

LEGISLATIVE DIGEST

[Zoning Map - California Pacific Medical Center: St. Luke's Campus]

Ordinance amending the San Francisco Planning Code Sectional Maps SU07 and HT07 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Cesar Chavez/Valencia Streets Medical Use Special Use District at the California Pacific Medical Center's St. Luke's Campus (Block No. 6575, Lot Nos. 001 and 002; Block No. 6576, Lot No. 021; and a portion of San Jose Avenue between Cesar Chavez and 27th Streets); 2) allow an increase in height throughout the western portion of the California Pacific Medical Center's St. Luke's Campus (Block No. 6576, Lot No. 021; and a portion of San Jose Avenue between Cesar Chavez and 27th Streets) in order to allow for a new seismically safe replacement hospital; and 3) adopt findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

Currently, the San Francisco Planning Code's Zoning Map SU07 does not reference the Cesar Chavez/Valencia Street Medical Use Special Use District. Map HT07 proscribes a height and bulk classification of 65-E for the western portion of California Pacific Medical Center's ("CPMC") St. Luke's Campus.

Amendments to Current Law

This ordinance would amend map SU07 of the Zoning Map to reference the Cesar Chavez/Valencia Streets Medical Use Special Use District, created by a concurrent ordinance amending the San Francisco Planning Code. This ordinance would also amend Map HT07 to allow an increase in height and bulk throughout the western portion of the St. Luke's Campus, from 65-A to 105-E, including the portion of San Jose Avenue proposed for vacation by the City.

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 new medical office building at the Cathedral Hill Campus, a new medical office building at Davies, replace the existing hospital at St. Luke's and construct a new 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 St. Luke's Campus, which will include a new acute care hospital and a new medical office building. The new hospital will be 146,410 gross square feet (gsf), five-stories, approximately 99' tall, and contain 80 beds, and will be sited on the campus' existing surface parking lot and over a portion of San Jose Avenue proposed for vacation by the City. The new hospital will include an entry plaza adjacent to the new hospital entrance on Cesar Chavez Street, along with a courtyard and public pedestrian pathway generally along the former San Jose Avenue right-of-way between Cesar Chavez Street and 27th Street. The new hospital will be sited such that the existing hospital can remain in continuous operation during the new hospital's construction.

Following construction of the new hospital, the existing hospital will be demolished. CPMC will then construct a new 104,008 gsf, five-story, approximately 100' tall medical office building in the existing hospital's place. The medical office building will include medical office, 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 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 primarily related to the construction of the new hospital and medical office building at the Cathedral Hill Campus, the new medical office building at the Davies Campus, and the hospital and medical office building at the St. Luke's Campus.