SOMA / Bayview**

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
15.**	ESTM	601 Brannan Street	3785/132	SALI	SE (SOMA)	Student Housing	Light Industrial	Legislative Amendment to 846.32, CUA, BP
16.*	EIR	2225 Jerrold	5286A/020	PDR-2	SE (Bayview)	Student Housing	Industrial Warehouse	Legislative Amendment to 217(h)
17.***	ESTM	460 Townsend Street	3785/023	WMUO	SE (SOMA)	Institutional (School)	Industrial	CUA, BP
18.***	ESTM	466 Townsend Street	3785/005	WMUO	SE (SOMA)	Institutional (School)	Industrial	CUA, BP

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

\*\*Would likely not be permitted due to establishment of SALI Zoning District, and expiring grace period for legalization of non-conforming uses; legislative amendments would likely be required for these legalizations.

\*\*\*Properties contain Production, Distribution and Repair uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium prohibiting the loss of PDR space.

## AAU Projects Requiring Commission Hearing by Geography



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**PROJECT/LAND USE TYPE.** Grouping projects by the type of land use is another approach for the processing of AAU's applications. There are commonalities between many existing properties, their current legal uses, and the uses that AAU is attempting to legalize. For example, the legal use for many properties is housing or a hotel, and the proposed use to be legalized would be student housing. The Department could group together cases with the same requested action. Grouping projects together in this fashion has the benefit of generating discussion around a common theme at the Commission, and may also provide some efficiency to neighbors who wish to comment about a particular land use topic (i.e. conversion from housing to student housing). However, properties of the same project type may not necessarily be in the same geographic vicinity or zoning district, which may require members of the public to attend multiple hearings.

#### ***Processing by Project Type***

<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"> <li>• Consistent theme at Commission.</li> <li>• Some efficiency for members of the public wishing to discuss specific policy issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Projects may be located in different zoning districts and neighborhoods; members of the public may need to attend multiple hearings for projects affecting their neighborhood.</li> </ul>

#### **Conversion of Residential to Student Housing**

	<b>EIR/ ESTM</b>	<b>Address</b>	<b>Block / Lot</b>	<b>Zoning</b>	<b>Quadrant</b>	<b>Desired Use</b>	<b>Legal Use</b>	<b>Action Required</b>
1.*	ESTM	1080 Bush Street	0276/015	RC-4	NE	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
2.*	ESTM	1153 Bush Street	0280/026	RC-4	NE (Civic Center)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
3.*	ESTM	1916 Octavia Street	0640/011	RH-2	NW Pacific Heights)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
4.*	ESTM	1055 Pine Street	0275/009	RM-4	NE	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
5.*	ESTM	860 Sutter Street	0281/006	RC-4	NE (Civic Center)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
6.*	ESTM	2209 Van Ness Avenue	0570/029	RC-3	NW	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP

7.*	ESTM	2211 Van Ness Avenue	0570/005	RC-3	NW	Student Housing	Residential & Retail	Legislative Amendment to 317(f)(1), CUA, BP
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\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

#### Conversion of Industrial to Student Housing / Institutional

	EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
8.**	ESTM	601 Brannan Street**	3785/132	SALI	SE (SOMA)	Institution (School)	Light Industrial	Legislative Amendment to 846.32, CUA, BP
9*.	EIR	2225 Jerrold	5286A/020	PDR-2	SE	Student Housing	Industrial Warehouse	Legislative Amendment to 217(h)
10.***	ESTM	460 Townsend Street	3785/023	WMUO	SE	Institutional (School)	Industrial	CUA, BP
11.***	ESTM	466 Townsend Street	3785/005	SALI	SE	Institutional (School)	Industrial	CUA, BP

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

\*\*Would likely not be permitted due to establishment of SALI Zoning District, and expiring grace period for legalization of non-conforming uses; legislative amendments would likely be required for these legalizations.

\*\*\*Properties contain Production, Distribution and Repair uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium prohibiting the conversion of PDR space.



### Conversion of Retail (Including Hotel) to Student Housing / Institutional

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
12.	ESTM	1069 Pine Street	0275/008	RM-4	NE	Institutional (School)	Retail	CUA, BP
13.	ESTM	2295 Taylor (aka 701 Chestnut St.)	0066/001	North Beach NCD	NE	Institutional (School)	Retail	CUA, BP
14.	ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW	Institutional (School)	Retail	CUA, BP
15.	ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4	NW	Institutional (School)	Retail	CUA, BP
16.	ESTM	1727 Lombard Street	0506/036	RC-4	NW	Student Housing	Motel	CUA, BP
17.	ESTM	817-831 Sutter Street	0299/021	RC-4	NE	Student Housing	Hotel	CUA, BP

### Conversion of Office / Institutional to Institutional

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
18.	ESTM	700 Montgomery Street	0196/028	C-2	NE	Institutional (School)	Office	CUA, BP
19.	ESTM	2151 Van Ness Avenue	0575/015	RC-4	NW	Institutional (School)	Institutional (Church)	CUA, BP



## AAU Projects Requiring Commission Hearing by Project Type



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SAN FRANCISCO  
PLANNING DEPARTMENT

**ZONING.** Grouping projects by their Zoning poses a third method for bringing cases to the Commission. The benefit of grouping projects together by zoning district is the efficiency of their processing at Planning Commission, especially if they are also of the same project type. Projects in the same zoning district may also be in close proximity to one another, resulting in benefits to members of the public interested in sites that affect their neighborhood. These similarities in zoning and land use topics could enable staff to bring a larger number of projects forward at any one hearing.

Pros	Cons
<ul style="list-style-type: none"> <li>Projects in the same zoning district will have similar motions, making it more convenient to hear projects and make motions together, particularly if they are of the same project type.</li> </ul>	<ul style="list-style-type: none"> <li>Project types and locations may vary within the same zoning district resulting in multiple topics and varied geography at any one hearing.</li> </ul>

#### Zoning: SALI / PDR-2

	EIR/ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
1.**	ESTM	601 Brannan Street	3785/132	SALI	SE	Student Housing	Residential	CUA, BP
2.***	ESTM	460 Townsend Street	3785/023	SALI	SE	Institutional (School)	Industrial	CUA, BP
3.***	ESTM	466 Townsend Street	3785/005	SALI	SE	Institutional (School)	Industrial	CUA, BP
4*.	EIR	2225 Jerrold	5286A/020	PDR-2	SE	Student Housing	Industrial Warehouse	Legislative Amendment to 217(h)

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

\*\*Would likely not be permitted due to establishment of SALI Zoning District, and expiring grace period for legalization of non-conforming uses; legislative amendments would likely be required for these legalizations.

\*\*\*Properties contain Production, Distribution and Repair uses. Ordinance 258-14, effective December 19, 2014 imposed an interim moratorium prohibiting the conversion of PDR uses.

## Zoning: R Districts

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
5*.	ESTM	1080 Bush Street	0276/015	RC-4	NE	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
6.*	ESTM	1153 Bush Street	0280/026	RC-4	NE (Civic Center)	Student Housing	Residential	<i>Legislative Amendment to 317(f)(1), CUA, BP</i>
7*.	ESTM	1055 Pine Street	0275/009	RM-4	NE	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
8.*	ESTM	1916 Octavia Street	0640/011	RH-2	NW Pacific Heights)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
9.*	ESTM	860 Sutter Street	0281/006	RC-4	NE (Civic Center)	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
10*.	ESTM	2209 Van Ness Avenue	0570/029	RC-3	NW	Student Housing	Residential	Legislative Amendment to 317(f)(1), CUA, BP
11*.	ESTM	2211 Van Ness Avenue	0570/005	RC-3	NW	Student Housing	Residential & Retail	Legislative Amendment to 317(f)(1), CUA, BP
12.	ESTM	930-950 Van Ness Avenue	0718/021	RC-4	NW	Institutional (School)	Retail	CUA, BP
13.	ESTM	1849 Van Ness Avenue	0618/001 & 001B	RC-4	NW	Institutional (School)	Retail	CUA, BP
14.	ESTM	1069 Pine Street	0275/008	RM-4	NE	Institutional (School)	Retail	CUA, BP
15.	ESTM	817-831 Sutter Street	0299/021	RC-4	NE	Student Housing	Hotel	CUA, BP
16.	ESTM	1727 Lombard Street	0506/036	RH-2/ NC- 3	NW	Student Housing	Motel	CUA, BP
17.	ESTM	2151 Van Ness Avenue	0575/015	RC-4	NW	Institutional (School)	Institutional (Church)	CUA, BP

\* Indicates that the change of use is not permitted; legislative amendments would be required for any legalizations.

**Zoning: NCD/ C-2**

	EIR/ ESTM	Address	Block / Lot	Zoning	Quadrant	Desired Use	Legal Use	Action Required
18.	ESTM	700 Montgomery Street	0196/028	C-2	NE	Institutional (School)	Office	CUA, BP
19.	ESTM	2295 Taylor (aka 701 Chestnut St.)	0066/001	North Beach NCD	NE	Institutional (School)	Retail	CUA, BP

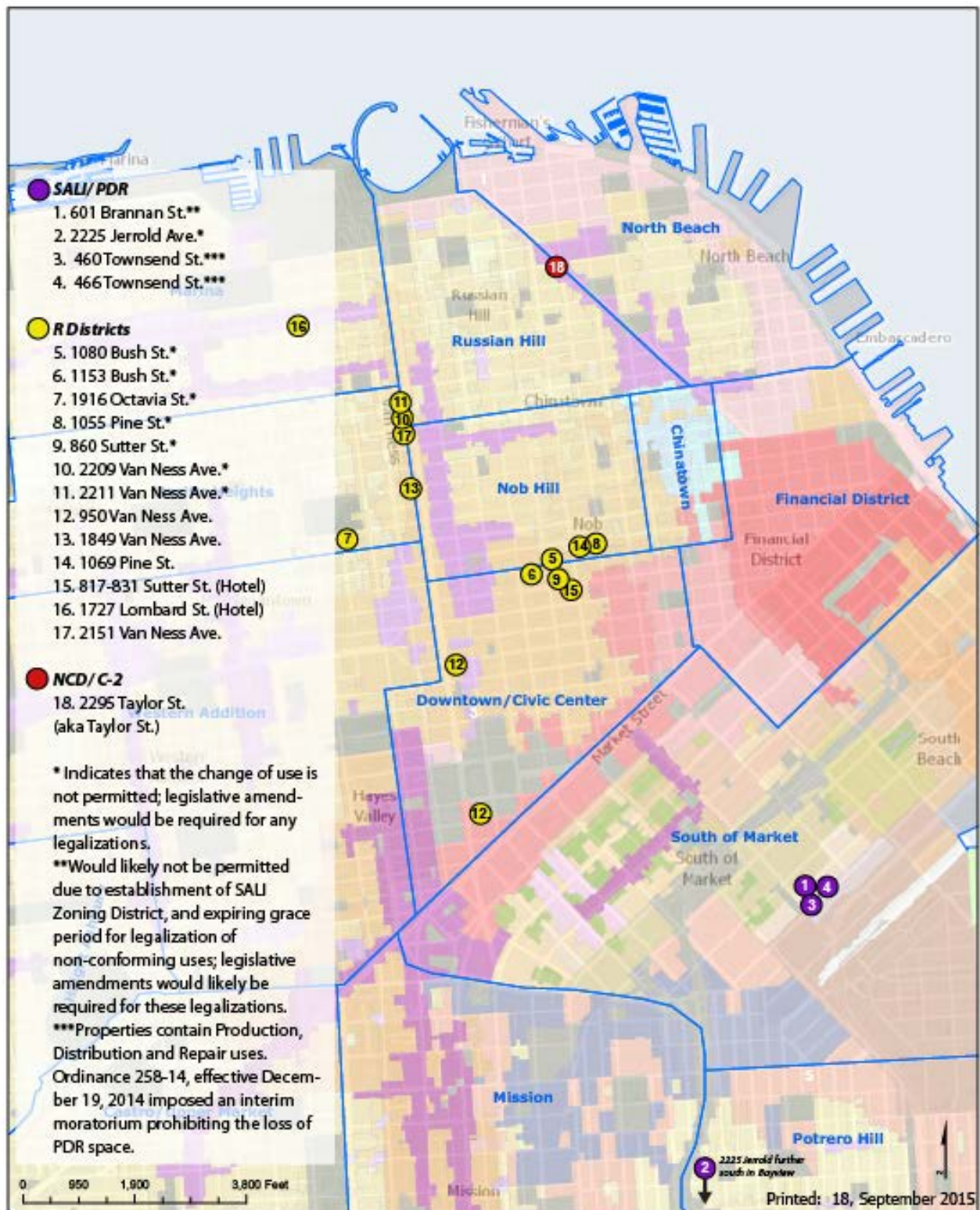
**Conclusion**

Of the three options presented by staff, the Department recommends organizing the cases by project type or zoning district, or a hybrid of both. Generally, though not always, cases with the same project type and/ or zoning district are in close proximity to one another with the similar policy issues. Organizing the cases around project type and zoning allows for an in-depth discussion around the significant land use issues and brings some efficiency to the processing of these applications.

As mentioned above and depicted in the AAU Timeline, staff will come before the Planning Commission for another update on AAU once the Institutional Master Plan update has been submitted. Staff estimates this hearing will be scheduled in the December 2015/ January 2016 timeframe.



## AAU Projects Requiring Commission Hearing by Zoning



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