

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. 13-069

WHEREAS, In order to comply with State seismic safety requirements and improve healthcare facilities, Sutter West Bay Hospitals (dba California Pacific Medical Center (CPMC)) is planning to upgrade and/or construct new facilities at its existing St. Luke's and Davies Campuses and its proposed Cathedral Hill Campus; and,

WHEREAS, These facilities would have significant transportation impacts, especially the new Cathedral Hill Campus, which will provide 818 new parking spaces for a total of 990 parking spaces, and is located at Geary Boulevard and Van Ness Avenue, two major transit corridors; and,

WHEREAS, The Cathedral Hill Campus in particular would afford a high level of transit accessibility to patients, employees and visitors consistent with the City's Transit First Policy and SFMTA's Strategic Plan; and,

WHEREAS, To help address resulting traffic, transit delay and ridership impacts, the City and SFMTA have negotiated a proposed Development Agreement with CPMC that contains payments from CPMC to the SFMTA as follows: (a) \$5 million for the proposed Van Ness and Geary Bus Rapid Transit projects; (b) a Transit Fee in the total amount of \$6.5 million; (c) a \$0.50 off-peak and \$0.75 peak entry and exit fee per vehicle at CPMC Cathedral Hill parking garages; (d) \$400,000 to fund studies for improvements to bicycle facilities around and between the proposed new CPMC facilities; (e) up to \$40,000 each for up to three additional transportation studies monitoring of the operation of the intersections as well as operational characteristics of the Cathedral Hill Campus; and (f) \$75,000 each time any of the scheduled transportation surveys show in the aggregate that the drive alone mode split percentages for daily use exceed those shown in the CPMC Transportation Impact Study for additional or modified transportation demand management or transportation improvements related to the Cathedral Hill Campus traffic area; and,

WHEREAS, Over the lifetime of the proposed ten-year Development Agreement, CPMC would pay the SFMTA approximately \$14.5 million in current dollars; and,

WHEREAS, In order to accommodate the long-term buildout of St. Luke's Hospital, the SFMTA is recommending approval of the following transportation changes adjacent to CPMC facilities, in addition to the transportation changes approved by the SFMTA Board on May 1, 2012 in Resolution 12-064, as follows:

A. ESTABLISH – TOW-AWAY, NO STOPPING ANYTIME

Valencia Street, west side, from Cesar Chavez Street to 354 feet southerly

B. ESTABLISH – SIDEWALK WIDENING

Valencia Street, west side, from Cesar Chavez Street to 175 feet southerly and from Duncan Street to 117 feet northerly

(sidewalk to be widened from ten feet to 18 feet).  
Valencia Street, west side, from 275 feet to 354 feet south of Cesar Chavez Street  
(widens sidewalk from ten feet to 26 feet for a 79 foot long bulb)

C. ESTABLISH – BUS ZONE

Valencia Street, west side, from 175 feet to 275 feet south of Cesar Chavez Street;  
and,

WHEREAS, At its hearing on April 26, 2012, the Planning Commission certified by Motion No. 18588 a Final Environmental Impact Report ("FEIR") for the CPMC Long Range Development Plan (LRDP) pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.) and Chapter 31 of the Administrative Code; and,

WHEREAS, On May 1, 2012, the SFMTA Board of Directors adopted Resolution 12-064 and made and adopted findings pursuant to CEQA, and found that the measures included in Resolution 12-064 were consistent the San Francisco General Plan and the Priority Policies in Planning Code Section 101.1, which Resolution is hereby incorporated by reference; and,

WHEREAS, On March 12, 2013, by adoption of Motion No. M13-042, the Board of Supervisors rejected the FEIR appeal and affirmed the decision of the Planning Commission to certify the FEIR and found the FEIR to be complete, adequate, and objective, and reflecting the independent judgment of the City in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the Administrative Code. Copies of Planning Commission Motion No. 18588, and Board of Supervisors Motion No. M13-042 are on file with the Clerk of the Board of Supervisors in File Nos. 120549 and 120550; and,

WHEREAS, On May 9, 2013, Planning Department staff made available the Addendum to the FEIR for the revised CPMC LRDP project ("Addendum") and the revised approval documents for the revised CPMC LRDP Project; and,

WHEREAS, On May 23, 2013, the Planning Commission adopted findings, including a statement of overriding considerations and a mitigation monitoring and reporting program pursuant to CEQA, a copy of which is on file with the Planning Department and is incorporated in this Resolution by reference; and,

WHEREAS, On May 23, 2013, the Planning Commission determined that the Project, and the various actions being taken by the City and the Agency to approve and implement the Project, are consistent with the General Plan and with the Eight Priority Policies of City Planning Code Section 101.1, and made findings in connection therewith (the "General Plan Consistency Determination"), a copy of which is on file with the Planning Department and is incorporated into this Resolution by reference; and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on those modifications through the public hearing process; now, therefore, be it

RESOLVED, That in accordance with the actions contemplated herein, the SFMTA Board has reviewed the FEIR and the FEIR Addendum, and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations and mitigation monitoring and reporting program, adopted by the Planning Commission on May 23, 2013, pursuant to CEQA; and, be it

FURTHER RESOLVED, That the SFMTA Board finds that the actions contemplated herein are consistent with the General Plan and with the Eight Priority Policies of City Planning Code Section 101.1, and adopts and incorporates by reference as though fully set forth therein the findings adopted by the Planning Commission on May 23, 2013; and, be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby consent to the proposed Development Agreement between the City and County of San Francisco and Sutter West Bay Hospitals substantially in the form and on the terms on file with this Board and authorizes the Director of Transportation to execute the Consent to the Development Agreement on behalf of this Board, which supersedes in its entirety the consent authorized in Resolution 12-064 on May 1, 2012; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors, does hereby approve the traffic and sidewalk modifications around St. Luke's Campus.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of June 4, 2013.

---

Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency