

April 7, 2016

ACTION UNDER PRESIDENT’S AUTHORITY – APPROVAL OF LONG RANGE DEVELOPMENT PLAN AMENDMENT #1 TO REVISE FUNCTIONAL ZONE MAP FOR THE MISSION BAY CAMPUS SITE, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The Regents approved UCSF’s 2014 Long Range Development Plan (LRDP) following certification of the 2014 LRDP Environmental Impact Report (EIR) in November 2014. The 2014 LRDP contains functional zone maps for each of UCSF’s main campus sites that illustrate the general location of proposed uses and guides future decisions regarding where to locate buildings and other facilities. Individual projects brought forward for approval are expected to be consistent with the functional zone maps.

UCSF’s Mission Bay campus site currently contains a temporary child care facility accommodating 85 child care slots. The current site is needed for utility and infrastructure in conjunction with UCSF Mission Bay development. Due to high demand for child care, and the unavailability of a permanent child care site, UCSF proposes to replace the existing temporary facility with a larger temporary facility with capacity for approximately 272 slots. The proposed location for the expanded temporary child care facility is immediately adjacent to the current location, on a block planned for long-term development with permanent open space. Since UCSF is not prepared to move forward with the development of permanent open space at that location for at least 10 years, placing the expanded temporary child care use there would allow UCSF to increase its child care capacity in the near term on a block that would not otherwise be developed for many years.

The proposed location for the expanded child care facility is within the “Open Space” functional zone, which does not include child care (a “Support” use) as a permitted predominant or secondary use. LRDP Amendment #1 would add a “Support” functional zone overlay to the Mission Bay functional zone map on the block containing the proposed location of the expanded temporary child care facility and maintain the underlying “Open Space” functional zone

designation there. Adding a “Support” functional zone overlay enables the interim use of the site for the expanded temporary child care facility until the permanent open space use is developed in the long term. When permanent open space is developed, the “Support” functional zone overlay on Block 18C will sunset or expire. The “Open Space” functional zone will be the functional zone designation applicable to Block 18C at that time.

BACKGROUND

Providing quality and conveniently located child care is a critical UCSF strategy for ensuring workplace satisfaction and facilitating talent recruitment. According to a recent child care demand study conducted in 2015 by UCSF’s contracted child care provider (Bright Horizons), there is currently demand for 670 child care slots across all of UCSF’s campus sites. UCSF’s current child care capacity is 297 slots, including the existing temporary child care center at the Mission Bay campus site, the Kirkham and Lucia child care centers at the Parnassus Heights campus site, and the Laurel Heights child care center. This leaves UCSF with a current shortfall of approximately 373 slots.

The current temporary Mission Bay child care center was established in 2005 and is located on the western portion of Block 18C, shown in Attachment 1. Given the temporary nature of the center, it is housed in modular buildings with a 10-year life expectancy, which it has now exceeded. Currently there are 85 slots at this center. Based on demand and population growth, the 2014 LRDP proposes to replace this temporary child care facility with a permanent facility containing a total of approximately 200 slots on or near the Mission Bay campus site.

Although the 2014 LRDP suggests a permanent child care facility could be integrated into the proposed housing development on Block 15 of the Mission Bay campus site, UCSF is in the process of developing a comprehensive approach for campus housing, and does not anticipate the near-term development of the Block 15 housing project. Consequently, the development of permanent on-site child care is also deferred. In addition, despite consistent efforts, UCSF and its contracted child care provider have been unable to successfully identify permanent offsite child care solutions, due to the following challenges:

- Extremely high cost of properties / land in San Francisco
- Limited availability of sites that are close enough to UCSF's Mission Bay campus
- Lack of sites that meet environmental siting criteria for child care facilities
- Lack of sites large enough to satisfy the current demand and required outdoor space

Given the unavailability of offsite child care solutions in the desired timeframe, UCSF proposes to locate a new temporary child care facility to the east of the existing child care facility, on the eastern portion of Block 18C as shown on Attachment 1. Multiple alternative locations on the Mission Bay campus site were evaluated for the relocated and expanded temporary child care facility, including Blocks 14, 15, 16 and 18C. Block 18C emerged as the preferred location for the expanded child care facility because it is not planned for any future building development, it meets environmental siting criteria for a child care facility, and is expected to be available for the relocated temporary child care use for at least 10 years.

Beginning in spring 2016, UCSF plans to undertake a significant utility and infrastructure project in the vicinity of the existing child care facility to support capital improvements envisioned at the Mission Bay campus site over the next three to four years. As part of this effort, the campus will pave the campus roads and temporary surface parking lots to create access to the northwest area of the campus site. Additionally, the land where the existing child care facility is located is needed for installing underground utilities. The utility and infrastructure project must access the land immediately under the child care facility, which drives the need to relocate the child care facility. Mitigation strategies will be implemented to manage the impacts on the child care facility from the construction activity.

The relocated and expanded temporary child care facility is expected to provide an interim solution for approximately 10 years, though it may serve the university even longer. This interim expansion will provide UCSF time to pursue its longer-term goal to locate child care in a permanent facility.

To facilitate the temporary child care project, UCSF proposes Amendment #1 to the 2014 LRDP to revise the functional zone map for the Mission Bay campus site by adding a “Support” functional zone overlay to Block 18C. Child care is a permitted use within the Support use zone. The reason for the “Support” functional zone overlay, rather than changing the underlying “Open Space” functional zone to the “Support” functional zone, is that UCSF expects to develop Block 18C with permanent open space over the long term, consistent with the 2014 LRDP. The proposed revision to the functional zone map is shown in Attachment 2.

When a permanent child care facility is found, and the Block 18C temporary child care facility is no longer needed and removed from the block, it can be replaced by other interim uses (following a determination of CEQA compliance) consistent with the “Support” functional zone overlay. These uses should allow permanent open space to be developed in the future, consistent with the 2014 LRDP. The “Support” functional zone overlay on Block 18C will sunset or expire when permanent open space is developed on Block 18C. The “Open Space” functional zone will be the functional zone designation applicable to Block 18C at that time.

Environmental Impact Summary

Addendum #1 (attached as Attachment 3) to the Final EIR for the 2014 LRDP (SCH#2013092047) was prepared in accordance with the California Environmental Quality Act (CEQA) and the University of California Procedures for Implementation of CEQA. The campus’s 2014 LRDP EIR evaluated the impacts of proposed LRDP development at a program level, and a number of specific proposals, including child care at Mission Bay, at a project level. The 2014 LRDP EIR was certified by the Regents in connection with the approval of the 2014 LRDP in November 2014. The Addendum evaluates the proposed LRDP Amendment #1 to add a “Support” functional zone overlay to Block 18C; the proposed new temporary child care center on Block 18C. In accordance with sections 15162 and 15164 of the CEQA Guidelines, the University has determined that an addendum is appropriate to evaluate the environmental effects of the proposed minor change to the 2014 LRDP’s functional zone locations.

Findings

Having reviewed the information contained in the LRDP EIR and Addendum #1 to the LRDP EIR, as well as the requirements under CEQA Guidelines sections 15162 and 15164, the President makes the following findings:

- The LRDP EIR, as amended by Addendum #1, provides a sufficient analysis of environmental effects to support the proposed Amendment #1 to the LRDP.
- The proposed project does not entail substantial changes that would require revisions to the existing LRDP EIR, nor would new significant environmental effects or a substantial increase in the severity of previously identified significant effects occur.
- Since adoption of the LRDP EIR, no substantial changes have occurred in the circumstances under which the proposed project would be undertaken that have not already been analyzed in updated analyses, and no new information has emerged that would materially change any of the analyses, conclusions, mitigation measures, or project alternatives in the LRDP EIR.
- For the reasons stated above, no additional environmental review is necessary under CEQA.

RECOMMENDATION

It is recommended, based on review and consideration of Addendum #1 to the 2014 LRDP EIR and pursuant to Regents Policy 8102, that the President take the following actions:

- (1) Adopt the CEQA Findings (above),
- (2) Approve Amendment #1 to the 2014 LRDP to revise the functional zone map for the Mission Bay campus site to add a “Support” functional zone overlay on the “Open Space” functional zone on Block 18C, as shown in Attachment 2.

Approved

 4-15-16

Janet Napolitano Date
President of the University

Attachment 1: Existing and Proposed Mission Bay Temporary Child Care Locations

Attachment 2: Revised Mission Bay Campus Site Functional Zone Map

Attachment 3: Addendum #1 to the 2014 LRDP EIR. Link to 2014 LRDP EIR

<https://www.ucsf.edu/content/lrdp-environmental-impact-report-downloads>

Attachment 1: Existing and Proposed Mission Bay Temporary Child Care Locations



