

File No. 120459

Committee Item No. 16

Board Item No. \_\_\_\_\_

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 25, 2012

Board of Supervisors Meeting Date \_\_\_\_\_

### Cmte Board

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| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>              | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>              | <input type="checkbox"/> | Legislative Analyst Report                   |
| <input type="checkbox"/>              | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>              | <input type="checkbox"/> | Introduction Form (for hearings)             |
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| <input type="checkbox"/>              | <input type="checkbox"/> | MOU                                          |
| <input type="checkbox"/>              | <input type="checkbox"/> | Grant Information Form                       |
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| <input type="checkbox"/>              | <input type="checkbox"/> | Contract/Agreement                           |
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### OTHER (Use back side if additional space is needed)

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| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18590</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Motion No. 18592</u>     |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Public Hearing</u>                 |
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Completed by: Alisa Miller Date June 22, 2012

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [General Plan Map - California Pacific Medical Center: St. Luke's Campus]

2  
3 **Ordinance amending the General Plan of the City and County of San Francisco by: 1)**  
4 **amending Map 4 of the Urban Design Element to increase the height limit for the**  
5 **California Pacific Medical Center's St. Luke's Campus (Block No. 6575/Lot Nos. 001,**  
6 **002; Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar**  
7 **Chavez Street and 27<sup>th</sup> Street) to 105 feet; and 2) amending Map 5 of the Urban Design**  
8 **Element to reflect the proposed maximum plan dimensions and maximum diagonal**  
9 **plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital**  
10 **site and 204' and 228', respectively, for the medical office building site at the St. Luke's**  
11 **Campus; and adopting findings, including environmental findings, Section 340**  
12 **findings, and findings of consistency with the General Plan and the priority policies of**  
13 **Planning Code Section 101.1.**

14 NOTE: Additions are *single-underline italics Times New Roman*;  
15 deletions are ~~*strike-through italics Times New Roman*~~.  
16 Board amendment additions are double-underlined;  
17 Board amendment deletions are ~~striketrough normal~~.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco  
20 hereby finds and determines that:

21 A. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section  
22 340, any amendments to the General Plan shall first be considered by the Planning  
23 Commission and thereafter recommended for approval or rejection by the Board of  
24 Supervisors. On April 26, 2012, by Resolution No. 10590, the Commission  
25 conducted a duly noticed public hearing on the General Plan Amendments pursuant to

1 Planning Code Section 340, found that the public necessity, convenience and general welfare  
2 required the proposed General Plan amendments, adopted the General Plan Amendments,  
3 and recommended them for approval to the Board of Supervisors. A copy of Planning  
4 Commission Resolution No. 10590 is on file with the Clerk of the Board of Supervisors  
5 in File No. 120459, and incorporated by reference herein.

6 B. The Board finds that this ordinance is, on balance, in conformity with the priority  
7 policies of Planning Code Section 101.1 and consistent with the General Plan as it is  
8 proposed for amendments herein and in the related ordinances amending Maps 4 and 5 of  
9 the General Plan Urban Design Element, Maps 1 and 2 of the Van Ness Area Plan, and the  
10 Van Ness Area Plan to accommodate the Near-Term Projects described in the California  
11 Pacific Medical Center's Long Range Development Plan (Ordinance Nos. \_\_\_\_\_ and  
12 \_\_\_\_\_) for the reasons set forth in Planning Commission Motion No. 10592,  
13 and the Board hereby incorporates these findings herein by reference.

14 C. On April 26, 2012, by Motion No. 10580, the Planning  
15 Commission certified as adequate, accurate and complete the Final Environmental Impact  
16 Report ("FEIR") for the California Pacific Medical Center Long-Range Development Plan. A  
17 copy of Planning Commission Motion No. 10580 is on file with the Clerk of the Board  
18 of Supervisors in File No. 120357. In accordance with the actions contemplated  
19 herein, this Board has reviewed the FEIR, and adopts and incorporates as though fully set  
20 forth herein, the findings, including a statement of overriding considerations and the mitigation  
21 monitoring and reporting program, pursuant to the California Environmental Quality Act  
22 (California Public Resources Code Section 21000 et seq.) adopted by the Planning  
23 Commission on April 26, 2012, in Motion No. 10589. Said Motion  
24 is on file with the Clerk of the Board of Supervisors in File No. 120357.


1 Section 2. The Board of Supervisors hereby approves an amendment to the General  
2 Plan, as follows:

3 (a) Map 4 (Urban Design Guidelines for Height of Buildings) of the Urban Design  
4 Element of the General Plan of the City and County of San Francisco shall be amended to  
5 change the height for California Pacific Medical Center's St. Luke's Campus (Block 6575/Lots  
6 001, 002; Block 6576/Lot 021, and the portion of San Jose Avenue between Cesar Chavez  
7 Street and 27<sup>th</sup> Street and their successor Blocks and Lots) from 41-88 feet to 105 feet.

8 (b) Map 5 (Urban Design Guidelines for Bulk of Buildings) of the Urban Design  
9 Element of the General Plan of the City and County of San Francisco shall be amended to  
10 change the maximum plan dimensions and maximum diagonal plan dimensions for the  
11 proposed St. Luke's Replacement Hospital site from 110' and 125', respectively, to 227' and  
12 270', respectively, and to change the maximum plan dimensions and maximum diagonal plan  
13 dimensions for the proposed St. Luke's medical office building site from 110' and 125',  
14 respectively, to 204' and 228', respectively, as those sites are described in the California  
15 Pacific Medical Center's Long Range Development Plan.

16  
17 Section 3. This section is uncodified. Effective Date. This ordinance shall become  
18 effective 30 days from the date of passage.

19  
20 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

21 By:   
22 AUDREY WILLIAMS PEARSON  
23 Deputy City Attorney  
24  
25

## LEGISLATIVE DIGEST

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

**Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Block No. 6575/Lot Nos. 001, 002; Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 105 feet; and 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site and 204' and 228', respectively, for the medical office building site at the St. Luke's Campus; and adopting findings, including environmental findings, 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 contained in the San Francisco General Plan's Urban Design Element proscribe the height and bulk of development in the area around the California Pacific Medical Center's St. Luke's Campus, which is located on Cesar Chavez Street, between Valencia and Guerrero Streets.

### Amendments to Current Law

This ordinance would amend two maps in the San Francisco General Plan's Urban Design Element:

- 1) Map 4, which governs heights of buildings, is amended to increase the maximum height on the St. Luke's Campus from a range of 41 to 88 feet, to 105 feet;
- 2) Map 5, which governs the bulk of buildings, is amended to increase the maximum plan dimension from 110 feet to 227 feet, and maximum diagonal plan dimension from 125 feet to 270 feet for the St. Luke's Replacement Hospital site, and to increase the maximum plan dimension from 110 feet to 204 feet, and increase the maximum diagonal plan dimension from 125 to 228 feet for the medical office building site.

### 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

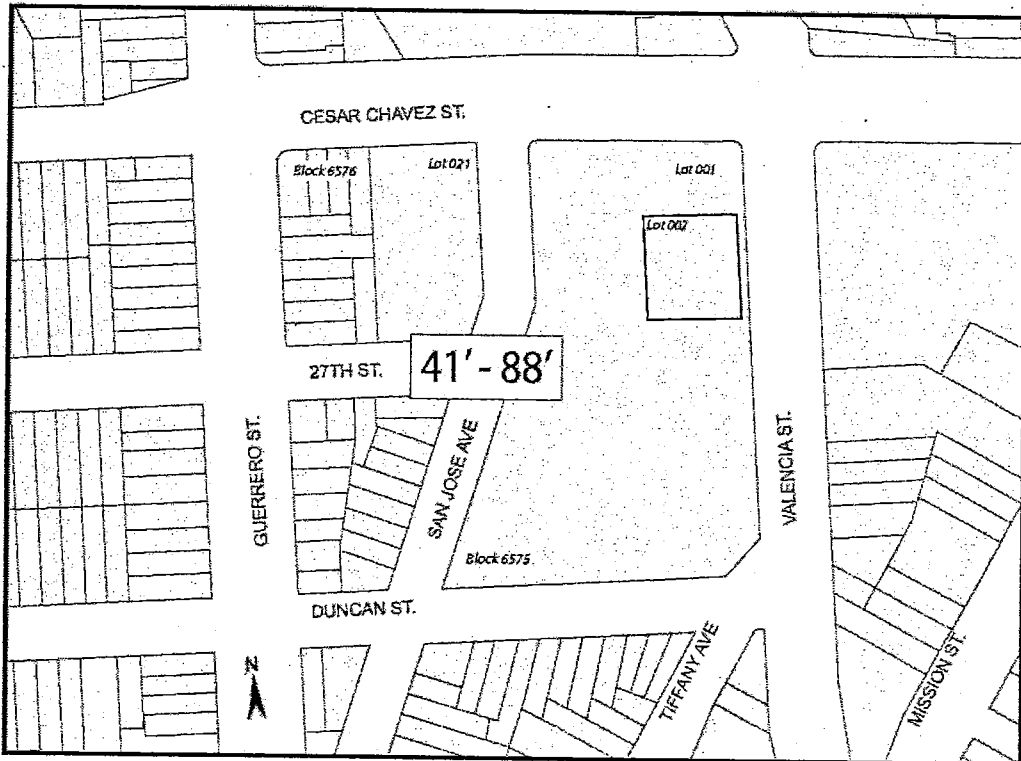
acute care hospitals – at Davies, St. Luke's, and a new hospital at the proposed Cathedral Hill Campus – providing approximately 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed Cathedral Hill Hospital is built at the Cathedral 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 medical office building at Cathedral Hill, a medical office building at Davies, and replace the existing hospital 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](http://cpmc.sfplanning.org).

This ordinance concerns the proposed St. Luke's Campus. At St. Luke's CPMC will construct a new 146,410 gross square foot, five-story, approximately 99' tall, 80-bed acute care hospital, sited on an existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue.

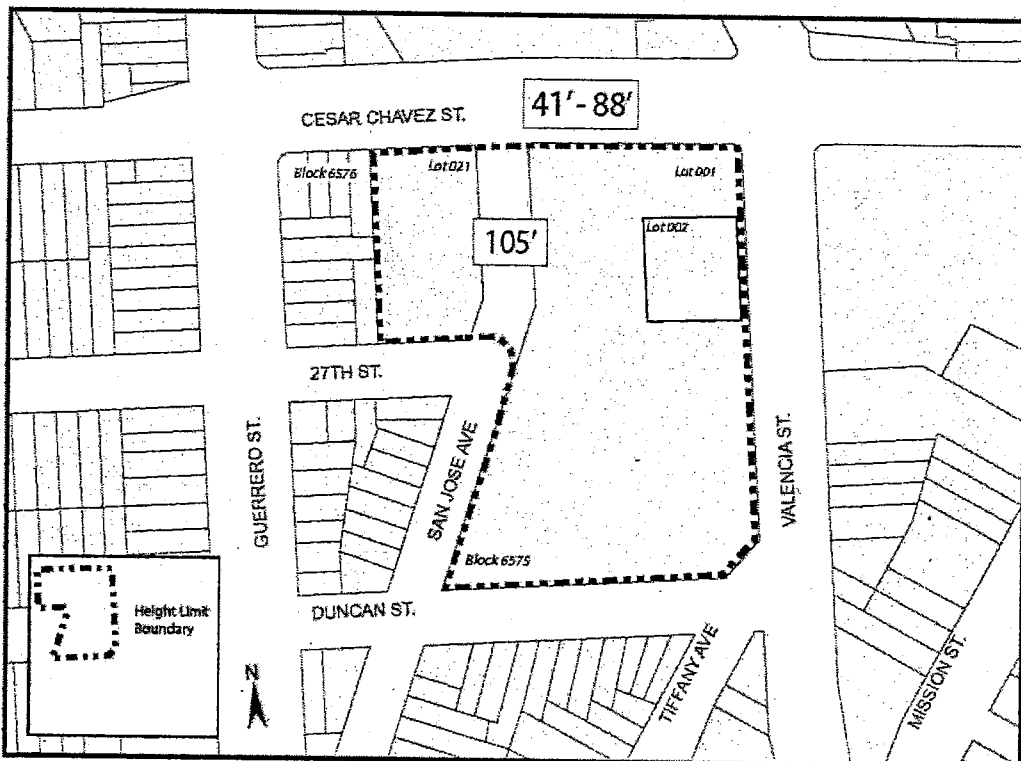
After the hospital is constructed, the existing hospital will be demolished and CPMC will construct a new 104,008 gross square foot, five-story, approximately 100 feet tall medical office building. The medical office building will include medical office space and retail, educational, and conference space, 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 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.

# General Plan Urban Design Element Map 4



**EXISTING**

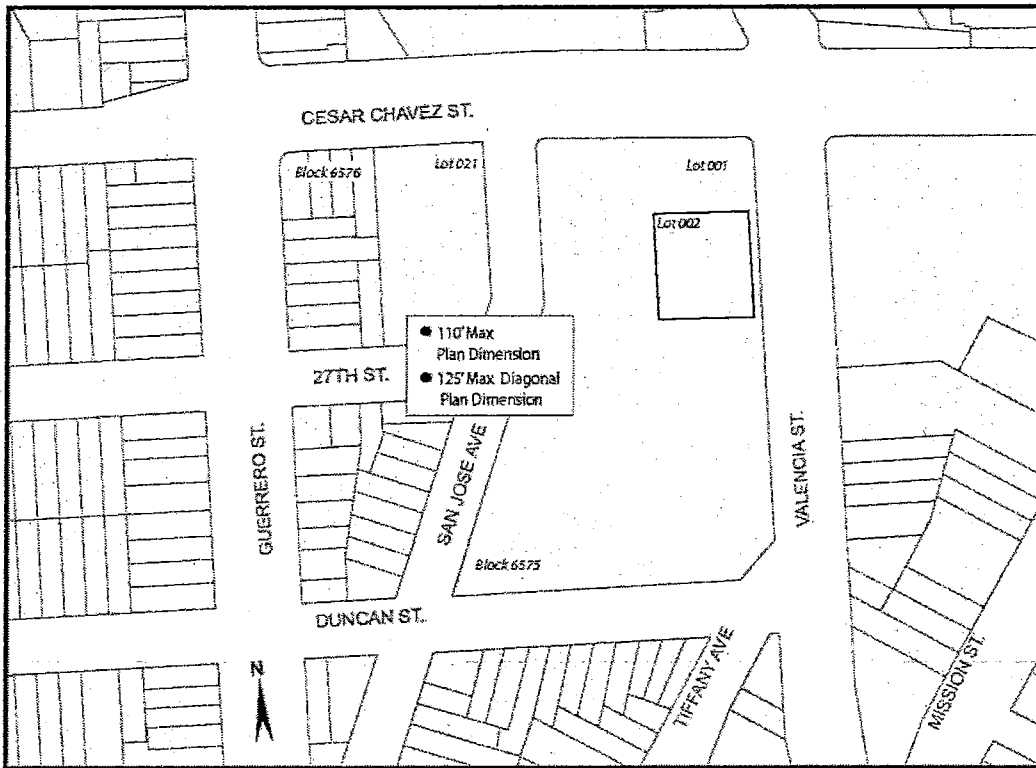


**PROPOSED**

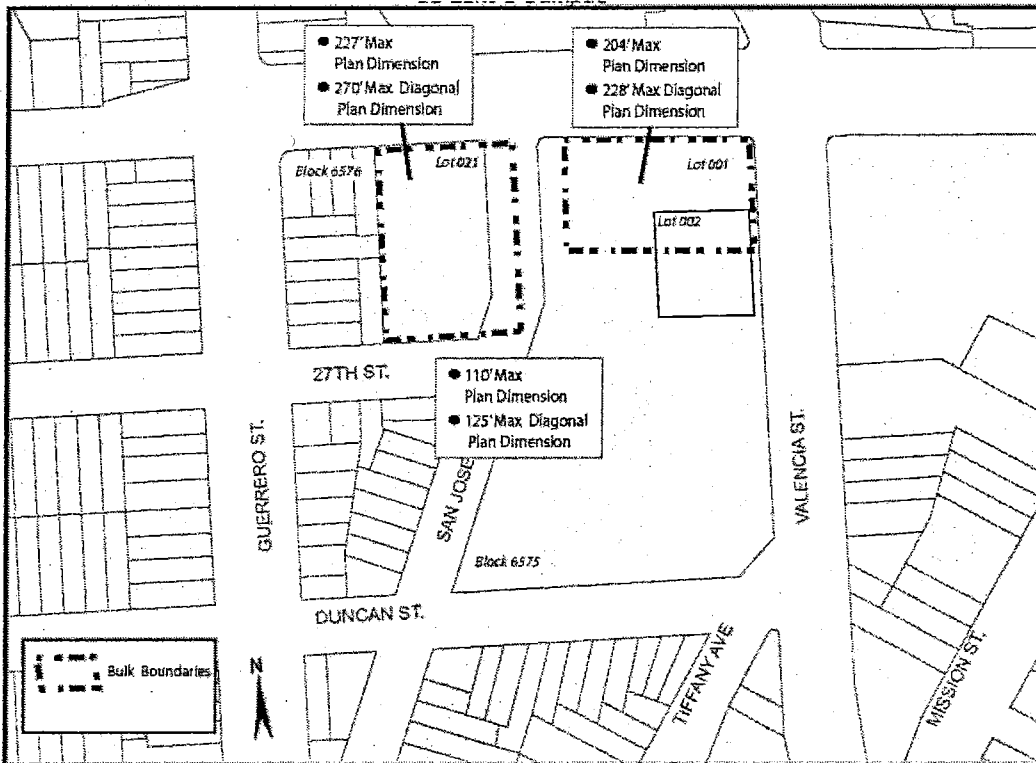


CPMC – St. Luke’s Campus  
Case Numbers 2009.0886; 2012.0403  
3555 Cesar Chavez Street

# General Plan Urban Design Element Map 5



**EXISTING**



**PROPOSED**



CPMC – St. Luke’s Campus  
 Case Numbers 2009.0886; 2012.0403  
 3555 Cesar Chavez Street





# SAN FRANCISCO PLANNING DEPARTMENT



April 27, 2012

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: Transmittal of Planning Department Case Numbers:  
2009.0885MTZCBR SK, 2009.0886MTZCBR SK, 2012.0403W:  
California Pacific Medical Center Long Range Development Plan Project

BOS File No.'s: 120357, 120358, 120359, 120360, 120366, plus *pending* General Plan  
Amendment File No.'s \_\_\_\_\_ and \_\_\_\_\_.  
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

Attached please find one original hardcopy plus this electronic transmittal of the proposed General Plan Amendment Ordinances, Planning Code Text Amendment Ordinances, Zoning Map Amendment Ordinances, and a Development Agreement Ordinance (collectively, the "Ordinances") for Board of Supervisors' approval. These Ordinances are associated with the California Pacific Medical Center Long Range Development Plan Project (hereinafter "CPMC LRDP Project"), which is a multi-phased development strategy to meet state seismic safety requirements for hospitals and to create a 20-year framework for CPMC's four existing medical campuses and for construction of a proposed new medical campus (the "Cathedral Hill Campus") in San Francisco. The proposed LRDPs would facilitate the development of certain Near-Term Projects under the CPMC LRDP at CPMC's St. Luke's, Cathedral Hill, and Davies Campuses.

On April 5, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed General Plan Amendment Ordinances associated with the CPMC LRDP Project.

On April 10, 2012, the Mayor introduced at the regularly scheduled Board of Supervisors hearing various legislation associated with the CPMC LRDP Project, including the Planning Code Text Amendment Ordinances, Zoning Map Amendment Ordinances, and a Development Agreement Ordinance.

On April 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances as part of the CPMC LRDP Project.

[www.sfplanning.org](http://www.sfplanning.org)

\* Complete memorandum in File No. 120357 \*



# SAN FRANCISCO PLANNING DEPARTMENT



## CPMC Long Range Development HEARING DATE: APRIL 26, 2012

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**Date:** April 12, 2012

**Case No.:** Cathedral Hill Campus: 2009.0885MTZWCBRSK  
St. Luke's Campus: 2009.0886MTZWCBRSK  
Davies Campus: 2004.0603CW  
All Campuses: 2005.0555E; 2012.0403W

**Project Address:** Cathedral Hill Campus: 1100 & 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040-1052, 1054-1060, and 1062 Geary Street; 1375 Sutter Street  
St. Luke's Campus: 3555, 3615 Cesar Chavez Street; 1580 Valencia Street  
Davies Campus: 601 Duboce Avenue  
Pacific Campus: 2315 & 2333 Buchanan Street; 2300 California Street; 2330, 2340-2360, 2351, 2400, & 2405 Clay Street; 2315, 2323, 2324, 2329, & 2395 Sacramento Street; 2018, 2100 & 2200 Webster Street  
California Campus: 3698, 3700, 3838 & 3848-3850 California Street; 3801, 3905, 3773 & 3901 Sacramento Street; 460 Cherry Street

**Zoning/Ht. & Blk.** Cathedral Hill Campus: RC-4, Van Ness Special Use District/130-V; NC-3/130-E  
St. Luke's Campus: RH-2/105-E, 65-A  
Davies Campus: RH-3/65-D, 130-E  
Pacific Campus: RM-1, RM-2; 40-X, 160-F  
California Campus: RH-2, RM-2; 40-X, 80-E

**Proposed Zoning/Height & Bulk:** Cathedral Hill Campus: RC-4, Van Ness Special Use District, Van Ness Avenue Medical Use Subdistrict/265-V (hospital site), 130-V (MOB site); NC-3/130-E (1375 Sutter Street site)  
St. Luke's Campus: RH-2, Cesar Chavez/Valencia Streets Medical Use Special Use District/105-E  
Davies Campus: No Change  
Pacific Campus: No Change  
California Campus: No Change

**Assessor's Block/Lot:** Cathedral Hill Campus: 0695/005, 006; 0694/005, 006, 007, 008, 009, 009A, 010; 0690/016  
St. Luke's Campus: 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street  
Davies Campus: 3539/001  
Pacific Campus: 0612/008; 0613/002, 029; 0628/013, 014; 0629/041, 044; 0636/033; 0637/014, 015, 016, 017, 018, 019  
California Campus: 1015/001, 016, 052, 053, 054; 1016/001, 002, 003, 004, 005, 006, 007, 008, 009; 1017/027, 028

www.sfplanning.org

\* Complete memorandum in File No. 120357 \*



# SAN FRANCISCO PLANNING DEPARTMENT



## Planning Commission Motion No.18592 GENERAL PLAN FINDINGS

### PLANNING CODE SECTION 101.1 FINDINGS

HEARING DATE: APRIL 26, 2012

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* April 12, 2012

*Project Name:* California Pacific Medical Center Long Range Development Plan

*Case Numbers:* 2005.0555E; 2009.0886MTZCBRKS;  
2009.0885MTZCBRKS; 2004.0603C; 2012.0403W

*Initiated by:* Geoffr y Nelson, CPMC  
633 Folsom Street, 5th Floor  
San Francisco, CA 94107  
(415) 600-7206  
[NelsonGK@Sutterhealth.org](mailto:NelsonGK@Sutterhealth.org)

*Staff Contact:* Elizabeth Watty, Planner  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org), 415-558-6620

*Reviewed By:* Kelley Amdur, Director Neighborhood Planning  
[Kelley.Amdur@sfgov.org](mailto:Kelley.Amdur@sfgov.org), 415-558-6351

*Recommendation:* Adopt General Plan/Planning Code 101.1 Consistency Findings

ADOPTING FINDINGS OF CONSISTENCY WITH THE SAN FRANCISCO GENERAL PLAN AND PLANNING CODE SECTION 101.1 FOR THE CALIFORNIA PACIFICA MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLAN TO ALLOW THE IMPLEMENTATION OF THE NEAR-TERM PROJECTS AND THE LEGISLATION ASSOCIATED THEREWITH, ALONG WITH THE DEVELOPMENT AGREEMENT ("PROJECT"), AT THE CATHEDRAL HILL CAMPUS (ASSESSOR'S BLOCKS-LOTS: 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); St. LUKE'S CAMPUS (ASSESSOR'S BLOCKS-LOTS 6575/001, 002; 6576/021 AND A PORTION OF SAN JOSE AVENUE BETWEEN CESAR CHAVEZ STREET AND 27<sup>TH</sup> STREET ) AND THE DAVIES CAMPUS (ASSESSOR' BLOCK-LOTS 3539-001), AND INCLUDING ENVIRONMENTAL FINDINGS.

### PREAMBLE

The CPMC Long Range Development Plan ("LRDP") is a multi-phased development strategy to meet state seismic safety requirements for hospitals mandated originally in 1994 by Senate Bill ("SB") 1953 as modified through successor legislation, and to create a 20-year framework for CPMC's four existing medical campuses and for construction of a proposed new medical campus in San Francisco.

The four existing CPMC medical campuses are the St. Luke's Campus in the Mission District, Pacific Campus in the Pacific Heights area, the California Campus in the Presidio Heights area, and the Davies Campus in the Duboce Triangle area. The proposed new medical campus is the Cathedral Hill



## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Friday, June 15, 2012  
**Time:** 10:00 a.m.  
**Location:** Legislative Chamber, Room 250 located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA  
**Subject:** California Pacific Medical Center Long Range Development Plan

**120357 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 by: 1) amending Section 124 to 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) amending Section 243 to include the establishment of the Van Ness Medical Use Subdistrict and associated controls; and 3) 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.

**120358 Planning Code - Increase Maximum Permitted Floor Area Ratio and Establish the Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus**

Ordinance amending the San Francisco Planning Code by: 1) adding Section 124(k) to allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use Special Use District; 2) adding Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District; and 3) 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.

**120359      Zoning Map - California Pacific Medical Center: Cathedral Hill Campus**

Ordinance amending the San Francisco Planning Code Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Block Nos. 0695 (Lot Nos. 005, 006) and 0694 (Lot Nos. 005, 006, 007, 008, 009, 009A, 010); 2) allow an increase in height at Assessor's Block No. 0695 (Lot Nos. 005, 006) in order to allow for a new seismically safe 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.

**120360      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.

**120361      Summary Street Vacation - Portion of San Jose Avenue - California Pacific Medical Center: St. Luke's Campus**

Ordinance ordering the summary street vacation of a portion of San Jose Avenue, between 27th Street and Cesar Chavez Street; rescinding an existing encroachment permit; adopting environmental findings pursuant to the California Environmental Quality Act and findings that the action contemplated herein are consistent with the San Francisco General Plan and eight priority policies of San Francisco Planning Code Section 101.1; and authorizing official acts in connection with this ordinance.

**120362      Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus**

Resolution: 1) granting revocable permission to the California Pacific Medical Center to a) occupy a portion of the public right-of way on Van Ness Avenue in order to construct and maintain a pedestrian tunnel under Van Ness Avenue (State Highway 101) to connect the new medical office building and the new hospital located at 1100 and 1101 Van Ness Avenue respectively; b) construct and maintain off-site improvements on the north side of Cedar Street between Van Ness Avenue and Polk Street, across the street from the medical office building and on the south side of Cedar Street contiguous to the property at 1001 Polk Street (Block No. 0694, Lot No. 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and c) install and maintain two 30,000 gallon diesel fuel tanks within the public right of way under Geary Boulevard between Franklin Street and Van Ness Avenue, in order to serve the hospital at 1101 Van Ness Avenue; and 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

**120363 Land Transfer Agreement - Sale of a Portion of San Jose Avenue Between 27<sup>th</sup> Street and Cesar Chavez Street - Sutter West Bay Hospitals - California Pacific Medical Center: St. Luke's Campus**

Resolution authorizing the Director of Property to execute a Land Transfer Agreement with Sutter West Bay Hospitals, doing business as California Pacific Medical Center, for the future conveyance by the City and County of San Francisco to California Pacific Medical Center of real property consisting of a portion of San Jose Avenue between 27<sup>th</sup> Street and Cesar Chavez Street; and making findings, including findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code Section 101.1.

**120364 Changing the Official Sidewalk Widths - Portions of Post Street, Geary Boulevard, Geary Street, Cedar Street, Franklin Street, and Van Ness Avenue - California Pacific Medical Center: Cathedral Hill Campus**

Ordinance: 1) amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1596 to change the official sidewalk width of: a) the southerly side of Post Street starting at the southeast intersection with Franklin Street continuing east to the southwest intersection with Van Ness Avenue; b) the northerly side of Geary Boulevard starting at the northeast intersection with Franklin Street continuing east to the northwest intersection with Van Ness Avenue; c) the northerly side of Geary Street starting at the northeast intersection of Van Ness Avenue continuing east 325 feet; d) both sides of Cedar Street starting at the intersection with Van Ness Avenue continuing east to the intersection with Polk Street; e) the westerly side of Van Ness Avenue starting at the intersection with Geary Boulevard continuing north to the intersection with Post Street; and f) the easterly side of Van Ness Avenue starting at the intersection with Geary Street continuing north to the intersection with Cedar Street; 2) making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; and 3) requiring relocation, modification, or both of facilities affected by the sidewalk width change.

**120365 Changing the Official Sidewalk Widths - Portions of Cesar Chavez Street, Valencia Street and 27<sup>th</sup> Street - California Pacific Medical Center: St. Luke's Campus**

Ordinance: 1) amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1591 to change the official sidewalk width of: a) the southerly side of Cesar Chavez Street starting at the southeast intersection with Guerrero Street continuing east to the southwest intersection with Valencia Street; b) the westerly side of Valencia Street, starting at the southwest intersection with Cesar Chavez Street continuing south to the northwest intersection with Duncan Street; and c) the northern portion of 27<sup>th</sup> Street starting at the intersection of 27<sup>th</sup> Street and San Jose Avenue and continuing west for 44.24 feet; 2) making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; and 3) requiring relocation, modification, or both of facilities affected by the sidewalk width change.

**120366 Development Agreement - Sutter West Bay Hospitals - California Pacific Medical Center**

Ordinance: 1) approving a Development Agreement between the City and County of San Francisco and Sutter West Bay Hospitals, for certain real property associated with the California Pacific Medical Center Long Range Development Plan located at various locations in the City and County of San Francisco and generally referred to as the St. Luke's Campus, Cathedral Hill (Van Ness and Geary) Campus, Davies Campus, Pacific Campus, and California Campus; 2) making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan and with the eight priority policies of Planning Code Section 101.1(b); and 3) waiving certain provisions of Administrative Code Chapter 56, and ratifying certain actions taken in connection therewith.

**120458      General Plan - Van Ness Area Plan Amendments - California Pacific Medical Center: Cathedral Hill Campus**

Ordinance amending the San Francisco General Plan Van Ness Area Plan in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use; 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.

**120459      General Plan Map - California Pacific Medical Center: St. Luke's Campus**

Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Block No. 6575/Lot Nos. 001, 002; Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 105 feet; and 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site and 204' and 228', respectively, for the medical office building site at the St. Luke's Campus; and adopting findings, including environmental findings, Section 340 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

**120460      General Plan Map - California Pacific Medical Center: Cathedral Hill Campus**

Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to allow for development up to a height of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets; 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385' and 466', respectively, for the Cathedral Hill Hospital site and 265' and 290', respectively, for the Cathedral Hill MOB site; 3) amending Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office Building as the Van Ness Medical Use Subdistrict; and 4) amending Map 2 of the Van Ness Area Plan to create a 265-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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 8, 2012.



Angela Calvillo, Clerk of the Board

DATED: May 30, 2012

MAILED: June 1, 2012

PUBLISHED: June 1 & 8, 2012 (Street Vacation); June 5, 2012 (General Plan Amendments & Development Agreement)

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SAN FRANCISCO, CA 94102

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To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

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**NOTICE OF PUBLIC HEARING**  
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE & ECONOMIC DEVELOPMENT COMMITTEE FRIDAY, JUNE 15, 2012 - 10:00 AM LEGISLATIVE CHAMBER ROOM 250, CITY HALL, 1 DR. CARLTON B. GOODLETT PL, SF, CA

**NOTICE IS HEREBY GIVEN THAT THE LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE WILL A HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING PROPOSAL AND SAID PUBLIC HEARING WILL BE HELD AS FOLLOWS, AT WHICH TIME ALL INTERESTED PARTIES MAY ATTEND AND BE HEARD. SUBJECT: CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN. (File No. 120366) Development Agreement - Sutter West Bay Hospitals - California Pacific Medical Center. Ordinance: 1) approving a Development Agreement between the City and County of San Francisco and Sutter West Bay Hospitals, for certain real property associated with the California Pacific Medical Center Long Range Development Plan located at various locations in the City and County of San Francisco and generally referred to as the St. Luke's Campus, Cathedral Hill (Van Ness and Geary) Campus, Davies Campus, Pacific Campus, and California Campus; 2) making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan and with the eight priority policies of Planning Code Section 101.1(b); and 3) waiving certain provisions of Administrative Code Chapter 56, and ratifying certain actions taken in connection therewith. (File No. 120458)**

**General Plan - Van Ness Area Plan Amendments - California Pacific Medical Center: Cathedral Hill Campus. Ordinance amending the San Francisco General Plan Van Ness Area Plan in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of this use; 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. (File No. 120459) General Plan Map - California Pacific Medical Center: St. Luke's Campus. Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Block No. 6575/Lot Nos. 001, 002; Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 105 feet; and 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site and 204' and 228', respectively, for the medical office building site at the St. Luke's Campus; and adopting findings, including environmental find-**

ings, Section 340 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1. (File No. 120460) General Plan Map - California Pacific Medical Center: Cathedral Hill Campus. Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to allow for development up to a height of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets; 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385' and 466', respectively, for the Cathedral Hill Hospital site and 265' and 290', respectively, for the Cathedral Hill MOB site; 3) amending Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office Building as the Van Ness Medical Use Subdistrict; and 4) amending Map 2 of the Van Ness Area Plan to create a 265-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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 8, 2012.  
Angela Calvillo, Clerk of the Board



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