

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 23, 2013

12:00 PM

Regular Meeting

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2012.0458D (T. WANG: (415) 558-6335)
84 CITYVIEW WAY - on the north side of Cityview Way between Panorama Drive and Knollview Way; Lot 003 in Assessor's Block 2823 - **Request for Discretionary Review** of Building Permit Application No. 2012.01.03.1560, proposing to construct a third-story vertical addition to an existing two-story, single-family dwelling within an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and approve
(Proposed for Continuance to June 6, 2013)

SPEAKERS: None
ACTION: Continued as proposed
AYES: Fong, Wu, Antonini, Moore, Sugaya
ABSENT: Borden, Hillis

2. 2006.0647DD (T. WANG: (415) 558-6335)
2166 12TH AVENUE - on the east side of 12th Avenue between 9th Avenue and Quintara Street; Lot 036 in Assessor's Block 2206 - **Requests for Discretionary Review** of Building Permit Application No. 2005.06.23.5892, proposing additions to the existing two-story, single-family dwelling that include (1) a two-story rear addition with a roof deck above and a stairway behind, providing a direct connection between the second story and the rear yard, and (2) a third-story vertical addition, within an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and approve with modification
(Proposed for Continuance to June 6, 2013)

SPEAKERS: None
ACTION: Continued as proposed
AYES: Fong, Wu, Antonini, Moore, Sugaya
ABSENT: Borden, Hillis

B. COMMISSION MATTERS

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:

- [Draft Minutes for May 9, 2013](#)

SPEAKERS: None
ACTION: Adopted
AYES: Fong, Wu, Antonini, Moore, Sugaya
ABSENT: Borden, Hillis

4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

Just reporting that: the Secretary Search Subcommittee joint meeting between the Planning Commission and Historic Preservation Commission continues to meet. We met yesterday and we will be meeting again in three weeks and we'll keep you apprised of the progress in this venture.

Commissioner Sugaya:

In the Business Times there's an article, lengthy articles on housing in the City and something like 8,000 units are under construction, at this point or about to be, but there was a smaller article accompanying the main one that noted that I think somewhere around 10 percent or less are actually able to be converted to condominiums. According to the article, it had to do with the financing that developers have taken on or the nature of their business or whatever, but they used a figure of 10 percent, so the majority appear to be apartments for I don't know, forever, but for a good long time.

C. DEPARTMENT MATTERS

5. Director's Announcements

Director Rahaim:

In the interest of time, I'll pass on the report there's nothing urgent on this week's hearing.

6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

LAND USE COMMITTEE:

- **130180 Pre-Application Meetings Required in PDR-1B.** PC approved on May 9.
- **111278 Art & Design SUD 1111 8th Street.** This ordinance would create an SUD to allow educational institutions without use size limits; to permit student housing; and to allow the ZA to authorize temporary structures without a public hearing for property currently occupied by the

California College of Arts. This ordinance was recommended for approval by this Commission on April 25. **At the hearing two speakers asked the Committee to recommend approval—which they did. This will likely be heard at the next BOS hearing.**

- **BF 121019 & 130248 Supervisor Wiener & Kim’s CEQA Procedures Ordinance.** Both items were called together again at the Committee on Monday. This was the first hearing where Supervisor Kim’s proposal was potentially “actionable” as you heard last week. Supervisor Kim’s Ordinance was heard last Wednesday by the HPC yesterday and that Commission passed a resolution that was the same as your recommendation (approval of some portions, disapproval of other portions and to explore four additional questions¹) with the following additions:
 1. Planning to provide an analysis that clarifies the differences between Supervisor Kim and Supervisor Wiener’s Legislation regarding when an exemption appeal period ends, i.e. the difference between first approval and last approval.
 2. The Legislation should allow entitlements, including Landmark designation, be allowed to move forward while the appeal is pending.
 3. The Legislation should clarify the role of the HPC in the appeals process.
 This week the Clerk of the board requested minor amendments and three members of the public spoke. The Planning Department also presented the memorandum which I’m providing to you now. This memo responds to the four additional questions that this Commission asked with regards to Supervisor Kim’s proposal. This memo describes our current and planned notification capacities; approvals while an appeal is pending and potential avenues for prioritizing affordable housing and other priority projects. **Board President Chiu restated his commitment to bring potential amendments forward to Supervisor Wiener’s proposal. Both items were continued to the call of the Chair.**

FULL BOARD OF SUPERVISORS:

- **130070 Duboce Park Historic District. Sponsored by Supe. W.** This recommendation by the HPC to create a new historic district was considered and unanimously approved by the BOS on first reading this week. Supervisor Campos asked to be added as a cosponsor.

INTRODUCTIONS:

- **130252 Administrative Code Amendment**—Establishing a Street Design Review Committee to review proposals for consistency with the City’s Better Streets Plan. The Committee would include: the Mayor, who would act as chair; the Director of Public Works; the Director of Transportation for the Municipal Transportation Agency; the Director of Planning; the General Manager of the Public Utilities Commission; the Director of the Department of Economic and Workforce Development; and, the City Fire Marshal. **Wiener & Yee.**
- **130486 Planning Code Amendment.** Section 703.3, to expand the definition of formula retail uses in the Hayes-Gough Neighborhood Commercial Transit District. **Breed.**

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. However, for items where public comment is closed this is your opportunity to address the Commission. With respect to all other agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

¹ notification feasibility, further project approvals while an appeal is pending, “search-ability” of CEQA determinations, and prioritization of affordable housing projects.

SPEAKERS: Linda Chapman

E. REGULAR CALENDAR

7. [2011.0471E](#) (B. BOLLINGER: (415) 575-9024)
1111 CALIFORNIA STREET - (MASONIC CENTER) - Assessor's Block 0253 Lot 020 – **Public Hearing on the Draft Environmental Impact Report.** The Masonic Center is located at the southwest corner of California and Taylor Streets, in the Nob Hill neighborhood. The project block is bound by California, Taylor, Pine and Jones Streets. The proposed Project would renovate the existing Auditorium, and ground-floor California Room, Exhibition Hall, and catering kitchen. The maximum allowable number of large events (over 250 attendees) would increase from 230 to 315 events. The Auditorium ground floor seats would be removed increasing the maximum capacity from 3,166 to 3,300 patrons. The existing building capacity of 4,674 persons would not change with the proposed project.
Note: Written comments will be accepted at the Planning Department's offices until 5 p.m. on June 3, 2013.

SPEAKERS: Linda Chapman, Jim Miller
ACTION: None - Accepted Public Testimony

8. [2004.0603](#); [2005.0555](#); [2009.0885](#); [2009.0886](#); [2012.0403](#) (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN PROJECT – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575-001, -002; 6576-021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue; 45 Castro Street): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019) – California Pacific Medical Center (CPMC) currently operates a four-campus hospital system with four acute care hospitals and emergency departments, one each on the St. Luke's, Davies, Pacific and California Campuses. To comply with State seismic safety laws regarding acute care hospitals, CPMC plans to modernize its facilities through a city-wide system of care on five campuses, including the creation of a new campus, the Cathedral Hill Campus, at Van Ness Avenue and Geary Street/Boulevard (the "Project").

SPEAKERS: Ken Rich, Peter Guaracha, Dave King, David Elliott Lewis, Brian Tseng, Mark Aaronson, Calvin Welch, Marlyne Morgan, Paul Wermer, Pilar Schiavo, Bernie Choden, Linda Carter, Linda Chapman, Steve Kavanaugh, Will Loftus, Michael

McKenna, Steve Cloherty, Chris Poland, Deena Lahn, John Millisap, Mike Therault, Jeff Tumlin, Stella Becerras, Dr. Lisa Everson, Mick Penn, Ann Ying Xiao, Rose Chung, Andrea Segura Smith, Yolanda Jones, Shawn Smith, Javier Flores, Amor Santiago, Ray Ju, Susie Katzman, Theresa Thimpson, Ailed Paningbatan-Swan, Ryan Thayer, Gordon Mar, Gil Villela, Esther Macaraeg, Danny Campbell, Ramon Hernandez, Joseph Flanigan, Linda Richardson, Alan Wofsy, Thomas Simpson, Dr. Karen Makely, Yu Juan Xie, Vinny Aurora, Adanna Love, Ken Lim, Ana Lazo, Florence Konj, Dierk Demers, George Gucker, Healin Delanini, Cassie Cook, Javier Flores, Jeffrey Kwong, Hiroshi Fukuda

- 8a. [2004.0603](#); [2005.0555](#); [2009.0885](#); [2009.0886](#); [2012.0403](#) (E. WATTY: (415) 558-6620) **CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN PROJECT** – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue; 45 Castro Street): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019) – **Adoption of Findings under the California Environmental Quality Act.** CPMC currently operates a four-campus hospital system with four acute care hospitals and emergency departments, one each on the St. Luke's, Davies, Pacific and California Campuses. To comply with State seismic safety laws regarding acute care hospitals, CPMC plans to modernize its facilities through a city-wide system of care on five campuses, including the creation of a new campus at Van Ness Avenue and Geary Street/Boulevard (the "Project").
Preliminary Recommendation: Adopt California Environmental Quality Act Findings

ACTION: Adopted CEQA Findings
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18880

- 8b. [2009.0886MTZCBRSK](#) (E. WATTY: (415) 558-6620) **3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus)** – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for General Plan Amendments**, pursuant to Planning Code Section 340, to: (i) amend Map 4 (Height Map) of the Urban Design Element of the General Plan to reflect the proposed maximum height of 145'-0" for the portion of the St. Luke's Campus Hospital site where the hospital tower is

proposed to be located, and 105'-0" for the balance of the Campus (the Campus includes all of Assessor's Block 6575, Lot 021 in Block 6576, and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street that will be vacated as part of the project, and their successor Blocks and Lots); and (ii) amend Map 5 (Bulk Map) of the Urban Design Element of the General Plan to reflect the maximum bulk dimensions proposed for the St. Luke's Campus Hospital and St. Luke's Campus MOB.

Preliminary Recommendation: Adopt a Recommendation for Approval

ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 RESOLUTION: 18881

- 8c. [2009.0885EMTZCBRSK](#) (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Campus Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill Campus MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for General Plan Amendments**, pursuant to Planning Code Section 340, to: (i) amend Map 5 (Bulk Map) of the Urban Design Element of the General Plan to reflect the maximum bulk dimensions proposed for the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB sites; (ii) amend Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan of the General Plan in order to designate the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB sites as "the Van Ness Medical Use Subdistrict" and increase the allowable FAR for the Cathedral Hill Campus MOB site from 7.1:1 to 7.5:1, (iii) amend Map 2 (Height and Bulk Districts) of the Van Ness Area Plan of the General Plan to create a 230-V District coterminous with the Cathedral Hill Campus Hospital site, thereby increasing the permitted height to 230'-0", and (iv) amend the text of the Van Ness Area Plan of the General Plan to facilitate the development of a medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use.
 Preliminary Recommendation: Adopt a Recommendation for Approval

ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 RESOLUTION: 18882

- 8d. [2005.0555; 2004.0603; 2009.0885; 2009.0886; 2012.0403](#) (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN PROJECT – St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); and Davies Campus (601 Duboce Avenue; 45 Castro Street): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific

Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019) – **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.**

Preliminary Recommendation: Adopt General Plan and 101.1 Consistency Findings

ACTION: Adopted General Plan Consistency Findings
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18883

- 8e. [2009.0886MTZCBRSK](#) (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **(1) Request for Planning Code Text Amendments** to: (i) amend Article 2 of the Planning Code by adding Planning Code Section 249.68 to establish a new "Cesar Chavez/Valencia Streets Medical Use Special Use District" allow a floor area ratio ("FAR") of up to 2.6:1 within the Special Use District; and (ii) amend Planning Code Section 124 to add subsection (k) to allow an FAR of up to 2.6:1 within the Cesar Chavez/Valencia Streets Medical Use Special Use District; and **(2) Request for Planning Code Map Amendments** to: (i) amend Map HT07 to impose a 145-E Height/Bulk District on the portion of the St. Luke's Campus Hospital site proposed to be developed with the tower portion of the hospital; and extend the 105-E Height/Bulk District to the balance of the St. Luke's Campus; and (ii) amend Map SU07 to depict the boundaries of the "Cesar Chavez/Valencia Streets Medical Use Special Use District."
 Preliminary Recommendation: Adopt a Recommendation for Approval

ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 RESOLUTION: 18884

- 8f. [2009.0886MTZCBRSK](#) (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for Conditional Use Authorizations** to: (i) modify the existing Planned Unit Development for the St. Luke's Campus to allow for construction of the new St. Luke's Campus Hospital, demolition of the existing St. Luke's Hospital Tower, and construction of the new St. Luke's Campus MOB (Sections 303, 304, 209.3(a), 209.9(b)); (ii) provide an exception from rear yard requirements (Section 134); (iii) authorize buildings greater than 40 feet in height in an RH-2 District (Section 253); (iv) authorize buildings of bulk dimensions greater than 110 feet length and 140 feet diagonal (Sections 270, 271); (v) provide an exemption from on-site independently accessible off-street parking requirements to permit an interim parking deficit of approximately 224 spaces and permanent deficit of approximately 160 spaces once the St. Luke's Campus MOB and associated parking are constructed (Sections 150, 151, 154, 155); and (vi) provide an exception from restrictions on overhead horizontal projections over streets or alleys (Section 136).
 Preliminary Recommendation: Approve with Conditions

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18885

- 8g. [2009.0886MTZCBRSK](#) (E. WATTY: (415) 558-6620)
3555 CESAR CHAVEZ STREET (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Request for Office Development Authorization** to return 99,848 sf of office space that was previously allocated through Motion No. 18595 from the 2011-2012 Annual Office Development Limitation Program while simultaneously allocating up to 94,799 sf of office space within the proposed St. Luke's Campus MOB (Sections 321 and 322).
 Preliminary Recommendation: Approve with Conditions

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18886

- 8h. [2009.0886MTZCBRSK](#) (E. WATTY: (415) 558-6620)
3555 & 3615 CESAR CHAVEZ STREET; 1580 Valencia Street; 555 San Jose Avenue (St. Luke's Campus) – The St. Luke's Campus is generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) – **Consideration of a motion for the General Plan Referral** relating to the determination that: (1) the sale, vacation, and change of use of a portion of the San Jose Avenue right-of-way located between 27th street and Cesar Chavez Street, (2) the changes to the sidewalk width along (a) the southerly side of Cesar Chavez Street between Guerrero and Valencia Streets; (b) the westerly side of Valencia Street between Cesar Chavez Street and Duncan Street; and (c) the northern portion of 27th Street starting at the intersection of San Jose Avenue and 27th Street continuing west for 44.24 feet, in association with the development of a new seven-story, 214,061 gsf, St. Luke's Campus Hospital, would be consistent with the Objectives and Policies of the General Plan and the Priority Policies of Planning Code Section 101.1.
 Preliminary Recommendation: Approve General Plan Referral

ACTION: Approved General Plan Referral
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18887

- 8i. [2009.0885EMTZCBRSK](#) (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Campus Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill Campus MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **(1) Request for Planning Code Text Amendments** to: (i) amend Planning Code Section 243 to create a new "Van Ness Medical Use Subdistrict" that would allow an FAR of up to 7.5:1 for the Cathedral Hill Campus MOB site; (b) allow modification of otherwise applicable standards for building projections under Section 136.1; (c) allow modification of otherwise applicable standards for street frontage requirements under Section 145.1; (d) allow modification of otherwise applicable parking standards under Sections 151 and 204.5 for medical centers, provided the amount of parking will not exceed the lesser of 990 spaces or 125% of the Planning Code minimum required for the overall Cathedral Hill Campus; (e) allow modification of otherwise

applicable standards for obstructions over streets and alleys under Section 136; and (f) allow modification of otherwise applicable bulk standards under Sections 270 and 271; (ii) amend Planning Code Section 124(d) to allow an FAR of up to 7.5:1 for a medical office building within the Van Ness Special Use District, Van Ness Medical Use Subdistrict; and (2) **Request for Planning Code Zoning Map Amendments** to: (i) amend Map HT02 to reclassify the Cathedral Hill Campus Hospital site from a 130-V to a 230-V Height and Bulk District in order to allow a building height of up to 230'-0"; and (ii) amend Map SU02 to show the boundaries of the "Van Ness Special Use District, Van Ness Medical Use Subdistrict" (Cathedral Hill Campus Hospital site, Cathedral Hill Campus MOB site, and Van Ness Avenue underground pedestrian tunnel site).
Preliminary Recommendation: Adopt a Recommendation for Approval

ACTION: Adopted a Recommendation for Approval
AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
RESOLUTION: 18888

- 8j. [2009.0885EMTZCBRSK](#) (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Campus Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill Campus MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for Conditional Use Authorizations** to: (i) authorize the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB as a medical center use within the RC-4 District and pursuant to the provisions for the Van Ness Special Use District (Sections 243, 209.3, 209.8); (ii) allow construction of buildings over 50 feet (Cathedral Hill Campus Hospital – 226 feet; Cathedral Hill Campus MOB - 130 feet) in an RC-4 District (Section 253); (iii) authorize demolition of five residential dwelling units at the Cathedral Hill Campus MOB site (Sections 243(c)(8)(E) and 317); (iv) modify standards for active ground floor uses and width of curb cuts (Section 145.1); (v) provide an exception to allow wind speeds greater than 11 mph at certain sidewalk locations around the perimeter of the medical center, provided that, on balance, conditions are not worsened (Section 243(c)(9)); (vi) modify the bulk limits applicable to the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB sites, to allow length and diagonal dimensions of approximately 385 and 466 feet, respectively, for the Cathedral Hill Campus Hospital, and approximately 265 and 290 feet, respectively, for the Cathedral Hill Campus MOB, in lieu of findings per Planning Code Section 271 (Sections 270, 271); and (vii) modify the 3:1 residential to net new non-residential ratio requirement in the Van Ness Special Use District (Section 243(c)(8)(B)(iv)).
Preliminary Recommendation: Approve with Conditions

ACTION: Approved with Conditions
AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
MOTION: 18889

- 8k. [2009.0885EMTZCBRSK](#) (E. WATTY: (415) 558-6620)
1100 VAN NESS AVENUE; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Campus MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Request for Office Development Authorization** to return 242,987 sf of office space that was previously allocated through Motion No. 18599 from the 2011-2012 Annual Office Development Limitation Program while simultaneously allocating up to 242,987 sf of medical office space within the proposed Cathedral Hill Campus MOB (Sections 321 and 322).
Preliminary Recommendation: Approve with Conditions

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18890

- 8l. [2009.0885EMTZCBRSK](#) (E. WATTY: (415) 558-6620)
1100 & 1101 VAN NESS AVENUE; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street (Cathedral Hill Campus) - The Cathedral Hill Campus Hospital site is a full city block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block/Lot No.'s 0695/005, 006); the Cathedral Hill Campus MOB site is on the east side of Van Ness Avenue, between Geary and Cedar Streets (Assessor's Block/Lot No.'s 0694/005, 006, 007, 008, 009, 009A, 010) – **Consideration of a motion for the General Plan Referral** relating to the determination that: (1) granting revocable permission to CPMC to occupy (a) a portion of the public right-of-way on Van Ness Avenue in order to construct and maintain a pedestrian tunnel under Van Ness Avenue (state highway 101) to connect the new Cathedral Hill Campus MOB and the new Cathedral Hill Campus Hospital located at 1100 and 1101 Van Ness Avenue respectively; (b) to construct and maintain off-site improvements on the north side of Cedar Street between Van Ness Avenue and Polk Street, across the street from the Cathedral Hill Campus MOB and on the south side of Cedar Street contiguous to the property at 1001 Polk Street (block 0694, lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (c) to install and maintain two 30,000 gallon diesel fuel tanks within the public right of way under Geary Boulevard between Franklin Street and Van Ness Avenue, in order to serve the Cathedral Hill Campus Hospital at 1101 Van Ness Avenue; and (2) changing the official sidewalk width of: (a) the southerly side of Post Street between Franklin Street and Van Ness Avenue; (b) the northerly side of Geary Boulevard between Franklin Street and Van Ness Avenue; (c) the northerly side of Geary Street starting at Van Ness Avenue continuing east 325 feet; (d) both sides of Cedar Street starting at the intersection with Van Ness Avenue continuing east to Polk Street; (e) the westerly side of Van Ness Avenue starting from Geary Boulevard to Post Street; and (f) the easterly side of Van Ness Avenue between Geary Street and Cedar Street; in association with the development of the new Cathedral Hill Campus, would be consistent with the Objectives and Policies of the General Plan and the Priority Policies of Planning Code Section 101.1.
 Preliminary Recommendation: Approve General Plan Referral

ACTION: Approved General Plan Referral
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18891

- 8m. [2004.0603C](#) (E. WATTY: (415) 558-6620)
601 DUBOCE AVENUE; 45 CASTRO STREET (Davies Campus) – The Davies Campus is generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539/001) – **Request for Conditional Use Authorization** to amend a previously approved Conditional Use Authorization for a Planned Unit Development for the Davies Campus, including an exception to the rear yard requirements of Planning Code Section 134, to allow for construction of the Neurosciences Institute building (Sections 209.3(a), 209.9(b), 303, 304).
 Preliminary Recommendation: Approve with Conditions

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
 MOTION: 18892

- 8n. [2012.0403W](#) (E. WATTY: (415) 558-6620)
CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN –
 St. Luke's Campus (3555 & 3615 Cesar Chavez Street; 1580 Valencia Street; 555 San Jose Avenue): generally bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27th Street (Assessor's Block/Lot No.'s 6575-001, -002; 6576-021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street); Cathedral Hill Campus (1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, & 1062 Geary Street; 1375 Sutter Street): generally bounded by Franklin Street, Polk Street, Geary Street/Boulevard and Sutter Street (Assessor's Blocks/Lots 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); Davies Campus (601 Duboce Avenue; 45 Castro Street): generally bounded by Castro Street, Noe Street, 14th Street and Duboce Avenue (Assessor's Block/Lot 3539-001); California Campus (3773, 3801, 3901 & 3905 Sacramento Street; 3698, 3700, 3838 & 3848-3850 California Street; 460 Cherry Street): generally bounded by Cherry Street, Spruce Street, Sacramento Street and California Street (Assessor's Block/Lot 1015-001, 1015-016, 1015-052, 1015-053, 1015-054, 1016-001, 1016-002, 1016-003, 1016-004, 1016-005, 1016-006, 1016-007, 1016-008, 1016-009, 1017-027, 1017-028); and Pacific Campus (2330, 2340-2360, 2351, 2400 & 2405 Clay Street; 2315 & 2333 Buchanan Street; 2018, 2100 & 2200 Webster Street; 2315, 2323, 2324, 2329 & 2395 Sacramento Street; 2300 California Street): generally bounded by Fillmore Street, Buchanan Street, Washington Street and California Street (Assessor's Block/Lot 0612-008, 0613-002, 0613-029, 0628-013, 0628-014, 0629-041, 0629-044, 0636-033, 0637-014, 0637-015, 0637-016, 0637-017, 0637-018, 0637-019) – **Request that the Board of Supervisors approve a Development Agreement pursuant to Chapter 56 of the San Francisco Administrative Code.** The proposed Development Agreement is a contract between the City and Sutter West Bay Hospitals, a California nonprofit public benefit corporation doing business as California Pacific Medical Center, pursuant to the authority of Section 65864 of the California Government Code and Chapter 56 of the San Francisco Administrative Code, and affecting CPMC's existing St. Luke's, Davies, Pacific and California Campuses and proposed Cathedral Hill Campus. The Development Agreement has a term of ten (10) years from its Effective Date (as defined in the proposed Development Agreement), unless extended or earlier terminated, and sets forth certain rights and obligations of the City and CPMC with respect to the Project. Public benefits proposed in the Development Agreement include but are not limited to the rebuilding of St. Luke's Campus Hospital, and the implementation of healthcare, workforce development, housing, public improvements, and transportation programs.
 Preliminary Recommendation: Adopt a Recommendation for Approval

- ACTION:** Adopted a Recommendation for Approval with the following Modifications;
1. Eliminate the provision in Exhibit K, Item 9 of the Development Agreement, which requires the Cathedral Hill parking garage to close at 7 pm to persons who are not visitors, employees and staff of the Campus.
 2. Amend Section 4.2.1 in the form provided at the hearing by staff to provide for Delay Payment.
 3. Amend Section 8.2.2 to:
 - a. Provide notice to San Franciscans for Healthcare, Housing, Jobs, and Justice ("SFHHJJ"), the Community Advisory Groups required by the use permits for each CPMC Campus, and any other member of the public who wishes to receive notice of any of the following:
 - i. The Planning Department's receipt of CPMC's annual Compliance Statement;
 - ii. The issuance of the "City Report"; and
 - iii. Any formal requests to the Planning Department for Material Change or that is not a Material Change to the Development Agreement.

4. To conform all language in the Development Agreement regarding entry level hiring to state that CPMC's hiring goals shall be to fill at least forty percent (40%) of Available Entry Level Positions with System Referrals.
5. The Commission requested that the Board of Supervisors consider asking CPMC to either retain their existing in-patient psychiatric beds, or explore providing community-based psychiatric services through the Innovation Fund of the Development Agreement.

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya
RESOLUTION: 18893

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment: **7:00 PM**