

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue]

Ordinance amending the Planning Code to authorize a height limit exception for the San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue for additional building envelope that will be used to enclose or screen specified features from view, allow increased roof height for performance and common space, and provide additional visual interest to the roof of the structure; amending the Zoning Map to change the height designation of Assessor's Block 811, Lots 10 and 12, from 96-X to 120-X; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Article 2.5 of the Planning Code (Sections 250 through 295) establishes classes of height and bulk districts in the City; the limits on height and bulk for each such district are as specified on the Zoning Map. No building or structure may exceed the established height and bulk limits except as provided for in Article 2.5. Planning Code Section 260(a) specifies how the height of buildings and structures is measured and subsection (b) exempts specified building features from the height calculation.

Amendments to Current Law

This ordinance amends Planning Code Section 260(b) to allow additional building volume in the C-3-G zoning district on sites that front on Van Ness Avenue in the 120-X height district. The additional building volume will be used to enclose or screen specified features from view, to allow increased roof height for performance and common space, and to provide additional visual interest to the roof of the structure. The Zoning Map will be amended to rezone Assessor's Block 811, Lots 10 and 11 (200-214 Van Ness Avenue site) from 96-X to 120-X.

Background Information

This ordinance is part of a package of approval actions for the San Francisco Conservatory of Music project at 200-214 Van Ness Avenue, which will be before the Planning Commission on February 8, 2018. Related legislation is an ordinance that amends the General Plan and an ordinance adopting a Development Agreement. This ordinance will not become operative unless and until both of the other two ordinances are in effect.

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