

LEGISLATIVE DIGEST

[Summary Street Vacation - Portion of San Jose Avenue - California Pacific Medical Center: St. Luke's Campus]

Ordinance ordering the summary street vacation of a portion of San Jose Avenue, between 27th Street and Cesar Chavez Street; rescinding an existing encroachment permit; adopting environmental findings pursuant to the California Environmental Quality Act and findings that the action contemplated herein are consistent with the San Francisco General Plan and eight priority policies of San Francisco Planning Code Section 101.1; and authorizing official acts in connection with this ordinance.

Existing Law

Currently, San Jose Avenue between 27th Street and Cesar Chavez Street is owned by the City. However, California Pacific Medical Center ("CPMC") uses this portion of San Jose Avenue as a parking lot under a street encroachment permit recorded May 15, 1968.

Amendments to Current Law

This ordinance would vacate San Jose Avenue from 27th Street to Cesar Chavez Street. Under a transfer agreement with CPMC, the City would sell this portion of San Jose Avenue to CPMC.

Background Information

California Pacific Medical Center ("CPMC") currently operates four acute care medical centers in San Francisco: the California Campus, the Pacific Campus, the St. Luke's Campus, and the Davies Campus. As part of its program to meet state seismic readiness deadlines, CPMC's Long Range Development Plan ("LRDP") proposes a five campus system with three acute care hospitals – at Davies, St. Luke's, and a new hospital at the proposed Cathedral Hill Campus – providing approximately 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed Cathedral Hill Hospital is built at the Cathedral Hill Campus, the acute care services at the California and Pacific campuses will be transferred to the Cathedral Hill Hospital. The Pacific Campus's existing acute care hospital would undergo renovation and reuse as an ambulatory care center. CPMC would sell the California Campus after the transfer of acute care and non-acute care services to the Cathedral Hill and/or the Pacific Campus. Under the LRDP, CPMC would also construct a medical office building at Cathedral Hill, a medical office building at Davies, and reconstruct the hospital and construct a medical office building at St. Luke's. More details regarding CPMC's LRDP, including plans and renderings, can be found on the Planning Department's website at cpmc.sfplanning.org.

This ordinance concerns the proposed St. Luke's Campus, which will include a new acute care hospital and a new medical office building.

The proposed St. Luke's Hospital includes the construction of a new 146,410 gross square foot, five-story and approximately 99' tall, 80-bed acute care hospital, sited on the campus' existing surface parking lot and over the portion of San Jose Avenue to be vacated in this ordinance. The hospital will include an entry plaza adjacent to the hospital entrance on Cesar Chavez Street, along with a courtyard and public pedestrian pathway along the former San Jose right-of-way. The new hospital will be sited such that the existing hospital can remain in continuous operation during the new hospital's construction.

Following the demolition of the existing hospital, CPMC will construct a new 104,008 gsf, five-story and approximately 100' tall medical office building in the existing hospital's place. The MOB will include medical office space as well as retail, educational, and conference space, and a four level underground garage with approximately 220 parking spaces.

Among other approvals, construction of the St. Luke's hospital and MOB will also require ordinances to amend the San Francisco General Plan, Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City primarily related to the construction of a new hospital and medical office building at the Cathedral Hill Campus, a new medical office building at the Davies Campus, and the hospital and medical office building at the St. Luke's Campus.