



SAN FRANCISCO PLANNING DEPARTMENT

December 4, 2019

Ms. Angela Calvillo, Clerk
Honorable Supervisor Peskin
Honorable Supervisor Yee
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
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**Re: Transmittal of Planning Department Case Number 2019-012970PCADVA:
Academy of Art University Development Agreement and Planning Code Text
Amendments
Board File No. 191125
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo, Supervisor Peskin, and Supervisor Yee,

On November 20, 2019 and November 21, 2019, the Historic Preservation Commission and Planning Commission, respectively, conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance, introduced by Supervisors Peskin and Yee that would approve a Development Agreement between the City and County of San Francisco and the Stephens Institute, dba Academy of Art University, and its affiliated entities, as to the Academy's properties, and would amend the Planning Code by adding Sections 304.6 and 304.7 to provide review procedures for Large Noncontiguous Post-Secondary Educational Institutions. At the respective hearings the Historic Preservation Commission and Planning Commission recommended approval.

The proposed Ordinance, which includes a Development Agreement and Planning Code text amendments, have been reviewed and considered by the Historic Preservation Commission and Planning Commission as part of the Academy of Art University Project, for which a Final Environmental Impact Report (FEIR) was certified on July 28, 2016 under Motion No. 19704 and an Addendum prepared on October 9, 2019. Both Commissions adopted CEQA Findings under Motion No. 0401 (Historic Preservation Commission) and Motion No. 20572 (Planning Commission), including the MMRP, which is included as Attachment B to both Motions.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc:

Kristen Jensen, Deputy City Attorney
Sunny Angulo, Aide to Supervisor Peskin
Lee Hepner, Aide to Supervisor Peskin
Jen Low, Aide to Supervisor Yee
Erica Major, Office of the Clerk of the Board

Attachments:

Planning Commission Motion No. 19704 – Certification of Final EIR
Addendum to Academy of Art University Project EIR
Historic Preservation Commission Motion No. 0401 – Adoption of CEQA Findings
Planning Commission Motion No. 20572 – Adoption of CEQA Findings
Historic Preservation Commission Resolution No. 1106 – Academy of Art University Ordinance
Planning Commission Resolution No. 20573 – Academy of Art University Ordinance
Historic Preservation Commission Motion No. 0402 – Master Permit to Alter
Historic Preservation Commission Motion No. 0403 – Master Certificate of Appropriateness
Planning Commission Motion No. 20574 – Master Conditional Use Authorization
Planning Department Executive Summary for November 21, 2019 Hearing
Settlement Agreement
Chapter 41 Permit to Convert Application
Shuttle Management Plan

**Note: Additional background documents pertaining to the Academy of Art University Project may be found on the Department's website here: sfplanning.org/academy*