

2018-15

ENDORSED
FILED
SAN FRANCISCO County Clerk

APR 17, 2018



SAN FRANCISCO PLANNING DEPARTMENT

by: **SONYA YI**
Deputy County Clerk

Notice of Determination

Approval Date: April 12, 2018
Case No.: 2015.012994ENV
Project Title: 200- 214 Van Ness Avenue
Prior Zoning: C-3-G Downtown General
 96-X Height and Bulk District
Revised Zoning: C-3-G Downtown General
 120-X Height and Bulk District
Block/Lot: 0811/010 and 012
Lot Size: Approximately 13,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Suzanne Brown, on behalf of
 San Francisco Conservatory of Music
 50 Oak Street
 San Francisco, CA 94102
 415-577-3723

Staff Contact: Tania Sheyner – (415) 575-9127
tania.sheyner@sfgov.org

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Planning
Information:
415.558.6377

POSTED
 APR 17 2018
 TO

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:
 \$64 filing fee AND \$2,216.25 Negative Declaration Fee

PROJECT DESCRIPTION:

The project is the demolition of the existing three story residential building at 200 Van Ness Avenue and the three story residential building at 214 Van Ness Avenue and the construction of a 12-story, 120 foot tall, 168,200 square foot mixed-use building for an educational institution. The project includes 113 student group housing units (420 beds), 30 dwelling units (27 replacement units and 3 new units for faculty), approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground floor restaurant/retail space.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 12, 2018. A copy of the environmental review document for the project may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No. 2015-012994ENV. The approval actions for the Project are listed below:

Final approval actions by the City and County of San Francisco Board of Supervisors for the 200-214 Van Ness Avenue Project (referenced by file number "File No.", which may be reviewed at the Board of Supervisors, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102):

1. **File No. 180151:** Amending the General Plan to revise the Map of Proposed Height and Bulk Districts in the Downtown Area Plan.
2. **File No. 180114:** Amending the Planning Code to authorize a height limit exception for the Project; 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.
3. **File No. 180115:** Approving a Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music with a specific Replacement and Interim Housing Program for existing tenants; setting the impact fees and exactions; and confirming compliance with or waiving certain provisions of Administrative Code Chapters, 14B and 56.

Final and related approval actions by the City and County of San Francisco Planning Commission for the 200-214 Van Ness Avenue Project (referenced by Motion Number "M No." or Resolution Number "R No."):

1. **M No. 20107:** Approval of a Planning Code, Section 309 Determination of Compliance and Request for Exceptions; demolition the existing buildings and construction of the Project; and adopting findings and a Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.
2. **M No. 20108:** Approval of a Conditional Use Authorization to demolish the existing buildings and to construct the Project; and Adopting Findings Under the California Environmental Quality Act.
3. **R No. 20104:** Adopting a Recommendation of Approval of a General Plan Amendment for Map 5 of the Downtown Area Plan.
4. **R No. 20105:** Adopting a Recommendation of Approval of a proposed Ordinance amending the Planning Code to authorize a height limit exception for the Project; affirming the Planning Department'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.
5. **R No. 20106:** Adopting Recommendation of Approval of a proposed Development Agreement between the City and County of San Francisco and San Francisco Conservatory of Music.

Notice of Determination
April 12, 2018

CASE NO. 2015.012994ENV
200- 214 Van Ness Avenue

1. A Mitigated Negative Declaration has been prepared and approved pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No. 2015-012994ENV.
2. A determination has been made that the Project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval and a Mitigation Monitoring and Reporting Program was adopted.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: Suzanne Brown
Lawrence Badiner



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER:
 38 — 04172018 — 015
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SF PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/17/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 650498-99	

PROJECT TITLE 200-214 VAN NESS AVENUE			
PROJECT APPLICANT NAME TANIA SHEYNER	PROJECT APPLICANT EMAIL TANIA.SHEYNER@SFGOV.ORG	PHONE NUMBER (415) 575-9127	
PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,168.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | <u>2,280.75</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | <u>0.00</u> |

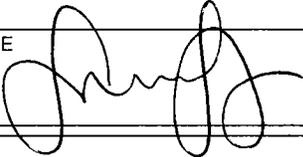
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>64.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,344.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE SONYA YI, Deputy County Clerk
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