



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

### AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, April 16, 2015**  
 Time: **Not before 12:00 p.m. (noon)**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
 Case Type: **Environmental (Draft Environmental Impact Report)**  
 Hearing Body: **Planning Commission**

#### PROPERTY INFORMATION

Project Address: Citywide  
 Cross Street(s): various  
 Block /Lot No.: various  
 Zoning District(s): various  
 Plan Area: various

#### APPLICATION INFORMATION

Case No.: 2008.0586E  
 Building Permit: various  
 Applicant/Agent: Gordon North  
 Telephone: (415) 618-3671  
 E-Mail: deir@academyart.edu

#### PROJECT DESCRIPTION

**NOTE: This notice of public hearing and availability of a Draft Environmental Impact Report is being revised to address a specific site in Study Area 2 (Lombard/Van Ness Avenue) at 2550 Van Ness Avenue (Assessor's block/lot:0526/021). This additional site is within the proposed identified uses in Study Area 2 of up to 220 rooms or 400 beds in the Draft Environmental Impact Report.**

A Draft Environmental Impact Report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

Academy of Art University (AAU) is a private postsecondary academic institution that occupies buildings throughout the City (predominantly in the northeast quadrant) for its existing art programs. AAU plans on expanding its facilities and programs to accommodate a projected on-site student enrollment of approximately 17,282 students and 3,511 faculty and staff by 2020, resulting in a total increase of approximately 6,100 students and 1,220 faculty and staff.

The Proposed Project consists 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 recreational uses. The project sites include the following addresses: 2801 Leavenworth Street (The Cannery) (Assessor's block/lot:0010/001); 700 Montgomery Street

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(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. These sites are listed below.

Existing Site	Block	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
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

The six project sites and 28 of the existing sites would be subject to project approvals such as conditional use authorizations, building permits, text amendments to the *Planning Code*, and historic review for signage. The Proposed Project includes the occupation and use of existing buildings, as well as construction activities that would be

limited to interior tenant improvements, exterior modifications such as signage, window replacements, and security system installation, and in limited circumstances, seismic upgrades.

**DRAFT EIR:** The Draft EIR finds that implementation of the Proposed Project would lead to significant unavoidable project-level and cumulative impacts to population and housing and cumulative impacts to transportation and circulation. The Draft EIR, including a detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will take place at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

**Public comments on the Draft EIR will be accepted from February 26<sup>th</sup>, 2015, to 5:00 p.m. on April 27<sup>th</sup>, 2015**

**FOR MORE INFORMATION ON THE EIR, PLEASE CONTACT:**

**Planner: Chelsea Fordham – Telephone: (415) 575-9071**

**E-Mail: [Chelsea.Fordham@sfgov.org](mailto:Chelsea.Fordham@sfgov.org)**

**GENERAL INFORMATION ABOUT PROCEDURES**

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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below). Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [sarah.b.jones@sfgov.org](mailto:sarah.b.jones@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.