

**REVISED LEGISLATIVE DIGEST**

(6/4/2013, Substituted)

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

**Ordinance amending the Planning Code, Section 124, to allow a floor area ratio of 7.5:1 for a medical office building within the Van Ness Special Use District, Medical Use Subdistrict; amending Section 243 to include the establishment of the Van Ness Medical Use Subdistrict and associated controls; and adopting 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 7.5 to 1 (from 7 to 1) for the proposed Cathedral Hill Campus Medical Office 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 Campus, including the hospital site and medical office building site, as well as the proposed connecting underground pedestrian tunnel. The subdistrict would include the following provisions:

- 1) Clarify that a floor area ratio of up to 7 to 1 is permitted 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 the Cathedral Hill Campus, provided that the amount of parking shall not exceed the lesser of 990 spaces or 125% 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

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 and Zoning Map. CPMC also seeks approval of a development agreement with the City.