



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

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*Date:* December 27, 2017  
*Case No.:* 2015-012994ENV  
*Project Title:* **200-214 Van Ness Avenue (San Francisco Conservatory of Music Mixed-Use Project)**  
*Zoning:* C-3-G (Downtown-General) Use District  
96-X Height and Bulk District  
*Block/Lot:* 0811/010 and 012  
*Project Sponsor:* San Francisco Conservatory of Music  
*Project Contact:* Lawrence Badiner, Project Sponsor's Representative – (415) 865-9985  
*Staff Contact:* Tania Sheyner – (415) 575-9127  
Tania.Sheyner@sfgov.org

### To Whom It May Concern:

This notice is to inform you of the availability of the environmental review document concerning the proposed project described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

### **Project Description:**

The project site is located on Van Ness Avenue, extending from Hayes Street to Dr. Tom Waddell Place, in the Civic Center neighborhood of San Francisco. The project block is bounded by Van Ness Avenue to the west, Grove Street to the north, Polk Street to the east, and Hayes Street to the south. The site currently contains two buildings: 200 Van Ness Avenue, which is three stories in height and contains 27 dwelling units, and 214 Van Ness Avenue, which is two stories in height and contains approximately 12,360 gross square feet (gsf) of presently vacant office space previously occupied by the Lighthouse for the Blind.

The proposed project would demolish these two existing buildings, merge the two parcels into one, and construct a 12-story mixed-use building to provide housing and other facilities for the San Francisco Conservatory of Music. The proposed building would provide a total of approximately 168,200 gsf of development space, including approximately 86,600 gsf of student housing (in a total of 113 units accommodating 420 beds), three faculty housing units, 27 housing units to replace the 27 existing units at 200 Van Ness Avenue, approximately 49,600 gsf of institutional uses, including educational, classroom, and rehearsal space, faculty offices, and two performance venues, approximately 4,320 gsf of broadcasting studio space, and 5,000 gsf of restaurant space. The new building would extend 120 feet in height, with an additional 12 feet to the top of rooftop architectural features ("upper roof") and another 2 feet 6 inches to the top of roof-top mechanical equipment, for a total height of 134 feet 6 inches. Two underground levels would house stacked bicycle storage, some of the institutional, recording and rehearsal spaces, and

mechanical equipment for building operations. A rooftop terrace would provide open space for student residents, and a second-floor courtyard would provide open space for other residents. The project site is presently zoned 96-X for height and would require a zoning amendment for the proposed 120-foot building height. No vehicle parking would be provided. The project would be supported on a mat foundation.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above. Within 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on Monday, **January 17, 2018**), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$597 check payable to the San Francisco Planning Department.<sup>1</sup> An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$597.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on January 17, 2018.** The appeal letter and check may also be presented in person at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. If the PMND is appealed, the final mitigated negative declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for FMND pursuant to San Francisco Administrative Code Section 31.16(h).

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.

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<sup>1</sup> Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.