



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Institutional Master Plan

HEARING DATE: APRIL 5, 2012

Date: March 29, 2012
Case No.: **2012.0052I**
Project Address: **1 Beach Street**
Zoning: C-2 (Community Commercial) District
Waterfront Special Use District No. 2
40-X Height and Bulk District
Block/Lot: 0018/001
Project Sponsor: Robert Nebolon
Robert Nebolon Architects
801 Camelia Street
Berkeley, CA 94710
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **No action necessary – informational item**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

BACKGROUND ON INSTITUTIONAL MASTER PLANS

Planning Code Section 304.5 requires post-secondary institutions and hospitals to have an Institutional Master Plan (IMP) on file with the Planning Department. The IMP requires a description of the institution's physical plant and employment, affirmative action program, ownership of properties throughout the City and County of San Francisco, services provided and population, parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department's website. Any proposed changes in land use described in an IMP would require separate review and approval by the Planning Commission and/or Department staff, as applicable.

PROJECT DESCRIPTION

The project is the submission of an Institutional Master Plan (IMP) for Alliant International University (Alliant). This is Alliant International University's second IMP. An Abbreviated IMP was received by the Planning Commission in 2004 (case No. 2004.0092I). The new, full, IMP provides for the expansion of the University within the existing building at 1 Beach Street. Alliant proposes to expand their facilities from approximately 56,000 square feet of space on the first and second floors in the existing three story building to 69,800 square feet on the same two floors. The sponsor is not proposing any expansion of the building envelope.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Beach Street between Grant Avenue and Stockton Street, Assessor's Block 0018, Lot 001, within the C-2, (Community Business) District and the 40-X Height and Bulk District. The property is developed with a three-story, 98,000 square foot commercial building, with tenants including Alliant and offices for Skyy-Vodka, Fairmont Hotel Properties and SB Architects. Alliant currently occupies approximately 56,000 square feet in the building.

SUMMARY OF THE CONTENTS OF THE IMP

Alliant International University provides post-secondary education that prepares students for careers in psychology. Graduates may earn doctorate degrees in psychology with concentrations in clinical psychology, organizational psychology and education. This project would enlarge Alliant's Fisherman's Wharf campus. This facility is one of six Alliant campuses, in California. Alliant owns one property within San Francisco. Alliant Law School is located at 20 Haight Street. The Law School includes 65 students attending class exclusively at 20 Haight Street and is not related to the psychology programs at 1 Beach Street.

Alliant proposes to expand their facilities from approximately 56,000 square feet of space on the first and second floors of the existing three story building at 1 Beach Street to 69,800 square feet on the same two floors. Alliant would immediately occupy 7,800 square feet of additional floor area on the ground floor recently vacated by Questas, an internet advertising company. Fairmont Hotel is considering vacating their offices on the first floor in the future. When this occurs, Alliant will add the 6,000 square feet occupied by Fairmont Hotel to their facilities. The expansion will allow Alliant to separate their classrooms from their administrative functions. Alliant is not proposing to increase enrollment or faculty.

Alliant currently has 750 students enrolled at their San Francisco campus. As a post-graduate program the student population has an average age of 32. Seventy percent of the students are female and 25% are persons of color. Alliant anticipates that 125 to 150 students will be on site at any one time. The School employs 45 full-time equivalent core faculty members, 100 adjunct faculty and 25 other staff employees. Alliant anticipates no more than 250 people would be on site at any given time.

Alliant participates in a pre-tax transportation plan that provides incentives to faculty and staff to use public transportation or car-pool. The site is well served by public transit with the MUNI F streetcar line, and the 15 bus line operating nearby. East Bay students can use BART and MUNI transit or the Alameda/Oakland and Vallejo ferries to Pier 41. North Bay students can use the Golden Gate Ferry and MUNI transit, or Golden Gate Transit's buses that operate nearby, to reach the site. Parking is available at several public and private parking structures near the campus. The project is not required to provide off-street parking as Alliant has a lower parking requirement than the offices it replaces. Bicycle parking is not required for this project; however, Alliant will provide parking for up to 30 bicycles at 1 Beach Street.

Alliant is not anticipating any additional changes to its facilities in the foreseeable future.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 16, 2012	March 13, 2012	23 days
Posted Notice	20 days	March 16, 2012	March 15, 2012	21 days
Mailed Notice	10 days	March 26, 2012	March 14, 2012	22 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project.

REQUIRED COMMISSION ACTION

This item is an informational item, and no action is required.

BASIS FOR RECOMMENDATION

The Institutional Master Plan for Alliant International University complies with the requirements of Planning Code Section 304.5.

RECOMMENDATION: Receive the IMP for Alliant International University, no action required
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Attachments:

Alliant International University Institutional Master Plan
Reduced Plans



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Institutional Master Plan

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Pursuant to Planning Code Section 304.5, medical and post-secondary educational institutions must have on file with the Planning Department a current Institutional Master Plan that describes the existing and anticipated future development of that institution. Any institution subject to these requirements must submit an Institutional Master Plan prior to receiving conditional use authorization or any other entitlement requiring Planning Commission approval.

The first pages of this application packet summarize Planning Code Section 304.5, which should be read carefully before the application form is completed. Please consult the Planning Department's website for examples of Institutional Master Plans.

WHAT IS THE PURPOSE OF AN INSTITUTIONAL MASTER PLAN?

Institutional Master Plans are required (1) to provide notice and information to public agencies and the public to give an opportunity for early and meaningful involvement prior to substantial investment by the institution, (2) to enable the institution to make modifications in response to comments prior to its more detailed planning, and (3) to provide public agencies and the public with information that may help guide their land use decisions.

WHO MUST SUBMIT AN INSTITUTIONAL MASTER PLAN?

Medical institutions and post-secondary educational institutions in San Francisco, including group housing affiliated with and operated by any such institution.

WHEN IS AN INSTITUTIONAL MASTER PLAN OR UPDATE REQUIRED?

All medical or post-secondary educational institutions must have an Institutional Master Plan on file with the Planning Department. A new Institutional Master Plan must be filed either every 10 years or if there are significant revisions to the information contained in an existing Institutional Master Plan on file. "Significant revisions" may include an increase in the institutions size by 10,000 square feet or 25 percent of total square footage, or the opening, closing, or significant change in use of an existing medical unit facility.

FULL INSTITUTIONAL MASTER PLANS

If the institution occupies a site area of 50,000 or more square feet (100,000 or more square feet in the C-3 District), or a site area of less than 50,000 square feet (100,000 or more square feet in the C-3 District) but anticipates future expansion over 50,000 square feet (100,000 or more square feet in the C-3 District), an Institutional Master Plan must be submitted. See Planning Code Section 304.5(c) for a discussion of the format and substance of the Institutional Master Plan.

ABBREVIATED INSTITUTIONAL MASTER PLANS

Institutions of less than 50,000 square feet or institutions of less than 100,000 square feet in the C-3 district may submit an Abbreviated Institutional Master Plan. See Planning Code Section 304.5(d) for a discussion of the format and substance of the Abbreviated Institutional Master Plan.

INSTITUTIONAL MASTER PLAN UPDATES

Every two years or sooner from the date of the most recent approval, the institution that submitted the Institutional Master Plan or the Abbreviated Institutional Master Plan must submit an Institutional Master Plan update. The Planning Department will not grant any permits to the institution until the update is considered complete. See Planning Code Section 304.5(f) for a discussion of the Institutional Master Plan update.

PLANNING COMMISSION HEARINGS OF INSTITUTIONAL MASTER PLANS

The Planning Commission will hold a public hearing on an Institutional Master Plan between 30 and 180 days after the plan has been accepted for filing. An abbreviated Institutional Master Plan may be heard before Planning Commission if the Commission deems it in the public interest to do so. Institutional Master Plan updates do not require public hearings. See Planning Code Section 304.5(e) for more information on Planning Commission hearings of Institutional Master Plans.

INSTITUTIONAL MASTER PLANS AND OTHER APPROVALS

The Planning Department will submit all Institutional Master Plans and updates filed by medical institutions to the Department of Public Health (DPH) for review and comment. DPH will prepare a budget for its review. Half of the expected cost must be submitted by the applicant to DPH prior to its review, and the remainder of the cost will be due at the time the initial payment is depleted. DPH will provide its comments to the Planning Department no later than 90 days after the date of submission. See Planning Code Section 304.5(g) for more information on coordination of Planning Department review with DPH.

Conditional use or other entitlement requiring Planning Commission action must be as described in the Institutional Master Plan or update and cannot be heard or approved by the Planning Commission until three months after the Institutional Master Plan is accepted. Furthermore, medical institutions that are subject to Sections 1513, 1523, and 1604 of Public Law 93-641 or Sections 437 and 438 of the California Health and Safety Code must first receive approvals subject to such sections prior to obtaining conditional use authorizations or other entitlements by the Planning Commission.

The Planning Department will not approve any building permit application for development of any institution subject to Institutional Master Plan requirements unless that institution has complied with all Institutional Master Plan requirements, with the exception of interior alterations that do not significantly intensify, change or expand the use, occupancy or inpatient services or facilities of the institution, and are necessary to correct immediate hazards to health or safety.

Institutional Master Plan: CUP#: 2012:0052

February 14, 2012

Alliant International University

One Beach Street, San Francisco, CA

San Francisco Campus

1. Alliant International University (Alliant) currently occupies 55,970 SF of the 98,000 SF of space within the building known as 1 Beach Street, San Francisco, CA 94133, located at the corner of Grant Avenue, facing the Embarcadero; across the street from Pier 39. In addition to post-secondary education, the building also houses Alliant's President's Offices on the second floor. Currently, the building houses three other tenants; Skyy-Vodka corporate offices; SB Architects; and Fairmont Hotel properties.

As of November 1, 2011, a first floor space occupied by Questas, an Internet Advertising company, was vacated, thus offering an opportunity for Alliant to expand into approximately 7,800 SF of space for a total area of 63,800 SF.

If and when Fairmont Hotel Properties vacates their offices on the first floor, Alliant plans to occupy the space to add another approximately 6,000 SF to their campus. When this occurs, the total space occupied by Alliant will be 69,800 SF.

Alliant is not increasing its enrollment or faculty. Alliant's space needs have evolved in the last 6-8 years and Alliant wishes to separate the classrooms from the administrative portions of the campus. New classrooms with larger capacity are required because some classes have more students and various classes require different furniture arrangements, square proportions instead of rectangular proportions. Some current classrooms will be converted to faculty offices, small conference rooms, or adjunct faculty offices.

2. History: Alliant International University is a private, not-for-profit institution of higher education accredited by the Western Association of Schools and Colleges (WASC). Alliant was formed in 2001 by the combination of two legacy institutions: The California School of Professional Psychology and United States International University. In 2010, another merger brought San Francisco Law School into Alliant International University.

3. Alliant is a doctoral intensive university with six locations in California and three international campuses. Its total enrollment is 4,500 students. The San Francisco campus houses approximately 750 full time equivalent students; 45 core faculty, approximately 100 adjunct faculty and 25 staff members; Students are enrolled in psychology and education programs. As such, the student population has an average age of 32, approximately 70% female, and 25% people of color. The campus provides instruction and supervision on site in the areas of clinical psychology, organizational psychology, and education.
4. Alliant's core faculty members have strong credentials within the disciplines described above. The 45 core faculty members all possess doctorate degrees. Alliant an Equal Opportunity Employer and Educator. Our faculty and staff represent a diverse cross-section of ethnicity, culture, and gender mirroring the Bay Area's population.
5. Employment Characteristics and Affirmative Action Program: The University is an equal employment opportunity employer (EOE). It employs approximately 1200 full-time and part-time faculty, staff and students who represent the broad diversity of California demographics. The University also has a diverse student body, made possible in part by its multi-cultural program, I-MERIT. See item #3 in the original IMP submission for additional information regarding employment standards.
6. Alliant owns one property within the boundaries of the City and County of San Francisco. Alliant's San Francisco Law School is located at 20 Haight Street. The law school includes 65 students. Law students attend class exclusively at the 20 Haight Street location and do not take classes at the 1 Beach location.
7. Parking Availability: There are several public and private parking structures and open lots within ¼ mile of the campus that are available to the students/faculty/staff. In addition to these parking facilities, North Point and Grant Streets have parking meters (approx. 40). There are also unmetered, some 2 hours, some non-restricted, street parking on Bay, Stockton, and Powell streets.
8. Public Transportation: Muni's F-line street car runs along the Embarcadero, directly in front of the 1 Beach Building. The #15 bus is located within one block of the campus. Ferries from Alameda/Oakland and Vallejo come to Pier 41, and the Golden Gate Ferries are at the Ferry Building which is linked to the Campus by the F-line. The Embarcadero BART station is linked to the campus by the F-line as well. Golden Gate Transit's express buses are also within one block.

9. Bicycle Parking: Alliant is converting one room for bike parking since many students now ride their bicycles to the campus. The bike parking will be indoors, inside a locked room and will have room for 30 bicycles. Alliant wishes to promote bicycles as a primary means of transportation for students, faculty, and staff whenever possible.
10. Travel Demand: Alliant has a pre-tax transportation plan as part of its current flexible spending plan program, which provides incentives to faculty/staff to use public transportation and car-pooling. Employees will be reimbursed for the expense incurred for using public transportation travelling to and from work (including Muni, Bart, bus or ferry fares) up to pre-elected pre tax amount. Those who drive individually can elect for pre-tax parking flex-plan to be reimbursed for the parking costs up at work location to the pre-elected amount.
11. Alliant courses allow consistent weekly schedules for the students, minimalizing their number of trips to the campus and to their community-based field replacements. Our average student attendance per term is 750 and each student enrolls in an average of 9.6 units per term (4.2 during the summer months). Of those 750 students, approximately 150 are in the stage of their academic program where their units are obtained either through field work or doctoral dissertation work. During this part of their program regular attendance on the campus is not required, while the remainder of students receive an average of 3.6 units for external fieldwork.
12. Alliant anticipates that 125-150 students on site at any one time. Similarly, 45 core faculty members are contracted to be on campus 4 days per week, while approximately 100 adjunct faculty members teach one day per week, and the 25 staff currently work a 37.5 hour/week with most on site between the hours of 9AM and 5PM. Alliant anticipates no more than 250 people involved in instruction and employment on the site at any given time.
13. The new classrooms and multi-purpose room will be used by Alliant for special school-related events such as a lecture by a noted speaker, or a special school-related symposium. In this case, the attendance may be 300-400 people. Alliant will allow the public or other educational institutions to rent these same areas for the same uses. In this case, the attendance will be the same. In both cases, the events may occur on weekdays or weekends.
14. How Alliant will address the Eight Priority Policies of Section 101.1 of the Planning Code:
 - a. Neighborhood retail will receive a significant boost in businesses during the daytime and evening.
 - b. There are no plans to impact any residential developments.

- c. There are no plans to impact the City's supply of affordable housing stock.
 - d. The Muni Transit service or city streets will not be overly-burdened because the flow of students happens fairly evenly during the day and evening.
 - e. Alliant will be occupying space that is currently empty and not displacing any other businesses.
 - f. 1 Beach Street is seismically upgraded; no exterior work is planned except for building signage; see item #17 below.
 - g. This project consists of interior tenant improvements.
 - h. The building envelope will not be expanded in any way. Therefore, no impact on parks, open space, or access to sunlight or views will be impacted.
15. Past Physical changes to the neighborhood: The presence of the AIU has had little to none changes to the local neighborhood which is primarily tourist-related (Pier 39) and local 2-3 story low-rise office buildings. There is no residential or residential related business in the immediate area to impact. AIU faculty, support staff, and students have nearly the same schedule as the surround office buildings and use the same public transit and/or public parking structures.
16. Projected Physical changes to the neighborhood: AIU anticipates that the impact to the surrounding area due to their physical expansion will be little-to-none. As stated previously, there is no residential or residential related business in the immediate area to impact. Even though AIU is expanding its physical facilities, AIU is not increasing enrollment or increasing staff. AIU anticipates leasing their new area to local institutions or businesses which require a seminar venue or host a guest speaker at outside locations because their own premises are too small. This usage typically will occur on the weekends, when demand on city services such as public transit is under-utilized. However, there may be the occasion where the usage will begin on a week-day (usually a Friday) and extend through the weekend (a 2-3 day event). Parking for these events can easily be absorbed by street parking, by the Pier-39 public parking structure across the street, and other local parking venues. Also, public transit can also be used.

17. Exterior Signage:

Alliant will add exterior signage on the north elevation of the building. The exterior signage will meet all requirements in Article 6 of the planning code (ordinances for exterior signage) for an architecturally significant building. The signage will be lit at night with goose-neck lighting above each letter. Installation will not begin until all permits and approvals are granted for the exterior signage.

The exterior sign will use the full name of the university in capital letters:

ALLIANT INTERNATIONAL UNIVERSITY

APPLICATION FOR Institutional Master Plan

& Institutional Master Plan Update or Abbreviated Institutional Master Plan

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: THE SWIG COMPANY	
PROPERTY OWNER'S ADDRESS: 501 SECOND ST. #210 SAN FRANCISCO CA 94107	TELEPHONE: (415) 615-0501
	EMAIL: svignoles@swigco.com

APPLICANT'S NAME: ALLIANT INTERNATIONAL UNIVERSITY Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1 BEACH ST. SAN FRANCISCO, CA 94133	TELEPHONE: (858) 635-4732
	EMAIL: jgarcia@alliant.edu

CONTACT FOR PROJECT INFORMATION: ROBERT NEBOLON, ARCHITECT Same as Above <input type="checkbox"/>	
ADDRESS: ROBERT NEBOLON ARCHITECTS 801 CAMELIA ST. SUITE E BERKELEY, CA 94710	TELEPHONE: (510) 525-2725
	EMAIL: robert@RNarchitect.com

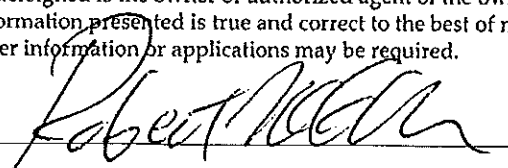
2. Location(s)

STREET ADDRESS(ES) OF PROJECT, OR DESCRIBE LARGER AREA: 1 BEACH STREET
ASSESSORS BLOCK(S)/LOT(S): 0018001

3. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: JAN 9, 2012

Print name, and indicate whether owner, or authorized agent:

ROBERT NEBOLON
Owner / Authorized Agent (circle one)

APPLICATION TYPE: PLEASE CHECK ONE

- Full Institutional Master Plan
- Abbreviated Institutional Master Plan
- Institutional Master Plan Update

MATERIALS SUBMITTED

- This application, signed by owner or agent
- Textual description and drawings if appropriate
- Check payable to San Francisco Planning Department
- Letter of authorization for agent, if applicable

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

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FAX: 415.558.6409
WEB: <http://www.sfplanning.org>

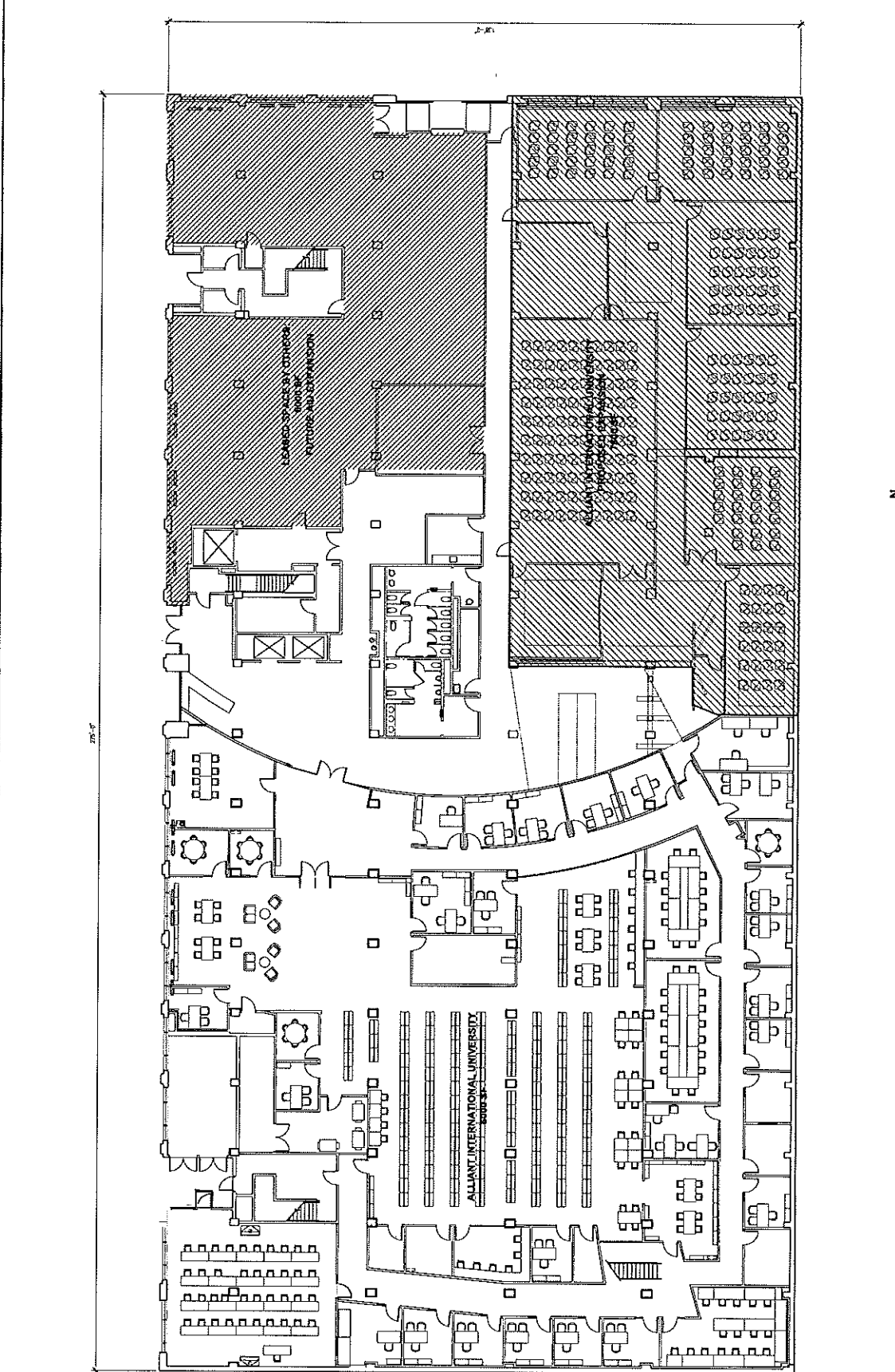
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



Project Name	
Client	
Address	
City	
State	
Zip	

Professional Fee	
Design Review Fee	
Plan Check Fee	
Permit Fee	
Construction Fee	



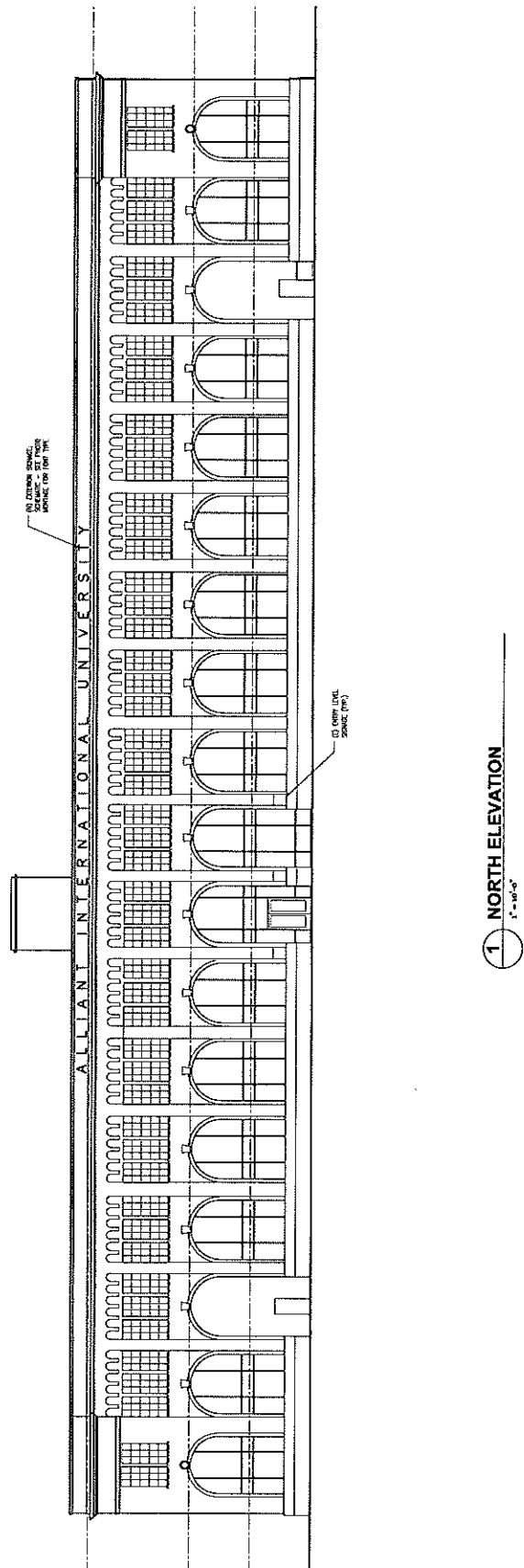
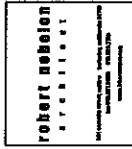
1 FIRST FLOOR PLAN
1" = 10'-0"

DATE	JANUARY 13, 2012
SCALE	AS NOTED
DESIGN BY	ARCHITECT
DATE	ARCHITECT
PROJECT	AIU

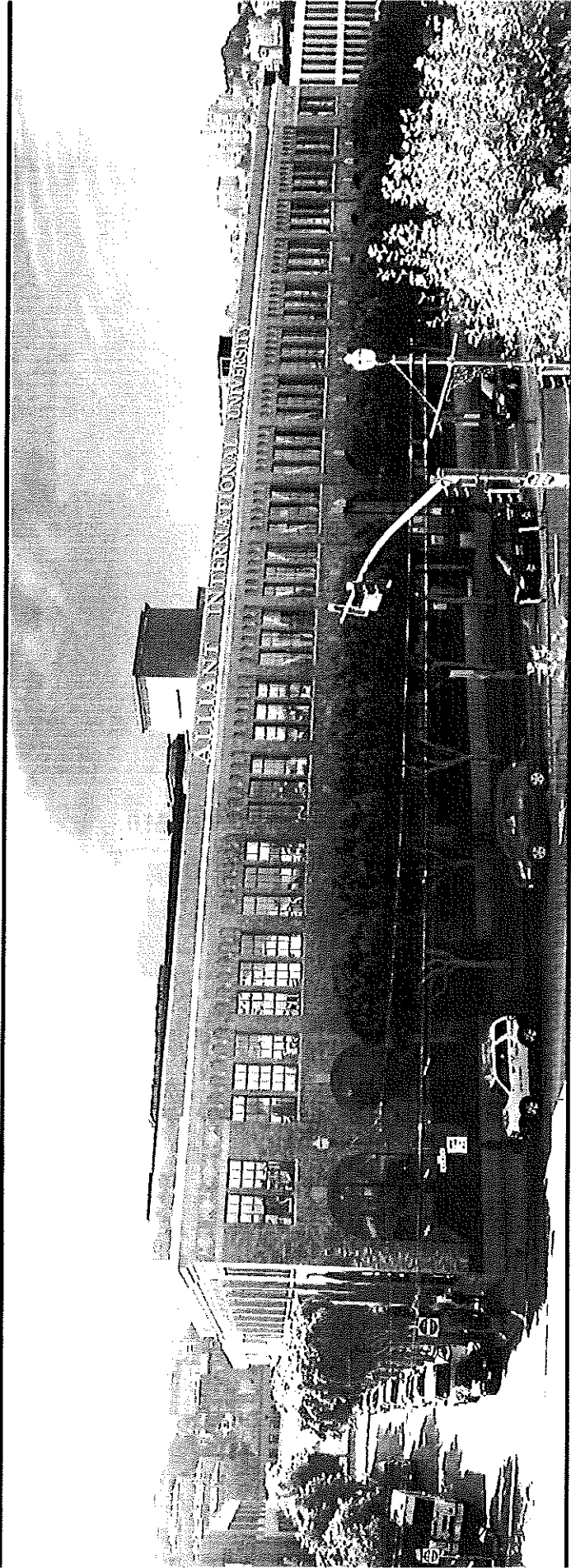
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ALLIANT INTERNATIONAL UNIVERSITY
 INSTITUTIONAL MASTER PLAN SUBMISSION
 ONE BEACH STREET
 SAN FRANCISCO, CA 94133

PROJECT NO.	12
DATE	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	



1 NORTH ELEVATION
 1" = 10'-0"



Robert Nbolon Arc
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Berkeley CA

1 BEACH STREET

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January 5th, 2011

RE: 1 Beach Street; Alliant International University (AIU)
Institutional Master Plan Application

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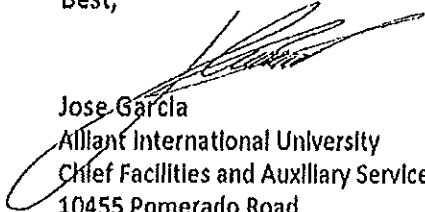
To whom it may concern,

Alliant International University authorizes Robert Nebolon Architect to act as their agent during the Institutional Master Plan Application process.

Los Angeles
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Please call me if you have any questions;
Best,

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cc: Robert Nebolon Architect;
Authorized Agent for Alliant International University

Alliant Mexico
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