

File No. 180114

Committee Item No. 4

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: March 19, 2018

Board of Supervisors Meeting:

Date: April 3, 2018

Cmte Board

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- Committee Presentation - March 19, 2018
- Planning Commission Resolution No. 20105 - February 8, 2018
- Hearing Notice - Dated March 6, 2018
- Referrals - February 6, 2018
- _____

Completed by: John Carroll

Date: March 16, 2018

Completed by: John Carroll

Date: March 27, 2018

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

3 **Ordinance amending the Planning Code to authorize a height limit exception for the**
4 **San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue for an**
5 **additional building envelope that will be used to enclose or screen specified features**
6 **from view, allow increased roof height for performance and common space, and**
7 **provide additional visual interest to the roof of the structure; amending the Zoning Map**
8 **to change the height designation of Assessor's Parcel Block No. 811, Lot Nos. 10**
9 **and 12, from 96-X to 120-X; affirming the Planning Commission's determination under**
10 **the California Environmental Quality Act; making findings of consistency with the**
11 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
12 **adopting findings of public necessity, convenience, and welfare under Planning Code,**
13 **Section 302.**

14 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.
16 **Deletions to Codes** are in ~~*strike through italics Times New Roman font*~~.
17 **Board amendment additions** are in double-underlined Arial font.
18 **Board amendment deletions** are in ~~strike through Arial font~~.
19 **Asterisks (* * * *)** indicate the omission of unchanged Code
20 subsections or parts of tables.

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

22 Section 1. Findings.

23 (a) At its hearing on February 8, 2018, and prior to its action recommending to the
24 Board of Supervisors the proposed Planning Code and Zoning Map amendments set forth in
25 this ordinance, the Planning Commission (by ~~Motion No. 20107~~Resolution No. 20105)
approved a Mitigated Negative Declaration ("MND") for the San Francisco Conservatory of

1 Music project at 200-214 Van Ness Avenue ("Project") pursuant to the California
2 Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), the
3 CEQA Guidelines (14 California Code of Regulations, Sections 15000 et seq.), and Chapter
4 31 of the Administrative Code. A copy of Planning Commission ~~Motion No. 20107~~Resolution
5 No. 20105 is on file with the Clerk of the Board of Supervisors in File No. 180151 and is
6 incorporated herein by reference. The Board of Supervisors has reviewed the MND in
7 connection with the actions contemplated herein and concurs with its conclusions, affirms the
8 Planning Commission's approval of the MND, and finds that the actions contemplated in this
9 ordinance are within the scope of the Project described and analyzed in the MND.

10 (b) On February 8, 2018, in Resolution No. 20105, the Planning Commission found
11 that the actions contemplated in this ordinance are consistent, on balance, with the City's
12 General Plan, as it is proposed to be amended, and with the eight priority policies of Planning
13 Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution
14 is on file with the Clerk of the Board of Supervisors in File No. 180114, and is incorporated
15 herein by reference.

16 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
17 ordinance will serve the public necessity, convenience, and welfare for the reasons stated in
18 Planning Commission Resolution No. 20105.

19
20 Section 2. The Planning Code is hereby amended by revising Section 260, to read as
21 follows:

22 **SEC. 260. HEIGHT LIMITS: MEASUREMENT.**

23 * * * *

1 (b) **Exemptions.** In addition to other height exceptions permitted by this Code, the
2 features listed in this subsection (b) shall be exempt from the height limits established by this
3 Code, in an amount up to but not exceeding that which is specified.

4 (1) The following features shall be exempt; provided the limitations indicated
5 for each are observed; *and* provided further that the sum of the horizontal areas of all features
6 listed in this subsection (b)(1) shall not exceed 20% percent of the horizontal area of the roof
7 above which they are situated, or, in C-3 Districts; and in the Rincon Hill Downtown
8 Residential District, where the top of the building has been separated into a number of
9 stepped elements to reduce the bulk of the upper tower, of the total of all roof areas of the
10 upper towers; and provided further that in any R, RC-3, or RC-4 District the sum of the
11 horizontal areas of all such features located within the first 10 feet of depth of the building, as
12 measured from the front wall of the building, shall not exceed 20% percent of the horizontal
13 area of the roof in such first 10 feet of depth.

14 As an alternative, the sum of the horizontal areas of all features listed in this subsection
15 (b)(1) may be equal to but not exceed 20% percent of the horizontal area permitted for
16 buildings and structures under any bulk limitations in Section 270 of this Code applicable to
17 the subject property.

18 Any such sum of 20% percent heretofore described may be increased to 30% percent by
19 unroofed screening designed either to obscure the features listed under (A) and (B) below or
20 to provide a more balanced and graceful silhouette for the top of the building or structure.

21 (A) Mechanical equipment and appurtenances necessary to the
22 operation or maintenance of the building or structure itself, including chimneys, ventilators,
23 plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar
24 or wind energy, and window-washing equipment, together with visual screening for any such
25 features. This exemption shall be limited to the top 10 feet of such features where the height

1 limit is 65 feet or less, and the top 16 feet of such features where the height limit is more than
2 65 feet.

3 (B) Elevator, stair and mechanical penthouses, fire towers, skylights, and
4 dormer windows. This exemption shall be limited to the top 10 feet of such features where the
5 height limit is 65 feet or less, and the top 16 feet of such features where the height limit is
6 more than 65 feet. However, for elevator penthouses, the exemption shall be limited to the top
7 16 feet and limited to the footprint of the elevator shaft, regardless of the height limit of the
8 building. The design of all elevator penthouses in Residential Districts shall be consistent with
9 the "Residential Design Guidelines" as adopted and periodically amended for specific areas or
10 conditions by the City Planning Commission.

11 The Zoning Administrator may, after conducting a public hearing, grant a further height
12 exemption for an elevator penthouse for a building with a height limit of more than 65 feet but
13 only to the extent that the Zoning Administrator determines that such an exemption is required
14 to meet state or federal laws or regulations. All requests for height exemptions for elevator
15 penthouses located in Residential or Neighborhood Commercial Districts shall be subject to
16 the neighborhood notification requirements of Sections 311 and 312 of this Code.

17 * * * *

18 (L) ~~Reserved.~~ In the C-3-G District, on sites fronting on Van Ness Avenue in
19 the 120-X height district, additional building volume used to enclose or screen from view the features
20 listed under subsections (b)(1)(A) and (b)(1)(B) above, to allow increased roof height for performance
21 and common space, and to provide additional visual interest to the roof of the structure. The rooftop
22 form created by the added volume shall not be subject to the percentage coverage limitations otherwise
23 applicable to this subsection (b)(1)(L), but shall meet the requirements of Section 141 and shall not
24 exceed 16 feet in height, measured as provided in subsection (a) above. Buildings that are eligible for
25

1 this exemption are also eligible for exceptions to any quantitative standards set forth in Article 1.2 of
2 this Code through Section 309 of this Code.

3
4 Section 3. The Zoning Map is hereby amended by revising Sectional Map HT-2 as
5 follows:

6 <u>Description of Property</u>	7 <u>Height District to be Superseded</u>	8 <u>Height District hereby Approved</u>
9 Assessor's Block 811, 10 Lots 10 and 12	96-X	120-X

11 Section 4. Effective and Operative Dates.

12 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
13 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
14 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
15 Mayor's veto of the ordinance.

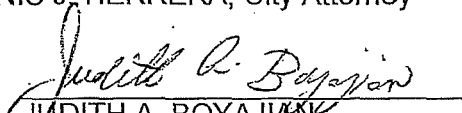
16 (b) This ordinance shall become operative on, and no rights or duties effected until,
17 the later of (1) its effective date or (2) the date that the ordinance approving the Development
18 Agreement for the Project and the ordinance approving amendments to the General Plan for
19 the Project have both become effective. Copies of said ordinances are on file with the Clerk of
20 the Board of Supervisors in File No. 180115 and 180121.

21
22 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions, in accordance with the "Note" that appears under
2 the official title of the ordinance.

3

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

6 By: 
7 JUDITH A. BOYAJIAN
8 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee - March 19, 2018)

[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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SAN FRANCISCO PLANNING DEPARTMENT

February 12, 2018

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

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2015-01299PRJ;
Legislative Approvals – 200 Van Ness Avenue Mixed-Use Project
Board File No. 180114 and No. 180115
Planning Commission Recommendation: *Approval*

Dear Ms. Calvillo and Supervisor Kim,

On February 8, 2018, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the following ordinances associated with a mixed-use project proposed at 200 – 214 Van Ness Avenue:

1. Adoption of the General Plan Amendment pursuant to Planning Code Section 340 and adopt the findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1;
2. Approval of the Zoning Map and Planning Code Text Amendments;
3. Approval of a Development Agreement ("DA") and recommendation that the Board adopt the DA;

On February 6, 2018, Supervisor Jane Kim also introduced Ordinances related to the Planning Code Text and Map Amendments and the Development Agreement (File No. 180114, and No. 180115).

In accordance with Planning Code Section 340, a copy of the General Plan Amendment along with two copies will be delivered to the Clerk following this email.

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,

www.sfolanning.org

Transmittal Materials

CASE NO. 2015-012994
Legislative Approvals – 200 Van Ness Avenue



Aaron D. Starr
Manager of Legislative Affairs

cc:

Judy Boyasian, Deputy City Attorney
Heidi Gewertz, Deputy City Attorney
Barbara Lopez, Aide to Supervisor Jane Kim
Alisa Somera, Office of the Clerk of the Board

Attachments:

Planning Commission Resolutions
Planning Department Executive Summary



**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution No. 20105

HEARING DATE: FEBRUARY 8, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2015-012994PCA/MAP
Project Address: 200 – 214 Van Ness Avenue Street
Existing Zoning: C-3-G Downtown-General
96-X Height and Bulk District
Proposed Zoning: C-3-G Downtown General
120-X Height and Bulk District
Block/Lot: 0811/010 and 012
Project Sponsor: Suzanne Brown, on behalf of
SF Conservatory of Music
50 Oak Street
San Francisco, CA 94102
Staff Contact: Claudine Asbagh – (415) 575-9165
Claudine.asbagh@sfgov.org

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND 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; AMEND THE ZONING MAP TO CHANGE THE HEIGHT DESIGNATION OF ASSESSOR'S BLOCK 811, LOTS 10 AND 12, FROM 96-X TO 120-X; AFFIRM THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKE FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1; AND ADOPT FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on September 29, 2015, Lawrence Badiner on behalf of the San Francisco Conservatory of Music ("Project Sponsor" or "SFCM") filed an application with the Planning Department ("Department") for Environmental Review, to demolish the existing three-story residential building at 200 Van Ness Avenue and the two-story commercial building at 214 Van Ness Avenue and construct a 12-story over two-level basement, approximately 120-foot tall building with up to 420 student beds in 113 group housing units, up to 30 dwelling units (including 27 replacement units), approximately 49,600 Gross Square Feet (GSF) of educational/institutional use with approximately 2,900 gsf of ground floor restaurant/retail space; and

WHEREAS, on September 28, 2016, the Project Sponsor filed an application with the Department for a Determination of Compliance with Planning Code Section 309 as modified and supplemented on November 14, 2017, with exceptions to the requirements for Rear Yard (Section 134), Open Space (Section 135), Obstructions Over Streets and Alleys (Section 136), Group Housing Exposure (Section 140), Ground (Section

145.1), Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148), and Off-Street Loading (Section 161) within the C-3-G (Downtown General) District; and

WHEREAS, on September 28, 2016, the Project Sponsor also filed an application with the Department for a Conditional Use Authorization as modified and supplemented on November 14, 2017, under Planning Code Sections 124(k), 210.2, 303 and 317, to remove and replace 27 existing dwelling units to allow additional square footage above that permitted by the base FAR limit for Student Housing as defined in Section 102 within the C-3-G (Downtown General) District and a 96-X Height and Bulk District; and

WHEREAS, on November 14, 2017, the Project Sponsor filed an application to reclassify the existing 96-X Height and Bulk District to a 120-X Height and Bulk District, amend Map 5 of the Downtown Plan of the General Plan, amend the HT02 Height Map of the Zoning Map and amend Section 260 of the Planning Code; and

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

WHEREAS, on January 10, 2018, after extensive discussions with City staff, the Project Sponsor also filed an application with the Department for a Development Agreement, under Administrative Code Article 56, which include the specified public benefits above and beyond that required by City codes, including the expanding the City's supply of student housing, replacing 27 existing units on site, assuring the interim relocation and right to return of the existing tenants, creating much needed state-of-the-art educational and performance space, providing added artistic and cultural resources, while providing development certainty to the Project Sponsor; and

WHEREAS, the Commission has reviewed and considered and hereby adopts the MND and concurs in the Planning Department's determination that the MND is adequate, accurate and complete and reflects the independent judgment of the Planning Department.

WHEREAS, on January 11, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting and to consider the proposed Ordinance on February 8, 2018; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, this Resolution approving these Planning Code Text Amendments is a companion to other legislative approvals relating to the Project, including recommendation of approval of General Plan Amendments and recommendation for approval of the Development Agreement; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance based on the following:

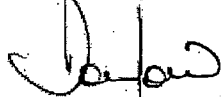
FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Planning Code Text Amendments would enable construction of a project that will replace 27 dwelling units currently on-site on a one-for-one basis and provide tenants with a robust program for interim housing and relocation assistance during construction.
2. The Planning Code Text Amendments would enable the construction of 113 student housing units with 420 beds for SFMC to house their own students, thus freeing up the City's existing housing stock for other residents.
3. The Zoning Map Amendment would enable the construction of a dense, mixed-use development on a relatively constrained site and enable a unique cultural building with teaching and performance spaces within the Civic Center District.
4. **General Plan Compliance.** The Planning Code and General Plan Compliance Findings set forth in Motion No.20107, Case No. 2015-012994DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth.
5. **Planning Code Section 101.1(b).** The Planning Code Priority Policy Findings set forth in Motion No. 20107, Case No. 2015-012994DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth.
6. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

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



Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: Johnson

ADOPTED: February 8, 2018

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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:

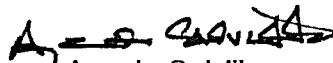
Date: Monday, March 19, 2018
Time: 1:30 p.m.
Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
Subject: San Francisco Conservatory of Music Project

File No. 180114. 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 an 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 Parcel Block No. 811, Lot Nos. 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.

File No. 180115. Ordinance approving a Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music, a California non-profit public benefit corporation, for the project at 200-214 Van Ness Avenue between Hayes Street and the Dr. Tom Waddell Place mid-block alley, with various public benefits including creation of student housing, faculty housing, a new performance venue in the Civic Center cultural area, activation of a neglected portion of Van Ness Avenue, one-for-one on-site replacement of 27 existing dwelling units with a specific Replacement and Interim Housing Program for existing tenants, including the clear right to return to a comparable unit and an interim relocation housing assistance, voluntary application of rent control and waiving rights under the Ellis Act; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters, 14B and 56, and ratifying certain actions taken in connection therewith, as defined herein.

File No. 180151. Ordinance amending the General Plan to revise the Map of Proposed Height and Bulk Districts in the Downtown Area Plan for the San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, 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 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, 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, March 16, 2018.


Angela Calvillo
Clerk of the Board

DATED: March 6, 2018

PUBLISHED/MAILED/POSTED: March 8, 2018

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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 03.19.18 Land Use - Conservatory of Music 180114,
180115 & 180151

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/08/2018

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 3108211

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, MARCH 19, 2018

1:30 PM
LEGISLATIVE CHAMBER,
ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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: (San Francisco Conservatory of Music Project) File No. 180114. 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 an 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 Parcel Block No. 811, Lot Nos. 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. File No. 180115. Ordinance approving a Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music, a California non-profit public benefit corporation, for the project at 200-214 Van Ness Avenue between Hayes Street and the Dr. Tom Waddell Place mid-block alley, with various public benefits including creation of student housing, faculty housing, a new performance venue in the Civic Center cultural area, activation of a neglected portion of Van Ness Avenue, one-for-one on-site replacement of 27 existing dwelling

units with a specific Replacement and Interim Housing Program for existing tenants, including the clear right to return to a comparable unit and an interim relocation housing assistance, voluntary application of rent control and waiving rights under the Ellis Act; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters, 14B and 56, and ratifying certain actions taken in connection therewith, as defined herein. File No. 180151. Ordinance amending the General Plan to revise the Map of Proposed Height and Bulk Districts in the Downtown Area Plan for the San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 57.7-1, 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 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, 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, March 16, 2018. Angela Calvillo, Clerk of the Board



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 180114, 180115, 180151

Description of Items: Planning Code, Zoning Map, Development Agreement, and General Plan Amendment - San Francisco Conservatory of Music Project - 200-214 Van Ness Avenue - 17 Notices Mailed

I, Brent Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: March 7, 2018

Time: 4:00 p.m.

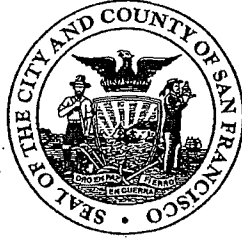
USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

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

February 6, 2018

File Nos. 180114 and 180115

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On January 30, 2018, Supervisor Kim introduced the following proposed legislations:

File No. 180114

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 an 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 Parcel Block No. 811, Lot Nos. 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.

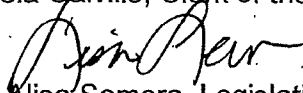
File No. 180115

Ordinance approving a Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music, a California non-profit public benefit corporation, for the project at 200-214 Van Ness Avenue between Hayes Street and the Dr. Tom Waddell Place mid-block alley, with various public benefits including creation of student housing, faculty housing, a new performance venue in the Civic Center cultural area, activation of a neglected portion of Van Ness Avenue, one-

for-one on-site replacement of 27 existing dwelling units with a specific Replacement and Interim Housing Program for existing tenants, including the clear right to return to a comparable unit and an interim relocation housing assistance, voluntary application of rent control and waiving rights under the Ellis Act; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters, 14B and 56, and ratifying certain actions taken in connection therewith, as defined herein.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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

February 6, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On January 30, 2018, Supervisor Kim introduced the following legislations:

File No. 180114

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 an 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 Parcel Block No. 811, Lot Nos. 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.

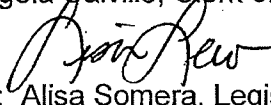
File No. 180115

Ordinance approving a Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music, a California non-profit public benefit corporation, for the project at 200-214 Van Ness Avenue between Hayes Street and the Dr. Tom Waddell Place mid-block alley, with various public benefits including creation of student housing, faculty housing, a new performance venue in the Civic Center cultural area, activation of a neglected portion of Van Ness Avenue, one-for-one on-site replacement of 27 existing dwelling units with a specific Replacement and Interim Housing Program for existing tenants, including the clear right to return to a comparable unit and an interim relocation housing assistance, voluntary application of rent control and waiving

rights under the Ellis Act; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters, 14B and 56, and ratifying certain actions taken in connection therewith, as defined herein.

The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

for By:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

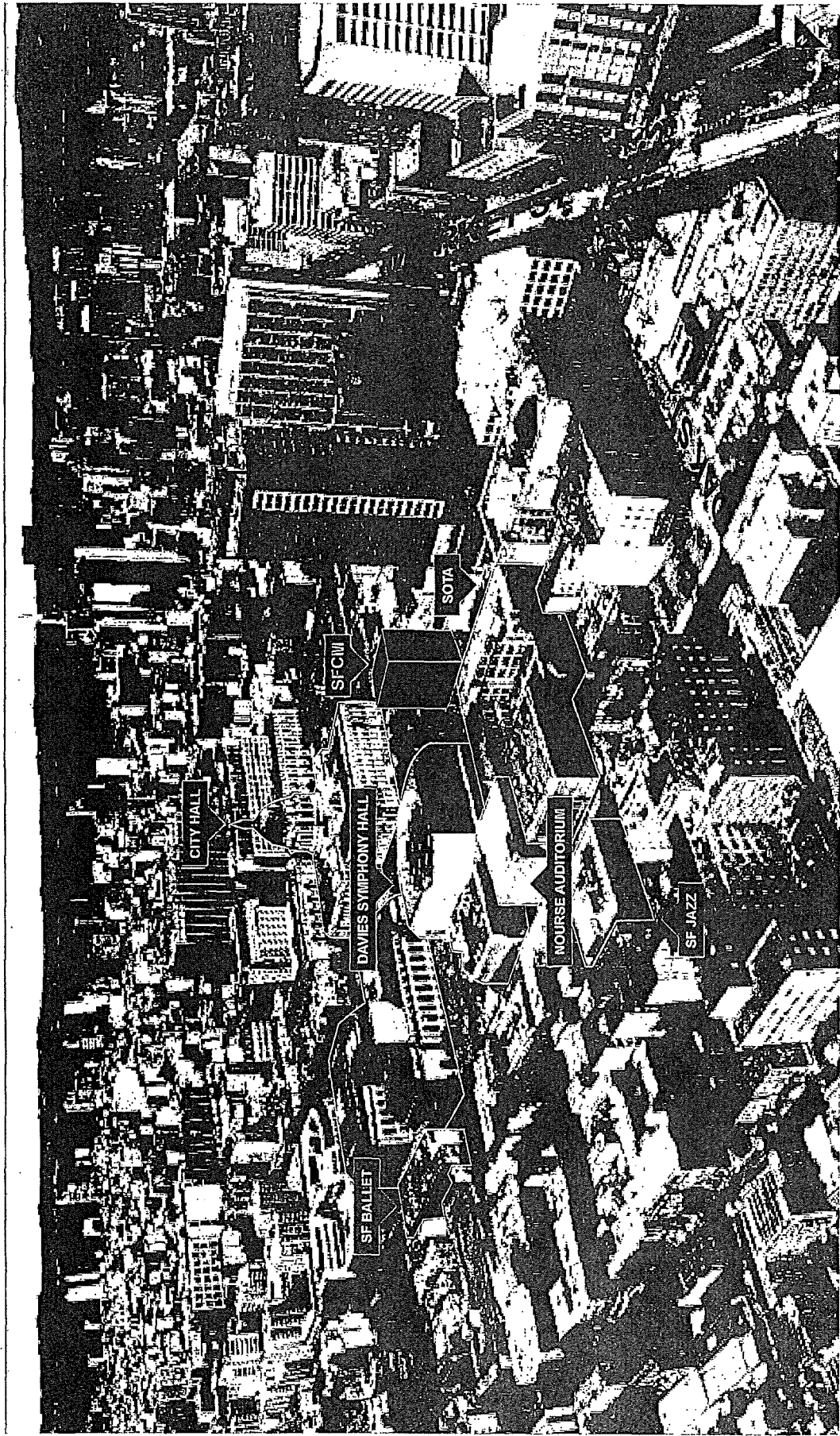
- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Laura Lynch, Environmental Planning
- Joy Navarrete, Environmental Planning

Presented in Committee - March 19, 2018

SAN FRANCISCO CONSERVATORY OF MUSIC
BOARD OF SUPERVISORS- LAND USE COMMITTEE

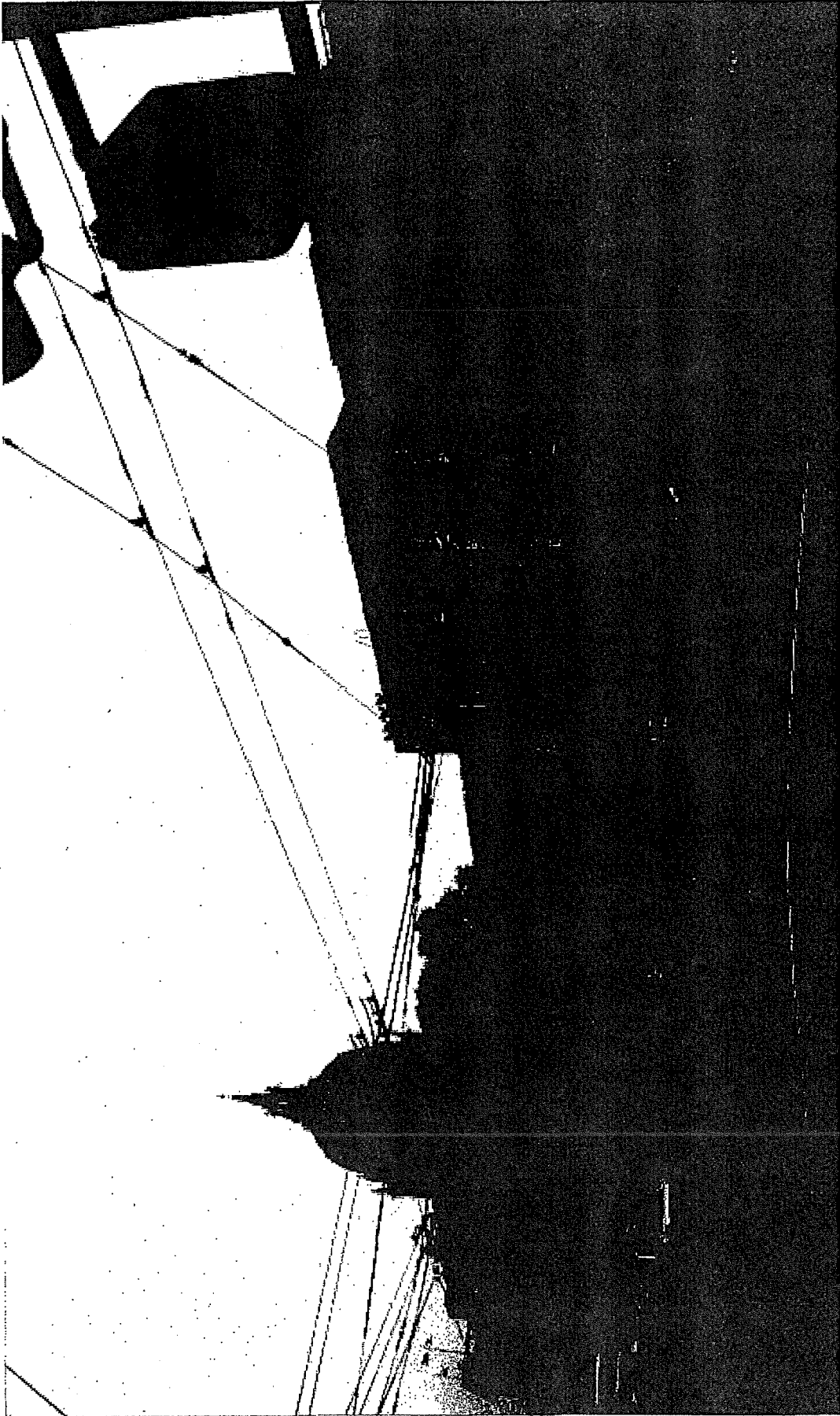
MARCH 19, 2018

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS



MARK CAVAGNERO ASSOCIATES ARCHITECTS

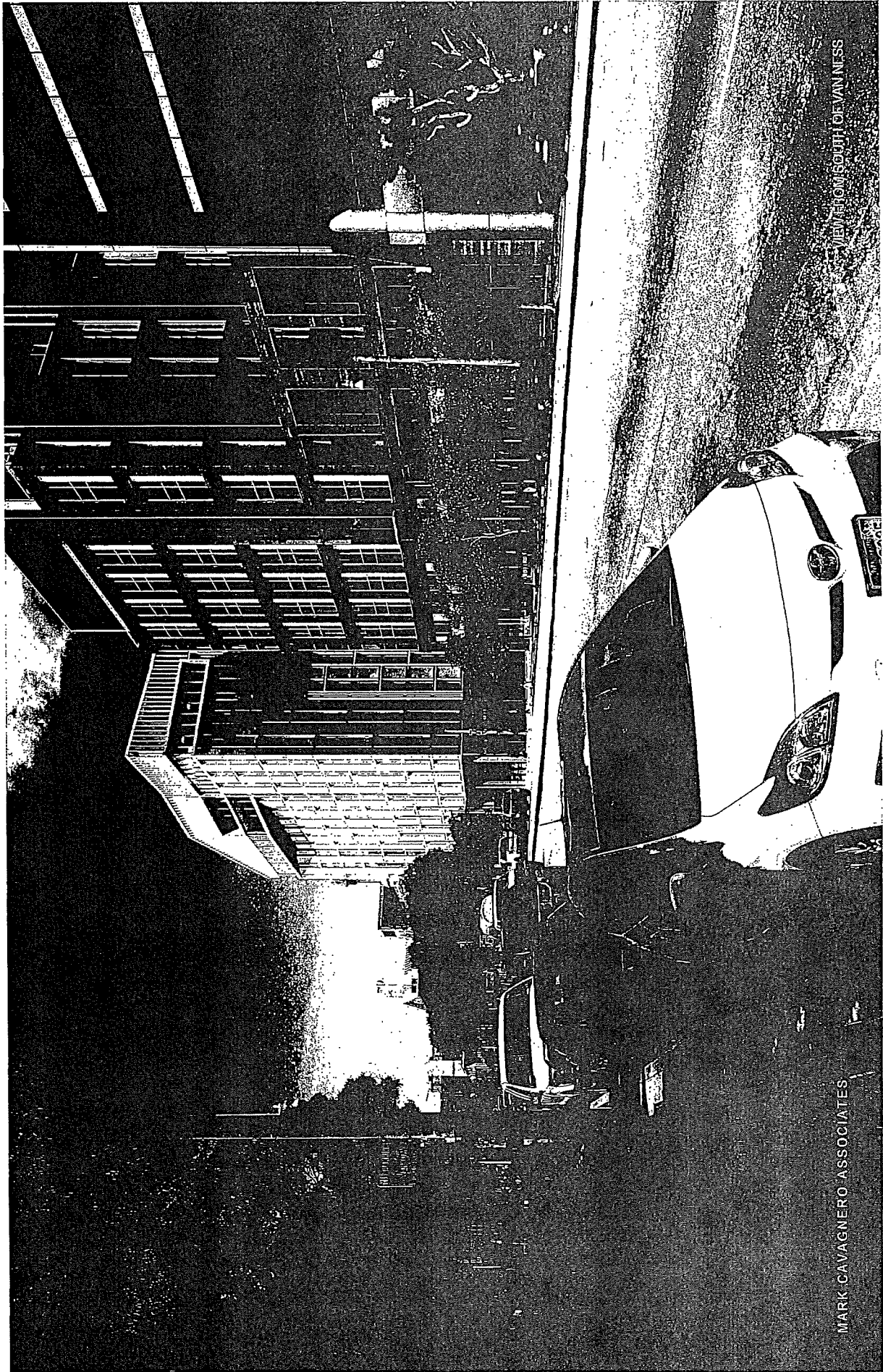
SITE PLAN



EXISTING RESIDENTIAL BUILDING

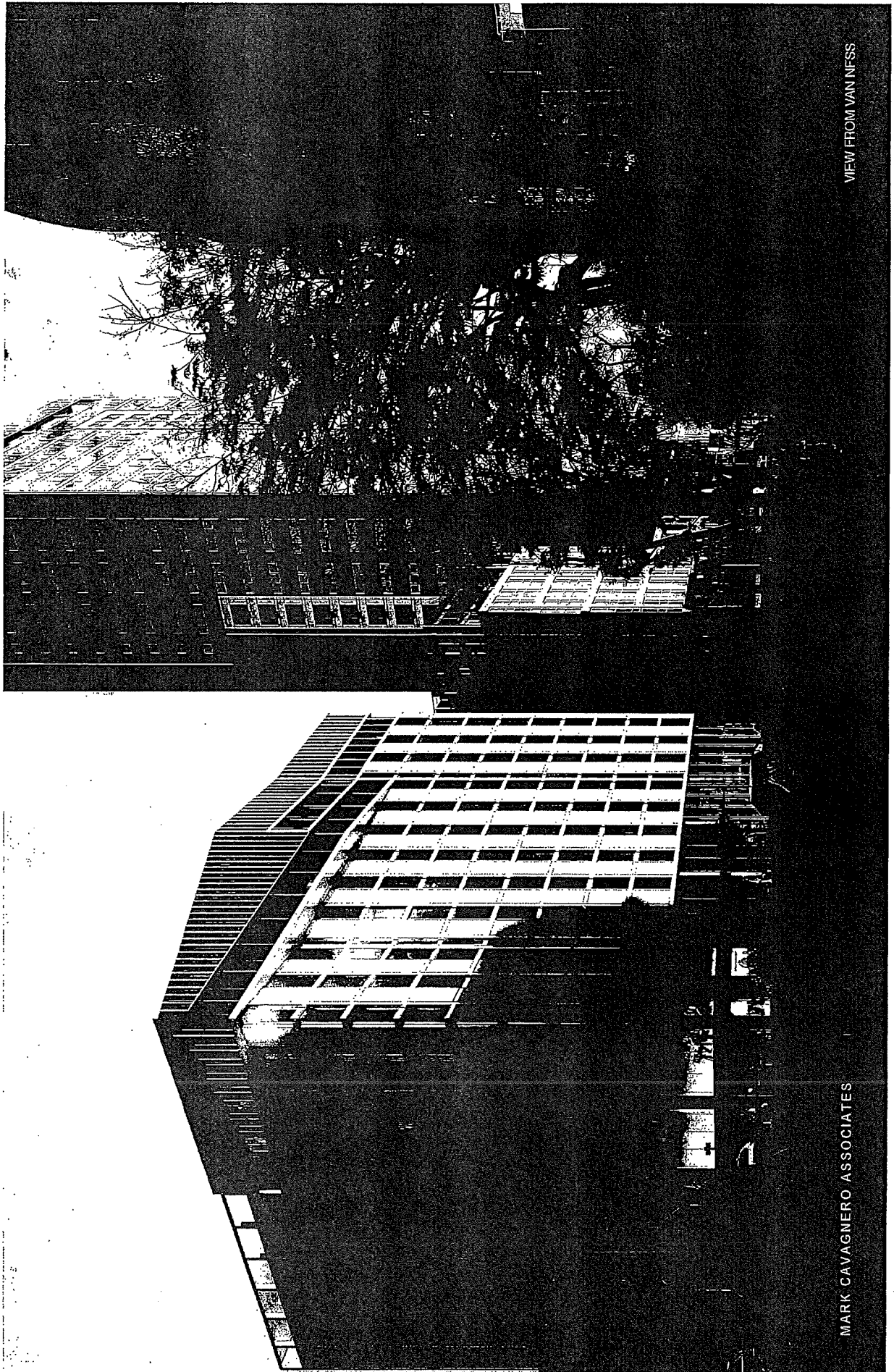
SAN FRANCISCO CONSERVATORY OF MUSIC

MARY LAVACCHERO ASSOCIATES ARCHITECTS



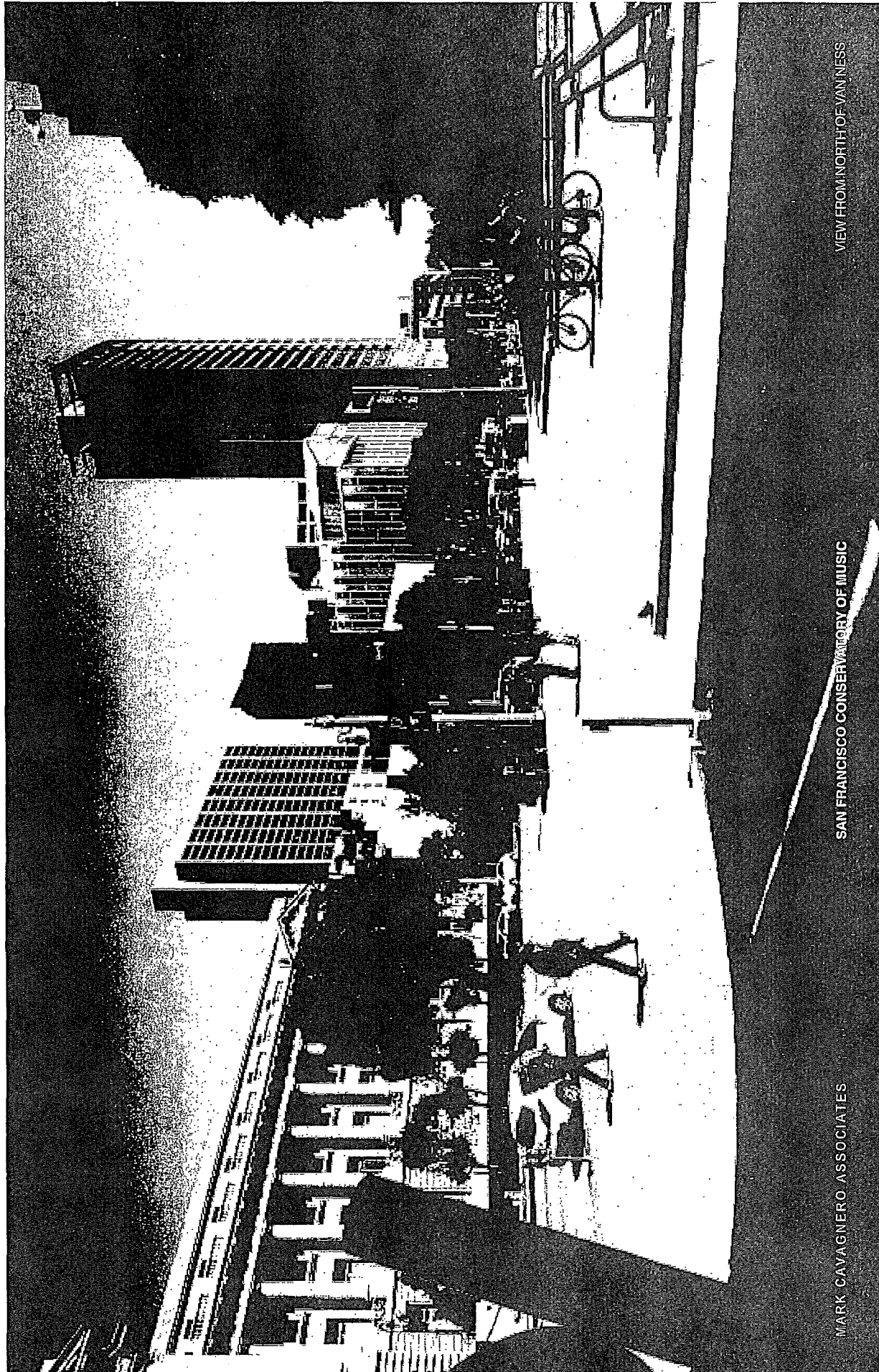
VIEW FROM SCOTT DE VAN NISS

MARK CAVAGNERO ASSOCIATES



VIEW FROM VAN NESS

MARK CAVAGNERO ASSOCIATES

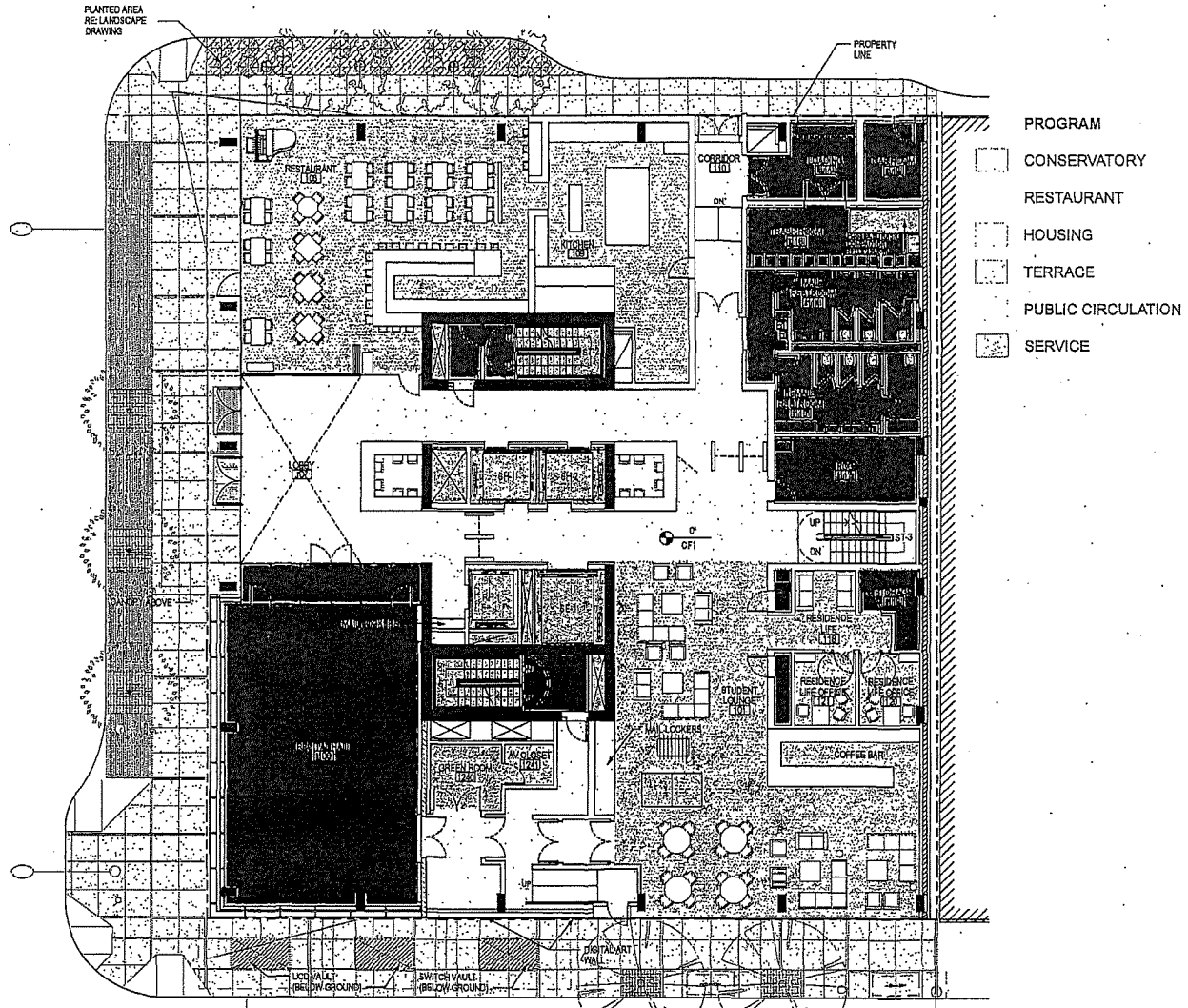


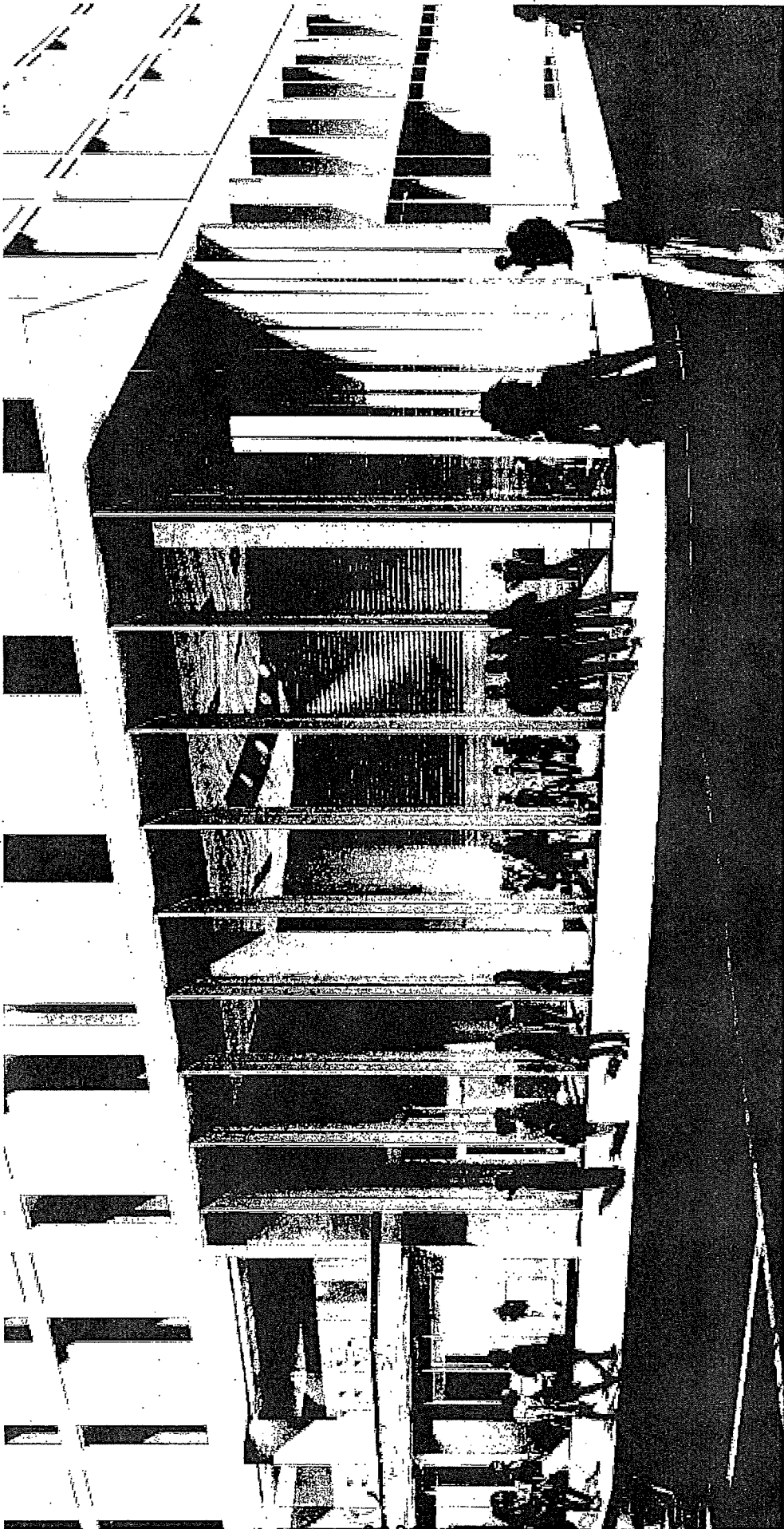
VIEW FROM NORTH OF VAN NESS

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES

2938

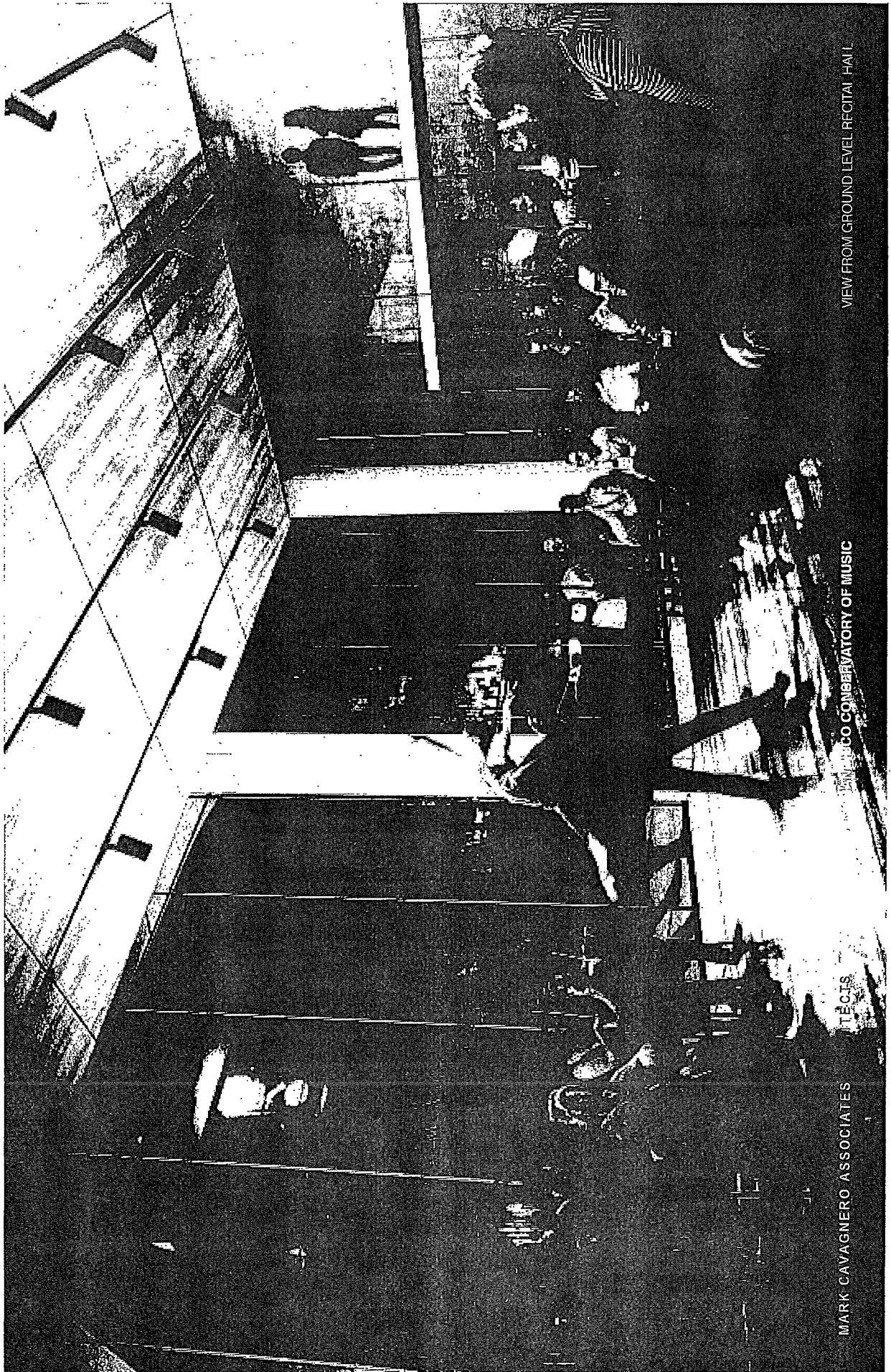




VIEW OF GROUND LEVEL RECITAL HALL

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES ARCHITECTS

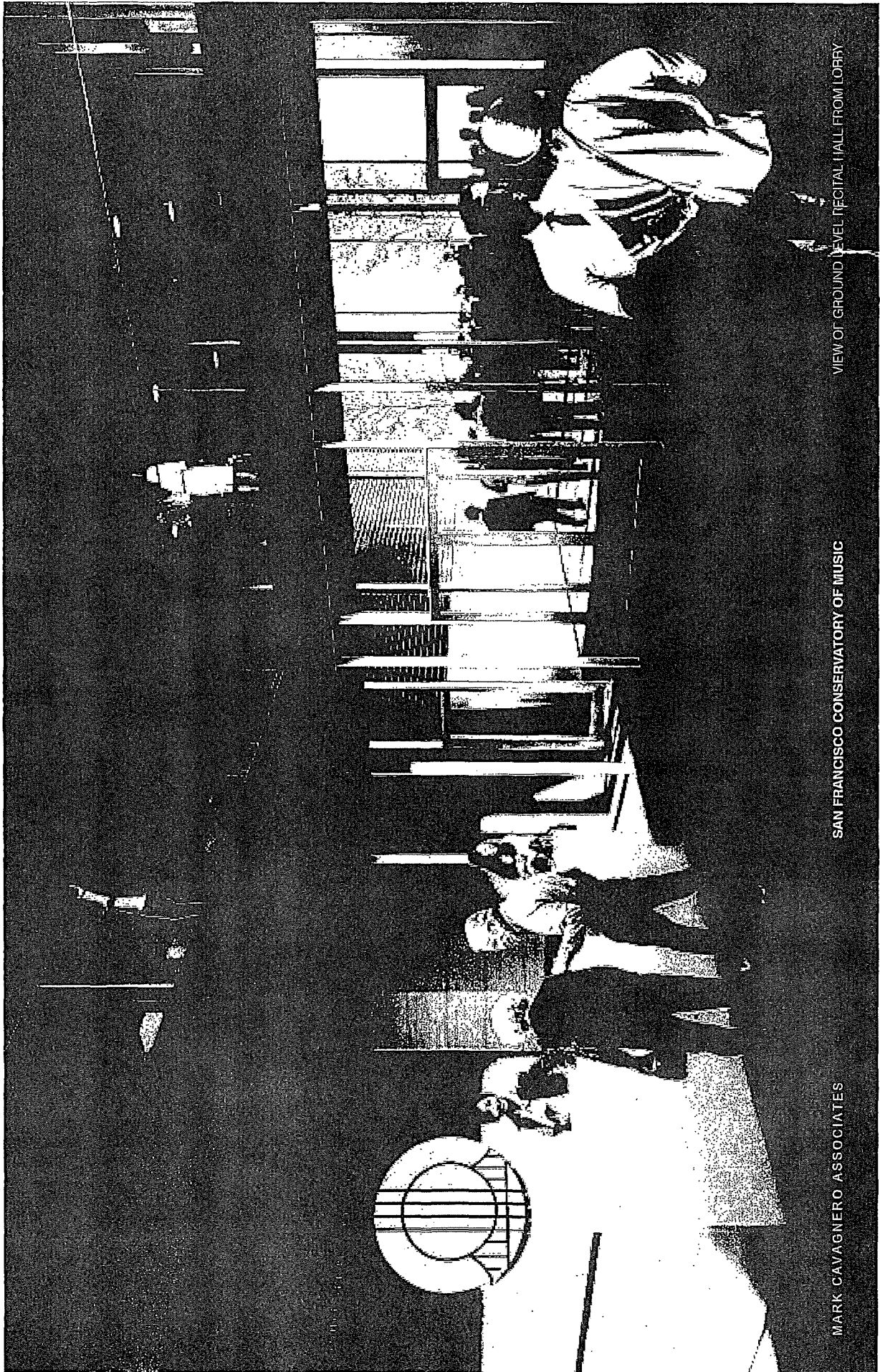


MARK CAVAGNERO ASSOCIATES

TECHS

SAINT PETER'S CONSERVATORY OF MUSIC

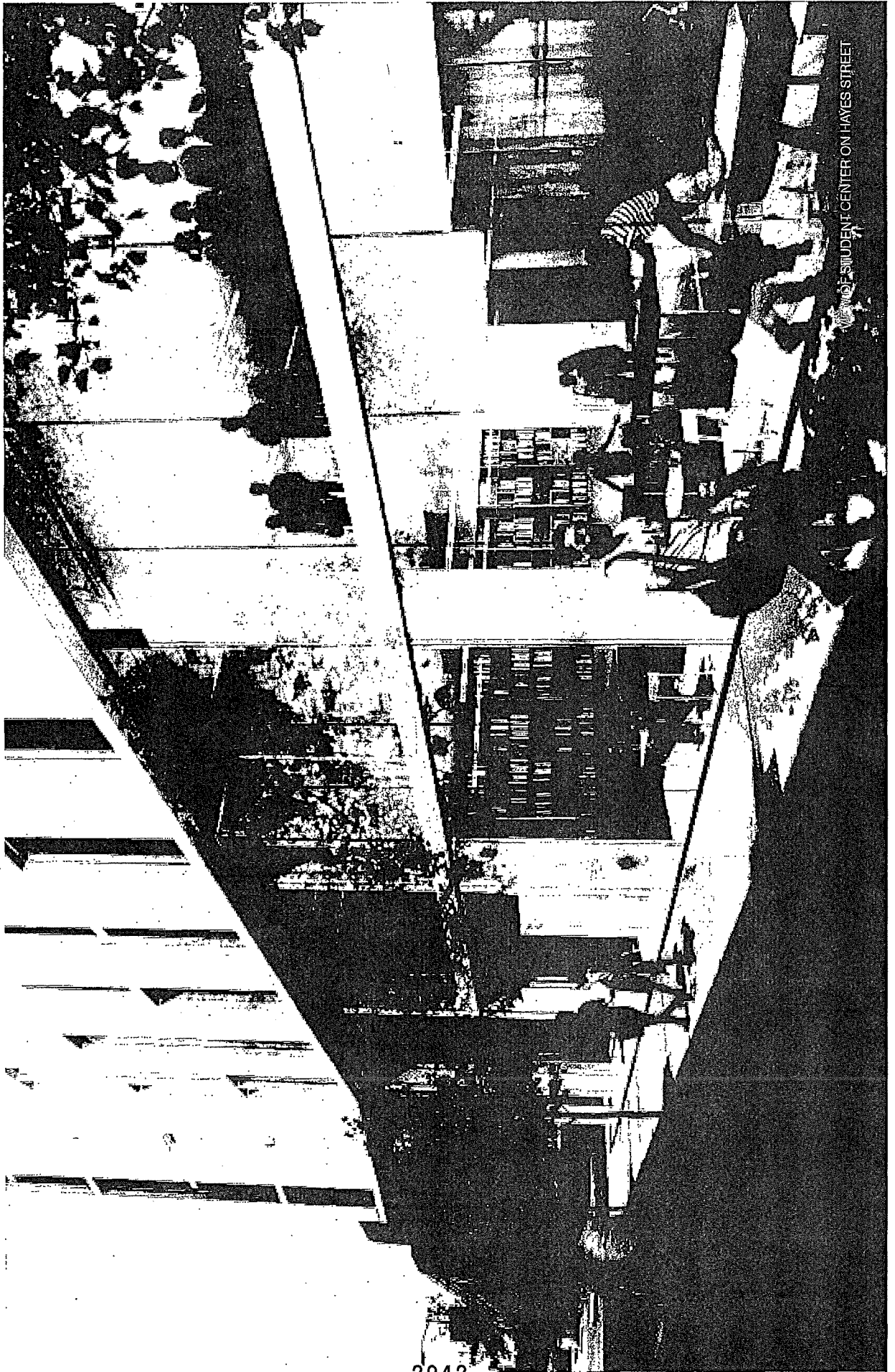
VIEW FROM GROUND LEVEL RECITAL HALL



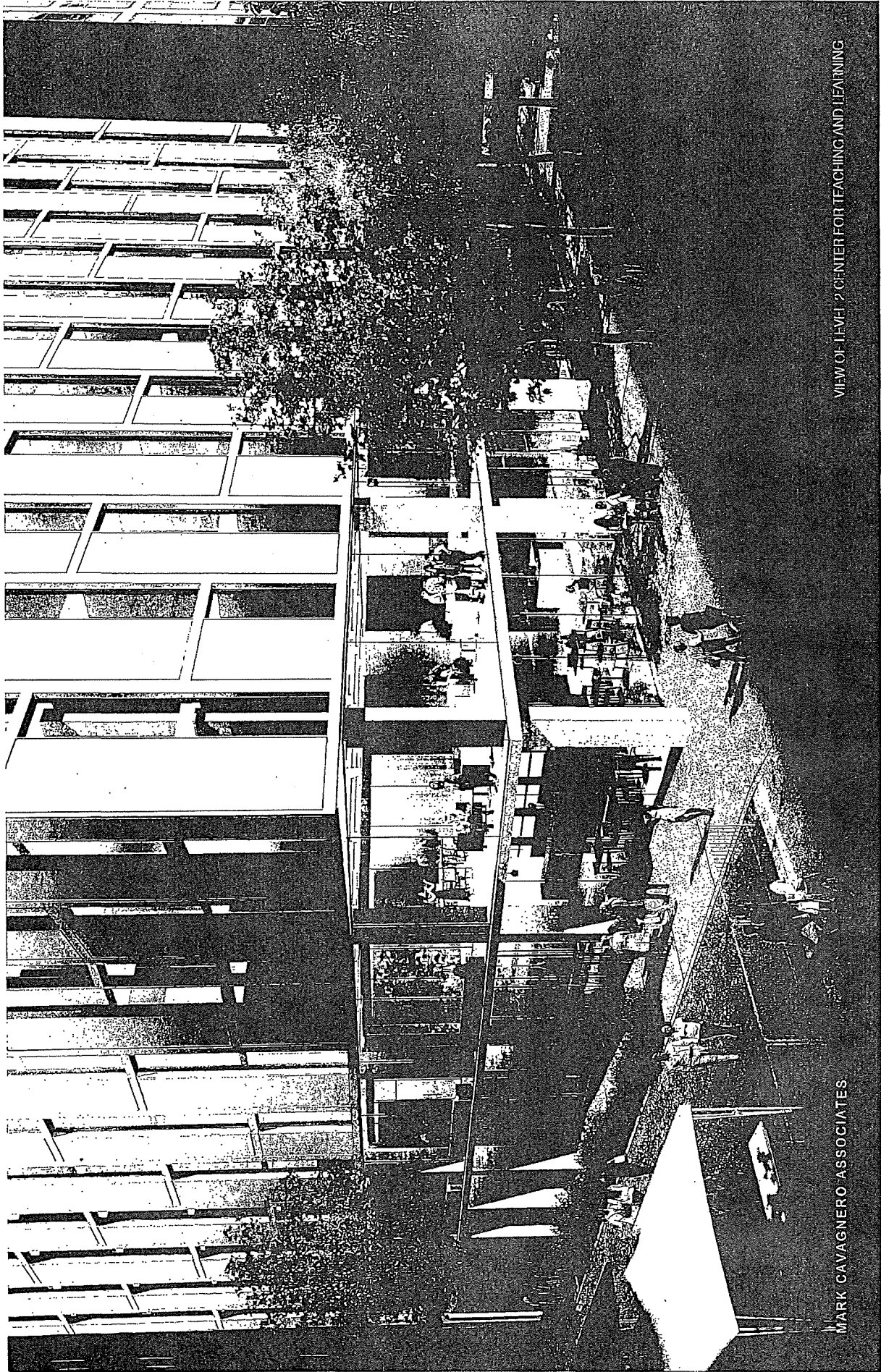
VIEW OF GROUND LEVEL RECIPTAL HALL FROM LOBBY

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES

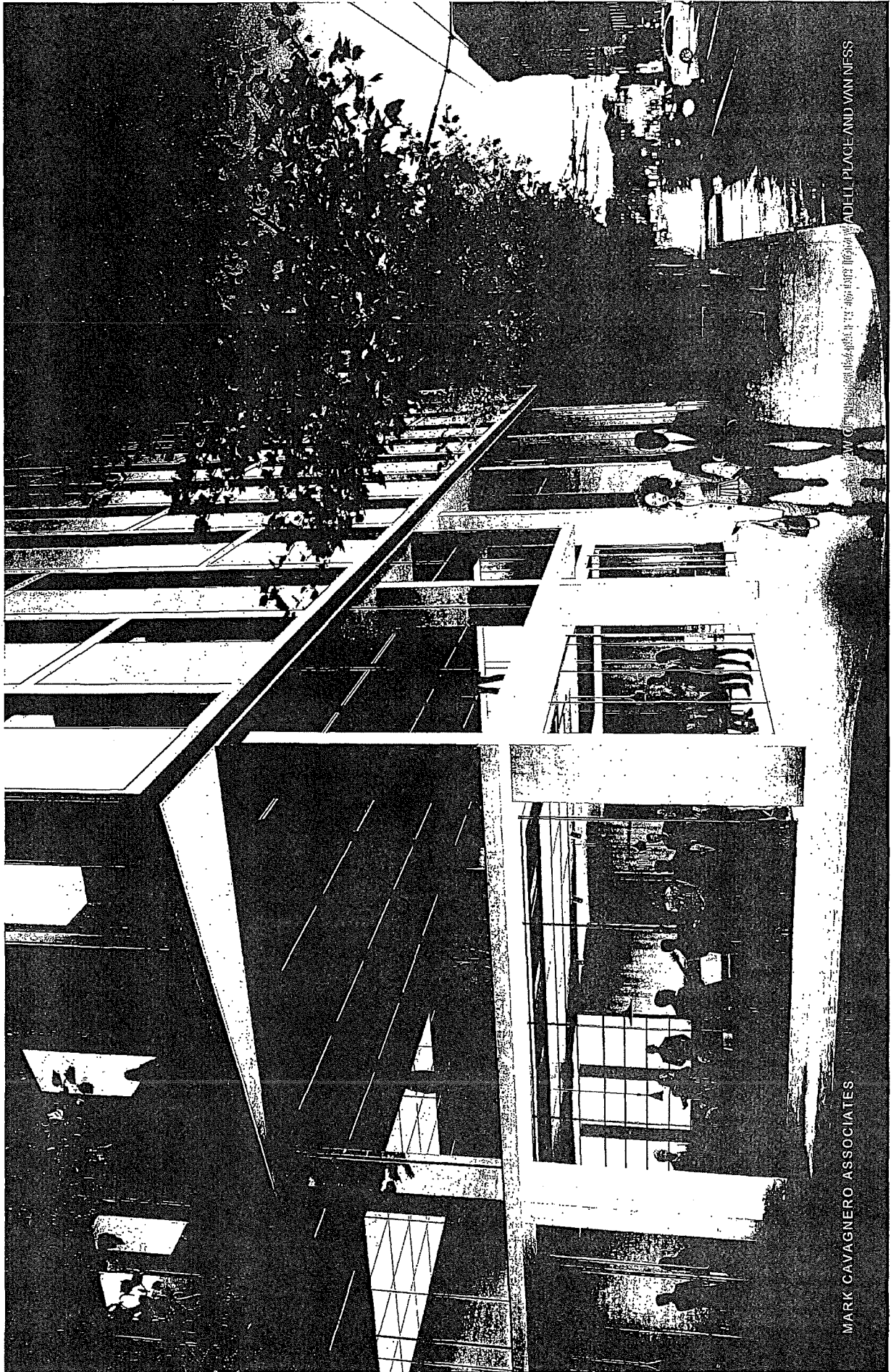


STUDENT CENTER ON HAYES STREET



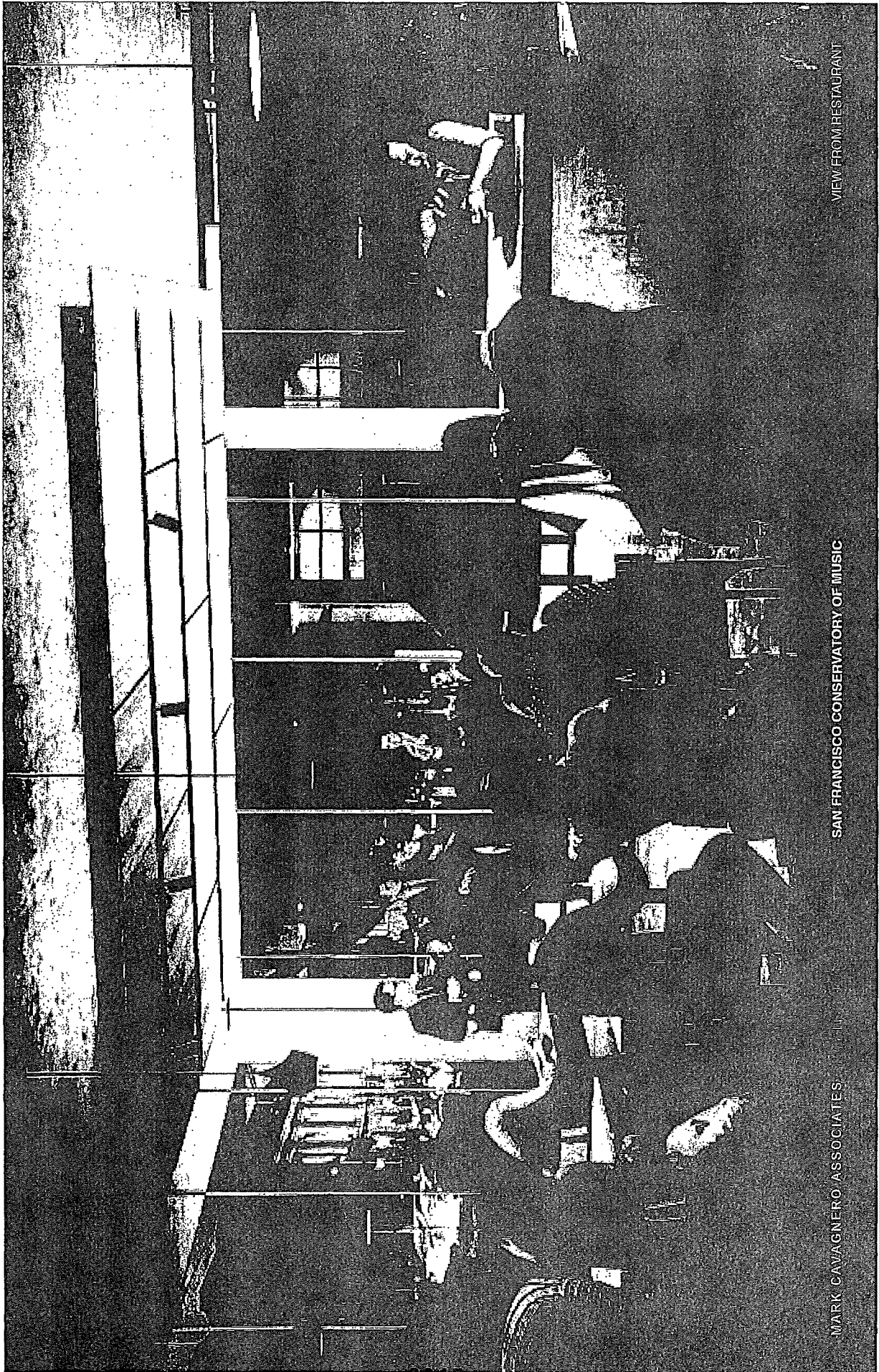
VIEW OF LEVEL 2 CENTER FOR TEACHING AND LEARNING

MARK CAVAGNERO ASSOCIATES



MARK CAVAGNERO ASSOCIATES

ADJELL PLACE AND VAN NESS

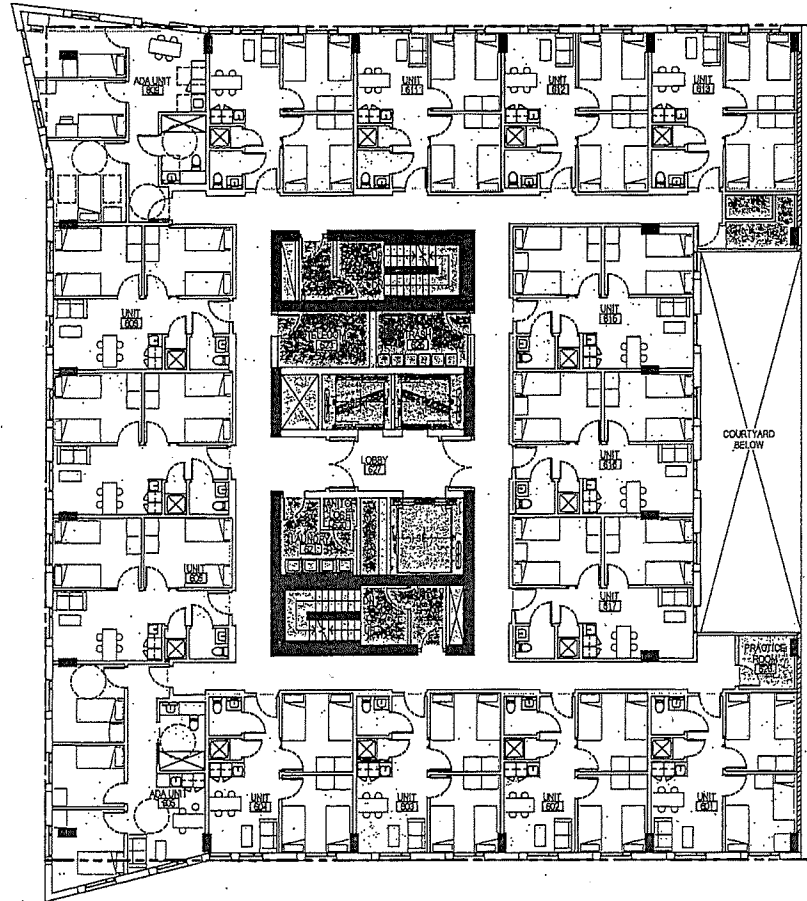








VIEW FROM RESTAURANT

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES

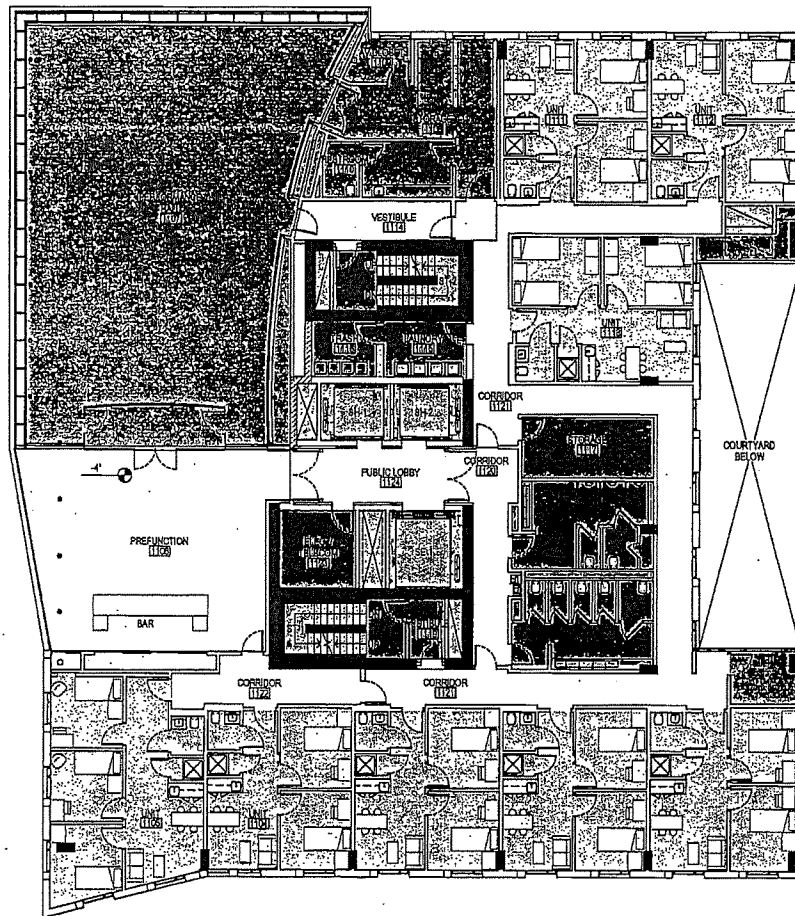
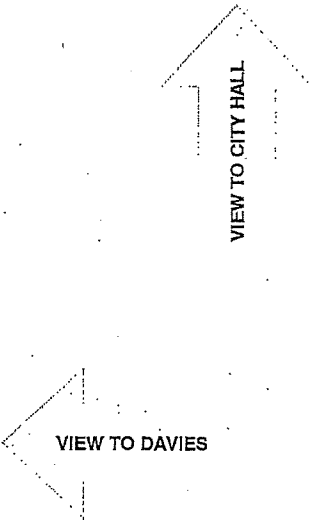
2947



- PROGRAM
-  CONSERVATORY
 -  RESTAURANT
 -  HOUSING
 -  TERRACE
 -  PUBLIC CIRCULATION
 -  SERVICE



2948

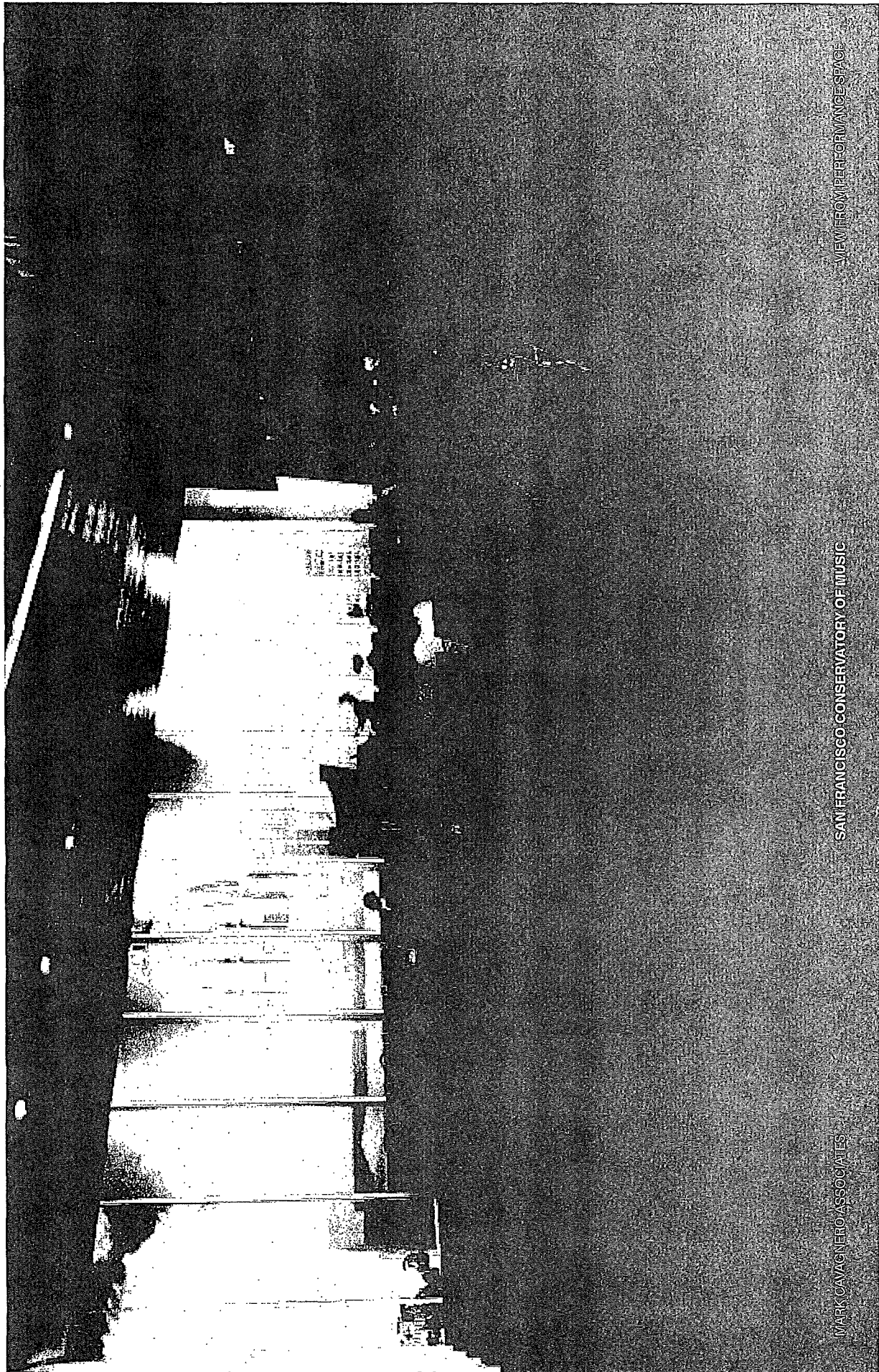


- PROGRAM
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE

ORANGE AVENUE

COURTYARD BELOW



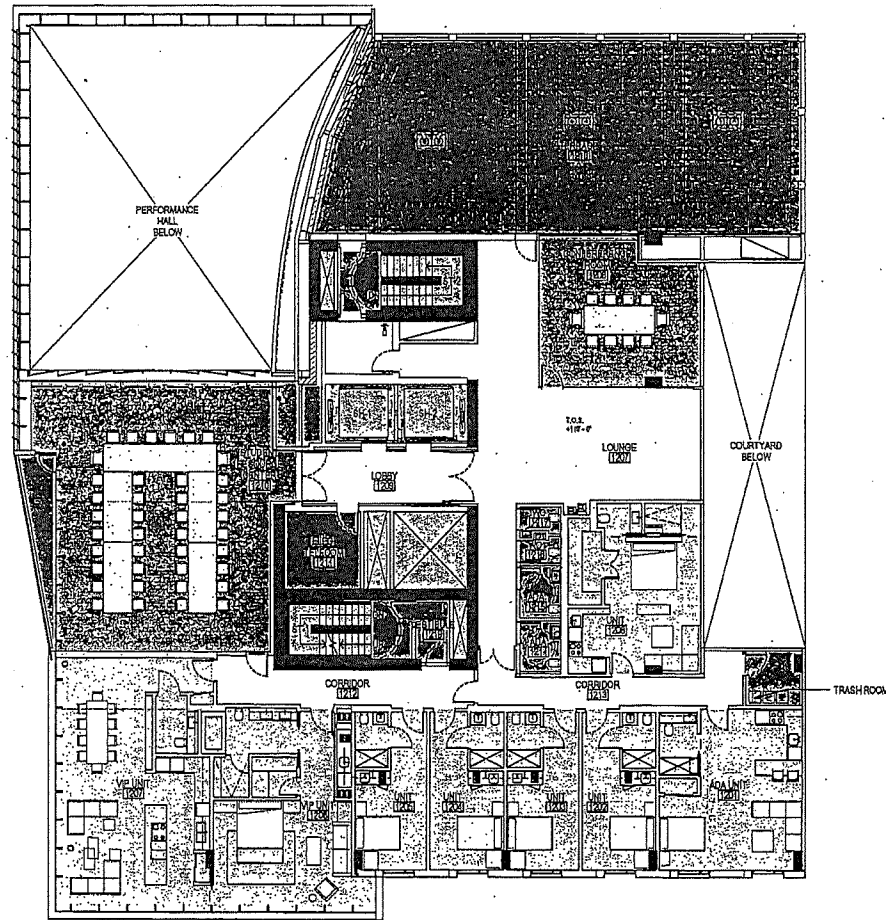


VIEW FROM PERFORMANCE SPACE

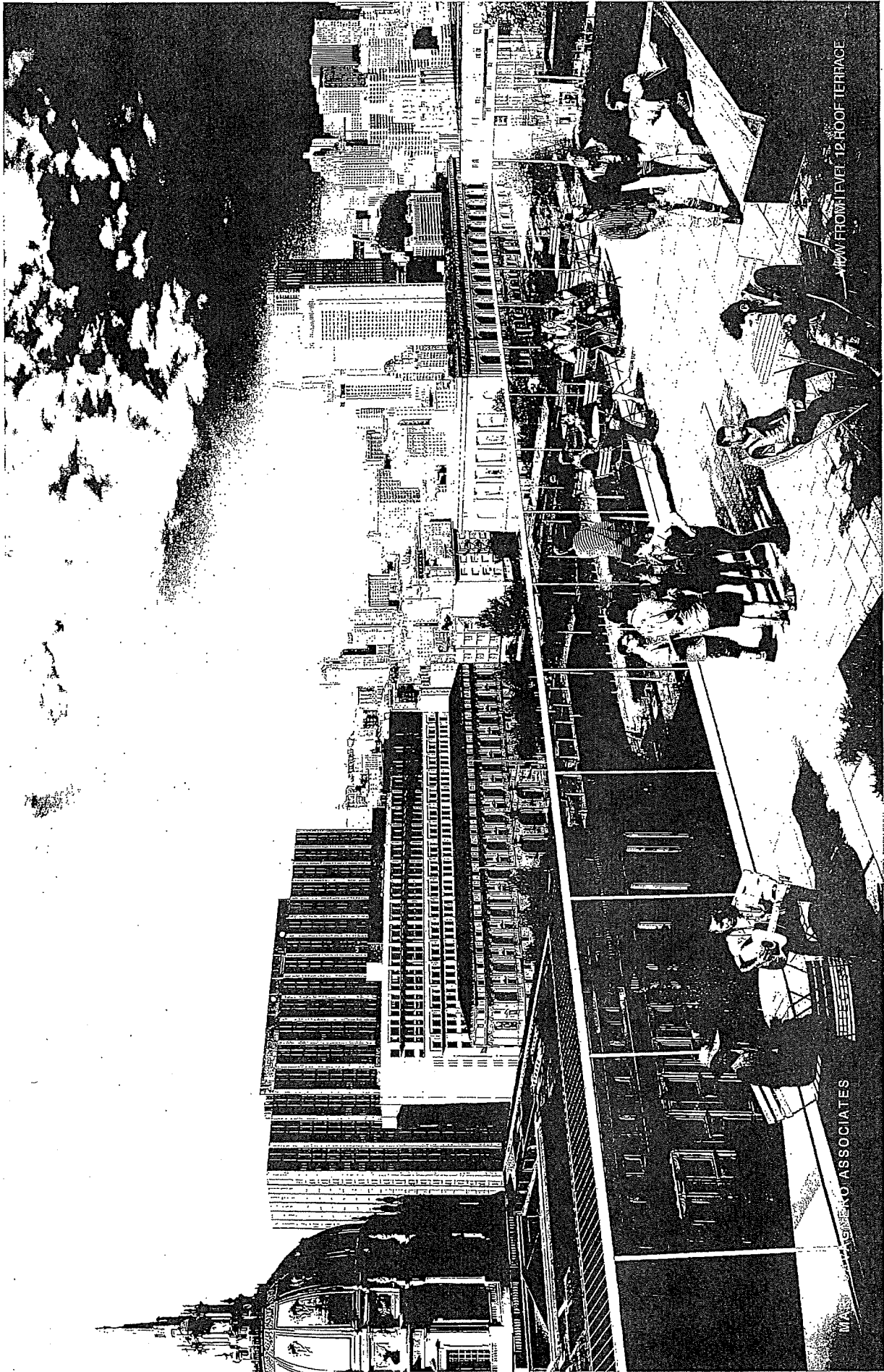
SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES

2950

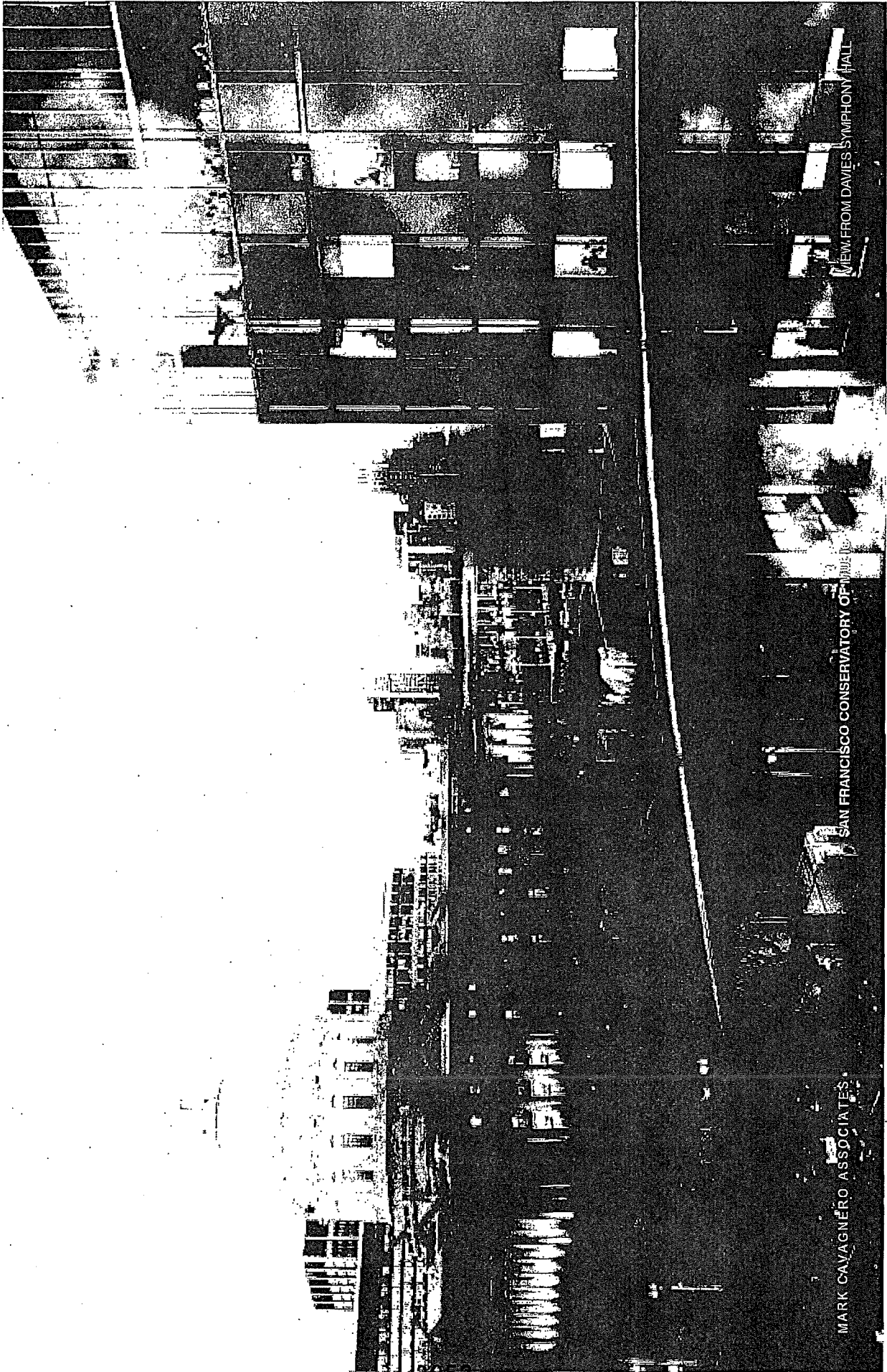


- PROGRAM
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE



VIEW FROM FIVE' 12-ROOF TERRACE

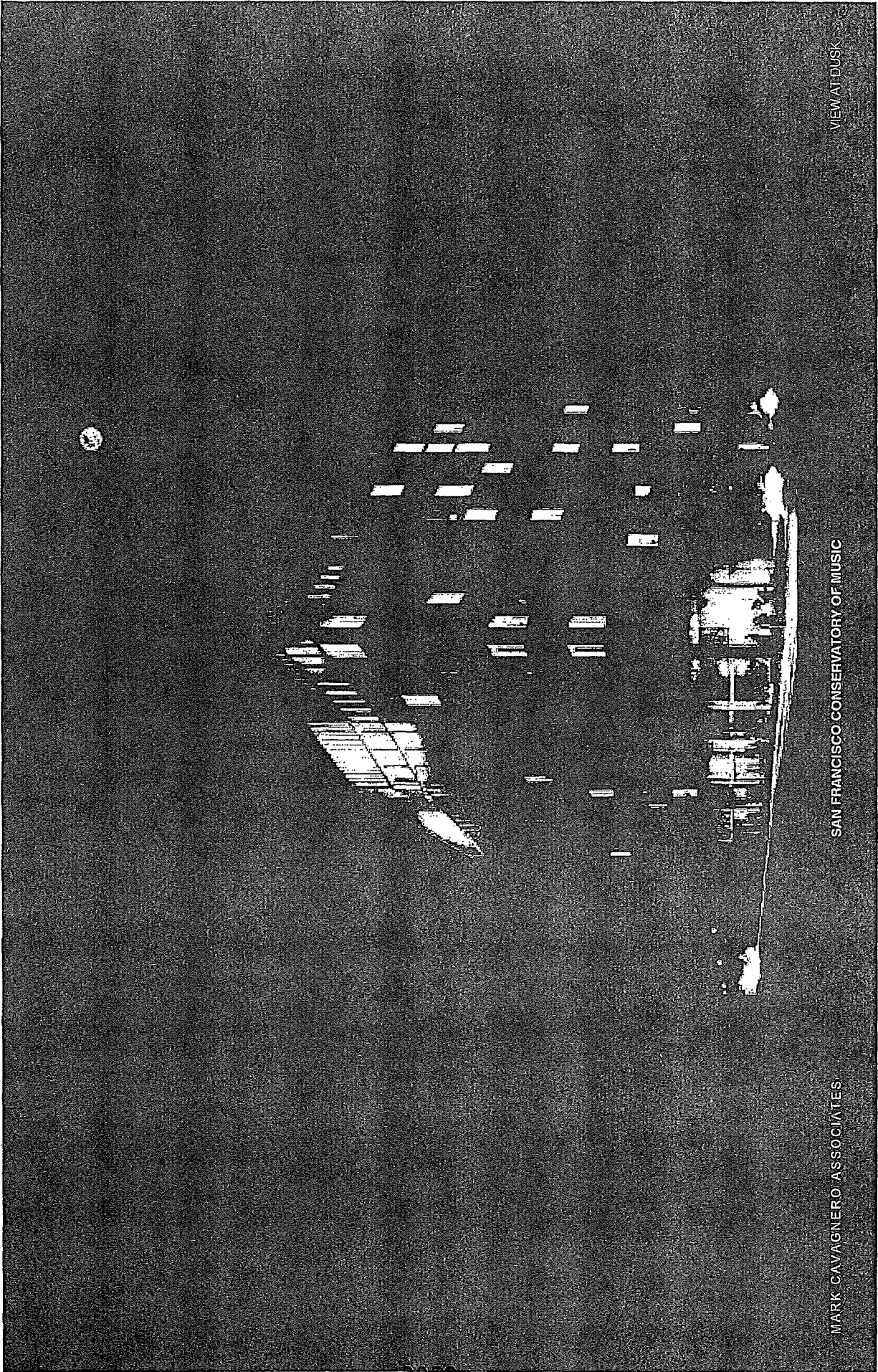
MATTHEWS ASSOCIATES



VIEW FROM DAVIES SYMPHONY HALL

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES



VIEW AT DUSK

SAN FRANCISCO CONSERVATORY OF MUSIC

MARK CAVAGNERO ASSOCIATES

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

BOARD OF SUPERVISORS
SAN FRANCISCO
2011 JUN 03 PM 4:50
Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 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 No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. 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 Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

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

Sponsor(s):

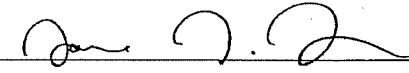
Supervisor Kim

Subject:

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

The text is listed below or attached:

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

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: