



ACADEMY OF ART UNIVERSITY PLANNING COMMISSION

Case Number 2019-012970ENV/PCA/DVA/CUA
Adoption of CEQA Findings
Development Agreement and Planning Code Amendment
Master Conditional Use Authorization

Image courtesy of: Google Maps; Nicolette Bryan, October 2016

November 21, 2019



**San Francisco
Planning**

PLANNING COMMISSION

Actions Before the Commission:

1. Adoption of CEQA Findings



PLANNING COMMISSION

Actions Before the Commission:

1. Adoption of CEQA Findings
2. Resolution with a recommendation to the Board of Supervisors on the proposed Ordinance, which includes:
 - a. Adoption of the Development Agreement
 - b. Adoption of Planning Code Text Amendments



PLANNING COMMISSION

Academy of Art University Development Agreement:

1. Legalization of uses at 34 total properties
 - includes addition of 3 properties and withdrawal from 9 properties
 - requires filing of permits to bring properties into Code compliance



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2. Legalization or corrective modification to past building alterations



PLANNING COMMISSION

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3. Payment by the Academy and LLCs to the City of \$58 million, includes:
 - \$37.6 million as affordable housing benefit
 - estimated \$8.2 million to City's Small Sites Fund
 - remainder to Planning Code civil penalties, reimbursement for Planning enforcement costs, Unfair Competition Law penalties, and impact fees



PLANNING COMMISSION

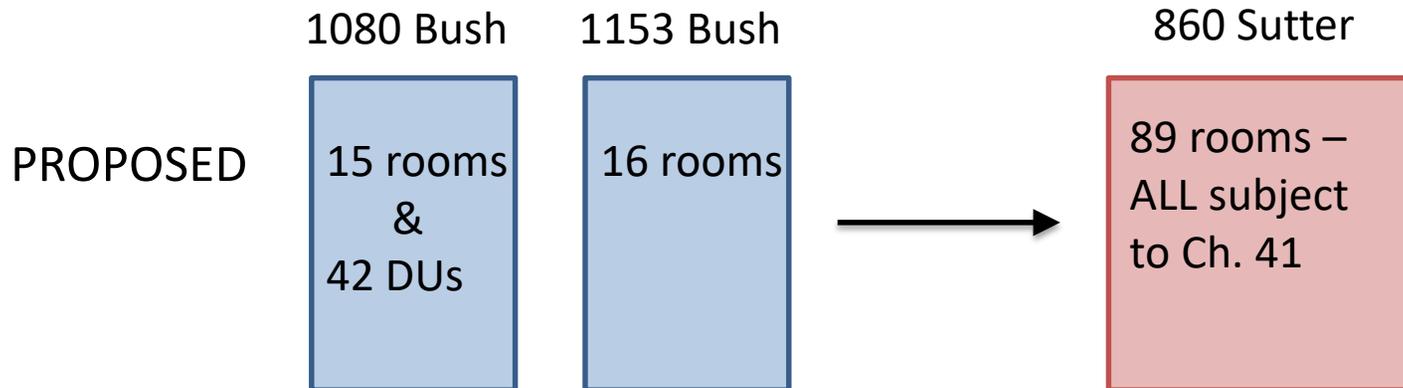
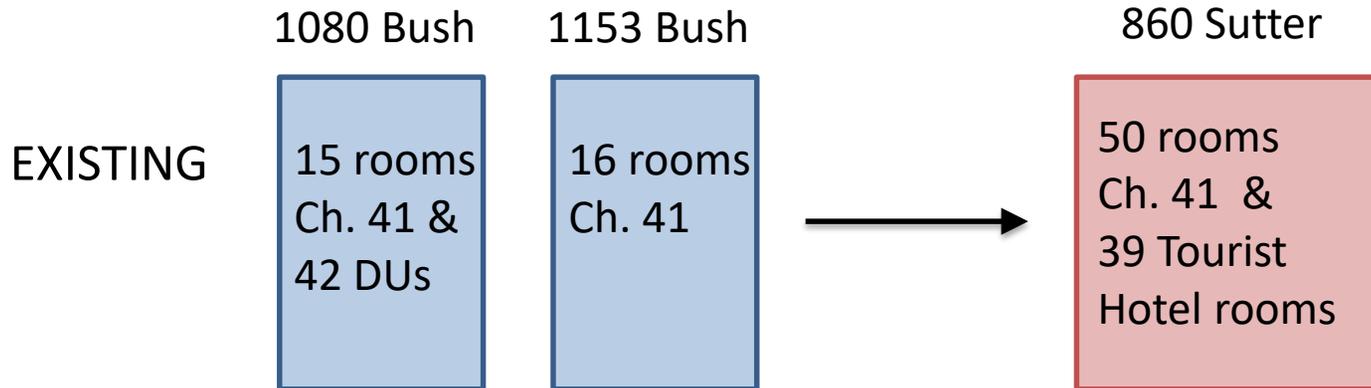
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4. Student Housing Metering Agreement
5. Swap and addition of 8 Residential Hotel Rooms (Admin Code Ch. 41)



PLANNING COMMISSION

Proposed Chapter 41 Residential Hotel Conversion/Swap:



NET ADDITION OF 8 CH. 41 ROOMS



PLANNING COMMISSION

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4. Student Housing Metering Agreement
5. Swap and addition of 8 Residential Hotel Rooms (Admin Code Ch. 41)
6. Timing and Enforcement provisions



PLANNING COMMISSION

Proposed Planning Code Amendments:

1. Consolidated approvals process in “Master” applications:
 - Master Conditional Use Authorization, Master COA and Master PTA (HPC)



PLANNING COMMISSION

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2. Gives Planning Commission authority to grant project exceptions
 - Bike parking number of spaces and design
 - Open space and Rear Yard
 - Active use and transparency



PLANNING COMMISSION

Proposed Planning Code Amendments:

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2. Gives Planning Commission authority to grant project exceptions
 - Bike parking number of spaces and design
 - Open space and Rear Yard
 - Active use and transparency
3. Other waivers of Code, where specified in the Development Agreement
 - Sec. 317(e), limitation on conversion of housing to student housing
 - Sec. 202.8, limitation on conversion of PDR and arts activities use
 - Density waiver at receiving site of Ch. 41 rooms



PLANNING COMMISSION

Actions Before the Commission:

1. Adoption of CEQA Findings
2. Resolution with a recommendation to the Board of Supervisors on the proposed Ordinance, which includes:
 - a. Adoption of the Development Agreement
 - b. Adoption of Planning Code Text Amendments
3. Action on the application for Master Conditional Use Authorization



PLANNING COMMISSION

Overview of Academy Properties:



● Institutional Sites

1. 601 Brannan St.
2. 410 Bush St.
3. 58-60 Federal St.
4. 2801 Leavenworth St.
5. 77-79 New Montgomery St.
6. 180 New Montgomery St.
7. 625 Polk St.
8. 491 Post St.
9. 540 Powell St.
10. 625-629 Sutter St.
11. 740 Taylor St.
12. 466 Townsend St.
13. 1849 Van Ness Ave.
14. 2151 Van Ness Ave.
15. 1946 Van Ness Ave.
16. 1142 Van Ness Ave.

● Clusters

1. Van Ness Transit Corridor
2. Union Square
3. Financial District
4. South of Market

● Other

33. 2225 Jerrold Ave.
(Commercial Storage & Private Parking Garage (and lot) with Accessory Office; Community Facility)
34. 950 Van Ness Ave./963 O'Farrell St.
Private Parking Garage with groundfloor classic car museum ancillary to museum located at 1849 Van Ness Ave.

● Residential Sites

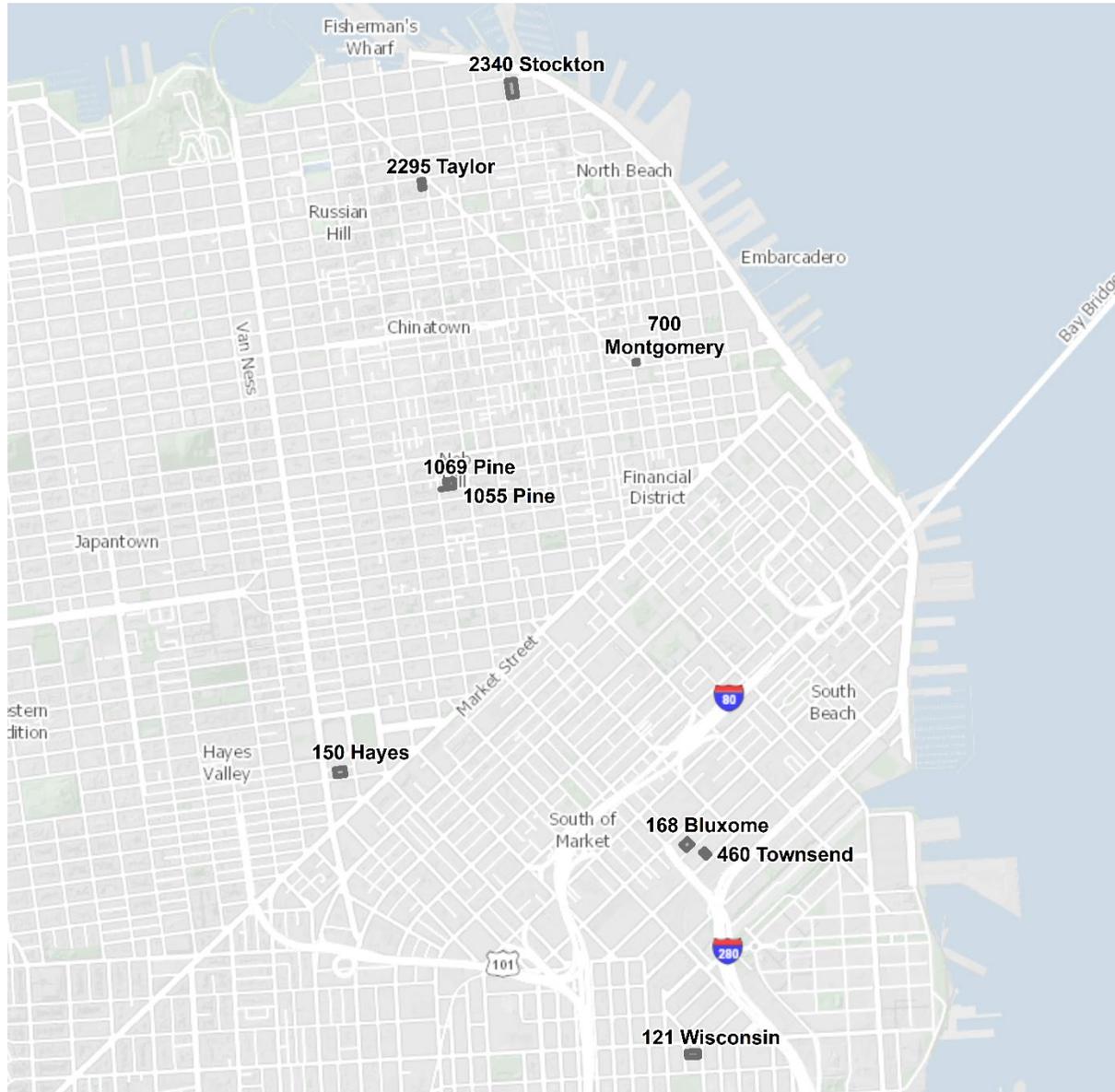
17. 1080 Bush St.
18. 1153 Bush St.
19. 575 Harrison St.
20. 1900 Jackson St.
21. 736 Jones St.
22. 1727 Lombard St.
23. 1916 Octavia St.
24. 560 Powell St.
25. 620 Sutter St.
26. 655 Sutter St.
27. 680-688 Sutter St.
28. 817-831 Sutter St.
29. 860 Sutter St.
30. 2209 Van Ness Ave.
31. 2211 Van Ness Ave.
32. 2550 Van Ness Ave.

source: A.U. 4/5/19



PLANNING COMMISSION

Overview of Academy Properties: Properties to be Withdrawn



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THANK YOU



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San Francisco Planning Department

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www.sfplanning.org/academy

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