



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 19704

HEARING DATE: July 28, 2016

*Case No.:* 2008.0586E  
*Project Address:* Academy of Art University (AAU) Project  
*Zoning:* various  
Various  
*Block/Lot:* various  
*Project Sponsor:* Gordon North, Academy of Art University  
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT CONSISTING OF FOUR GENERAL COMPONENTS: STUDY AREA GROWTH, PROJECT SITE GROWTH, LEGALIZATION OF PRIOR UNAUTHORIZED CHANGES, AND SHUTTLE SERVICE EXPANSION. STUDY AREA GROWTH CONSISTS OF APPROXIMATELY 110,000 NET SQUARE FEET (SF) OF ADDITIONAL RESIDENTIAL USES (TO HOUSE APPROXIMATELY 400 STUDENTS, EQUIVALENT TO ABOUT 220 ROOMS) AND 669,670 SF OF ADDITIONAL INSTITUTIONAL SPACE IN 12 GEOGRAPHIC AREAS (STUDY AREAS) WHERE AAU COULD OCCUPY BUILDINGS TO ACCOMMODATE FUTURE GROWTH. THE STUDY AREAS GENERALLY INCLUDE THE FOLLOWING AREAS: STUDY AREA 1 (SA-1), LOMBARD STREET/DIVISADERO STREET; SA-2, LOMBARD STREET/VAN NESS AVENUE; SA-3, MID VAN NESS AVENUE; SA-4, SUTTER STREET/MASON STREET; SA-5, MID MARKET STREET; SA-6, FOURTH STREET/HOWARD STREET; SA-7, RINCON HILL EAST; SA-8, THIRD STREET/BRYANT STREET; SA-9, SECOND STREET/BRANNAN STREET; SA-10, FIFTH STREET/BRANNAN STREET; SA-11, SIXTH STREET/FOLSOM STREET; AND SA-12, NINTH STREET/FOLSOM STREET. PROJECT SITE GROWTH CONSISTS OF SIX ADDITIONAL SITES THAT HAVE BEEN OCCUPIED, IDENTIFIED, OR OTHERWISE CHANGED BY AAU SINCE PUBLICATION OF THE SEPTEMBER 2010 NOTICE OF PREPARATION (NOP) FOR THIS EIR. THE SIX PROJECT SITES WOULD INCLUDE A TOTAL OF 411,070 SF OF INSTITUTIONAL, BUS STORAGE, AND COMMUNITY FACILITY USES. THE PROJECT SITES INCLUDE THE FOLLOWING ADDRESSES: 2801 LEAVENWORTH STREET (THE CANNERY) (ASSESSOR'S BLOCK/LOT:0010/001); 700 MONTGOMERY STREET (ASSESSOR'S BLOCK/LOT:0196/028); 625 POLK STREET (ASSESSOR'S BLOCK/LOT:0742/002); 150 HAYES STREET (ASSESSOR'S BLOCK/LOT:0811/022); 121 WISCONSIN STREET (ASSESSOR'S BLOCK/LOT:3953/004); AND 2225 JERROLD AVENUE (ASSESSOR'S BLOCK/LOT:5286A/020). THE PROPOSED PROJECT ALSO INCLUDES EXTENSION OF AAU'S SHUTTLE SERVICE TO SERVE GROWTH IN THE STUDY AREAS AND AT THE PROJECT SITES. THE PROPOSED PROJECT INCLUDES LEGALIZATION OF CHANGES IN USE AND/OR APPEARANCE UNDERTAKEN WITHOUT BENEFIT OF PERMITS PRIOR TO ISSUANCE OF THE NOP AT 28 OF AAU'S 34 EXISTING SITES.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2008.0586E, Academy of Art University Project (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on September 29, 2010.
  - B. On February 25, 2015, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
  - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on February 25, 2015.
  - D. On February 25, 2015, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on February 25, 2015.
  - F. Revised Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on April 8, 2015 to address a specific site in Study Area 2 (Lombard/Van Ness Avenue) at 2550 Van Ness Avenue (Assessor's Block/Lot: 0526/021).
2. The Commission held a duly advertised public hearing on said DEIR on April 16, 2015 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on April 27, 2015.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on June 30, 2016, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On July 28, 2016, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The Planning Commission hereby does find that the FEIR concerning File No. 2008.0586E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR:
  - A. Will have a significant project-specific effect on the environment from housing demand as a result of population growth; and
  - B. Will have a significant cumulative effect on the environment from housing demand as a result of population growth and a substantial increase in local transit demand that could not be accommodated by adjacent MUNI transit capacity on the Kearny/Stockton and Geary corridors under 2035 cumulative plus project conditions.
9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 28, 2016.



Jonas P. Ionin  
Commission Secretary

AYES: Antonini, Johnson, Fong, Moore, Richards and Wu  
NOES: None  
ABSENT: Hillis  
ADOPTED: July 28, 2016