



# City and County of San Francisco

## Meeting Agenda

### Land Use and Economic Development Committee

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

*Members: Scott Wiener, Jane Kim, David Chiu*

*Clerk: Alisa Miller (415) 554-4447*

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Monday, April 8, 2013

1:30 PM

City Hall, Committee Room 263

### Regular Meeting

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## AGENDA CHANGES

## REGULAR AGENDA

- 1. 121019 [Administrative Code - California Environmental Quality Act Procedures]**  
**Sponsor: Wiener**  
Ordinance amending Administrative Code, Chapter 31, to reflect revisions in the California Environmental Quality Act (CEQA) and to update and clarify certain procedures provided for in Chapter 31, including without limitation: codifying procedures for appeals of exemptions and negative declarations; providing for the Board to make the final CEQA decision on projects requiring Board legislative action, negating the need to file formal CEQA appeals; revising noticing procedures for environmental impact reports and negative declarations for plan area projects exceeding 20 acres; expanding noticing requirements for certain exempt projects; and clarifying existing noticing requirements for exempt projects.  
  
10/16/12; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.  
  
10/29/12; REFERRED TO DEPARTMENT.  
  
11/13/12; RESPONSE RECEIVED.  
  
11/20/12; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.  
  
12/3/12; RESPONSE RECEIVED.  
  
1/29/13; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.  
  
2/6/13; REFERRED TO DEPARTMENT.  
  
3/18/13; RESPONSE RECEIVED.  
  
3/27/13; RESPONSE RECEIVED.  
  
4/2/13; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.  
  
4/4/13; REFERRED TO DEPARTMENT.

*PLEASE NOTE: File Nos. 120458, 120459, and 120460 do not relate to the California Pacific Medical Center (CPMC) Long Range Development Plan as described in Board of Supervisors Resolution No. 77-13, endorsing a Term Sheet for a revised project. New General Plan Amendments corresponding to a revised project may be considered at a future public hearing.*

**2. 120458 [General Plan - Van Ness Area Plan Amendments - California Pacific Medical Center: Cathedral Hill Campus]**

Ordinance amending the General Plan, Van Ness Area Plan, in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. (Planning Department)

4/30/12; RECEIVED FROM DEPARTMENT.

5/8/12; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/30/12; NOTICED.

6/15/12; CONTINUED.

6/25/12; CONTINUED.

7/9/12; CONTINUED.

7/16/12; CONTINUED TO CALL OF THE CHAIR.

3/27/13; NOTICED.

**3. 120459 [General Plan Map - California Pacific Medical Center: St. Luke's Campus]**

Ordinance amending the General Plan by amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Assessor's Parcel Block No. 6575/Lot Nos. 001, 002; Assessor's Parcel Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27th Street) to 105 feet; amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site and 204' and 228', respectively, for the medical office building site at the St. Luke's Campus; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. (Planning Department)

4/30/12; RECEIVED FROM DEPARTMENT.

5/8/12; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/30/12; NOTICED.

6/15/12; CONTINUED.

6/25/12; CONTINUED.

7/9/12; CONTINUED.

7/16/12; CONTINUED TO CALL OF THE CHAIR.

3/27/13; NOTICED.

**4. 120460 [General Plan Map - California Pacific Medical Center: Cathedral Hill Campus]**

Ordinance amending the General Plan by amending Map 4 of the Urban Design Element to allow for development up to a height of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets; amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385' and 466', respectively, for the Cathedral Hill Hospital site, and 265' and 290', respectively, for the Cathedral Hill Medical Office Building site; amending Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office Building as the Van Ness Medical Use Subdistrict; amending Map 2 of the Van Ness Area Plan to create a 265-V height/bulk district coterminous with the Hospital site; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. (Planning Department)

4/30/12; RECEIVED FROM DEPARTMENT.

5/8/12; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/30/12; NOTICED.

6/15/12; CONTINUED.

6/25/12; CONTINUED.

7/9/12; CONTINUED.

7/16/12; CONTINUED TO CALL OF THE CHAIR.

3/27/13; NOTICED.

5. **121065 [Planning Code, Zoning Map - Polk Street Alcohol and Tobacco Paraphernalia Restrictions; Establishing Lower Polk Street Alcohol Restricted Use District]**

**Sponsor: Chiu**

Ordinance amending the Planning Code, by amending Section 723, to extend the restriction on Tobacco Paraphernalia Establishments in the Polk Street Neighborhood Commercial District (NCD) for an additional three years and apply it to an area within one-quarter mile of the boundaries of the NCD; adding new Section 788, to establish the Lower Polk Street Alcohol Restricted Use District for the properties located on Polk Street between California Street to the north, O'Farrell Street to the south, and Polk Street's side streets between California Street, Larkin Street, O'Farrell Street and Van Ness Avenue; amending Zoning Map, Sheet ZN-02, to designate the Lower Polk Street Alcohol Restricted Use District; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

10/30/12; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

11/7/12; REFERRED TO DEPARTMENT.

11/9/12; RESPONSE RECEIVED.

2/20/13; RESPONSE RECEIVED.

3/14/13; REFERRED TO DEPARTMENT.

3/18/13; RESPONSE RECEIVED.

3/19/13; NOTICED.

3/26/13; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.

4/1/13; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

4/1/13; CONTINUED AS AMENDED.

6. **130301 [Subsurface Easement for Tiebacks - Chinese Hospital Replacement Project]**

**Sponsor: Chiu**

Resolution approving the grant of a Tieback Subsurface Easement on Assessor's Parcel Block No. 192, Lot No. 035, to the Chinese Hospital Association required for the Chinese Hospital Replacement Project; adopting findings that the grant of subsurface easement is consistent with the General Plan and the priority policies of Planning Code, Section 101.1, and environmental findings; and authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution.

4/2/13; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

## ADJOURNMENT

*NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.*

## LEGISLATION UNDER THE 30-DAY RULE

*NOTE: The following legislation will not be considered at this meeting. Board Rule 5.40 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.*

### **130252 [Administrative Code - Street Design Review Committee]**

**Sponsors: Wiener; Yee**

Ordinance amending the Administrative Code, by adding Section 98.2, to establish a Street Design Review Committee.

3/12/13; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

3/20/13; REFERRED TO DEPARTMENT.

### **130253 [Fire Code - Fire Apparatus Access Roads]**

**Sponsors: Wiener; Yee**

Ordinance amending the Fire Code, Chapter 5, Section 503.4, to clarify what does not constitute an obstruction of a Fire Apparatus Access Road.

3/12/13; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

3/22/13; REFERRED TO DEPARTMENT.

### **130263 [Planning Code - Castro Street Neighborhood Commercial District Use Size Limits]**

**Sponsor: Wiener**

Ordinance amending the Planning Code, Sections 121.2 and 715.1, the Castro Street Neighborhood Commercial District controls, to allow a neighborhood-serving nonprofit institution to exceed the use size limits with a Conditional Use Authorization; making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

3/19/13; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

3/25/13; REFERRED TO DEPARTMENT.

3/25/13; RESPONSE RECEIVED.

### **130272 [Zoning Map - Rezoning of 909 Tennessee Street]**

Ordinance amending Zoning Map, Sheet No. ZN08, to rezone Assessor's Block No. 4108, Lot No. 036 (909 Tennessee Street) from Public to Urban Mixed Use; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1. (Planning Commission)

3/18/13; RECEIVED FROM DEPARTMENT.

3/26/13; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

**130300 [Administrative Code - Child Care Centers for City and City-Funded Projects; Feasibility Studies]**

**Sponsor: Yee**

Ordinance amending the Administrative Code, Sections 29B.4 and 29B.5, to transfer responsibility for Child Care Feasibility Studies from the City Administrator and the Department of Children, Youth and Their Families to the Office of Early Care and Education in the Human Services Agency, and the Child Care Facilities Interagency Committee; and making environmental findings.

4/2/13; ASSIGNED UNDER 30 DAY RULE to the Neighborhood Services and Safety Committee.

### Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation
- 2) Budget and Legislative Analyst report
- 3) Department or Agency cover letter and/or report
- 4) Public correspondence

These items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

### Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using translation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous translation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting translation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

**IMPORTANT INFORMATION:** The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items above. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board, Clerk of a Committee or its members: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution.

**LAPTOP COMPUTER FOR PRESENTATIONS:** Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

**AGENDA PACKET:** Available for review in Clerk's Office, Room 244, City Hall, 1 Dr. Carlton B Goodlett Place, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SF Cable 26. Meetings are broadcast live on KPOO 89.5 FM. For DVD copies and scheduling call (415) 554-4188.

**LANGUAGE INTERPRETERS:** Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Madeleine Licavoli at (415) 554-7722. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

**翻譯 必須在會議前最少四十八小時提出要求**  
**請電 (415) 554-7719**

### **Disability Access**

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SF Cable 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Madeleine Licavoli at (415) 554-7722 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

### **Know Your Rights Under The Sunshine Ordinance**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-7854; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org)

Citizens may obtain a free copy of the Sunshine Ordinance by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.sfbos.org/sunshine>

### **Lobbyist Registration and Reporting Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code Sec. 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>