File No. 111278 Committee Item No. 4
Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Economic Development **Date** May 20, 2013

Board of Supervisors Meeting **Date** June 4, 2013

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Completed by: Alisa Miller **Date** May 17, 2013
Completed by: Alisa Miller **Date** May 29, 2013

[Planning Code, Zoning Map - Establishing the Art and Design Educational Special Use District - 1111 Eighth Street]

Ordinance amending the Planning Code, by adding Section 249.67, and the Zoning Map, Section Map SU08, to establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts, and provide a regulatory scheme for a potential future phased expansion of the campus; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this Ordinance comply with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 111278 and is incorporated herein by reference.

(b) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. 18850 and incorporates those reasons herein by reference. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 111278.

(c) This Board of Supervisors finds that this Ordinance is consistent with the Priorities Policies of Section 101.1(b) of the Planning Code for the reasons set forth in Planning Commission Resolution No. 18850 and incorporates said Resolution herein by reference.

Section 2. The San Francisco Planning Code is hereby amended by adding Section 249.67, to read as follows:

SEC. 249.67. ART & DESIGN EDUCATIONAL SPECIAL USE DISTRICT.

*(a) **Purpose.** The Art & Design Educational Special Use District is intended to facilitate the continued operation of the California College of the Arts campus at 1111 Eighth Street, which is characterized by instruction in industrial arts and/or fine arts, while providing an appropriate regulatory scheme for a potential phased expansion of the campus in the future.*

*(b) **Geography.** The boundaries of the Art & Design Educational Special Use District are shown on Sectional Map No. SU08 of the Zoning Map. The area includes Parcel numbers 3808/004, 3820/002, 3820/003, ~~3912~~3913/002, and ~~3912~~3913/003.*

*(c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, including but not limited to the provisions of the PDR-1-D zoning district, except as otherwise provided in this Section.*

*(1) **Postsecondary Educational Institutional Uses.** Postsecondary educational institutional uses are exempted from use size limitations and shall be permitted as of right. Postsecondary educational institutional uses for the purposes of academic, professional, business or fine-arts education shall have an institutional master plan considered by the Planning Commission pursuant to Section 304.5 of this Code.*

*(2) **Student Housing.** Student housing, as defined by Section 102.36 of this Code, is permitted subject to the following requirements:*

(i) For any housing project within this Special Use District, the standards for development, project review, entitlement process, and impact fees of the UMU District shall apply.

(ii) The total number of beds on all parcels within the Special Use District shall not exceed 750. The number of beds per parcel is not limited, but will be determined by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage.

*(3) **Temporary Structures.** The Zoning Administrator may authorize a temporary structure without a public hearing provided that the structure is occupied by a use that is permitted by right or is a use authorized by this Section 249.67.*

Section 3. Pursuant to Planning Code Sections 106 and 302(c), and as duly approved by resolution of the Planning Commission, Section Map SU08 of the Zoning Map of the City and County of San Francisco shall designate the following real property as the Art & Design Educational Special Use District:

Description of Property	Special Use District to be Approved
Assessor's Block 3808, Lot 004; Block 3820, Lots 002 and 003; Block ~~3912~~3913, Lots 002 and 003.	Art & Design Educational Special Use District

Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 5. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and

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Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

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FILE NO. 111278

REVISED LEGISLATIVE DIGEST
(10/9/2012, Substituted)

[Planning Code, Zoning Map - Establishing the Art and Design Educational Special Use District - 1111 Eighth Street]

Ordinance amending the Planning Code, by adding Section 249.67, and the Zoning Map, Section Map SU08, to establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts, and provide a regulatory scheme for a potential future phased expansion of the campus; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

Existing Law

Article 2, Section 249.1 et seq. of the San Francisco Planning Code establishes a number of Special Use Districts (SUDs), including SUDs for specific sites.

Amendments to Current Law

The proposed legislation will add a new section to Article 2 of the Planning Code and amend the San Francisco Zoning Map to establish an Art & Design Educational SUD for the California College of the Arts at 1111 Eighth Street. In this SUD, all provisions of the Planning Code currently applicable to the property within its boundaries will continue to apply except that: (1) postsecondary educational institutional uses are exempted from use size limitations and are permitted as of right and (2) postsecondary educational institutional uses for the purposes of academic, professional, business or fine-arts education are required to submit an institutional master plan considered by the Planning Commission under Planning Code Section 304.5, (3) student housing is permitted provided that the standards for development, project review, entitlement process, and impact fees of the UMU District will apply to any housing project and the total number of beds on all parcels does not exceed 750, and (4) the Zoning Administrator is authorized to approve a temporary use without a public hearing if the structure is occupied by a use that is permitted by right or is authorized by the section establishing the SUD.

Background Information

The California College of the Arts campus at 1111 Eighth Street is characterized by instruction in industrial arts and/or fine arts. The purpose of the Art & Design Educational SUD is to facilitate the continued operation of the College while providing an appropriate regulatory scheme for a potential phased expansion of the campus in the future.

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April 30, 2013

Ms. Angela Calvillo, Clerk
Honorable Supervisor Cohen
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2011.1381TZ:**
Board File No. 11-1278 Art & Design Educational Special Use District
Planning Commission Recommendation: ***Approval with Modifications***

Dear Ms. Calvillo and Supervisor Cohen,

On April 25, 2013 the San Francisco Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance under Board of Supervisors File 11-1278.

At the April 25, 2013 Hearing the Commission voted 5-0 to recommend approval with modifications to the proposed Ordinance to indicate Assessor's Block 3913 where Block 3912 is referenced.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commissions.

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,

DIRECTOR SÁNCHEZ FOR:

AnMarie Rodgers
Manager of Legislative Affairs

cc: Supervisor Malia Cohen
Judy A. Boyajian, City Attorney

Attachments (one copy of the following):
Planning Commission Resolution No. 18850
Draft Ordinance
Planning Department Executive Summary

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Planning Commission Resolution No. 18850

HEARING DATE: APRIL 25, 2013

Date:	April 18, 2010
Case No.:	**2011.1381TZ**
Project Address:	**1111 8th Street**
Zoning:	PDR-1-D (Production, Distribution, Repair: Design)
Proposed SUD:	Art & Design Educational Special Use District
Height/Bulk:	58-X
Block/Lot:	3808/004; 3820/002, 003; 3913/002, 003
Project Sponsor:	Supervisor Malia Cohen
Staff Contact:	Diego R Sánchez – (415) 575-9082 diego.sanchez@sfgov.org

RESOLUTION OF THE PLANNING COMMISSION ADOPTING FINDINGS RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE ADDING PLANNING CODE SECTION 249.67 TO ESTABLISH THE ART & DESIGN EDUCATIONAL SPECIAL USE DISTRICT AND TO AMEND SHEET SU08 OF THE ZONING MAP TO REFLECT THIS NEW SPECIAL USE DISTRICT FOR THE PROPERTY AT 1111 8TH STREET (LOTS 002, 003 IN ASSESSOR'S BLOCK 3820; LOTS 002, 003 IN ASSESSOR'S BLOCK 3913; AND LOT 004 IN ASSESSOR'S BLOCK 3808) LOCATED WITHIN THE AREA BOUNDED BY THE EAST SIDE OF DE HARO STREET, THE NORTH SIDE OF 15TH STREET, THE EAST SIDE OF 8TH STREET, THE NORTH SIDE OF IRWIN STREET, THE WEST SIDE OF 7TH STREET, THE SOUTH SIDE OF HOOPER STREET AND THE SOUTH SIDE OF CHANNEL STREET TO PERMIT POSTSECONDARY EDUCATIONAL INSTITUTIONS WITHOUT USE SIZE LIMITATIONS, TO PERMIT STUDENT HOUSING AND TO ALLOW THE ZONING ADMINISTRATOR TO AUTHORIZE TEMPORARY STRUCTURES WITHOUT PUBLIC HEARING PROVIDED THE STRUCTURE IS OCCUPIED BY A USE ALLOWED BY THE SPECIAL USE DISTRICT AND MAKING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, On November 22, 2011, Supervisor Malia Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 111278, attached as EXHIBIT A, which would amend the San Francisco Planning Code by adding Section 249.67 to create the Art & Design Educational Special Use District ("SUD") and to amend Sheet SU08 of the Zoning Map of the City and County of San Francisco to reflect this new SUD to permit postsecondary educational institutions without use size limitations, to allow student housing and to allow the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the Special Use District at 1111 8th Street, located within the area bounded by the east side of De Haro Street, the north side of 15th Street, the east side of 8th Street, the north side of Irwin Street, the west side of 7th Street, the south side of Hooper Street and the south side of Channel Street (Lots 002, 003 in Assessor's Block 3820; Lots 002, 003 in Assessor's Block 3913; and Lot 004 in Assessor's Block 3808).

Supervisor Malia Cohen (hereinafter "Project Sponsor") proposes to create the Art & Design Educational Special Use District to facilitate the continued operation of the California College of the Arts and to provide a regulatory scheme for potential future expansion of the California College of the Arts. The Art & Design Educational Special Use District will permit as of right and without use size limits Post-Secondary Educational Institutions, will allow Student Housing and will allow the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a sue allowed by the Special Use District.

On September 26, 2012, the Planning Department determined that no supplemental environmental review is required for the proposed "Art and Design Special Use District" legislation (Board of Supervisors File No. 111278). The environmental effects of this legislation have been adequately analyzed pursuant to the California Environmental Quality Act ("CEQA") in the Final Environmental Impact Report ("FEIR") previously prepared for the Eastern Neighborhoods Rezoning and Area Plans project. The Planning Department reviewed the proposed legislation in accordance with CEQA Guidelines Sections 15162 and 15164. The Planning Department found that implementation of the proposed SUD would not cause new significant impacts not identified in the FEIR or result in a substantial increase in the severity of previously identified significant impacts, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute considerably, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Based on the foregoing and in accordance with CEQA Guidelines Section 15164 and San Francisco Administrative Code Section 31.19(c)(1), the Planning Department documented the reasons that no subsequent environmental review is required for the Art and Design SUD and issued an Addendum to Environmental Impact Report, attached as Exhibit B to this case report for reference. The Planning Commission finds the Addendum to the EIR, under Case No. 2012.0045E, is adequate, accurate and objective, reflects the independent analysis and judgment of the Planning Department and the Planning Commission, and concurs with said determination.

The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed text amendment and map change on April 25, 2013.

The goal of this legislation is to facilitate the continued operation of the California College of the Arts and to provide a regulatory scheme for a potential future phased expansion of the campus.

The Department received two letters and telephone calls in support of the proposed Ordinance.

The proposed text amendment and map change will promote the following relevant objectives and policies of the General Plan:

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADAQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.8
Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

Policy 1.9
Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposal allows for the development of student housing and includes a maximum number of student housing beds, aiding in the citywide effort to plan for the full range of housing needs. The proposal allows for the student housing to be a part of a mixed use development, one that could include retail institutional or light industrial uses, and would locate the student housing either immediately adjacent to, or within short walking distance of the instructional buildings that the California College of the Arts operates within San Francisco. Given this proximity, it is reasonable to assume that a majority of the daily trips of the inhabitants of the student housing will be made by bicycle or by walking.

OBJECTIVE 2
RETAIN EXISTING HOUSING UNITS AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The proposal would not result in the demolition of sound existing housing as the existing property contains institutional uses or vacant land.

OBJECTIVE 10
ENSURE A STREAMLINED, YET THOROUGH, AND TRANSPARENT DECISION-MAKING PROCESS.

Policy 10.1
Create certainty in the development entitlement process, by providing clear community parameters for development and consistent application of these regulations.

The proposal establishes clear regulations on the development of student housing, requiring the standards for development project review, entitlement process and impact fees be those of the UMU (Urban Mixed Use) zoning district, as well as including an absolute maximum number of student housing units.

COMMERCE AND INDUSTRY ELEMENT:

Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposal facilitates housing development and institutional activities that on balance provide benefits to the City and, given its location, minimizes any potential undesirable consequences.

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposal enhances the ability of the California College of the Arts to provide a unique and enriching educational and cultural experience for its students as well as for the general public through the expansion of its institutional facilities. By providing an attractive cultural and educational climate, firms are motivated to locate in San Francisco to not only partake in the climates but to create potential collaborations with the College as well.

OBJECTIVE 4
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.2
Promote and attract those economic activities with potential benefit to the City.

Educational services is an economic sector in which the City has a regional comparative advantage and which has multiple benefits to the City. The proposal facilitates the continued operation and potential future expansion of CCA, an educational services organization.

OBJECTIVE 7
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2
Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposal provides a framework for the future phased expansion of CCA and provides certainty to the surrounding community and Planning Department about the physical controls, entitlement processes, impact fees and maximum number of student housing units to be developed. An Institutional Master Plan will be on file with the Planning Department further outlining the expansion plans of CCA.

TRANSPORTATION ELEMENT:
Objectives and Policies

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3
Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The proposal will locate future student housing in close proximity to CCA and future retail development, thereby eliminating the need, to a great extent, for students of CCA to use a private automobile.

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.2
Reduce pollution, noise and energy consumption.

The proposal will locate future student housing in close proximity to CCA and future retail development. This location will facilitate walking and bicycling as a chief means of mobility, thereby reducing pollution generated from automobile traffic.

ARTS ELEMENT:

Objectives and Policies

OBJECTIVE I-2

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.1
Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

The proposal will aid in the contribution of the arts to the San Francisco economy in that the expanded CCA facilities will require the employment of artists and designers as faculty and lecturers. The proposal will also train future individuals involved in the arts and students and employees of CCA will also contribute to the economy by participating in arts related businesses.

OBJECTIVE II-3

PROMOTE ARTS EDUCATION PROGRAMS THAT REFLECT THE CULTURAL DIVERSITY OF SAN FRANCISCO.

Policy II-3.1
Encourage arts education offerings in the community and the schools to include art and artists from many cultures.

The arts educational offerings at CCA include multi-cultural arts education. The proposal will facilitate an increase in the instructional and learning facilities that can provide this arts education.

OBJECTIVE V-2

SECURE NEW SOURCES OF REVENUE FOR THE ARTS.

Policy V-2.3
Reduce or eliminate, whenever possible, City-imposed costs associated with producing the arts by non-profit organizations and educational institutions.

The proposal allows the Zoning Administrator to authorize temporary structures within the SUD without a public hearing, provided the structure is occupied by a use allowed by the SUD. This provision of the proposal will eliminate any possible future hearing costs that CCA may have incurred for the establishment of a temporary use.

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.11
Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city.

The proposal allows for CCA to contribute to the existing, Mission/Potrero general cluster of arts activities. Given the properties within the proposed SUD, arts-related businesses and commercial and retail establishments can find a ready market for their goods and services and may locate and prosper in the area.

AIR QUALITY ELEMENT:
Objectives and Policies

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2:
Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The proposed SUD will permit student housing in an area that is likely to be developed with a wide mix of uses. This mix of uses within walking and bicycling proximities will help to minimize pollution and other negative externalities from private automobile use.

SHOWPLACE SQUARE / POTRERO AREA PLAN
Objectives and Policies

OBJECTIVE 2.4
LOWER THE COST OF THE PRODUCTION OF HOUSING.

POLICY 2.4.4
Facilitate housing production by simplifying the approval process wherever possible.

The proposal establishes the UMU (Urban Mixed Use) zoning district standards for physical development, entitlement and impact fees, thereby providing certainty about approval processes for any future student housing development within the SUD.

OBJECTIVE 2.5
PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION.

POLICY 2.5.1

Consider how the production of new housing can improve the conditions required for health of San Francisco residents.

The proposal will allow the siting of student housing in close proximity to the instructional facilities of CCA. This benefits the health of not only existing San Francisco residents but of the incoming students in that the incoming students will rely on private automobile trips to a lesser degree given the proximity of CCA and future retail development.

OBJECTIVE 7.1
PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

POLICY 7.1.2
Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.

The chief aim of the proposal is to facilitate the continued operation of CCA while providing a regulatory scheme for potential future expansion.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposal will have no adverse effect upon the existing neighborhood serving retail uses as the proposed SUD does not impede future retail development or propose immediate development of retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposal does not alter the existing neighborhood character as the immediate character is of an educational institution and its facilities and physical plant.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposal does not affect the supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed SUD will not impede Muni transit service or overburden streets or neighborhood parking as the SUD proposes to locate student housing in walking distance from the corresponding instructional facilities.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident

employment and ownership in these sectors be enhanced;

The proposal does not facilitate the displacement of industrial or service sector activity due to commercial office development, rather, it assists in the continued operation of a post-secondary educational institution.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed ordinance has no effect upon the City's ability to prepare and protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposal does not affect any landmark or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposal does not affect parks or open space as it is an amendment to the Planning Code to add a Special Use District allowing student housing.

Further, for the foregoing reasons and based on the facts presented, the Commission finds, pursuant to Section 302, that the public necessity, convenience, and general welfare require the adoption of this legislation.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board of Supervisors ADOPT the proposed Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on April 25, 2013.

Jonas Ionin
Acting Commission Secretary

AYES: Commissioners Hillis, Fong, Antonini, Moore, and Wu

NAYES: None

ABSENT: Commissioners Borden, Sugaya

ADOPTED: April 25, 2013

Attachments: EXHIBIT A (Proposed Ordinance introduced by Supervisor Cohen)
EXHIBIT B Addendum to Eastern Neighborhoods FEIR

SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Planning Code Text and Map Change

HEARING DATE: APRIL 25, 2013

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Date:	April 18, 2013
Case No.:	**2011.1381TZ**
Project Address:	**1111 8th Street**
Zoning:	PDR-1-D (Production, Distribution, Repair: Design)
Proposed SUD:	Art & Design Educational Special Use District
Height/Bulk:	58-X
Block/Lot:	3808/004; 3820/002, 003; 3913/002, 003
Project Sponsor:	Supervisor Malia Cohen
Staff Contact:	Diego R Sánchez – (415) 575-9082 diego.sanchez@sfgov.org
Recommendation:	**Approval to Board of Supervisors**

PROJECT DESCRIPTION

The proposed Ordinance would amend the Planning Code to establish the Art & Design Educational Special Use District for the property at 1111 8th Street (Lot 004 in Assessor's Block 3808; Lots 002 and 003 in Assessor's Block 3820; Lots 002, 003 in Assessor's Block 3913). The amendment will facilitate the continued operation of the California College of the Arts (CCA) while providing a regulatory scheme for potential future expansion.

The proposed Special Use District will permit Post-Secondary Educational Institutions as of right and without use size limits, will allow Student Housing within the SUD and would allow the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the SUD. Any housing project within the SUD will be subject to the standards for development, project review, entitlement process and impact fees of the UMU (Urban Mixed Use) zoning district. In addition, an absolute maximum of 750 beds will be allowed within the entire SUD.

SITE DESCRIPTION AND PRESENT USE

The primary building within the San Francisco campus of the California College of the Arts is located at 1111 8th Street, which is on the east side of 8th Street between Hooper and Irwin Streets, Lot 003 in Assessor's Block 3820. However CCA also owns properties adjacent to the 1111 8th Street property and the total of property owned in the area is in excess of 6.7 acres. These properties are located on 15th Street, between De Haro and Carolina Streets; on Hooper Street between 7th and 8th Streets; on 7th Street, between Hooper and Irwin Streets; and on Irwin Street between 7th and 8th Streets. The properties are located within the PDR-1-D (Production, Distribution and Repair – Design) Zoning District and 58-X Height and Bulk District. These properties contain teaching and learning spaces, faculty and student centers, the main San Francisco campus, a vacant lot and administrative offices.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site, while featuring a number of different uses, is light industrial in character. The majority of buildings are one- and two-story buildings that provide no front setback. Retail and/or wholesale establishments are found in the area, and the retail establishments are either eating and drinking establishments or establishments that sell goods for the home or restaurant. Educational institutions are also located within the area. Properties in the area are zoned PDR-1-D (Production, Distribution, Repair: Design), PDR-1-G (Production, Distribution, Repair: General), UMU (Urban Mixed Use) and MB-RA (Mission Bay Redevelopment Area).

ENVIRONMENTAL REVIEW

The Project is covered under the Addendum to the Eastern Neighborhoods Rezoning and Area Plans Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 5, 2013	April 5, 2013	20 days
Posted Notice	*none*	*n/a*	*n/a*	*n/a*
Mailed Notice	10 days	April 15, 2013	April 5, 2013	20 days

PUBLIC COMMENT

- The Planning Department received two letters in support of the Special Use District.

ISSUES AND OTHER CONSIDERATIONS

- The California College of the Arts submitted an Institutional Master Plan for acceptance by the Planning Commission, pursuant to Planning Code Section 304.5. Planning Code Section 304.5 requires post-secondary institutions to have an Institutional Master Plan (IMP) on file with the Planning Department. The IMP provides a description of the institution's physical plant and employment, affirmative action program, ownership of properties throughout the City and County of San Francisco, services provided and population, parking availability and other relevant general information. The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department's website. Any proposed changes in land use described in an IMP would require separate review and approval by the Planning Commission and/or Department staff, as applicable.

- Removing the use size limitation of 20,000 square feet on Post-Secondary Educational Institutions allows the California College of the Arts to proceed with enlarging existing buildings or adding new buildings to the San Francisco Campus without first providing Student Housing, allowing the California College of the Arts flexibility in any expansion plans.

- The existing PDR-1-D zoning district does not allow housing of any type. The proposed SUD allows Student Housing and requires any future Student Housing to follow the physical development standards, entitlement processes and development impact fee schedule of the UMU (Urban Mixed Use) zoning district, a zoning district in close proximity. The SUD also limits the number of Student Housing beds/units within the SUD to 750, providing certainty to the community and Planning Department about the intensity of future Student Housing development.

REQUIRED COMMISSION ACTION

The Commission may approve, or approve in part, or disapprove the proposed Planning Code Text Amendment and Zoning Map change.

BASIS FOR RECOMMENDATION

- Providing the community and the Planning Department with foreseen expansion plans is, beyond being required by the Planning Code, a good faith gesture to the community and informative to the Planning Department's and the City's longer range planning efforts for the area and the economic sector.

- The proposed SUD provides a reasonable legislative solution to allow the expansion of a long established academic use that reinforces San Francisco's role as a creative and educational city.

- The proposed SUD, while allowing flexibility within existing zoning, utilizes existing development standards to regulate future development.

- The proposal is, on balance, consistent with the General Plan.

RECOMMENDATION:	Approval to the Board of Supervisors of Text and Map Changes to the Planning Code to create the Art & Design Educational Special Use District.

Attachment Checklist

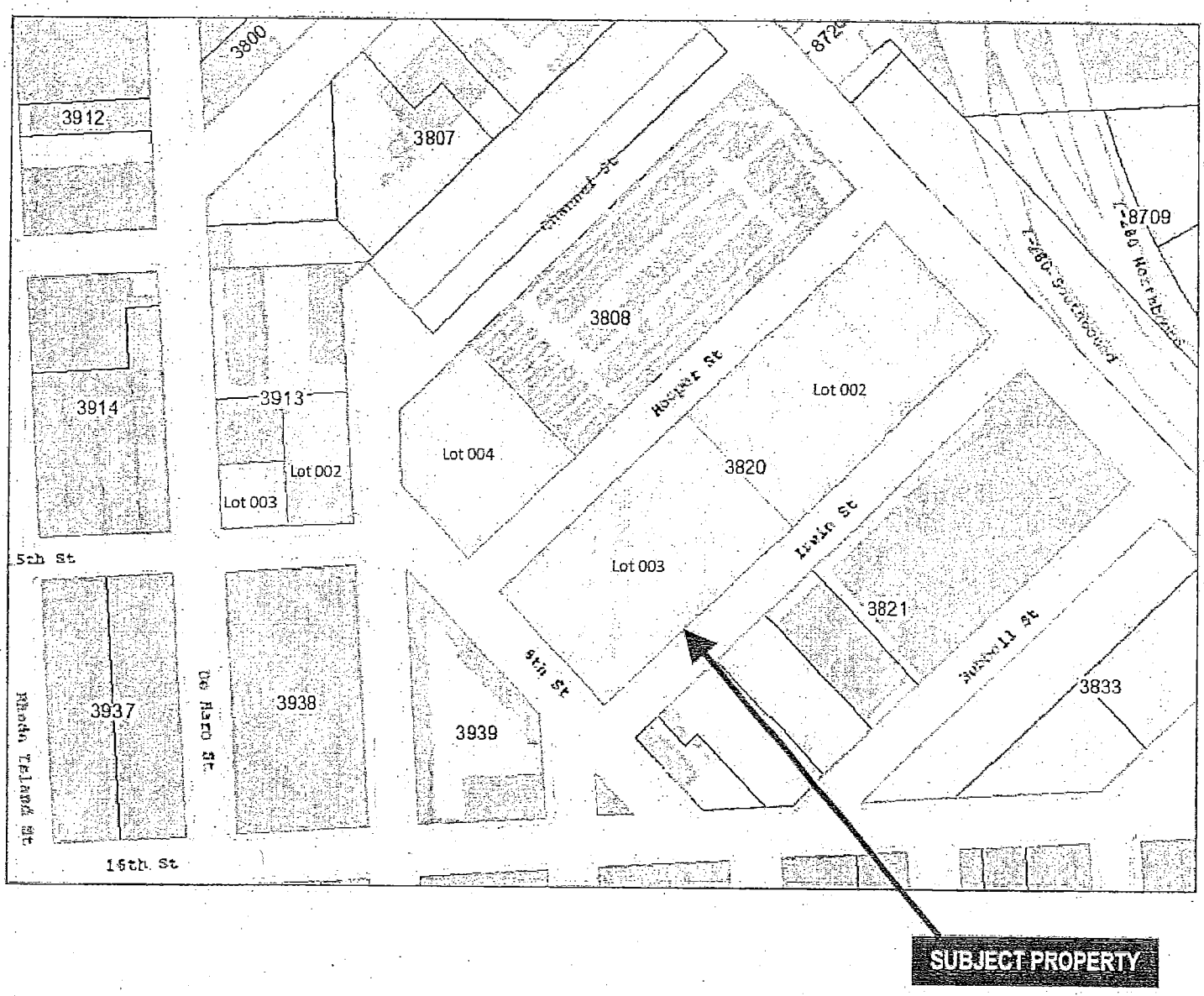
- ☒ Executive Summary
- ☒ Draft Commission Resolution
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☐ Height & Bulk Map
- ☒ SUD Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photos
- ☒ Proposed Ordinance

Exhibits above marked with an "X" are included in this packet

Planner's Initials

DRS: G:\DOCUMENTS\Rezoning\1111 8th Street\Commission Packet\1111 8th Street Executive Summary.doc

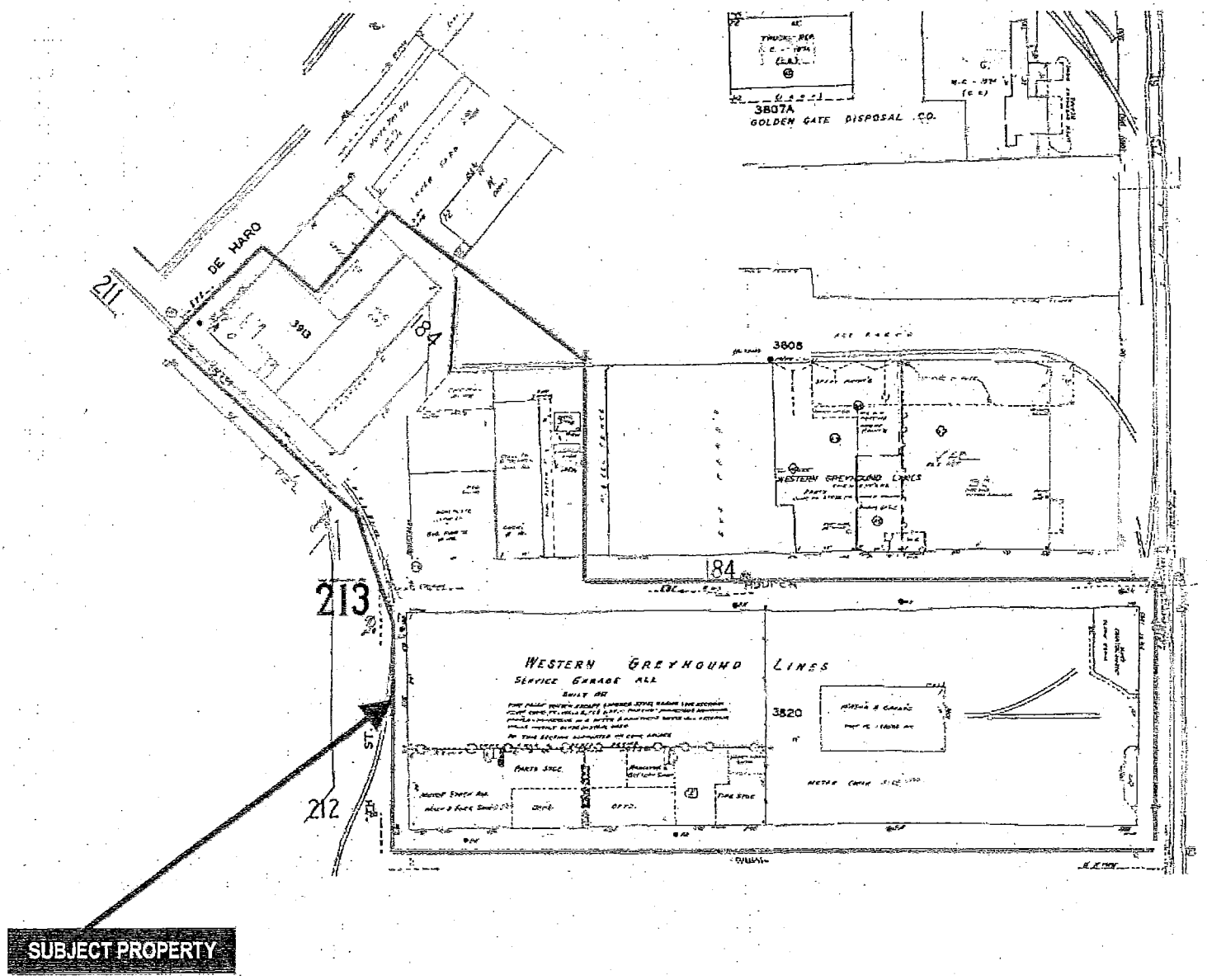
Parcel Map



Text and Map Change
Case Number 2011.1381 TZ
Art & Design Educational SUD
1111 8th Street

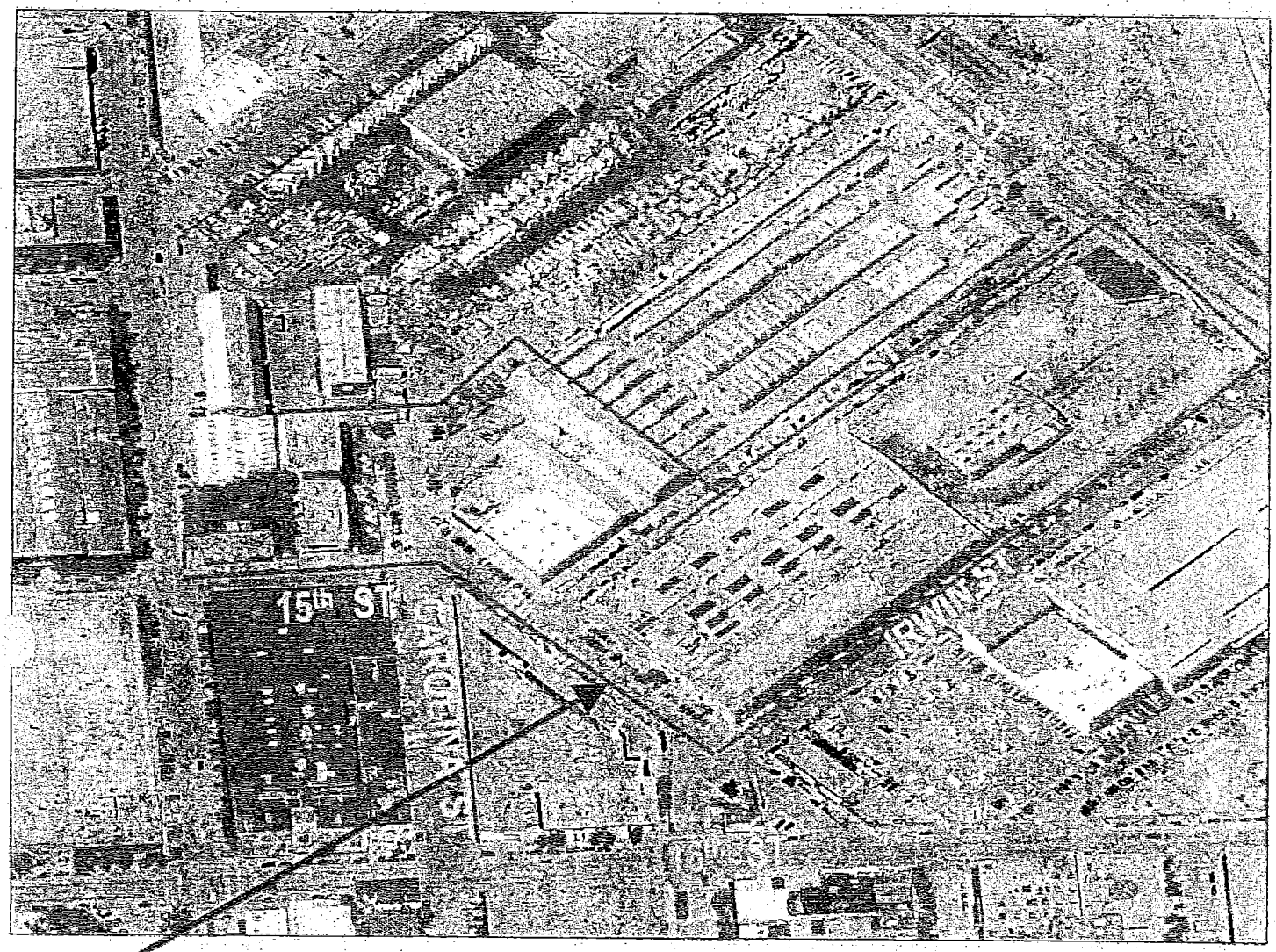
SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Aerial Photo



Text and Map Change
Case Number 2011.1381 TZ
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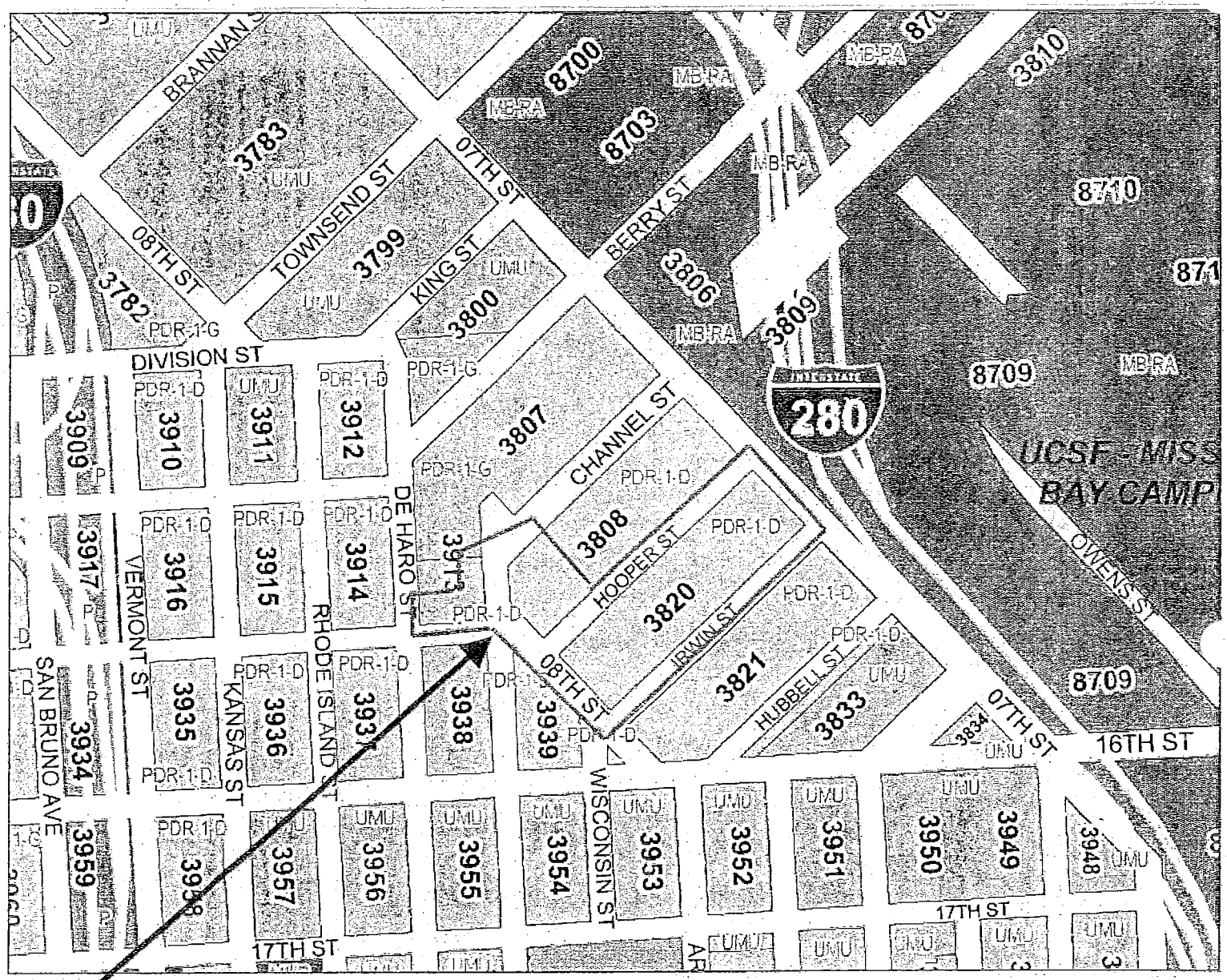
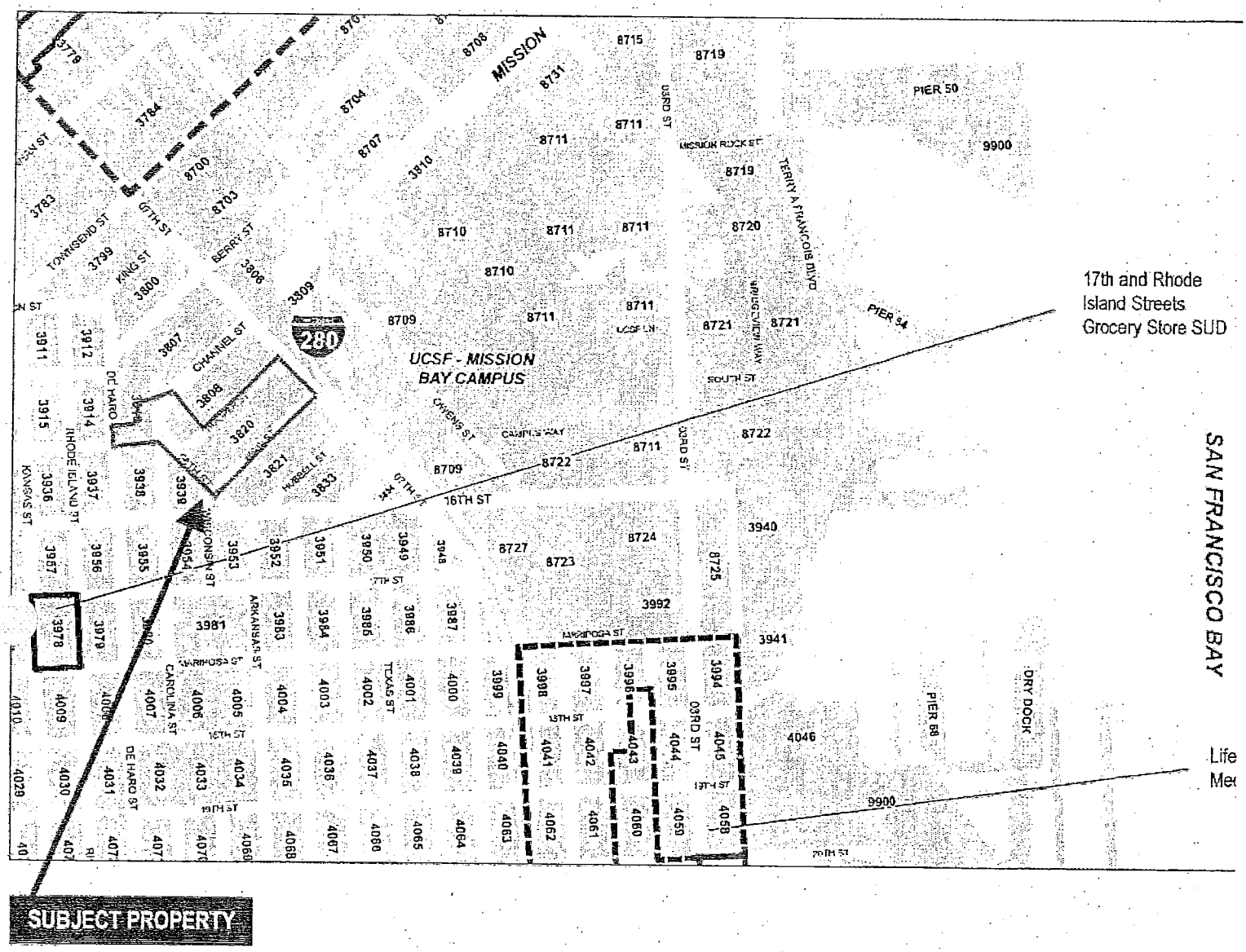
1111 8th Street

Zoning Map



Text and Map Change
Case Number 2011.1381 TZ
Art & Design Educational SUD
1111 8th Street

Special Use District Map



Text and Map Change
Case Number 2011.1381 TZ
Art & Design Educational SUD
1111 8th Street

SAN FRANCISCO
PLANNING DEPARTMENT

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Addendum to Environmental Impact Report

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Addendum Date:	September 26, 2012
Case No.:	2011.1381E
Project Title:	Art & Design Educational Special Use District (1111 8th Street)
EIR:	Eastern Neighborhoods Rezoning and Area Plans Final EIR SCL No. 1984061912, certified August 7, 2008
Zoning:	PDR-1-D; 58-X Height and Bulk District
Block/Lots:	3808/004, 3820/002, 3820/003, 3913/002, 3913/003
Lot Size:	varies
Project Sponsor:	Supervisor Malia Cohen, District 10
Sponsor Contact:	Andrea Bruss, Legislative Aide, 415.554.7670
Lead Agency:	San Francisco Planning Department
Staff Contact:	Michael Jacinto – 415.575.9033 michael.jacinto@sfgov.org

The purpose of this Addendum to the Eastern Neighborhoods Rezoning and Area Plans Final EIR is to substantiate the Planning Department's determination that no supplemental environmental review is required for the proposed "Art and Design Special Use District" legislation (Board of Supervisors File No. 111278) because the environmental effects of implementation of this legislation have been adequately analyzed pursuant to the California Environmental Quality Act ("CEQA") in a Final Environmental Impact Report ("FEIR") previously prepared for the Eastern Neighborhoods Rezoning and Area Plans project. This memorandum describes the proposed legislation's relationship to the Eastern Neighborhoods Rezoning and Area Plans FEIR and Showplace Square/Potrero Hill Area Plan, analyzes the proposed legislation in the context of the previous environmental review, and summarizes the potential environmental effects that may occur as a result of implementing the legislation.

PROPOSED LEGISLATION

The project is proposed legislation that would amend the San Francisco Planning Code by adding Section 249.66 to create the Art and Design Special Use District ("SUD"). The SUD would apply to five lots on three blocks in the Showplace Square/Potrero Hill area of San Francisco. The amendment would facilitate continued operation of the California College of the Arts ("CCA") and provide a regulatory scheme for a potential future expansion of the campus, including permitting student housing which would be limited to 750 beds on any parcel within the SUD boundaries. The proposed ordinance would also amend the San Francisco Planning Code Sectional Map SU08 of the City and County's Zoning Map to reflect the creation of the Art and Design Special Use District. The legislation further stipulates that for any potential housing project within the SUD, standards for development, project review, entitlement process, and impact fees of the Urban Mixed Use ("UMU") district would apply.[1]

PROJECT DESCRIPTION

Background

The Eastern Neighborhoods Rezoning and Area Plans Project was adopted in December 2008. The Project was adopted in part to support housing development in some areas previously zoned for industrial uses,

[1] See Planning Code Section 843 et seq. for more information.

while preserving an adequate supply of space for existing and future production, distribution, and repair ("PDR" or generally light industrial) employment and businesses. The project established new zoning districts that permit PDR uses exclusively; in combination with commercial uses; in districts mixing residential and commercial uses and residential and PDR uses; as well as new residential-only districts. The zoning districts replaced existing industrial, commercial, residential single-use, and mixed-use districts. The Project also resulted in amendments to height and bulk districts in some areas to accommodate anticipated residential and commercial growth.

In conjunction with the Planning Code amendments, the Planning Department developed area plans for the East South of Market Area ("East SoMa"), the Mission, Showplace Square/Potrero Hill, and the Central Waterfront for inclusion in the General Plan. These area plans address policy-level issues pertaining to land use, transportation, urban design (including building heights and urban form), open space, housing, historic resources, community facilities and economic development. The overarching objective of the Eastern Neighborhoods Area Plans is to address key policy objectives that both ensure a stable future for PDR businesses in the city, mainly by reserving a certain amount of land for PDR use and also provide a substantial amount of new housing, particularly affordable housing in appropriate areas that create "complete neighborhoods" by providing appropriate amenities and services for area residents and workers.

During the Eastern Neighborhoods adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods Final EIR by Motion 176592 and adopted the Preferred Project for final recommendation to the Board of Supervisors. The mayor signed the final legislation on December 19, 2009.

Final Environmental Impact Report

The Eastern Neighborhoods Final EIR is a comprehensive, programmatic document that analyzes the environmental effects of implementing the Eastern Neighborhoods Rezoning and Area Plans, as well as the environmental impacts under several alternative zoning scenarios. The Draft EIR evaluated three rezoning alternatives ("Options A, B and C"), two community-proposed alternatives that focused largely on the Mission District, and a "No Project" alternative. The alternatives varied in the amount of potential area-wide land supply that would be zoned for PDR, mixed-use or residential use compared to existing conditions at the time. Option A retained the greatest amount of land supply for PDR use within the 2,300-acre plan area; Option C the least, and designated comparatively more expansive areas of residential and mixed-use zoning throughout the Eastern Neighborhoods and a lesser amount of land area exclusively for PDR use. Option B sought to balance the disposition of land uses between Options A and C. The alternative selected, or the "Preferred Project", was analyzed in the EIR's Response to Comments document and represented a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering its environmental effects and the various alternatives discussed in the FEIR.

The Final EIR included analyses of environmental issues associated with amended use and height districts and new General Plan policies including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. No specific development projects were analyzed or as part of the FEIR.

This addendum reviews the proposed SUD legislation in the context of the analysis of the FEIR's land use (zoning) and height district alternatives listed above. Any future projects that could entail a CCA campus expansion, changes of use or new uses on the campus, or alterations to existing buildings on the campus that adoption of the SUD would facilitate are unknown at this time because no such projects are proposed. Future projects would be subject to project-specific environmental review.

SETTING

Project Location

The project site is located in the Showplace Square/Potrero Hill area of San Francisco. The proposed SUD would apply to five lots on three blocks within an area generally defined by 7th, 8th, Irwin, Channel, De Haro, and 15th Streets in the Showplace Square Design District (see Figure 1, Project Location Map).

Assessor Block 3913, Lot 003 is located at 30-50 15th Street. The lot has frontages on Berry and 15th Streets. The lot accommodates a 3,950-square-foot, two story building constructed in 1910 that accommodates CCA's graduate writing lab. Immediately adjacent, on Lot 002 at 80 Carolina Street is a 24,000-square-foot, two-story building that accommodates CCA's student center.

The building located on Assessor Block 3808, Lot 004, at 184-188 Hooper Street, is on an irregularly-shaped block bounded by Hooper Street to the south, 8th Street to the west, Channel to the north and 7th Street to the east. The three-story building, constructed in 2008, comprises 21,350-square-foot of building area which CCA currently uses for its graduate center.

The building located on Assessor Block 3820, Lot 002, at 1140 7th Street/450 Irwin Street, was built in 1951 and was originally used as a maintenance shop by Greyhound Lines. The 120,000-square-foot building is located on the east side of 8th Street between Hooper and Irwin Streets and functions as CCA's primary campus building and includes studio and fabrication spaces, class rooms and a lecture hall. To its northeast on the same block is lot 003. This approximately 101,705-square-foot lot was formerly occupied by a Greyhound Bus Lines maintenance facility, is currently vacant and is characterized by a large, flat concrete pad.[2]

CCA Use Characteristics[3]

California College of the Arts was founded in 1907 in the East Bay to provide an education for artists and designers integrating both art theory and practice. Since its inception in the early 1900s, CCA has developed two campuses – one in Oakland and one in San Francisco. The Oakland campus, located in the Rockridge district, accommodates CCA's entire first year program as well as a selection of undergraduate

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[2] On January 13, 2012, CCA submitted an application for a lot line adjustment to the Department of Public Works to merge lots 002 and 003 on this block into a single parcel. Email communication with David Meckel, CCA Director of Research and Planning, January 27, 2012, available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Information related to CCA's use characteristics cited from http://www.cca.edu, digitally accessed February 1, 2012; email communication with David Meckel, CCA Director of Research and Planning, January 27, 2012; and *Dream Big, California College of the Arts Strategic Plan 2010-2015*, available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

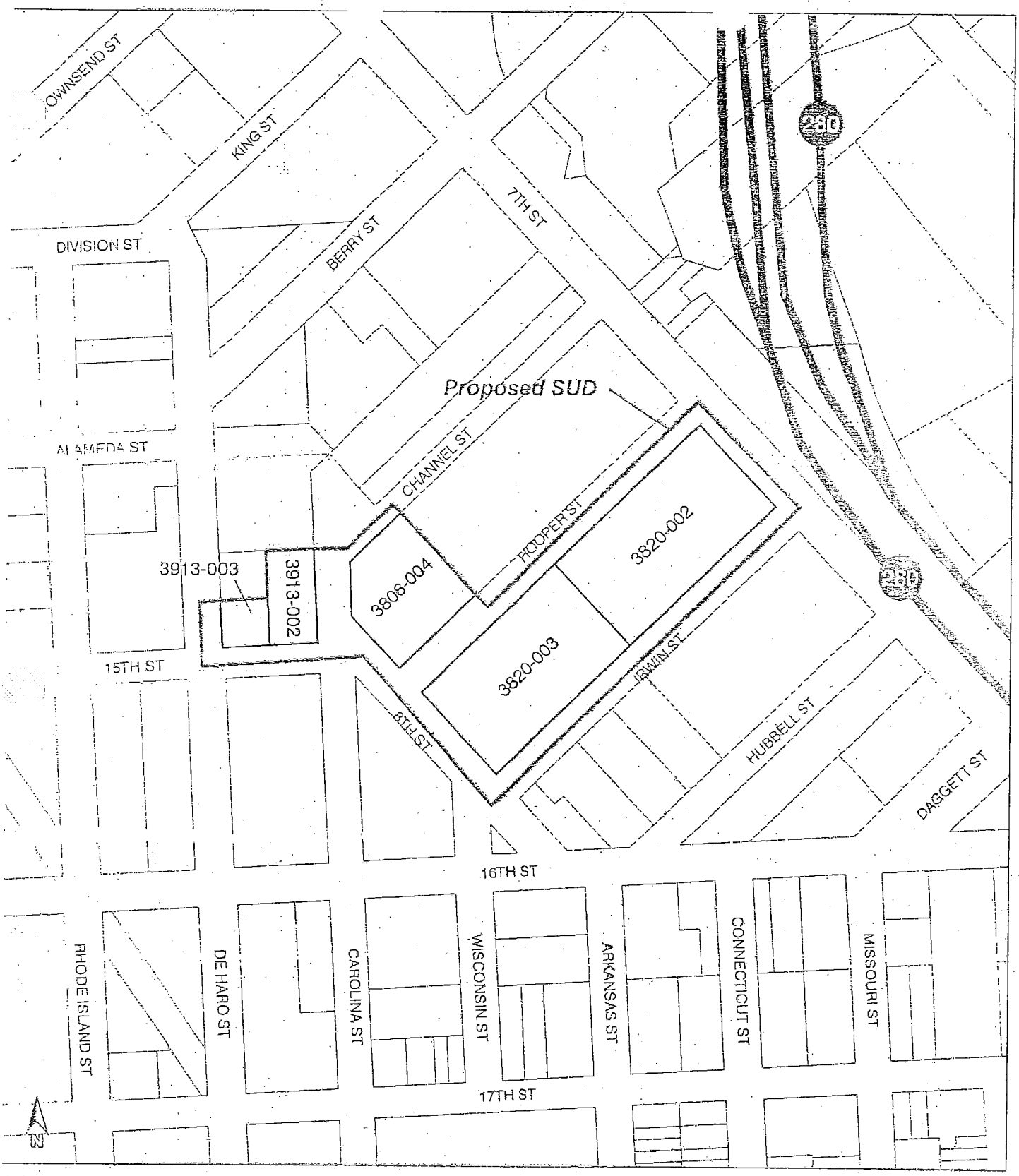

Figure 1: Project Location Map

departments. Starting in the 1980s, CCA used leased space for its architecture and design programs and since 1996 has had a permanent campus in San Francisco. CCA offers studies in 21 undergraduate and seven graduate majors in the areas of fine arts, architecture, design, and writing. The San Francisco campus has about 177,560 square feet of space. The Oakland campus has 193,670 square feet of space. Both campuses are connected by free trans-bay shuttles that operate while classes are in session.

As of Fall 2011, CCA's total enrollment is 1,965 students. About 75 percent of these students are undergraduates (e.g., 1,475) and the remaining 25 percent (490) are graduate students. First year students (426) are typically based in Oakland. Grad students (490) are typically based in San Francisco. CCA estimates the Oakland/San Francisco split in students and facility usage to be 40 percent in Oakland and 60 percent in San Francisco. Using that as a guide, the Oakland campus' student load is about 786 students; the student load in San Francisco is about 1,171 students. Using the same formula for CCA's 520-person faculty, of which one-third are full-time faculty and two-thirds are part-time, the Oakland campus has a 200-person faculty and San Francisco has a faculty of 320. CCA's Oakland staff is approximately 109 persons. CCA staff in San Francisco is about 115 persons. All of CCA's owned housing is in Oakland (250 beds). CCA leases some housing in San Francisco (about 45 beds). CCA's 2010-2015 Strategic Plan calls for modest growth exceeding 2,000 students by year 2015.[4] Since the year 2000, CCA's historic growth pattern has averaged about 80 students per year.

Vicinity Land Uses

Land uses in the vicinity of CCA include showrooms, wholesale interior-design-related establishments, galleries, light industrial businesses, offices, a public park, residences (including live/work), retail uses, storage, transportation and utility services, fleet parking lots and warehouses.

Land uses to the west and northwest of CCA, west of De Haro Street, and north of Berry and Division Streets include gallery, retail and showroom, light industrial, warehouse distribution and warehouse retail. The Caltrain right-of-way runs along 7th Street beneath Interstate 280 to the east of CCA, demarcating Showplace Square from Mission Bay. The block to CCA's south (bounded by Hubbell, 8th, Irwin, and 7th Streets) contains predominantly industrial and warehouse-based uses. Along Hubbell Street, from southwest to northeast, are: Axis Cafe (restaurant); parking for AT&T service trucks; Paganini Electronic Corporation (light industrial); Nibbi Brothers Contracting (office); and Economy Restaurant Fixtures (warehouse/retail).

To its southwest, on the block bounded by Hubbell, 16th and 7th Streets, the Planning Commission recently approved a project on a currently vacant site that entails construction of approximately 470 residential units, 15,000 sq. ft. of ground-floor retail and restaurant uses, and approximately 8,000 sq. ft. of small enterprise workspace space in two buildings, plus circulation and other common areas on a currently vacant site. The site will also contain an approximately 0.88-acre public park, contingent on future City approvals, that would be developed by the applicant in the Daggett right-of-way that bisects the site.[5]

At 1150 16th Street, the Planning Commission recently authorized a project that would result in demolition of the site's existing single-story building and construction of two adjoined, mixed-use

[4] *Dream Big, California College of the Arts Strategic Plan 2010-2015*, pg. 4. Available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[5] *1000 16th Street Urban Mixed Use Project*, Motion No. 18419, adopted by the Planning Commission July 28, 2011. Available for review in Case File No. 2003.0527E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

buildings. The 1150 16th Street building would be a 58 feet tall structure containing ground floor retail and 15 dwelling units above. The adjoining 1201 8th Street building would be a 68 feet tall structure containing ground floor retail and PDR uses above. The two buildings would share a basement level garage containing 14 residential parking spaces and eight commercial parking spaces and are connected by a central staircase.[6]

The blocks further south and southwest of the project site, beyond 17th Street, become progressively more residential, but also include the two-block Jackson Playground, Anchor Brewing (light industrial), fleet parking for Coach 21 buses (transportation storage), and various office and retail uses.

Regulatory Setting

Planning Code

The subject properties are located in the Production, Distribution and Repair-1, Design ("PDR-1, Design") Use District. As stated in Planning Code Section 210.9, the intention of this district is to "retain and encourage less-intensive production, distribution, and repair businesses, especially the existing clusters of design-related businesses. Thus, this district prohibits residential uses and office, and limits, retail and institutional uses. Additionally, this district prohibits heavy industrial uses, which generate external noise, odors, and vibrations and engage in frequent trucking activities. Generally, all other uses are permitted. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan." Secondary schools, either public or private, other than a school having industrial arts as its primary course of study are permitted if less than 20,000 square feet, without associated housing (Planning Code Section 217(i)). Housing is not permitted. The proposed legislation would therefore eliminate the 20,000-square-foot use limitation for secondary arts schools and permit up to 750 beds of housing within the boundaries of the SUD.

Student Housing Legislation

On May 19, 2012 the Mayor signed an ordinance passed by the Board of Supervisors amending the San Francisco Planning Code by 1) adding a new Section 102.36, to create a definition of Student Housing; 2) amending Section 124, to create a new subsection (k), to permit additional square footage above the floor area ratio limits for Student Housing projects in buildings in the C-3-G and C-3-S Districts, that are not designated as Significant or Contributory pursuant to Article 11; 3) amending Section 135(d)(2), to adjust the minimum open space requirements for dwelling units that do not exceed 350 square feet, plus a bathroom; 4) amending Section 207.6(b)(3), to exempt Student Housing from the unit mix requirement in RTO, NCT, DTR and Eastern Neighborhoods Mixed Used Districts; 5) amending Section 307, to permit the conversion of Student Housing into residential uses, when certain conditions are met; 6) amending Section 312, to require notice for a change of use to Group Housing; 7) amending Section 317, to prohibit the conversion of residential units into Student Housing, except in specified circumstances; 8) amending Section 401, to make conforming amendments; 9) amending Section 415.3, to make conforming amendments and to simplify the monitoring responsibilities of the Mayor's Office of Housing; 10) amending Tables 814, 840, 841, 842 and 843, to make conforming amendments; and 11) making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

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[6] *1150 16th Street Mixed Use Project*, Motion No. 18579, adopted by the Planning Commission April 5, 2012. Available for review in Case File No. 2004.1004EKC at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

This new definition of Student Housing is based on occupancy and ownership or control and applicable citywide. The new Section 102.36 defines Student Housing as "a living space for students of accredited post-secondary educational institutions that may take the form of dwelling units, group housing, or single-room occupancy (SRO), and is owned, operated or otherwise controlled by an accredited post-secondary Educational Institution." It establishes that "the use of Student Housing is permitted where the form of housing is permitted in the underlying Zoning District in which it is located."

Planning Code Section 307(j) creates a process to allow conversions of Student Housing into other residential uses. It provides that "[i]f a residential project no longer qualifies as Student Housing, the Zoning Administrator may allow the conversion of the Student Housing to any permitted residential use in the zoning district in which the Student Housing is located, once the Zoning Administrator finds that the converted Student Housing has complied with any applicable Inclusionary Affordable Housing Requirements, and that all other Planning Code requirements applicable to that residential use have been met or modified through appropriate procedures."

On the other hand, the adopted legislation prohibits conversion of residential uses into Student Housing, with four limited exceptions: If the Student Housing would be owned, operated or controlled by a not-for- profit, post-secondary educational institution, and (i) the residential use was built by the post-secondary educational institution; (ii) the residential use is in a convent, monastery (or similar religious order facility); (iii) the residential use is on a lot directly adjacent to the post-secondary educational institution, so long as the lot has been owned by the post-secondary educational institution for at least ten years as of the effective date of this ordinance; or (iv) as of August 10, 2010, it was owned, operated or otherwise controlled by a post-secondary educational institution that had an Institutional Master Plan on file with the Planning Commission, and where the occupancy by those other than students at that date was less than 20% of the total occupants. (See amended subsection 317(f)(1).)

The adopted legislation makes other changes related to this new definition of Student Housing. It amends Section 135(d)(2), to adjust the minimum open space requirements for dwelling units that do not exceed 350 square feet, plus a bathroom; it amends Section 207(b)(3), to exempt Student Housing from the unit mix requirement in RTO, NCT, DTR and Eastern Neighborhoods Mixed Used Districts; and it amends Section 312, to require notice for a change of use to Group Housing. It also makes conforming amendments to Sections 401 and 415.3 of the Planning Code, and to Tables 814, 840, 841, 842 and 843.

Any future student housing within the proposed SUD would be regulated within this context and subject to the above, and any other Planning Code requirements, as applicable.

REMARKS

The Eastern Neighborhoods Rezoning and Area Plans Final EIR identified less-than significant environmental impacts in the following environmental topic areas: Visual Quality and Urban Design; Population, Housing, Business Activity and Employment (Growth Inducement); Parks, Recreation and Open Space; Mineral and Agricultural Resources; Wind; Utilities and Public Services; Biology; Geology/Topography; Water; and Energy and Natural Resources. The Final EIR found the following effects that can be avoided or reduced to a less-than-significant level with mitigation measures incorporated in the following areas: Archeological Resources; Noise; and Air Quality.

The FEIR found the following significant and unavoidable impacts associated with the adoption of the Eastern Neighborhoods zoning and area plans: Land Use; Transportation, including traffic and transit; Historic Architectural Resources; and Shadow.

As described under "Project Characteristics" on pg. 1 of this Addendum, the proposed Art and Design Special Use District would entail eliminating the current 20,000-square-foot maximum use size restriction for secondary arts schools and permitting up to 750 beds of student housing within the boundaries of the SUD. The proposed SUD would regulate proposed student housing based on controls adopted for the UMU district, as set forth in Planning Code Section 843. The proposed SUD legislation would not amend the sites' existing 58-X Height and Bulk district. Because the SUD would rely on base zoning within the PDR-1-D district and building envelope controls for student housing as part of the UMU district, the land use characteristics of the proposed legislative amendment fall within the range of alternatives included in the Eastern Neighborhoods Rezoning and Area Plans FEIR.

ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

San Francisco Administrative Code Section 31.19(c)(1) states that a modified project must be reevaluated and that "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter."

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis of a lead agency's decision not to require a Subsequent or Supplemental EIR for a project that is already adequately covered in an existing certified EIR. The lead agency's decision to use an addendum must be supported by substantial evidence that the conditions that would trigger the preparation of a Subsequent EIR, as provided in CEQA Guidelines Section 15162, are not present.

Since certification of the EIR, no changes have occurred in the circumstances under which the original project (e.g., zoning and map amendments and adoption of area plans) as currently proposed would be implemented, that would change the severity of the physical impacts of implementing the Showplace Square/Potrero Hill Area Plan as explained herein, and no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR.

Further, the proposed legislative amendment, as demonstrated below, would not result in any new significant environmental impacts, substantial increases in the significance of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the FEIR. The effects associated with the legislative amendment would be substantially the same as those reported for the project in the Eastern Neighborhoods Rezoning and Area Plans FEIR. The following discussion provides the basis for this conclusion.

Land Use, Plans and Policies

According to data prepared in 2009 by the Planning Department, land uses within the Showplace Square/Potrero Hill Plan Area are residential (39%); vacant (15%); PDR/light industrial (12%); cultural, educational, institutional (10%); mixed-use (9%); office (5%); retail/entertainment (4%); mixed-residential (3%); and public/open space (3%).[7] Aside from CCA, there are two other extant educational institutions in the area: the American College of Traditional Medicine at 455 Arkansas Street and the California Culinary Academy at 350 Rhode Island Street. Residential uses generally exist south of 16th and 17th Streets.

[7] *Showplace Square/Potrero Hill Monitoring Report 2006-2010*, San Francisco Planning Department. This document is available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

CCA's existing facilities and the proposed SUD is within an area that the Showplace Square/Potrero Hill Plan Area identifies as the "Core Showplace Square Design District." The overarching policy objective in this area is to "protect important concentration of design-oriented PDR businesses here, many in historic buildings. Encourage limited amount of retail and office space to support design functions in this area. Prohibit new residential development."[8] PDR and related activities include arts activities, performance spaces, furniture wholesaling, and design activities – accredited schools and post-secondary educational institutions as well as residential uses are excluded from this definition.[9]

The Eastern Neighborhood's Final EIR evaluates land use effects based on three adopted criteria: whether a project would physically divide an existing community; conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or, have a substantial adverse impact on the existing character of the vicinity.

Adoption of the proposed SUD would not disrupt or divide the surrounding community. The proposed SUD legislation would eliminate the current 20,000-square-foot use size limitation in the PDR-1-D district within the mapped SUD boundaries as illustrated on Figure 1. It would also permit up to 750 beds of student housing on CCA parcels within the SUD.

Assessor Block 3820, Lot 002, the 2.3-acre (101,705-square-foot) lot located behind the existing CCA campus building is currently vacant. Eliminating the use size restriction on this parcel could facilitate a potential expansion/new construction of CCA facilities, which would represent a potential intensification of land use compared to what is currently permitted and what currently exists at this parcel. While currently no building or campus expansion is proposed, any future building(s)' size, volume, setbacks, and general mass would be regulated by the pertinent Planning Code provisions, such as those related to PDR-1-D districts including floor area ratios for non-residential uses, etc., in addition to pertinent provisions of the UMU district for student housing, as set forth in Planning Code Section 843 et seq.

In terms of land use compatibility, adoption of the SUD could encourage the types of uses that already exist at CCA in the surrounding vicinity – educational, institutional, administrative office, and nearby residential uses. The CCA campus and its ancillary facilities would be expected to function and interrelate with surrounding land uses as they currently do without substantial disruption. As stated in the Showplace Square/Potrero Hill Area Plan, the definition of PDR includes arts activities, performance spaces, and design activities, among other things – activities integral to the scope and mission of CCA; the proposed SUD legislation would permit student housing exclusively within the boundaries of the SUD as an ancillary use to CCA. No housing would otherwise permitted by this or other legislation in the surrounding PDR-1-D district. Thus, the SUD is not anticipated to disrupt or divide the neighborhood, or result in any project-specific land use impacts of greater severity than those reported in the Eastern Neighborhoods FEIR. Further, adoption of the SUD would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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[8] *Showplace Square/Portrero Hill Area Plan,* pg. 13. This document is available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[9] Planning Code Section 102.2.

In the cumulative context, the Final EIR found that adoption of the preferred Eastern Neighborhoods use districts and zoning controls would result in a significant, adverse impact in the cumulative supply of land for PDR uses and would not be mitigable without substantial change in use controls on land under Port of San Francisco jurisdiction. The finding was based on supply, demand and land use projections prepared for the Eastern Neighborhoods Final EIR.[10]

The FEIR found that industrially-zoned land and PDR building space is expected to decrease over the foreseeable future. The use districts and zoning controls adopted as part of the Eastern Neighborhoods Rezoning and Area Plans project are expected to accommodate housing and primarily management, information, and professional service land uses within the area over time. While the SUD would apply to CCA's parcels, including the 101,705-square-foot vacant parcel where design-related PDR uses are permitted, potential increases in cultural, institutional and educational space of upwards of 225,000 to 260,000 square feet within the neighborhood were forecasted and envisioned as part of the local planning process. Additionally, upwards of 2,600 housing units are anticipated within the Plan area through the year 2025. Permitting student housing within the CCA SUD would address residential demands generated by the institution as well as represent a portion of the areawide forecasted demand for this type of land use.

Because the type of housing that may be permitted is limited to student housing and because the geography of the SUD is confined to those parcels under control of and related to the California College of the Arts and not the surrounding PDR-1-D district at large, implementation of the SUD would not contribute in a considerable manner to the adverse, cumulative land use impact associated with the adoption of area-wide rezoning. The cumulative land use effect of the proposed SUD would be therefore less than considerable.

Transportation

Traffic

The FEIR included a level of service analysis at 40 study intersections within the plan area. Within Showplace Square/Potrero Hill, the FEIR included 15 study intersections and found significant, adverse impacts would occur at the following intersections: Seventh/Harrison, 13th/Bryant, 13th/Folsom, South Van Ness/Howard/13th, Seventh/Brannan, Seventh/Townsend, Eighth/Bryant, Eighth/Harrison, Third/César Chávez, Third/Evans, and César Chávez/Evans. With the exception of the intersections of DeHaro/Division/King, Rhode Island/16th, and Rhode Island/Division Streets, the FEIR identified no feasible measures associated with the above intersection impacts to mitigate them to less-than-significant levels. Other mitigation cited in the FEIR could include implementation of Intelligent Traffic Management Systems ("ITMS") strategies, improvement and enhancement of streets, promotion of alternate means of travel, and parking management to discourage driving.

Implementation of the proposed SUD legislation would not directly generate new person or automobile trips. Subsequent development projects proposed within the context of the SUD would be reviewed at a project-level to determine trip generation, assignment and mode split in order to determine the potential for future projects to result in operational impacts on signalized intersections or cause major traffic hazards or contribute considerably to cumulative traffic increases that would cause deterioration in levels of service to unacceptable levels.

[10] *Eastern Neighborhoods Rezoning and Area Plans Final EIR*, p. 77. This document is available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Transit

Page 257 of the Final EIR characterizes local transit service as follows:

> Showplace Square/Potrero Hill is well-served by Muni, except at the southeastern portion of the subarea. Almost all of the residents and workers have access to a bus line within a two-block walking distance. However, relatively long headways between buses and indirect lines limits the usability of service. Moreover, the steep topography of Potrero Hill and the discontinuous street network in some parts of the subarea can also be limiting in terms of accessibility, as the closest stop may not be easily reached by a direct route. Additionally, service is limited in the southeastern portion of this subarea.

In the vicinity of the proposed SUD, the north-south 19-Polk bus line traverses 16th Street with a bus stop at Rhode Island Street, one block to the west of the proposed SUD; and the 10-Townsend traverses 17th Street one block south of the proposed SUD with a bus stop at Wisconsin Street two blocks south of the SUD. The east-west 22-Fillmore bus line runs along Mission and 16th Streets west of Kansas Street, along 17th Street between Kansas and Connecticut Streets, with a stop at Wisconsin Street one block south of the proposed SUD, and then along 18th Street east to Tennessee and 3rd Streets. The 22-Fillmore connects CCA's campus with the 16th Street Bay Area Rapid Transit (BART) station, about 1.3 miles to the west. The 3rd Street Light Rail line runs north-south along 3rd Street, one-half mile east of the campus. There are no transit stops directly in front of any of CCA's buildings.[11]

As discussed under Use Characteristics on pg. 3 of this addendum, CCA operates a free shuttle service for its students on weekdays between its Oakland and San Francisco campuses. In spring 2012, average daily passenger counts from Oakland to San Francisco are: Mondays: 303; Tuesdays: 344; Wednesdays: 307; Thursdays: 301; Fridays: 106. From San Francisco to Oakland, passenger loads are similar: Mondays: 338; Tuesdays: 316; Wednesdays: 296; Thursdays: 268; Fridays: 105.

Implementation of the SUD would not directly affect transit use or the capacity of lines serving the project vicinity. Any future proposal would be reviewed for its potential to cause a substantial increase in transit demand that could not be accommodated by adjacent transit capacity, result in unacceptable levels of transit service, or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service levels could result.

Pedestrians

Page 262 of the Final EIR characterizes area-wide pedestrian conditions as follows:

> Although Showplace Square has become a center of the furnishings industry, many streets still reflect the earlier industrial nature of the area, and many streets do not have sidewalks or crosswalks, including portions of De Haro, Rhode Island, Henry Adams (Kansas), Vermont, Ninth, Utah, and Berry Streets; vehicles ranging from automobiles to large trucks often park perpendicular to buildings where a sidewalk would otherwise be found, and trucks sometimes partially or completely block the sidewalks that do exist, interfering with pedestrian circulation and forcing pedestrians to walk in the roadways. However, because pedestrian and traffic volumes are low, conflicts are relatively minimal. There are few signalized intersections in Showplace Square, except the northernmost portion. The combination of the above factors creates relatively unfriendly conditions for pedestrians in the area....

[11] Bus routes and bus stop locations were identified on http://www.sfmta.com/cms/asystem/routelist.php, accessed March 1, 2012.

Sidewalks exist adjacent to the parcels within the proposed SUD. Sidewalk widths range from 9 feet on the north side of Irwin Street between 7th and 8th Streets to up to about 20 feet in width on the south side of Hooper Street between 7th and 8th Streets. Average sidewalk widths are approximately 13 feet. Pedestrian volumes within and adjacent to the proposed SUD are low to moderate – CCA and nearby businesses generate foot traffic, primarily to and from transit stops and other nearby businesses. In 2009, a public plaza (e.g., "parklet"), also known as Showplace Triangle, was installed as part of the City's Pavement to Parks program a block southeast of CCA's campus at 8th, 16th, and Wisconsin Streets. The parklet provides public seating and car-free open space for residents, employees and students. The proposed SUD would not adversely affect existing pedestrian conditions, result in the overcrowding of neighboring sidewalks, create hazardous conditions for pedestrians or otherwise interfere with pedestrian accessibility.

Bicycle

As described on pg. 263 of the Final EIR,

> Bicycle routes with separate bike lanes (Class II route) include Potrero Avenue (between 17th and César Chávez Streets), and parts of Seventh, Eighth, Division, 16th, and César Chávez Streets. Class III routes exist on parts of Townsend, Henry Adams (Kansas), 17th, Mariposa, 23rd, Kansas, and César Chávez Streets. Bicycle volumes in the Showplace Square/Potrero Hill subarea were observed to be low, although during the p.m. peak period, a substantial number of bicyclists were observed to be riding along 16th and 17th Streets and Potrero Avenue.

Bicycle Route #40 is located on 16th Street about a block south of the proposed SUD. Route #40 is part of the citywide bicycle route network between 3rd and Kansas Streets. Also in the vicinity is Route #23. In the southbound direction, this bicycle route extends from 8th and Market Streets to Division/Townsend/Henry Adams Streets. In the northbound direction Route #23 extends from 16th and Mississippi Streets to 7th and Market Streets. Both routes operate satisfactorily and bicycle traffic generally occurs without major impedances or safety problems.[12]

In terms of bicycle parking, CCA currently has 281 bicycle parking spaces, 85 percent of which are indoors. During peak times, demand for bicycle parking exceeds existing supply.[13] Adoption of the SUD would not adversely affect bicycle operations or result in hazardous conditions for cyclists. Any future proposal would require a project-specific analysis of its effect on bicycle operations, as well as an assessment of potential bicycle parking demand and code-requirements for onsite bicycle storage.

Parking

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking

[12] Personal observation, site visit, February 10, 2012.

[13] Email communication with David Meckel, CCA Director of Research and Planning, February 24, 2012, available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

As reported on pg. 265 of the Final EIR, "on-street parking in the industrial and some commercial portions of Showplace Square subarea consists of a combination of parallel and perpendicular spaces, with irregular layout of the roadway, sidewalks, and parking areas prevalent. There are no city-operated parking lots in the Showplace Square/Potrero Hill subarea. There are several private parking facilities, mostly serving employees and business customers, and not publicly available."

CCA currently has 23 off-street parking spaces at CCA's student center building located at 80 Carolina Street. There are four additional off-street spaces located behind the Graduate Center building located at Carolina and Hooper Streets. Planning Code Section 151.1 includes a schedule of permitted off-street parking spaces in Eastern Neighborhood Mixed Use zoning districts. For post-secondary schools, the Planning Code permits up to one space per each two classrooms; for arts activities and spaces except theater or auditorium spaces, the Planning Code permits one for each 2,000 square feet of occupied floor area. As part of any project-specific future environmental review, an analysis of parking supply, demand and Planning Code requirements based on the specific size and use characteristics of the proposal, as applicable, would be provided.

Historic Architectural Resources

The Showplace Square/Northeast Mission Survey was conducted by Planning Department staff in conjunction with the local firm of Kelley and VerPlanck as one of several planning studies used to inform the implementation of the Showplace Square and Mission Area Plans. The Survey includes documentation and assessment of more than 600 individual properties that are located within the area that is bounded approximately by Duboce Avenue and Bryant Street to the north, 20th Street to the south, 7th and Pennsylvania Streets to the east, and Shotwell and Folsom Streets to the west. The survey results were adopted by the Historic Preservation Commission on August 17, 2011.[14]

Regarding the parcels within the boundaries of the proposed SUD, none of the five surveyed lots are considered eligible for listing on the California or National Registers of Historic Places. All of the buildings, with exception of 450 Irwin Street, were found ineligible. In the case of 450 Irwin Street (Block 3820, Lot 003), the survey assigned a status code is 7R, which means it was "identified in Reconnaissance Level Survey and not evaluated." During the adoption proceedings, the Historic Preservation Commission directed Planning staff to contact the building owner to inform them of the Commission's intent to adopt survey findings that the building is California Register eligible at a future hearing because of its association with a notable architect (i.e., Skidmore, Owings and Merrill), and it is a good example of early modern design. Table 2 presents the survey information for properties within the proposed SUD.

The Showplace Square / Northeast Mission Survey also identified the Heavy Timber and Steel Frame Brick Warehouse District within the surveyed area. This discontiguous district comprises three separate clusters of large heavy timber and steel-frame brick industrial buildings, most of which are designed in the American Commercial style. Cumulatively the district includes 16 buildings constructed between 1894 and 1929 that are located within the boundaries of the Showplace Square survey area that includes parts of the Potrero and Mission districts as well as the southwest corner of the South of Market Area. The proposed SUD would be located two blocks east of this district, contains none of that district's

[14] *Showplace Square/Northeast Mission Historic Resource Survey* adoption materials, Historic Preservation Commission Motion No. 0134. This document is available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

contributory structures, and would not adversely affect, or materially impair the district's character defining features or otherwise preclude its eligibility for listing on the California Register of Historical Resources.

TABLE 2: SHOWPLACE SQUARE/ NORTHEAST MISSION SURVEY
HISTORIC STATUS, SUD PARCELS

Address	APN	Build Date	Status Code	Architecture	Integrity	District	Resource
184 Hooper	3808004	1946	6Z	2	4	0	No
450 Irwin	3808002	1946	6Z	2	6	0	No
450 Irwin	3820003	1951	7R	2	4	0	Potential
80 Carolina	3913002	1984	6Z	0	0	0	No
30 15th	3913003	1910	6Z	2	4	0	No

Notes:

Status Code: Code used to determine eligibility for listing or designation. *6Z* means "found ineligible for the National Register, California Register, or local designation through survey evaluation." *7R* means "identified in reconnaissance level survey, not evaluated."

Architecture: rated from 1 to 5. Ratings were only assigned to buildings built in or before 1963. The best buildings, rated 4 and 5 represent a combined 8% of the building stock, with only 12 examples rated as 5.

Integrity: Integrity, as it applies to historic preservation, is a measure of retention of sufficient historic fabric and character-defining features to convey its historical significance. Ratings were only assigned to buildings built in or before 1963. There are seven aspects of integrity, and the scale of 1-7 is shorthand for that list. The aspects are: location, design, setting, materials, workmanship, feeling, and association. All seven qualities do not need to be present for eligibility as long as the overall sense of the past time and place is evident.

Source: San Francisco Planning Department, 2011.

The Eastern Neighborhoods Final EIR found that implementation of areawide zoning controls would result in a significant, adverse environmental impact related to historical resources. Demolition or significant alteration of buildings that are identified as historical resources, potential resources, or age-eligible properties could be anticipated to occur as a result of development subsequent to implementation of the zoning and area plans. The Final EIR indicates that such impacts could occur individually (to single buildings) as well as cumulatively (to known or potential historic districts). Adoption of the proposed SUD would not adversely affect resources. The SUD would neither increase the severity of the significant impact to historic architectural resources associated with the Eastern Neighborhoods rezoning, nor result in new or substantially different effects. Thus, the SUD would not contribute considerably to adverse cumulative historic resource impacts identified in the Final EIR.

Shadow

Planning Code Section 295, the Sunlight Ordinance, generally prohibits buildings greater than 40 feet tall that would shade City parks (under the jurisdiction of the Recreation and Park Department), except during early morning and late afternoon hours, if the shadow would adversely affect use of the park, unless the Planning Commission determines that the effect would be insignificant. In practice, therefore, Section 295 acts as a kind of overlay that further limits heights and/or shapes of certain buildings around protected parks: the Section 295 limit is in addition to the height limits in the Height and Bulk districts. Privately-owned open spaces and those under the jurisdiction of other entities are not subject to Planning Code Section 295.

Open space and recreational facilities under jurisdiction of the Recreation and Park Department in the Showplace Square area include the Jackson Playground, McKinley Square, Potrero Playground, and Potrero del Sol Park. The closest of these facilities to CCA is Jackson Playground, about 775 feet to the south.

About 400 feet east of the proposed SUD, on the east side of 7th Street, east of the elevated I-280 flyover, new parks and open spaces are programmed within Mission Bay. These parks have not yet been completed and are not under Recreation and Park Department jurisdiction. These spaces are on land referred to as Mission Bay P7 and P9. Parcel P7 would accommodate a future little league softball diamond; P9 is programmed for passive open space.[15]

As stated on pp. 2-3 of this addendum, CCA proposes no specific buildings or campus expansion as part of the SUD. Therefore, adoption of the proposed SUD would not result in any shadow effects. For purposes of this addendum, the Planning Department prepared a preliminary shadow fan analysis to determine the potential shading effects associated with a potential build out of CCA's vacant parcel (Block 3808, Lot 002) within the SUD boundaries. Using a computer program, the study conservatively evaluated a conceptual future building on that lot to the existing 58-foot height limit with no setbacks.

The shadow fan indicates that a "code-compliant[16]" building on Block 3808, Lot 002 would cast shadow to the north crossing Channel Street in the morning on the winter solstice (December 21), when the sun is the lowest in the sky and shadows are the longest. By noon that day, shadows would reach the eastern edge of the intersection of 7th and Hooper Streets. By late afternoon, shadows could reach as far to the northeast to parcel P9 in Mission Bay. This parcel is located partially under, and adjacent to, the elevated span of I-280. At this location, the elevated roadway is about 30-35 feet above grade and casts its shadow, so it is not possible to evaluate specifically whether a potential building on the CCA campus would (or would not) contribute to shading that is already attributable to the I-280 flyover, or whether potential shadows would adversely affect the use and enjoyment of the potential softball diamond, which has not yet been designed.[17]

In the morning on the summer solstice (June 21), a "code-compliant" building on Block 3808, Lot 002 would cast shadow to the northwest and these shadows would fall onto the existing building on 450 Irwin Street. By noon on that day, when the sun is in the highest position in the sky and shadows are shortest, shadows from a conceptual building could extend southeastward across Irwin Street. By late afternoon shadows would reach the eastern side of 7th Street. Shading effects during the spring and fall equinoxes, the seasonal periods when the earth is half way between its tilt to the north (for summer) and south (for winter), respectively, shading effects would fall within the range described above.

The Eastern Neighborhoods Final EIR found that adoption of new use district, associated land use controls and implementation of the area plans could result in significant, adverse shadow impacts on the following parks and open spaces: Victoria Manalo Draves Park, South of Market Recreation Center/Eugene Friend Recreation Center, Alice Street Community Gardens, and South Park in East SoMa; KidPower Park, Franklin Square, Mission Playground, Alioto Mini-Park, 24th and York Mini Park

[15] Mission Bay Open Space System Map, accessed February 23, 2012, via http://missionbayparks.com/future.php,

[16] The shadow study is based on a digital model of the subject lot, extruded to a maximum height of 58 feet above street grade and for purposes of conservative analysis does not include setbacks or any type of architectural articulation or building modulation.

[17] CEQA Guidelines Section 15145 states, "If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact."

and the James Rolph Playground in the Mission; Potrero del Sol Park and Jackson Playground in Showplace Square/Potrero Hill; and, Esprit Park, Warm Water Cove and Wood Yard Mini-Park in the Central Waterfront. Adoption of the SUD would not contribute to or exacerbate shading on any of these parks and open spaces. Any future development proposal over 40-feet in height would be subject to the Planning Department's requirement to prepare a shadow study to evaluate project-specific shading impacts to comply with Planning Code Section 295 and CEQA. Implementation of the SUD would not contribute in a considerable manner to the adverse shadow effects identified in the FEIR. Thus, cumulative shadow effects would be less than considerable.

Hazards and Hazardous Materials

The vacant parcel within the proposed SUD at 450 Irwin Street (Block 3808, Lot 002) is under review by the San Francisco Department of Public Health's (DPH) Local Oversight Program (LOP).[18] The Local Oversight Program provides regulatory oversight at Underground Storage Tank release sites, in accordance with state laws, regulations, and Regional Water Quality Control Board policies. According to DPH records, the 450 Irwin Street parcel was formerly used by Greyhound Bus Lines as a bus maintenance facility.

Based on prior investigations, DPH reports that the site had 13 underground storage tanks which were removed in July 1993 and in February 2003. A number of assessments were conducted and 16 monitoring wells were installed on the site. Petroleum hydrocarbons, mainly diesel, were detected in the soil and groundwater at the site. BTEX (benzene, toluene, ethylbenzene, and xylene), aromatic lighter hydrocarbons, were very low or non-detectable, indicating that the diesel detected in soil and groundwater was from an old release since most of the BTEX has volatized. Onsite petroleum hydrocarbon contamination is localized and does not appear to have migrated offsite. Diesel detected in the groundwater from the 13 wells indicates a low-level of residual diesel contamination with almost no BTEX detected. The remaining three wells located adjacent to former diesel underground storage tanks (USTs) detected free product[19] especially; DPH's LOP had requested aggressive removal of the free product via a multi-phase vacuum extraction (MPVE) procedure. This procedure vacuums up groundwater and free product from impacted wells at monthly intervals, continuing through 2012.

With all the USTs and associated piping removed, DPH considers source removal is complete. According to DPH, residual petroleum hydrocarbons remaining in the soil and groundwater and is insignificant (natural attenuation is expected to break down the remaining residual concentrations with time) with the exception of three wells where free product is still detected.

Implementation of the SUD would not result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Future projects that may be implemented within the context of the SUD would be required to comply with existing hazardous materials regulations, such as those as part of DPH's Voluntary Remedial Action Program which would address the appropriateness, through soils testing and other means, of the site to safely accommodate proposed future uses.

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18 Email communication, Albert Lee, Department of Public Health, February 2, 2012. Email communication and attachments are available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

19 Free product is defined as chemical constituents, generally petroleum hydrocarbons or diesel, suspended on top of water ("accumulation of separate phase liquid") or within another surface. *How to Effectively Recover Free Product at Leaking Underground Storage Tank Sites*, United States Environmental Protection Agency, accessed on line on September 11, 2011 via http://www.epa.gov/oust/pubs/fprg.htm

Less than Significant Environmental Effects

The Eastern Neighborhoods Final EIR found that the implementation of area-wide zoning and associated Area Plans would not result any significant environmental impacts in the following areas: Visual Quality and Urban Design; Population, Housing, Business Activity and Employment (Growth Inducement); Parks, Recreation and Open Space; Mineral and Agricultural Resources; Wind; Utilities and Public Services; Biology; Geology/Topography; Water; and Energy and Natural Resources. Each of these topics is analyzed and discussed in detail including, but not limited to, in the Final EIR (and Initial Study or "IS") Chapters: 4.B; 4.C; 4.D; 4.H; 4.M; 6.D; 7.A-C (IS); 8.A-C (IS); 9.A, B (IS); 10.A-C (IS); 11.A-B (IS). Adoption of the proposed SUD would not change these conclusions.

Effects That Can Be Avoided or Reduce to Less than Significant with Mitigation Measures

The Final EIR found that the implementation of area-wide zoning and associated Area Plans would result in potentially significant environmental impacts that may be avoided with implementation of mitigation measures; adoption of the proposed SUD would not alter these conclusions. The Final EIR's mitigation measures, incorporated here by reference, may apply to future development project within the SUD as applicable, if project-specific review finds that such a project were to result in potentially significant environmental impacts.[20] The measures are summarized below.

Measure F-1, Construction Noise: requires contractors using pile-driving to incorporate measures during construction to reduce noise effects to nearby noise-sensitive uses. Measures include use of noise shielding and muffling devices and limiting the use of pile-driving, when necessary, during specific times of day.

Measure F-2, Construction Noise: requires contractors to utilize noise attenuation measures during construction to minimize noise effects. Measures may include: temporary barriers around construction sites; noise control blankets; ongoing monitoring of noise attenuation measures through by taking noise measurements; and posting construction schedule, construction contact and complaint procedures for affected parties.

Measure F-3, Interior Noise Levels: directs the Planning Department to require 24-hour exterior noise meter testing prior to any project-specific entitlement to ensure that a future project's noise interior noise levels comply with use compatibility requirements in the General Plan and in Police Code Section 2909I.

Measure F-4, Siting of Noise Sensitive Uses: similar to above, this measure directs the Planning Department to require 24-hour exterior noise meter testing prior to any project-specific entitlement to ensure that a future project's noise interior noise levels comply with use compatibility requirements in the General Plan and in Police Code Section 2909I. This measure is intended to reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including commercial, industrial or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average.

Measure F-5, Siting of Noise Generating Uses: similar to above, this measure directs the Planning Department to require 24-hour exterior noise meter testing prior to any project-specific entitlement to ensure that the siting of potentially noisy land uses do not adversely affect nearby sensitive receptors.

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[20] *Eastern Neighborhoods Rezoning and Area Plans Mitigation Monitoring and Reporting Program*, Planning Commission Motion No. 17659, adopted August 7, 2008. This document is available for review in Case File No. 2011.1381E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Measure F-6, Open Space in Noisy Environments: directs the Planning Department through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, to require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

Measure G-3, Siting of Uses that Emit DPM: requires uses that emit diesel particulate matter (DPM), for new for new development including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, based on the ARB Air Quality and Land Use Handbook, be located no less than 1,000 feet from residential units and other sensitive receptors, including schools, children's day care centers, parks and playgrounds, hospitals, nursing and convalescent homes, and like uses.

Measure G-3, Siting of Uses that Emit Other TACs: requires the preparation of an analysis that includes, at a minimum, a site survey to identify residential or other sensitive uses within 1,000 feet of the project site, prior to the first project approval action for new uses that include commercial, industrial or others that would be expected to generate toxic air contaminants (TACs) as part of everyday operations. This measure shall be applicable, at a minimum, to the following uses: dry cleaners; drive-through restaurants; gas dispensing facilities; auto body shops; metal plating shops; photographic processing shops; textiles; apparel and furniture upholstery; leather and leather products; appliance repair shops; mechanical assembly cleaning; printing shops; hospitals and medical clinics; biotechnology research facilities; warehousing and distribution centers; and any use served by at least 100 trucks per day.

Measure J-2, Properties with No Previous Studies: requires preparation of a Preliminary Archeological Sensitivity Study by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should: determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps; determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the California Register of Historical Resources; determine if 19th or 20th century soils-disturbing activities may adversely affected the identified potential archeological resources; assess potential project effects in relation to the depth of any identified potential archeological resource; and include a conclusion assessing whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Measure L-1, Hazardous Building Materials: requires that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

CONCLUSION

Based on the foregoing, the Department concludes that the analyses conducted and the conclusions reached in the FEIR certified on August 7, 2008 remain valid, and that no supplemental environmental

review is required for the proposed project modifications. Implementation of the proposed SUD would not cause new significant impacts not identified in the FEIR, or result in a substantial increase in the severity of previously identified significant impacts, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute considerably, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

DATE September 20, 2012

Bill Wycko, Environmental Review Officer
for John Rahaim, Director of Planning

BOARD of SUPERVISORS

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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, May 20, 2013**

Time: **1:30 p.m.**

Location: **Committee Room 263, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 111278.** Ordinance amending the Planning Code, by adding Section 249.67, and the Zoning Map, Section Map SU08, to establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts, and provide a regulatory scheme for a potential future phased expansion of the campus; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, May 17, 2013.

Angela Calvillo, Clerk of the Board

DATED: May 7, 2013
PUBLISHED/POSTED: May 10, 2013

Miller, Alisa

From: glenda_sobrique@dailyjournal.com
Sent: Wednesday, May 08, 2013 8:15 AM
To: Miller, Alisa
Subject: Confirmation of Order 2483485 for AM = 5/20/13 Land Use - File 111278

Dear Customer:

The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

Customer Account Number: 120503
Type of Notice : GPN - GOVT PUBLIC NOTICE
Ad Description : AM = 5/20/13 Land Use - File 111278
Our Order Number : 2483485
Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%
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Alisa Miller
S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

CNS 2483485

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description AM = 5/20/13 Land Use - File 111278

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

05/10/2013

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE & ECONOMIC DEVELOPMENT COMMITTEE MONDAY, MAY 20, 2013 – 1:30 PM COMMITTEE ROOM 263, CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 111278.** Ordinance amending the Planning Code, by adding Section 249.67, and the Zoning Map, Section Map SU08, to establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts, and provide a regulatory scheme for a potential future phased expansion of the campus; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, May 17, 2013.
Angela Calvillo, Clerk of the Board

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BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 18, 2012

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Dear Commissioners:

On October 9, 2012, Supervisor Cohen introduced the following substitute legislation:

File No. 111278-2

Ordinance amending the San Francisco Planning Code by adding Section 249.67 and amending Section Map SU08 of the Zoning Map to: 1) establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: John Rahaim, Director of Planning
Scott Sanchez, Zoning Administrator
Bill Wycko, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Monica Pereira, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS

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October 18, 2012

File No. 111278-2

Bill Wycko
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Mr. Wycko:

On October 9, 2012, Supervisor Cohen introduced the following substitute legislation:

File No. 111278-2

Ordinance amending the San Francisco Planning Code by adding Section 249.67 and amending Section Map SU08 of the Zoning Map to: 1) establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis
Brett Bollinger, Major Environmental Analysis

BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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MEMORANDUM

TO: Mario Yedidia, Director, Youth Commission

FROM: Alisa Miller, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: October 18, 2012

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which is being referred to the Youth Commission, as per Charter Section 4.124, for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 111278-2

Ordinance amending the San Francisco Planning Code by adding Section 249.67 and amending Section Map SU08 of the Zoning Map to: 1) establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

****

RESPONSE FROM YOUTH COMMISSION **Date:** _____

____ **No Comment**

____ **Recommendation Attached**

_____
Chairperson, Youth Commission

BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 8, 2011

File No. 111278

Bill Wycko
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Mr. Wycko:

On November 22, 2011, Supervisor Cohen introduced the following proposed legislation:

File No. 111278

Ordinance amending the San Francisco Planning Code by adding Section 249.66 and amending Section Map SU08 of the Zoning Map to: 1) establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis
Brett Bollinger, Major Environmental Analysis

BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 8, 2011

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Dear Commissioners:

On November 22, 2011, Supervisor Cohen introduced the following proposed legislation:

File No. 111278

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The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: John Rahaim, Director of Planning
Scott Sanchez, Zoning Administrator
Bill Wycko, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Nannie Turrell, Major Environmental Analysis
Brett Bollinger, Major Environmental Analysis

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MEMORANDUM

TO: Mario Yedidia, Director, Youth Commission

FROM: Alisa Miller, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: December 8, 2011

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

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File No. 111278

Ordinance amending the San Francisco Planning Code by adding Section 249.66 and amending Section Map SU08 of the Zoning Map to: 1) establish the Art and Design Educational Special Use District at 1111 Eighth Street to facilitate the continued operation of the California College of the Arts and provide a regulatory scheme for a potential future phased expansion of the campus; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

****

RESPONSE FROM YOUTH COMMISSION **Date:** _____

____ **No Comment**

____ **Recommendation Attached**

_____
Chairperson, Youth Commission

INTRODUCTION FORM

By a member of the Board of Supervisors or the Mayor

Time Stamp or
Meeting Date

I hereby submit the following item for introduction:

☐ 1. For reference to Committee: _____
An ordinance, resolution, motion, or charter amendment

☐ 2. Request for next printed agenda without reference to Committee

☐ 3. Request for hearing on a subject matter at Committee: _____

☐ 4. Request for letter beginning "Supervisor _____ inquires..."

☐ 5. City Attorney request

☐ 6. Call file from Committee

☐ 7. Budget Analyst request (attach written motion).

☑ 8. Substitute Legislation File Nos.

☐ 9. Request for Closed Session

☐ 10. Board to Sit as A Committee of the Whole

☐ 11. Question(s) submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

☐ Small Business Commission
☐ Ethics Commission
☐ Building Inspection Commission
☐ Youth Commission
☐ Planning Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.]

Sponsor(s): Cohen

Subject: Substitute Ordinance File No. 111278 [Planning Code – Establishing the Art & Design Educational Special Use District at 1111 Eighth Street]

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only:

INTRODUCTION FORM

By a member of the Board of Supervisors or the Mayor

Time Stamp or
Meeting Date

I hereby submit the following item for introduction:

☑ 1. For reference to Committee: Land Use and Economic Development
An ordinance, resolution, motion, or charter amendment

☐ 2. Request for next printed agenda without reference to Committee

☐ 3. Request for hearing on a subject matter at Committee: _____

☐ 4. Request for letter beginning "Supervisor _____ inquires..."

☐ 5. City Attorney request

☐ 6. Call file from Committee

☐ 7. Budget Analyst request (attach written motion).

☐ 8. Substitute Legislation File Nos.

☐ 9. Request for Closed Session

☐ 10. Board to Sit as A Committee of the Whole

☐ 11. Question(s) submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

☐ Small Business Commission
☐ Ethics Commission
☐ Building Inspection Commission
☐ Youth Commission
☑ Planning Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.]

Sponsor(s): Cohen

Subject: Ordinance amending the Planning Code to establish the Art and Design Educational Special Use District at 111 Eighth St.

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: Malia Cohen

For Clerk's Use Only:

Common/Supervisors Form

Revised 05/19/11

111278