



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Academy of Art University Project Existing Sites Technical Memorandum Available for Public Review

Date: May 4, 2016
Case No.: 2008.0586E
Project Title: Academy of Art University
Existing Sites Technical Memorandum (ESTM)
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The Academy of Art University (AAU) Existing Sites Technical Memorandum (ESTM) has been prepared by the San Francisco Planning Department in connection with the discretionary approvals necessary to legalize AAU's use of 28 of its 34 existing sites. The report is available for public review on the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). CDs are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9030.)

Project Description: The Academy of Art University (AAU) was established in San Francisco in 1929. AAU is a private postsecondary academic institution that occupies buildings throughout the City (predominately in the northeast quadrant) for its existing art design programs. Since its founding, AAU has expanded its urban campus to 40 locations throughout San Francisco. As of September 2010, when the City and County of San Francisco published the Notice of Preparation (NOP) for the Academy of Art University Project Draft Environmental Impact Report (EIR), AAU occupied 34 buildings; the environmental effects of use of the existing building are evaluated in the Existing Sites Technical Memorandum (ESTM). The following 34 existing AAU sites are evaluated in the ESTM:

AAU Existing Site	Assessor's Block	Assessor's Lot
2340 Stockton Street (aka 2300 Stockton Street)	0018	004
2295 Taylor Street (aka 701 Chestnut Street)	0066	001
1727 Lombard Street	0506	036
2211 Van Ness Avenue	0570	005
2209 Van Ness Avenue	0570	029
2151 Van Ness Avenue	0575	015
1900 Jackson Street	0592	004A
1849 Van Ness Avenue	0618	001 & 001B
1916 Octavia Boulevard	0640	011
950 Van Ness Avenue (aka 963 O'Farrell Street)	0718	021/017
1153 Bush Street	0280	026

AAU Existing Site	Assessor's Block	Assessor's Lot
1080 Bush Street	0276	015
860 Sutter Street	0281	006
817-831 Sutter Street	0299	021
736 Jones Street	0298	027
1069 Pine Street	0275	008
1055 Pine Street	0275	009
740 Taylor Street	0283	012
680-688 Sutter Street	0283	007
620 Sutter Street	0283	004A
655 Sutter Street	0297	012
625-629 Sutter Street	0297	014
491 Post Street	0307	009
560 Powell Street	0285	010
540 Powell Street	0285	009
410 Bush Street	0270	007
77 New Montgomery Street (aka 79 New Montgomery Street)	3707	014
180 New Montgomery Street	3722	022
575 Harrison Street	3764	198-230
58-60 Federal Street	3774	074
601 Brannan Street	3785	132
168 Bluxome Street	3785	137-184
460 Townsend Street	3785	023
466 Townsend Street	3785	005

AAU typically changed the uses in the existing buildings it occupies and made tenant improvements. Changes in land uses and tenant improvements, including the addition of signage, are actions that are typically approved by the San Francisco Planning Department (Planning Department) or Planning Commission on a case-by-case basis through conditional use (CU) authorizations, building permits, or approvals authorized by other provisions of the San Francisco Planning Code (Planning Code). However, AAU changed uses or made improvements in 28 of the 34 existing sites without obtaining the necessary approvals. Of these 28, eight require legislative amendments and associated CU authorizations and building permits, nine require CU authorizations and associated building permits, and six require only building permits for a change in use. The remaining five sites are Article 10 or Article 11 properties that do not require approvals for a change in use, but must be evaluated for effects on historical resources, requiring either Permits to Alter (PTA) or Certificates of Appropriateness (COA) from the Historic Preservation Commission. Five of the existing sites that require a building permit also require review by the Historic Preservation Commission for either a PTA or a COA, for a total of 10 sites to be reviewed by the Historic Preservation Commission.

With respect to the eight sites requiring Planning Code legislative amendments, one site (601 Brannan Street) would require an amendment to permit educational services in the SALI (Service/Arts/Light Industrial) Zoning District, and seven sites would require an amendment to the Student Housing Legislation (Planning Code Section 317 (f)(1)) to permit use as student housing at AAU existing buildings

that were previously permitted and used as non-student housing. AAU has filed applications for all required legislative amendments as of May 2016.

AAU expanded its operations to the existing 34 sites by occupying existing buildings and changing the uses to house AAU's operations, either for institutional use (including art studios, classrooms, and administrative offices) or residential use (for student housing and associated offices). Many of the AAU institutional buildings were previously used for retail, offices, schools, commercial uses, industrial, or churches. AAU residential buildings were converted from tourist hotels, residential hotels, group-housing, apartments, or other types of housing uses to student housing. Upon the occupation and change in use of AAU's existing buildings, AAU completed tenant improvements and life safety upgrades, typically including interior construction (drywall, paint, and lighting), security system installation, fire sprinkler/fire alarm upgrades, exterior signage, and, in limited cases, the addition (or replacement) of exterior lighting. AAU also replaced windows, installed awnings, and/or conducted seismic retrofit work in limited circumstances.

As part of the retroactive compliance process for 23 of AAU's existing sites, the ESTM presents an analysis of the environmental effects that have resulted from the changes in use and associated tenant improvements undertaken by AAU without the required change of use permits. The remaining five sites do not require approvals for a change in use, but must be evaluated for effects on historical resources. The ESTM also evaluates AAU's shuttle system serving all 34 sites. The ESTM analysis reviews, at a general level, the environmental effects associated with physical actions that can be deduced from the time prior to AAU occupation (i.e., prior to unpermitted occupation and use of the building) and ongoing operations.

The ESTM will be part of the record used by the Planning Department, the Planning Commission, the Board of Supervisors and the public in considering whether or not to issue the approvals for the 23 existing sites that require a CU authorization, building permit, legislative amendment, or all three. The ESTM will also be used by the Historic Preservation Commission in considering whether COAs or PTAs should be issued for the ten sites that require their review. Additionally, this ESTM includes recommended Conditions of Approval that would lessen any identified environmental effects at 28 of AAU's existing properties (the 23 CU authorization, building permit, legislative amendment and historic resource sites plus the five historic-resource-only sites).

A public hearing on the ESTM at the Planning Commission is scheduled for May 19, 2016 beginning at 12:00 p.m. (noon) or later, in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400. In addition, a Historic Preservation Commission hearing is scheduled for May 18, 2016, beginning at the same time and at the same location as the Planning Commission hearing. Written comments should be sent to Chelsea Fordham, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. The 30-day public review period ends on Friday, June 3, 2016, and a Final ESTM will be published incorporating all public comments.

If you have questions concerning the project, please contact Chelsea Fordham at (415) 575-9071.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.