

**REVISED LEGISLATIVE DIGEST**

(6/4/2013, Substituted)

[Changing the Official Sidewalk Widths - Portions of Post Street, Geary Boulevard, Geary Street, Cedar Street, and Van Ness Avenue - California Pacific Medical Center: Cathedral Hill Campus]

**Ordinance amending Ordinance No. 1061, entitled “Regulating the Width of Sidewalks,” by adding thereto Section 1596, to change the official sidewalk width of the southerly side of Post Street, starting at the southeast intersection with Franklin Street, continuing east to the southwest intersection with Van Ness Avenue; the northerly side of Geary Boulevard, starting at the northeast intersection with Franklin Street, continuing east to the northwest intersection with Van Ness Avenue; the northerly side of Geary Street, starting at the northeast intersection of Van Ness Avenue, continuing east 325 feet; both sides of Cedar Street, starting at the intersection with Van Ness Avenue, continuing east to the intersection with Polk Street; the westerly side of Van Ness Avenue, starting at the intersection with Geary Boulevard, continuing north to the intersection with Post Street; and the easterly side of Van Ness Avenue, starting at the intersection with Geary Street, continuing north to the intersection with Cedar Street; making environmental findings and findings pursuant to the General Plan and Planning Code, Section 101.1; and requiring relocation, modification, or both, of facilities affected by the sidewalk width change.**

Existing Law

Board of Supervisors’ Ordinance No. 1061 established the official sidewalk widths for sidewalks throughout San Francisco.

Amendments to Current Law

This ordinance changes the official sidewalk width of certain sidewalks surrounding the CPMC’s proposed Cathedral Hill Campus hospital and medical office building. The sidewalk widths to be changed are the south side of Post Street, between Franklin Street and Van Ness Avenue; the north side of Geary Boulevard, between Franklin Street and Van Ness Avenue; the north side of Geary Street, between Van Ness Avenue and just west of Polk Street; both sides of Cedar Street, between Van Ness Avenue and Polk Street; the west side of Van Ness Avenue, between Geary Boulevard and Post Street; and the east side of Van Ness Avenue between Geary Street and Cedar Street.

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 General Plan, Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City.