

**LEGISLATIVE DIGEST**

[General Plan Maps - Urban Design Element - California Pacific Medical Center - St. Luke's Campus]

**Ordinance amending the General Plan, 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 Block No. 6575, Lot No. 001-002, Assessor's Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; 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.**

Existing Law

Currently, maps contained in the San Francisco General Plan's Urban Design Element proscribe the height and bulk of development in the area around the California Pacific Medical Center's St. Luke's Campus, which is located on Cesar Chavez Street, between Valencia and Guerrero Streets.

Amendments to Current Law

This ordinance would amend two maps in the San Francisco General Plan's Urban Design Element:

- 1) Map 4, which governs heights of buildings, is amended to increase the maximum height on the St. Luke's Campus from a range of 41 to 88 feet, to 145 feet for the portion of the St. Luke's Campus where the hospital tower will be located, and to 105 feet for the balance of the Campus;
- 2) Map 5, which governs the bulk of buildings, is amended to increase the maximum plan dimension from 110 feet to 229 feet, and maximum diagonal plan dimension from 125 feet to 285 feet for the St. Luke's Replacement Hospital site, and to increase the maximum plan dimension from 110 feet to 204 feet, and increase the maximum diagonal plan dimension from 125 to 228 feet for the medical office building site.

### Background Information

This Ordinance is substitute legislation concerning California Pacific Medical Center's (CPMC) Long Range Development Plan ("LRDP"). This Ordinance substitutes for legislation originally introduced in April 2012. After introduction of the original legislation, CPMC revised its LRDP. The revised LRDP is described generally below. The proposed revisions from April 2012 include an increase in the size of the new hospital at the St. Luke's Campus (from 80 beds to 120 beds) and a decrease in the size of the new hospital at the Cathedral Hill Campus (from 555 beds to 274 – 304 beds).

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 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 692 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed hospital is constructed 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. In the near term, CPMC would also construct a new medical office building at Cathedral Hill, a new medical office building at Davies, and at St. Luke's, replace the existing hospital with a new 142-foot, 120 bed hospital and construct a new medical office building. More details regarding the LRDP, including plans and renderings, can be found on the Planning Department's website at [cpmc.sfplanning.org](http://cpmc.sfplanning.org).

This ordinance concerns the proposed St. Luke's Campus. At St. Luke's, CPMC will construct a new 214,061 gross square foot, seven-story, approximately 142' tall, 120-bed acute care hospital, sited on an existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue.

After the hospital is constructed, the existing hospital will be demolished and CPMC will construct a new 98,959 gross square foot, five-story, approximately 100' tall medical office building. The medical office building will include medical office space and retail, educational, and conference space, along with a four level underground garage with approximately 220 parking spaces.

Among other approvals, construction of the St. Luke's Campus hospital and medical office building will also require ordinances to amend the San Francisco Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City.