

## LEGISLATIVE DIGEST

[Planning Code - Increase Maximum Floor Area Ratios and Create the Van Ness Medical Use Subdistrict Within the Van Ness Special Use District - California Pacific Medical Center: Cathedral Hill Campus]

**Ordinance amending the San Francisco Planning Code Section 124 to: 1) allow a floor area ratio of 9:1 for a hospital and 7.5:1 for a medical office building within the Van Ness Special Use District, Medical Use Subdistrict; 2) amend Section 243 to include the establishment of the Van Ness Medical Use Subdistrict and associated controls; and 3) adopt findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

### Existing Law

Currently, San Francisco Planning Code Section 124 sets the maximum floor area ratios for development in San Francisco. San Francisco Planning Code Section 243 contains special development controls for the area encompassed within the Van Ness Special Use District.

### Amendments to Current Law

This ordinance would amend Planning Code section 124 governing floor area ratios to set a floor area ratio of up to 9 to 1 (from 7 to 1) for the proposed Cathedral Hill hospital site (the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets), and up to 7.5 to 1 (from 7 to 1) for the proposed medical office building site (the block bounded by Van Ness Avenue, Geary Street, Cedar Street and one property west of Polk Street).

This ordinance would also amend the Van Ness Special Use District (Planning Code Section 243) to create a new Van Ness Medical Use Subdistrict. The subdistrict would encompass the proposed Cathedral Hill Hospital site and the proposed Cathedral Hill medical office building site, as well as the proposed connecting underground pedestrian tunnel. The subdistrict would include the following provisions:

- 1) Allow a floor area ratio of up to 9 to 1 for the hospital site, and up to 7.5 to 1 for the MOB Site (otherwise governed by provisions in Planning Code section 124(d));
- 2) Allow modification of standards for building projections to allow for coverage of drop-off and entry areas required by medical facilities (otherwise governed by provisions in Planning Code section 136.1);
- 3) Allow modification of standards for obstructions over streets or alleys for vertical dimension and horizontal projections to allow architectural features that achieve appropriate

articulation of building facades and that reduce pedestrian level wind currents (otherwise governed by provisions in Planning Code section 136(c)(1)(B));

4) Allow modification through conditional use authorization of standards for street frontage requirements as necessary for large-plate medical facilities on sloping sites with multiple frontages (otherwise governed by provisions in Planning Code §145.1);

5) Allow modification through conditional use authorization of parking standards for medical centers, provided that the amount of parking shall not exceed 150% of the number of spaces allowed by the Planning Code (otherwise governed by provisions in Planning Code sections 151 and 204.5);

6) Allow modification of loading standards for medical centers, to allow for provision of appropriate loading facilities unique to medical centers (otherwise governed by provisions in Planning Code section 154(b));

7) Allow modification through conditional use authorization of bulk standards to allow for the unique massing requirements of medical facilities (otherwise governed by provisions in Planning Code section 270 and 271);

#### 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. In the near term, under the LRDP, CPMC would also construct a medical office building at Cathedral Hill, a medical office building at Davies, and a new hospital and 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](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 Avenue, Geary Boulevard, Franklin and Post Streets, a new medical office building on the site bounded by Van Ness Avenue, Geary Street, Cedar Street and one

property west of Polk Street, and a pedestrian tunnel under Van Ness Avenue to connect the two facilities. Additional medical office space for the campus will be provided within the existing building at 1375 Sutter Street, which is currently a mixture of retail, office, and medical office space.

The proposed Cathedral Hill Hospital will be a 555-bed, 265' tall, 15-story, approximately 875,378 gross square foot acute care hospital, with related hospital space, including 513 parking spaces on three underground levels. The proposed medical office building, across Van Ness Avenue, will be nine stories tall, approximately 130' in height, 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 hospital and medical office building at the Cathedral Hill Campus will require ordinances to amend the San Francisco General Plan and Zoning Map. CPMC also seeks approval of a development agreement with the City primarily related to the construction of the hospital and medical office building at the Cathedral Hill Campus, a new medical office building at the Davies Campus, and construction of a replacement hospital and medical office building at the St. Luke's Campus.