

# REUBEN, JUNIUS & ROSE, LLP

April 22, 2016

## Delivered Via Email

Scott Sanchez  
Zoning Administrator  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

**Re: California College of the Arts  
Institutional Master Plan Update  
Our File No.: 8940.02**

Dear Mr. Sanchez:

We are writing to you on behalf of the California College of the Arts (“CCA”) to provide notice of revisions to the information contained in the school's Institutional Master Plan (IMP). We are providing this notice pursuant to Planning Code section 304.5(b) so that you can confirm an update to the IMP is not required, because CCA does not propose significant revisions to its current IMP. The current IMP, accepted by Planning Department in April 2013, is attached for your reference.

Changes to the April 2013 IMP are noted in *bold italic* or ~~strikethrough~~ below:

2. Physical Characteristics.

...

### *Student Housing*

~~All~~ **Approximately 265 beds of** student housing owned *or leased* by the College is located in Oakland at the second campus; ~~the San Francisco campus does not currently have any student housing. CCA's goal, discussed below under its development plans, is to work with private developers to create and lease student housing in San Francisco, and perhaps eventually to develop College-owned student housing in San Francisco. Currently, Some of CCA's students rent off campus housing at market rates. The College's Office of Residential Life helps students locate safe, secure, off campus housing. CCA also leases student housing in two locations in San Francisco:~~

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Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> | Tuija I. Catalano | Thomas Tunny  
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

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- *1321 Mission Street (at 9<sup>th</sup>). CCA has a 10-year master lease for 5 floors in this 11-story facility, which started in 2015. CCA can house up to 200 students at this location.*
- *38 Harriet Street (between Folsom and Howard). CCA has a master lease to occupy all of this four-story, 23-unit building. CCA can house up to 42 students at this location.*

3. Development Plans

*5-Year Development Plan*

**Proposed SUD Legislation**

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*The SUD was approved and became effective in July 2013.*

**Opening of Wattis Institute for Contemporary Art**

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*The Wattis Institute for Contemporary Art opened in January 2013.*

...

**Hubbell Street Gallery**

*CCA has leased 5,675 square feet of ground floor space in the building currently under construction at 1010 16<sup>th</sup> Street (aka Daggett Triangle), one block to the southeast of its main campus, to be used as gallery space. CCA intends to open the gallery before the 2016-2017 academic year begins.*

**188 Hooper Street Project**

*CCA is pursuing a project to replace the existing one and two-story buildings at 188 Hooper Street and construct a new five-story building with up to approximately 465 beds of housing for CCA students, above ground floor retail and PDR spaces. A Preliminary Project Assessment application and an Environmental Evaluation Application were submitted in February 2016, starting the entitlement process on this project.*

**150 Hooper Project**

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*CCA is working with SFMade and PlaceMade to explore possibilities for a non-profit affiliated with the College to lease space in 150 Hooper. 150 Hooper will be a stand-alone building in the under-construction 100 Hooper project, located immediately adjacent to the College's Graduate Center at 188 Hooper. This space would be used for design and manufacturing, as well as instruction and collaboration between students, faculty, and established manufacturers.*

### *75 Arkansas*

*A project has been proposed to construct a new four-story building at 75 Arkansas. CCA would lease three stories of this building for student housing, with a total of approximately 228 beds.*

CCA's existing IMP notes that "in order for the college to continue to be widely regarded as the nation's premier fine arts institutions, it needs additional space." (pg. 36). This includes both instructional space and also "critical support ancillary to [CCA's] educational mission," such as housing and gallery space. (Id.) The IMP also notes that the school would be increasing its ability to "accommodate a growing public audience for [its] lectures, symposia, and exhibitions." (Id.) The uses summarized above are consistent with the existing IMP and do not amount to a significant change.

Please let me know if you have any questions

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Daniel A. Frattin

Enclosures

cc: Richard Sucre, San Francisco Planning Department  
David Meckel, CCA

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