

**REVISED LEGISLATIVE DIGEST**

(6/4/2013, Substituted)

[General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus]

**Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict and increase the floor area ratio to 7.5:1 for the Cathedral Hill Campus Medical Office Building site; Map 2 of the Van Ness Area Plan, to create a 230-V height/bulk district coterminous with the Hospital site; and adopting findings, including environmental findings, Planning Code, 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 in the San Francisco General Plan Urban Design Element and Van Ness Area Plan proscribe certain limits to the height, bulk and floor area ratios for developments located near the intersection of Geary Street/Boulevard and Van Ness Avenue.

Amendments to Current Law

This Ordinance amends three maps in the San Francisco General Plan:

- 1) Urban Design Element Map 5, regulating the bulk of buildings, is amended to allow maximum dimensions and maximum plan dimensions of 385 feet and 466 feet (from 110' and 140') respectively for the site identified for the proposed Cathedral Hill Campus Hospital, and to allow a maximum plan dimension and maximum diagonal plan dimension of 265 feet and 290 feet (from 110' and 125') respectively, for the site proposed for the Cathedral Hill Campus Medical Office Building, on the block bounded by Van Ness Avenue, Geary Street, Cedar Street and just west of Polk Street.
- 2) Van Ness Area Plan Map 1 is amended to allow a floor area ratios of 7.5 to 1.1 (from 7.1 to 1) for the Cathedral Hill Campus Medical Office Building site, and to designate the sites for the hospital and office building as the "Van Ness Medical Use Subdistrict."
- 3) Van Ness Area Plan Map 2, governing height and bulk districts, is amended to allow a maximum height and bulk of 230-V (from 130-V) at the Cathedral Hill Campus Hospital 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 Cathedral Hill Campus at Van Ness Avenue and Geary Boulevard/Street. The Cathedral Hill Campus includes a new acute care hospital on the block bounded by Van Ness, Geary, Franklin and Post Streets, a new medical office building on the block bounded by Van Ness, Geary, Cedar and Polk Streets, and a pedestrian tunnel underneath Van Ness Avenue connecting the two facilities. Additional medical office space for the campus will be provided within the existing building at 1375 Sutter Street.

The proposed Cathedral Hill Hospital will be a 274 to 304-bed, 226' tall, 12-story, approximately 730,888 gross square foot acute care hospital with related hospital space, including 276 parking spaces on three underground levels. The proposed medical office building, across Van Ness Avenue, will be nine stories, approximately 130' tall, and will contain approximately 261,691 gross square feet of floor area and 542 off-street parking spaces on seven underground levels.

Among other approvals, the Cathedral Hill Campus will require ordinances to amend the San Francisco Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City.