



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20106

HEARING DATE: FEBRUARY 8, 2018

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Case No.: 2015-012994DVA
Project Address: 200 – 214 Van Ness Avenue Street
Existing Zoning: C-3-G Downtown General
96-X Height and Bulk District
Proposed Zoning: C-3-G Downtown General
120-X Height and Bulk District
Block/Lot: 0811/010 and 012
Project Sponsor: Suzanne Brown, on behalf of
SF Conservatory of Music
50 Oak Street
San Francisco, CA 94102
Staff Contact: Claudine Asbagh – (415) 575-9165
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE SAN FRANCISCO CONSERVATORY OF MUSIC, FOR CERTAIN REAL PROPERTY LOCATED AT 200 – 214 VAN NESS AVENUE, ASSESSOR'S BLOCK 0811, LOTS 010 AND 012, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco; and

WHEREAS, the Development Agreement would enable the 200 – 214 Van Ness Avenue Mixed-Use Project. The 200 – 214 Van Ness Avenue Mixed-Use Project ("Project") would demolish the existing structures and construct a 12-story (above two basement levels), 120-foot tall, approximately 168,200 square-foot building. The new building would include 420 student beds for students of the San Francisco Conservatory of Music (SFCM), 30 dwelling units, approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space. Of the new dwelling units, 27 would be replacement units and three would be new units for SFCM faculty; and

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and SFCM negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement.

WHEREAS, the Development Agreement shall be executed by the Director of Planning and City Attorney, subject to prior approval by the Board of Supervisors.

WHEREAS, on December 27, 2017, the Planning Department's Environmental Review Office issued a Notice of Completion, and published a Preliminary Mitigated Negative Declaration (PMND) for the project that included a Mitigation Monitoring and Reporting program (MMRP) which is included as a Condition of Approval for the project. The comment period for the PMND expired on January 17, 2018 with no appeals. The PMND/IS. The Final Mitigated Negative Declaration (MND) was issued on January 23, 2018, and is available online at <http://tinyurl.com/sfceqadocs>. The Planning Department Planning Department Commission Secretary is the custodian of records, located in File No. 2015-012994ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California. The Commission has reviewed and considered and hereby adopts the MND and concurs in the Planning Department's determination that the MND is adequate, accurate and complete and reflects the independent judgment of the Planning Department.

WHEREAS, on February 8, 2018, by Motion Nos. 20104, 20105, 20107, and 20108, concurrently considered herewith, the Commission adopted findings in connection with its approval Project, including General Plan Amendment, Planning Code Text and Map Amendments, , Downtown Project Authorization, and Conditional Use Authorization which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on February 8, 2018, by the aforementioned motions, the Commission also adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1.

NOW THEREFORE BE IT RESOLVED that the Commission recommends approval of the Development Agreement, in substantially the form attached hereto as Exhibit A.

AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from other City agencies and/or the Board, provided that such changes do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on February 8, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Moore, Koppel, Richards, Hillis, Fong, Melgar

NOES: None

ABSENT: Johnson

ADOPTED: February 8, 2018