

FILE NO. 071379

MOTION NO. M07-126

1 [Adopting findings related to the reversal of the approval of the mitigated negative declaration  
2 issued by the Planning Commission for 601 Duboce Avenue Project.]

3 **Motion adopting findings related to the reversal of the approval of the mitigated**  
4 **negative declaration issued by the Planning Commission for the 601 Duboce Avenue**  
5 **Project.**

6  
7 On November 18, 2006, the Environmental Review Officer of the Planning Department  
8 issued a preliminary mitigated negative declaration for a proposal to construct a four-story  
9 50,100 gross square-foot medical office building on an existing surface parking lot of the  
10 California Pacific Medical Center Davis Campus at 601 Duboce Avenue (the "Project") in  
11 accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines  
12 and San Francisco Administrative Code Chapter 31.

13 On June 7, 2007, following a noticed public hearing, the Planning Commission by  
14 Motion No. 17443 adopted a Final Mitigated Negative Declaration for 601 Duboce Avenue  
15 ("negative declaration") in accordance with Administrative Code Section 31.11(h). A copy of  
16 said document is on file with the Clerk of the Board of Supervisors in File No. 070905  
17 and is incorporated by reference herein.

18 The Clerk of the Board received an appeal of the negative declaration from Nicole M.  
19 Phillips, on behalf of the Service Employees International Union, United Healthcare Workers –  
20 West (the "Appellant") on June 19, 2007.

21 This Board of Supervisor's held a duly noticed public hearing on September 18, 2007,  
22 to consider the negative declaration appeal filed by Appellant. Following the conclusion of the  
23 public hearing, the Board reversed the Planning Commission's adoption of the negative  
24 declaration for the Project based on the whole record before the Board including the written  
25

1 record in File No. 070905, as well as the written submissions to, public  
2 testimony at, and official written, video and audio records of the Planning Department  
3 determination on the negative declaration and subsequent determinations of the Planning  
4 Commission related to the Project, the public testimony at, and official written, video and  
5 audio records of the Board determination on the negative declaration appeal and deliberation  
6 of the oral and written testimony at the public hearing before the Board of Supervisors by all  
7 parties and the public in support of and opposed to the appeal of the negative declaration, all  
8 of which are declared to be a part of this motion as if set forth fully herein.

9 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors finds that the  
10 mitigated negative declaration for the Project is inadequate and incomplete in that although  
11 ~~the document adequately addresses the direct physical impacts at the CPMC Davies Campus~~  
12 ~~associated with the Project, including such issues as air quality, noise and traffic associated~~  
13 ~~with the construction and operation of the proposed medical office building,~~ it fails to consider  
14 the reasonably foreseeable consequences of that new use in relation to the long-term medical  
15 facilities plan of the California Pacific Medical Center (the "CPMC") for its several existing and  
16 planned campuses in San Francisco; and be it

17 FURTHER MOVED, That the Board of Supervisors finds that by failing to analyze the  
18 Project as part of a larger plan to update and reorganize CPMC facilities in San Francisco, the  
19 negative declaration inappropriately segments the environmental impacts that may be  
20 associated with the Project; and be it

21 FURTHER MOVED, That the Board of Supervisors finds based on substantial  
22 evidence in the record, including in testimony before the Board, that the Project may result in  
23 impacts not analyzed in the negative declaration in that CPMC owns and operates several  
24 existing medical facilities in San Francisco, CPMC has filed an application with the Planning  
25 Department to undertake environmental review of a long-range plan for some of the medical

1 facilities that it owns or plans to construct, in part to comply with requirements of SB 1953,  
2 and CPMC intends to use the new medical office building at Davies to relocate certain  
3 neuroscience operations now at the CPMC Pacific Campus at 2333 Buchanan Street to the  
4 new medical office building proposed at the CPMC Davies Campus, but the mitigated  
5 negative declaration does not address the effect of relocating CPMC Pacific Campus  
6 functions to the CPMC Davies campus or how the relocation may alter the operations at other  
7 CPMC facilities in San Francisco; and be it

8 FURTHER MOVED, That the Board of Supervisors finds that although testimony was  
9 presented to the Board that the relocation of neuroscience uses from the CPMC Pacific  
10 Campus to the CPMC Davies Campus is designed to relieve overcrowding at the CPMC  
11 Pacific Campus, no discussion of the relationship between the two campuses is included in  
12 the mitigated negative declaration, the public has not had an opportunity to comment on this  
13 information, the Planning Department has not had an opportunity to fully examine the  
14 relationship between the two facilities and the environmental impacts associated with this  
15 relocation, including the effects on CPMC's planned long-term facilities and, therefore, it is not  
16 possible for the Board to know whether all impacts associated with the Project have been  
17 thoroughly analyzed in the mitigated negative declaration; and be it

18 FURTHER MOVED, That the Board of Supervisors finds that based on the information  
19 presented to it that the 601 Duboce Avenue Project appears to relate to and be a part of the  
20 larger long-term facilities plan of CPMC and the impacts associated with the 601 Duboce  
21 Avenue Project should be analyzed as part of the CEQA analysis on the overall long-term  
22 facilities plan.



# City and County of San Francisco

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

## Tails Motion

**File Number:** 071379

**Date Passed:** October 2, 2007

Motion adopting findings related to the reversal of the approval of the mitigated negative declaration issued by the Planning Commission for the 601 Duboce Avenue Project.

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June 28, 2007 Board of Supervisors — REFERRED: Board of Supervisors

October 2, 2007 Board of Supervisors — APPROVED


October 2, 2007 Board of Supervisors — AMENDED

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Elsbernd, Chu, Maxwell, McGoldrick,  
Mirkarimi, Peskin, Sandoval

Excused: 1 - Dufty

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Enacted No.: M07-126

I hereby certify that the foregoing Motion  
was AMENDED on October 2, 2007 by the  
Board of Supervisors of the City and County  
of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo", is written over a solid horizontal line.

Angela Calvillo  
Clerk of the Board