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
Actions Before the Commission:

1. Adoption of CEQA Findings
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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
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   - requires filing of permits to bring properties into Code compliance
2. Legalization or corrective modification to past building alterations
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
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4. Student Housing Metering Agreement
5. Swap and addition of 8 Residential Hotel Rooms (Admin Code Ch. 41)
Proposed Chapter 41 Residential Hotel Conversion/Swap:

EXISTING:
- 1080 Bush: 15 rooms Ch. 41 & 42 DUs
- 1153 Bush: 16 rooms Ch. 41
- 860 Sutter: 50 rooms Ch. 41 & 39 Tourist Hotel rooms

PROPOSED:
- 1080 Bush: 15 rooms & 42 DUs
- 1153 Bush: 16 rooms
- 860 Sutter: 89 rooms – ALL subject to Ch. 41

NET ADDITION OF 8 CH. 41 ROOMS
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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
Proposed Planning Code Amendments:

1. Consolidated approvals process in “Master” applications:
   - Master Conditional Use Authorization, Master COA and Master PTA (HPC)
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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
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2. Gives Planning Commission authority to grant project exceptions
   - Bike parking number of spaces and design
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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
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.
  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./983 O’Farrell St.  
  Private Parking Garage with groundfloor classic car museum auxiliary to museum located at 1849 Van Ness Ave.
Overview of Academy Properties: Properties to be Withdrawn
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- Institutional Sites
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- Clusters
  1. Van Ness Transit Corridor
  2. Union Square
  3. Financial District
  4. South of Market

- 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.

- Other
  33. 2225 Jerrold Ave.
  (Commercial Storage & Private Parking Garage (and lot) with Accessory Office, Community Facility)
  34. 950 Van Ness Ave./983 O’Farrell St.
  Private Parking Garage with groundfloor classic car museum ancillary to museum located at 1849 Van Ness Ave.
THANK YOU

Andrew Perry
Senior Planner
San Francisco Planning Department

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www.sfplanning.org/academy

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