



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 24, 2012
TO: Honorable Planning Commissioners
FROM: Elizabeth Watty, Planning staff
RE: CPMC Approval Documents – Errata Sheet

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Outlined in this memo are updates to several of the approval documents (Motions and Resolutions) for CPMC's Long Range Development Plan Project, which will be before you for action on April 26, 2012. Proposed updates are shown as "tracked changes" for ease of review. The majority of the changes listed below are either technical in nature or to gain consistency throughout the various documents. The one non-technical substantive item is to expand on the role and responsibilities of the Community Liaison, which is a Condition of Approval for the St. Luke's, Cathedral Hill, and Davies Campuses. Planning staff recommends that you incorporate the following modifications into your actions on Thursday, April 26, 2012:

1. CEQA Findings.

a. Pages 3-4. Change the order of the paragraphs as follows:

~~On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the various approvals necessary to implement the Near Term Projects described in the LRDP, including, but not limited to, General Plan amendments, Planning Code text amendments, Planning Code map amendments, conditional use authorizations and approval of a development agreement. These approvals are more fully set forth in Attachment A, Section I.C.1. The Commission adopted the following Resolutions and Motions to implement the Near Term Projects: _____.~~

The Planning Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures and significant impacts analyzed in the Final EIR and overriding consideration for approving the Near-Term Projects, including all of the actions listed in **Attachment A** hereto, and a proposed mitigation monitoring and reporting program, attached as **Exhibit 1** to **Attachment A**, which material was made available to the public and this Planning Commission for the Planning Commission's review, consideration and actions.

On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the various approvals necessary to implement the Near-Term Projects described in the LRDP, including, but not limited to, General Plan amendments, Planning Code text amendments, Planning Code map amendments, conditional use authorizations and approval of a development agreement. These approvals are more fully set forth in Attachment A, Section I.C.1. The Commission adopted the following Resolutions and Motions to implement the Near-Term Projects: _____.

b. Page 18, St. Luke's final bullet, revise as follows:

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Approval of General Plan referral for sale, Street Vacation, and change of use of a portion of San Jose Avenue between 27th Street and Cesar Chavez Street, and for changes to the sidewalk width along various streets adjacent to the St. Luke's Campus.

c. Page 21, Cathedral Hill final bullet, revise as follows:

Approval of General Plan Referral for Major Encroachment Permit for construction of underground tunnel, underground fuel tanks, and Cedar Street improvements, and for changes to the sidewalk width along various streets adjacent to the Cathedral Hill Campus.

d. Attachment 1: Add Exhibit 1, Mitigation Monitoring and Reporting Program.

2. Cathedral Hill Campus, Draft Resolution, General Plan Amendments.

a. Page 4, final paragraph, revise as follows:

On April 26, 2012, ~~by the Commission (1) adopted~~ Motion No. _____, the Commission certified certifying the FEIR as accurate, adequate and complete the FEIR for the LRDP Project, which includes the Cathedral Hill Hospital and MOB Project. A copy of Commission Motion No. _____ is in the file for Case No. _____. Also on April 26, 2012, ~~by Motion No. _____, the Commission adopted findings, including a (2) adopted Motion No. _____, adopting CEQA findings, including a S~~ statement of ~~Overriding C~~ considerations, and ~~an adopting the MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on _____ in Motion No. _____, and (3) adopted other Motions and Resolutions with respect to the LRDP Project.~~

3. Cathedral Hill Campus, Draft Resolution, Planning Code Text Amendment/Zoning Map Amendments.

Page 4, final paragraph, replace with the same text as in item 2.a above.

4. St. Luke's Campus, Draft Motion, Conditional Use Authorization.

a. Exhibit A, Condition 1 (Validity and Expiration), revise as follows:

The authorization and right vested by virtue of this action is valid for five (5) years as to St. Luke's Hospital, and seven (7) years as to the St. Luke's MOB, from the effective date as defined in Condition of Approval No. 2~~3~~⁴, as it may be extended under Condition of Approval No. 2, and supersedes conditions of approval contained in Resolution No's. 6078 and 6714.

b. Exhibit A, Condition 28 (Community Liaison), add the following new text:

The community liaison will convene a community advisory group (CAG) for the purpose of conveying input to the project sponsor on its operations and providing a forum for community comment and concern. The CAG shall consist of approximately ten (10) members representing diverse neighborhood interests such as health care providers, established neighborhood groups, resident homeowners and local merchants, and its membership is expected to change over time. Once the CAG is established, the community liaison and CAG members will agree to a regular meeting schedule, with a frequency of not

less than quarterly or more than monthly. The agenda for meetings will be set jointly by the community liaison and the CAG. The community liaison will facilitate and provide logistical support for all meetings, including scheduling and providing meeting space if needed.

5. Cathedral Hill Campus, Draft Motion, Conditional Use Authorization.

a. Page 1, Project Address, revise as follows: 1100 ~~&~~ 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, and 1062 Geary Street

b. Page 17, first full paragraph after numbered paragraphs, revise as follows:

Based on the Planning Department's review of this issue, under the most conservative standards, the remaining residential potential in the district exceeds this number by almost four times. Thus, production of housing to meet the overall objective of adding a substantial increment of new housing along Van Ness Avenue has been tracking well since the creation of the VNSUD. Moreover, neither the Hospital site nor the MOB site were identified in the ~~1987 EIR for the Van Ness Area Plan or the~~ City's Housing Element as sites with future housing development potential. The MOB site was identified as a "soft site" but the CH Hospital was not assumed as having residential potential. Therefore, development of non-residential uses at these sites as proposed by CPMC would not materially affect the remaining development potential in the VNSUD.

c. Exhibit A, Condition 23, change title as follows:

~~Development Agreement.~~ Effective Date.

d. Exhibit A, Condition 30 (Community Liaison), add the same text as in item 4.b above.

6. Davies Campus, Draft Motion, Conditional Use Authorization.

a. Exhibit A, Condition 1 (Validity and Expiration), revise as follows:

The authorization and right vested by virtue of this action is valid for five (5) years from the effective date as defined in Condition of Approval No. 2~~5~~4, as it may be extended under Conditions of Approval No. 2 , and supersedes conditions of approval contained in Motion Nos. 13254 and 13255, as part of case No 87.847BCE.

b. Exhibit A, Condition 30 (Community Liaison), add the same text as in item 4.b above.

c. Exhibit A, Condition 22 (Off-Street Loading), change the hours sought for a loading zone as follows:

The location of this zone shall be coordinated with the existing or proposed location of any fire hydrants/restricted parking zones with the goal of removing the fewest number of on-street parking spaces, as determined by DPT. Project Sponsor shall seek loading period hours of ~~6:30~~7:00 AM to ~~7:30~~6:00 PM on weekdays.

7. St. Luke's Campus, Draft Motion, Office Allocation.

a. Exhibit A, Condition 1 (Validity and Expiration), revise the first sentence as follows:

The authorization and right vested by virtue of this action is valid for 18 months from the effective date, as defined in Condition of Approval No. 5, as it may be extended under Condition of Approval No. 2.

8. Cathedral Hill Campus, Draft Motion, Office Allocation.

- a. Exhibit A, Condition 1 (Validity and Expiration), revise the first sentence as follows:

The authorization and right vested by virtue of this action is valid for 18 months from the effective date, as defined in Condition of Approval No. 5, as it may be extended under Condition of Approval No. 2.

9. Development Agreement, Draft Resolution.

- a. Page 3, finding 12, last sentence: revise as follows:

On April 26, 2012, by Motion No. _____, the Commission made findings and certified the DEIR, together with the responses to the comments on the DEIR, as a Final Environmental Impact Report ("FEIR") in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., ("CEQA"), the State CEQA Guidelines (California Code of Regulations Title 14 Sections 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code (Chapter 31). The Commission has reviewed the FEIR and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission in Motion No. _____. ~~and these CEQA findings are applicable to this decision.~~