

File No. 120361

Committee Item No. 11

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

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 17, 2013

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

### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
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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"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

### OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DPW Director's Letter, dtd 5/15/13</u>                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Real Estate Division Memo, dtd 6/11/13</u>                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>SUR Map 2012-001</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DPW order No. 180254</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Motion Nos. 180087, 18596</u>                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Motion Nos. 180003 &amp; 18502 (see File No. 120357)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Public Hearing</u>   |
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Completed by: Alisa Miller Date June 13, 2013

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

1 [Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar  
2 Chavez Street - California Pacific Medical Center: St. Luke's Campus]

3 **Ordinance ordering the summary street vacation of a portion of San Jose Avenue,**  
4 **between 27th Street and Cesar Chavez Street, as shown on Department of Public**  
5 **Works SUR Map No. 2012-001, dated May 14, 2012; rescinding an existing**  
6 **encroachment permit; making findings pursuant to the California Streets and Highways**  
7 **Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to**  
8 **the California Environmental Quality Act, and findings that the actions contemplated**  
9 **herein are consistent with the General Plan and the eight priority policies of Planning**  
10 **Code, Section 101.1; and authorizing official acts in connection with this Ordinance.**

11 NOTE: Additions are single-underline italics Times New Roman;  
12 deletions are ~~strike through italics Times New Roman~~.  
13 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San  
16 Francisco hereby finds, determines and declares as follows:

17 (a) Pursuant to Resolution No. \_\_\_\_\_, this Board approved the City's  
18 execution and delivery of an Agreement for Transfer of Real Estate (the "Agreement")  
19 between the City and Sutter West Bay Hospitals, doing business as California Pacific Medical  
20 Center ("CPMC"). The Agreement provides for the transfer of the portion of the public right-  
21 of-way located on San Jose Avenue, between 27th Street and Cesar Chavez Street (the  
22 "Vacation Area") to CPMC. The Agreement is on file with the Clerk of the Board of  
23 Supervisors in File No. 120363, and incorporated herein by reference.

24 (b) The location and extent of the Vacation Area is shown on the Department of  
25 Public Works' ("DPW") SUR Map No. 2012-001, dated May 14, 2012. A copy of this map is

1 on file with the Clerk of the Board of Supervisors in File No. 120361 and is incorporated herein  
2 by reference.

3 (c) The transfer of the Vacation Area under the Agreement is subject to satisfaction  
4 of various express conditions, including the completion of the Street Vacation which is the  
5 subject of this Ordinance, and the Street Vacation being effective, after the relocation or  
6 replacement of existing utility facilities in the Vacation Area.

7 (d) Section 8334 of the California Streets and Highways Code provides that the  
8 legislative body of a local agency may summarily vacate an excess right-of-way of a street,  
9 highway or public easement under certain circumstances.

10 (e) The Vacation Area is located within a portion of CPMC's St. Luke's Campus.  
11 The Vacation Area is gated at its northern end where it meets Cesar Chavez Street and has  
12 not been open to through traffic since at least 1968. CPMC currently uses the Vacation Area  
13 under a street encroachment permit recorded May 15, 1968, as instrument No. Q 63257, in  
14 Book B 241, Page 991 (the "Encroachment Permit"). The Vacation Area is not necessary for  
15 street purposes as (1) all properties that abut the Vacation Area are owned by CPMC as part  
16 of the St. Luke's Campus, (2) the Vacation Area does not continue through the St. Luke's  
17 Campus or end touching the property of another, and (3) the St. Luke's Campus is fully  
18 served by other roadways. As part of the plan for redevelopment of the St. Luke's Campus,  
19 CPMC has filed a lot line adjustment application to merge the three existing parcels on the St.  
20 Luke's Campus, together with the Vacation Area, to create one parcel.

21 (f) The vacation of the Vacation Area will allow for the transfer of the Vacation Area  
22 to CPMC and the opportunity to redevelop the St. Luke's Campus, including a new St. Luke's  
23 Hospital and associated entry plaza and pedestrian pathway, portions of which would be  
24 located on the Vacation Area.

1 (g) Pursuant to San Francisco Charter Section 4.105, on May 23, 2013, the City  
2 Planning Commission conducted a duly noticed public hearing on various actions related to  
3 the Near-Term Projects proposed in CPMC's Long Range Development Plan, including on the  
4 proposed vacation of the Vacation Area. The Planning Commission found by Motion Nos.  
5 18883 and 18887 that the CPMC LRDP and the street vacation were consistent with the City's  
6 General Plan, as proposed to be amended, and the eight priority policies of Planning Code  
7 Section 101.1. Copies of said motions are on file with the Clerk of the Board of Supervisors in  
8 File No. 120361. The Board of Supervisors adopts said consistency findings as its own, finds  
9 the proposed vacation of San Jose Avenue is, on balance, consistent with the General Plan,  
10 as proposed to be amended, and with the eight Priority Policies of Planning Code Section  
11 101.1, for the reasons set forth in Planning Commission Motion Nos. 18883 and 18887, and  
12 the Board hereby incorporates such findings by reference as though fully set forth herein.

13 (h) In DPW Order No. 180254, dated May 11, 2012, the Director of the Department  
14 of Public Works (the "DPW Director") determined: (1) the Vacation Area is unnecessary for  
15 the City's present or prospective public street, sidewalk, and service easement purposes; and  
16 (2) there will be no physical public or private utilities affected by the vacation of the Vacation  
17 Area, based on the absence of any objections from any utility company, the consents  
18 obtained and agreements in place for relocation of existing facilities to the satisfaction of the  
19 Director of DPW and of all utility operators before the effective date of the vacation as set forth  
20 below, and on the requirement that this street vacation not occur until the installation of  
21 replacement facilities outside the Vacation Area to allow for the abandonment of existing  
22 utilities facilities in the Vacation Area. Therefore, the continued and uninterrupted functioning  
23 and capacity of such facilities will not be affected. Any one of these reasons would be  
24 sufficient to find that there are no public utility facilities that are in use that would be affected  
25 by the vacation. The DPW Director also found that the conveyance of the Vacation Area to

1 CPMC is a policy matter for the Board of Supervisors. A copy of the DPW Order is on file with  
2 the Clerk of the Board of Supervisors in File No. 120361 and is incorporated herein by  
3 reference.

4 (i) The DPW Director recommends that the effectiveness of the street vacation and  
5 order rescinding the encroachment permit for the Vacation Area and any conveyance of real  
6 property for the Vacation Area be conditioned on (1) the removal of existing utility facilities in  
7 the Vacation Area, and (2) the installation of replacement facilities outside the Vacation Area  
8 to the satisfaction of the DPW Director so that the existing facilities in the Vacation Area can  
9 be abandoned. Based thereon, the public interest, convenience, and necessity require that  
10 no easements or other rights be reserved for any public or private utilities or facilities that are  
11 in place in the Vacation Area. Any rights based upon any such existing public or private  
12 utilities or facilities are unnecessary and would be extinguished with the Street Vacation.

13 (j) Pursuant to California Streets and Highways Code Section 892, the DPW  
14 Director also finds that the Vacation Area is currently not necessary for non-motorized  
15 transportation, as there are multiple streets surrounding the Vacation Area that remain  
16 available for such transportation and those members of the public availing themselves of non-  
17 motorized transportation will not be inconvenienced by the Street Vacation, the Vacation Area  
18 has not been used for street purposes for many years, and the public convenience necessity  
19 and welfare would be enhanced by the proposed St. Luke's Campus Hospital, which will  
20 include a large entry plaza and pedestrian access.

21 (k) The Board of Supervisors adopts as its own, the recommendations of the DPW  
22 Director as set forth in DPW Order No. 180254 concerning the vacation of the Vacation Area  
23 and other actions in furtherance thereof and the Board hereby incorporates such  
24 recommendations and findings by reference as though fully set forth herein.  
25

1 (l) The vacation of the Vacation Area is being taken pursuant to California Streets  
2 and Highways Code Section 8300 et seq. and San Francisco Public Works Code  
3 Section 787(a).

4 (m) The Board of Supervisors finds that the Vacation Area, as described in SUR  
5 Map No. 2012-001 is unnecessary for present or prospective public use, subject to the  
6 conditions described in this Ordinance.

7 (n) The public interest and convenience require that the vacation be done as  
8 declared in this Ordinance.

9 (o) California Environmental Quality Act. At a hearing on April 26, 2012, by Motion  
10 No. 18588, the Planning Commission certified as adequate, accurate and complete the Final  
11 Environmental Impact Report ("FEIR") for the CPMC LRDP. On March 12, 2013, the Board of  
12 Supervisors, in Motion No. M13-042, affirmed the decision of the Planning Commission to  
13 certify the FEIR and rejected the appeal of the FEIR certification. Copies of Planning  
14 Commission Motion No. 18588 and Board of Supervisors Motion No. M13-042 are on file with  
15 the Clerk of the Board of Supervisors in File Nos. 120459 and 120550. In accordance with  
16 the actions contemplated herein, this Board has reviewed the FEIR, and the FEIR Addendum  
17 for the revised CPMC LRDP Project, and adopts and incorporates by reference, as though  
18 fully set forth herein, the findings, including a statement of overriding considerations and the  
19 mitigation monitoring and reporting program, pursuant to the California Environmental Quality  
20 Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code  
21 of Regulations Section 15000 et seq., and Chapter 31 of the San Francisco Administrative  
22 Code, adopted by the Planning Commission on May 23, 2013, in Motion No. 18880. A copy  
23 of said motion is on file with the Clerk of the Board of Supervisors in File No. 120357.

24 Section 2.  
25

1 (a) The Vacation Area, as shown on SUR Map No. 2012-001, is hereby ordered  
2 vacated upon satisfaction of the conditions described in this Ordinance and pursuant to  
3 California Street and Highways Code Section 8300 *et seq.* and San Francisco Public Works  
4 Code Section 787(a), and the encroachment permit is ordered rescinded upon such vacation.

5 (b) The Street Vacation shall be effective automatically and without the requirement  
6 for further action whatsoever, as to all of the Vacation Area, upon satisfaction of the following,  
7 with respect to all the existing public and private utility facilities in the Vacation Area:

8 (1) City's DPW Director and affected utility operator's acceptance, for  
9 purposes of operation and use, of replacement facilities, which provide substantially  
10 equivalent service as the existing facilities in the Vacation Area in the reasonable judgment of  
11 the Director or affected utility operator; or

12 (2) A determination by the City's DPW Director that each existing utility  
13 facility in the Vacation Area is no longer required because either (i) reasonable alternative  
14 facilities have been provided to serve areas served by the existing utilities, or (ii) the areas  
15 served by the applicable utility facilities no longer require the service provided.

16 Section 3.

17 (a) All actions heretofore taken by the officers of the City with respect to this  
18 Ordinance are hereby approved, confirmed and ratified, and the Mayor, Clerk of the Board,  
19 Director of the Division of Real Estate, County Surveyor, and DPW Director are hereby  
20 authorized and directed to take any and all actions which they or the City Attorney may deem  
21 necessary or advisable in order to effectuate the purpose and intent of this Ordinance  
22 (including, without limitation, the filing of this Ordinance in the Official Records of the City and  
23 County of San Francisco; and confirmation of satisfaction of the conditions to the  
24 effectiveness of the vacation of the Vacation Area hereunder and execution and delivery of  
25

1 any evidence of the same, which shall be conclusive as to the satisfaction of the conditions  
2 upon signature by any such City official or his or her designee).

3 (b) Immediately upon the effective date of this vacation, this Ordinance shall be  
4 recorded.

5 Section 4. This section is uncodified. Effective Date and Operative Date. This  
6 Ordinance shall become effective 30 days from the date of passage. This Ordinance shall  
7 become operative only on (and no rights or duties are affected until) the later of (a) 30 days  
8 from the date of its passage, or (b) the date that Ordinance \_\_\_\_\_ becomes effective. A  
9 copy of said Ordinance is on file with the Clerk of the Board of Supervisors in File No.

10 130510.

11  
12  
13 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

14 By:

  
15 AUDREY PEARSON  
16 Deputy City Attorney

17 n:\spec\as2013\1100299\00850195.doc



**REVISED LEGISLATIVE DIGEST**

(6/4/2013, Substituted)

[Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - 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, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2012; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.**

Existing Law

Currently, San Jose Avenue between 27th Street and Cesar Chavez Street is owned by the City. However, California Pacific Medical Center ("CPMC") uses this portion of San Jose Avenue as a parking lot under a street encroachment permit recorded May 15, 1968.

Amendments to Current Law

This ordinance would vacate San Jose Avenue from 27th Street to Cesar Chavez Street. Under a transfer agreement with CPMC, the City would sell this portion of San Jose Avenue to CPMC.

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 St. Luke's Campus. At St. Luke's, CPMC will construct a new 214,061 gross square foot, seven-story, approximately 142' tall, 120-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 98,959 gross square foot, five-story, approximately 100' 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 Campus hospital and medical office building will also require ordinances to amend the San Francisco Planning Code and General Plan. CPMC also seeks approval of a development agreement with the City.

City and County of San Francisco



Ed Lee, Mayor  
Mohammed Nuru, Director

RECEIVED

13 JUN 12 PM 3:45



120361  
Phone: (415) 554-6920  
FAX: (415) 554-6944  
TDD: (415) 554-6900  
<http://www.sfdpw.com>

Department of Public Works  
Office of the Director  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4645

May 15, 2013

Honorable Board of Supervisors  
City & County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Re: California Pacific Medical Center Revised Long Range Development Plan Project;  
Board File Nos. 120361, 120362, 120364 and 120365

Dear Board Members:

In April and May of 2012, the Department of Public Works (DPW) transmitted to the Board of Supervisors the following in connection with the California Pacific Medical Center Long Range Development Plan Project (CPMC LRDP Project): 1) Order No. 180164 and associated draft ordinance and drawings proposing various sidewalk width changes for the St. Luke's Campus (Board File No. 120365); 2) Order No. 180165 and associated draft ordinance and drawings proposing various sidewalk width changes at the Cathedral Hill Campus (Board File No. 120364); 3) Order No. 180254 and associated map recommending vacation of the portion of San Jose Avenue between Cesar Chavez Street and 27th Street at the St. Luke's Campus (Board File No. 120361); and 4) Order No. 180262 and associated plans recommending approval of a Major Street Encroachment Permit for the Cathedral Hill Campus (Board File No. 120362) (collectively, the "DPW Orders").

Since the 2012 transmittals, the CPMC LRDP Project has been revised to include an increase in size of the new hospital at the St. Luke's Campus (from 80 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). On May 9, 2013, the project sponsor submitted updated plans as necessary to reflect changes in the revised CPMC LRDP Project.

DPW has reviewed the revised plans and the Addendum to the Final Environmental Impact Report ("FEIR") for the revised CPMC LRDP Project prepared by the Planning Department on May 9, 2013, and has confirmed that the plans for sidewalk width changes at the St. Luke's and Cathedral Hill Campuses, the vacation of a portion of San Jose Avenue at the St. Luke's Campus and the street encroachments at the Cathedral Hill Campus remain substantially as originally proposed. In addition, the revised CPMC LRDP Project does not otherwise involve any material changes that impact DPW's findings, determinations and recommendations. Therefore, the DPW Orders and associated documents, plans and maps transmitted to the Board in 2012 remain valid with respect to the revised CPMC LRDP Project.

Very truly yours,



Mohammed Nuru, Director  
San Francisco Department of Public Works

cc: Ken Rich, Director of Development, Mayor's Office of Economic and Workforce Development  
Audrey Pearson, Deputy City Attorney

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

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Teamwork

Continuous Improvement

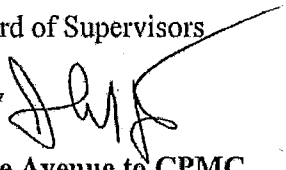


Edwin M. Lee, Mayor  
Naomi M. Kelly, City Administrator



John Updike  
Director of Real Estate

MEMORANDUM

Date: June 11, 2013  
To: Honorable Members of the Board of Supervisors  
Through: Angela Calvillo, Clerk of the Board of Supervisors  
From: John Updike, Director of Property   
Subject: Conveyance of Vacated San Jose Avenue to CPMC  
Board of Supervisors File No. 120361 and File No. 120363

California Pacific Medical Center (CPMC) has applied to the City and County of San Francisco ("City") to vacate the above- and below-ground portions of San Jose Avenue between Cesar Chavez Street and 27th Street within the boundaries of the existing St. Luke's Campus. The purpose of the street vacation and proposed conveyance of the vacated portion of San Jose Avenue is to facilitate the construction of the new St. Luke's Campus hospital. In addition, portions of the associated entry plaza and pedestrian pathway would be located on the vacated street area.

In connection with the street vacation, CPMC has requested that the City convey the vacated street area to CPMC in fee simple. CPMC and the City have agreed that a quitclaim deed would be the appropriate method of conveyance. We recommend to the Board of Supervisors that this conveyance occur for a sales price of One Million Ten Thousand Dollars (\$1,010,000), which is the City Department of Real Estate's appraised market value for the property.

The street vacation area is not necessary for street purposes as all the properties that abut the street vacation area are owned by CPMC and a part of the existing St. Luke's Campus, the area has not been open to through traffic since at least 1968, and the area is used by CPMC under an existing street encroachment permit. The effectiveness of the street vacation would be conditioned on the relocation or replacement of existing utility facilities in the street vacation area.

The benefits to the City of the street vacation and property transfer are, among other things, the construction of a new St. Luke's Campus hospital to replace the existing St. Luke's Hospital, and revitalization of the St. Luke's Campus, including a new medical office building. The conveyance of the vacated street area to CPMC will help to realize this project.

CPMC has been reimbursing the Department of Real Estate for its administrative costs for this transaction.

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

April 25, 2012

Planning Commission  
Attn: Linda Avery  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Commissioners:

April 10, 2012, Mayor Lee introduced the proposed legislation regarding the California Pacific Medical Center Long Range Development Plan (list of legislation attached).

These proposed ordinance and resolutions are being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. They are pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

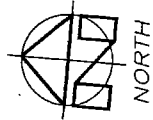
A handwritten signature in cursive script that reads "Alisa Miller".

By: Alisa Miller, Committee Clerk  
Land Use & Economic Development Committee

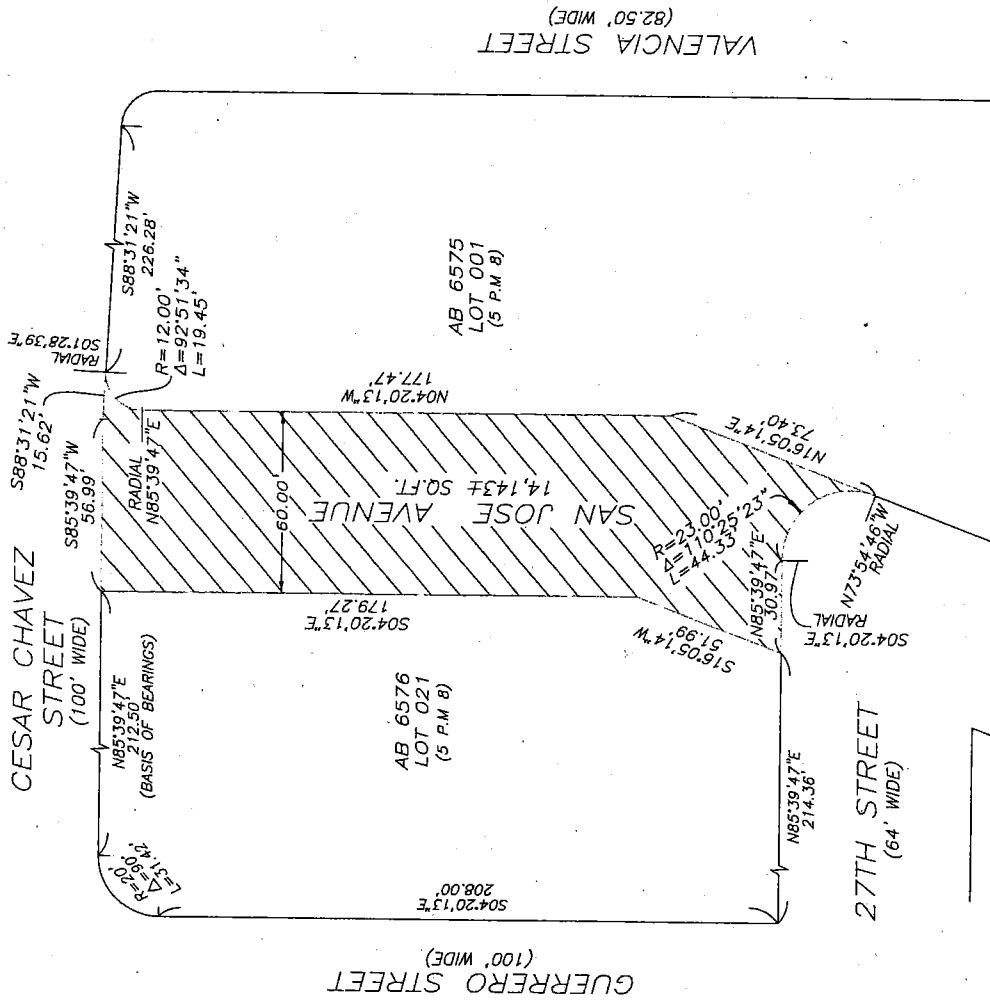
- c: John Rahaim, Director of Planning
- Scott Sanchez, Zoning Administrator
- Bill Wycko, Chief, Major Environmental Analysis
- AnMarie Rodgers, Legislative Affairs
- Monica Pereira, Environmental Planning
- Joy Navarrete, Environmental Planning

*CESA Clearance under Final Environmental  
Impact Report for California Pacific Medical  
Center Long Range Development Plan, Case 2005.0555E,  
Certified April 26, 2012. CPC M-14593*

*[Handwritten signature]*  
4/30/12



PROPOSED AREA TO BE VACATED



REFERENCES:  - 5 P.M. 8	APPROVED:	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	
	<i>Bruce R. Storps</i> BRUCE R. STORPS CITY & COUNTY SURVEYOR	BY	DATE
	DRW		
	CK		
	APP		
	DATE	STREET VACATION OF SAN JOSE AVENUE BETWEEN CESAR CHAVEZ ST. AND 27TH ST.	
		SCALE:	FILE
		1:40	SUR: 2012-001
		SHEET	CHANGE
		1 OF 1	



Office of the City and County Surveyor  
875 Stevenson Street, Room 410  
San Francisco, Ca 94103  
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 180254**

**Determination to recommend vacating the portion of San Jose Avenue lying between Cesar Chavez Street and 27<sup>th</sup> Street pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.**

WHEREAS, Public streets and sidewalks are owned by the City and County of San Francisco as a public right-of-way; and

WHEREAS, the portion of San Jose Avenue, between Cesar Chavez and 27th Streets to be vacated ("the Vacation Area"), is specifically shown on SUR Map 2012-001, dated March 21, 2012; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department of Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacation, and the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The California Pacific Medical Center ("CPMC") is owner of all real property adjacent to the Vacation Area; and

WHEREAS, The public interest, convenience, and necessity require that, except as specifically provided herein, no other easements or other rights should be reserved by City for any public or private utilities or facilities that are in place in the Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, Pursuant to the Streets and Highways Code Section 892, the Department determines that the Vacation Area is unnecessary for non-motorized transportation as there are multiple streets surrounding that Vacation Area that remain available for such transportation and those



members of the public availing themselves of non-motorized transportation will not be inconvenienced by the proposed street vacation; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

1. The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 et seq.
2. The vacation is being carried out pursuant to section 787 of the San Francisco Public Works Code.
3. The vacation is being carried out pursuant to Section 8334 of the California Streets and Highway Code, which provides that a legislative body of a local agency may summarily vacate an excess right-of-way of a street, highway or public easement under certain circumstances.
4. The Vacation Area to be vacated is shown on the SUR Map No. 2012-001.
5. The Vacation Area is located within a portion of CPMC's St. Luke's Campus. The Vacation Area is gated at its northern end where it meets Cesar Chavez Street and has not been open to through traffic since at least 1968. CPMC currently uses the Vacation Area under a street encroachment permit recorded May 15, 1968, as instrument No. Q 63257, in Book B 241, Page 991 (the "Encroachment Permit"). The Vacation Area is not necessary for street purposes as (1) all properties that abut the Vacation Area are owned by CPMC as part of the St. Luke's Campus, (2) Cesar Chavez Street does not run through the St. Luke's Campus or end touching the property of another, and (3) the St. Luke's Campus is fully served by other roadways. As part of the plan for redevelopment of the St. Luke's Campus, CPMC has filed a lot line adjustment application to merge the three other parcels on the St. Luke's Campus, together with the Vacation Area, to create one parcel.
6. The Vacation Area is necessary for the CPMC St. Luke's Replacement Hospital Project, provided the Vacation Area is transferred to CPMC and thereafter developed as contemplated by and as described in the environmental impact report ("EIR") for CPMC's Long Range Development Plan ("LRDP").
7. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes as described herein.
8. Pursuant to the Streets and Highways Code Section 892, the Vacation Area is not necessary for non-motorized transportation for the reasons set forth herein, and therefore has no use as a non-motorized transportation facility.
9. There will be no physical public or private utilities affected by the vacation of the Vacation Area, based on the absence of any objections from any utility company, the consents obtained and agreements in place for relocation of existing facilities to the satisfaction of the Director and of all utility operators before the effective date of the street vacation, and the Director's recommendation that this street vacation and order rescinding the Encroachment Permit for the Vacation Area not become effective until the removal of existing utility facilities in the Vacation





Area or the installation of all necessary replacement facilities outside of the Vacation Area to the satisfaction of the Director, to allow for the abandonment of existing utilities in the Vacation Area. Therefore, the continued and uninterrupted functioning and capacity of such existing utility facilities will not be affected. Any one of these reasons would be sufficient to find that there are no public utility facilities currently in use that would be affected by the vacation

10. The vacation of the Vacation Area will allow for the transfer of the Vacation Area to CPMC and the opportunity to redevelop the St. Luke's Campus, including a new St. Luke's Replacement Hospital and associated entry plaza and pedestrian pathway, portions of which would be located on the Vacation Area. The conveyance of the Vacation Area is a policy matter for the Board of Supervisors.

11. The public interest, convenience and necessity require that, except as provided in this Order, no other easements or other rights be reserved for any public or private utilities or facilities that are in place in such vacation area and that any rights based upon any such public or private utilities or facilities may be extinguished.

12. The Vacation Area is unnecessary for the City's present or prospective public street purposes.

13. At its hearing on April 26, 2012, the Planning Commission certified by Motion No. 18588 a Final Environmental Impact Report ("FEIR") for the LRDP, which includes the St. Luke's Campus and the proposed street vacation, as adequate, accurate and complete, pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), the CEQA Guidelines (14. Cal. Code Reg. Section 15000 et seq.) and Chapter 31 of the Administrative Code. A copy of the Motion is in the file for Case No. \_\_\_\_\_. Also on April 26, by Motion No. 18589, the Planning Commission adopted findings, including a statement of overriding considerations, and an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Director has reviewed the FEIR, and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations and mitigation monitoring and reporting program, adopted by the Planning Commission.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director approves all of the following documents either attached hereto or referenced herein:

1. SUR Map No. 2012-001

The Director further recommends, consistent with the Planning Commission's finding that the vacation contemplated herein is consistent with the General Plan and in conformance with the Eight Priority Policies of Planning Code Section 101.1 as set forth in Motion 18592 adopted April 26, 2012, that the Board of Supervisors move forward with the legislation to vacate said Vacation Area consistent with the foregoing, including the recommendation that the street vacation and order rescinding the Encroachment Permit for the Vacation Area not be effective until the removal of existing utility facilities in the Vacation Area or installation of all necessary replacement facilities outside the Vacation Area to the satisfaction of the Director, to allow for the abandonment of existing utilities in the Vacation Area.



The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

5/10/2012

5/10/2012

**X** Bruce R. Storrs

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Storrs, Bruce  
City and County Surveyor

**X** Fuad Sweiss, City Engineer

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Sweiss, Fuad  
Deputy Director for Engineering

5/11/2012

**X** Mohammed Nuru

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Nuru, Mohammed  
Director





# SAN FRANCISCO PLANNING DEPARTMENT

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May 24, 2013

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:  
2009.0885MTZCBRSK, 2009.0886MTZCBRSK, 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 LRDP 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 Planning Commission ("Commission") initiated General Plan amendments in connection with the CPMC LRDP Project. Mayor Lee introduced the Planning Code Text and Map Amendments proposed as part of CPMC's LRDP at the Board of Supervisors' hearing on April 10, 2012. On April 26, 2012, the Commission certified the Final EIR (FEIR) for the LRDP Project by Motion No. 18588, (affirmed by the Board of Supervisors in Motion M13-042), adopted CEQA findings, and adopted other Motions and Resolutions with respect to the LRDP Project. These approvals were forwarded to the Board on April 30, 2012. Thereafter, the Land Use and Economic Development Committee held several hearings on the Ordinances, and continued them to the call of the chair on July 16, 2012. On March 12, 2013, the Board adopted Resolution No. 77-13, endorsing a term sheet for a revised CPMC LRDP Project, which includes an increase in size of the new hospital at the St. Luke's Campus (from 80 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). The Resolution urged City staff to make the preparation of revised planning approval documents among its highest priorities and to present to the Planning Commission the revised documents and approvals necessary for the revised LRDP Project.

On April 16, 2013, the Board of Supervisors' denied the General Plan Amendments associated with CPMC's previous LRDP Project, so that they would not be deemed approved by operation of law, under Charter section 4.105.

On April 11, 2013, the 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 CPMC's Revised LRDP Project.

On May 23, 2013, the Commission held a duly noticed public hearing and voted on various CPMC LRDP Project approvals, including recommending approval of the proposed Ordinances and approval with modifications to the draft Development Agreement. It is the Planning Department's understanding that the attached Ordinances amending the Planning Code, Zoning Map and the Development Agreement will be introduced as substitute legislation on June 4, 2013.

The proposed Ordinances include the following amendments:

#### General Plan Amendments

- Cathedral Hill Campus:
  - (1) amend the text of the Van Ness Area Plan (VNAP) to support a high density medical center at the intersection of Van Ness Avenue and Geary Street/Boulevard that is consistent with the City's Better Streets Plan, and to reflect various elements of this use;
  - (2) amend Map 1 of the VNAP to designate the sites proposed for the new Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building ("MOB") as the "Van Ness Medical Use Subdistrict," and to increase the allowable Floor Area Ratio for the Cathedral Hill Campus MOB site from 7.1:1 to 7.5:1;
  - (3) amend Map 2 of the VNAP to create a 230-V Height and Bulk District coterminous with the Cathedral Hill Campus Hospital site, in order to increase the height limit for the Cathedral Hill Campus Hospital site from 130' to 230'; and
  - (4) amend Map 5 of the Urban Design Element to reflect the proposed bulk limits to be a maximum plan dimension and maximum diagonal plan dimension of 385' and 466', respectively, for the Hospital site, and 265' and 290', respectively, for the MOB site.
- St. Luke's Campus:
  - (1) amend Map 4 of the Urban Design Element to reflect a maximum height of 145'-0" for the portion of the site where the proposed hospital tower will be located, and 105'-0", for the balance of the St. Luke's Campus; and
  - (2) amend Map 5 of the Urban Design Element to reflect the proposed bulk limits to be a maximum plan dimension and maximum diagonal plan dimension of 229' and 285', respectively, for the Hospital site, and 204' and 228', respectively, for MOB site.

#### Planning Code Text Amendments

- Cathedral Hill Campus:
  - (1) amend Planning Code Section 243, the Van Ness Special Use District, to create the Van Ness Medical Use Subdistrict, encompassing the sites of the proposed Cathedral Hill Campus Hospital, the Cathedral Hill Campus MOB, and the area where the proposed Van Ness Avenue pedestrian tunnel will be located, allow an FAR of up to 7.5:1 for the

Cathedral Hill MOB, and allow modification of various otherwise applicable standards within the Van Ness Medical Use Subdistrict; and

- (2) amend Section 124(d) to allow an FAR of up to 7.5:1 for the Cathedral Hill Campus MOB site.

- St. Luke's Campus:

- (1) add Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District and to allow and FAR of up to 2.6 to 1 therein; and
- (2) add a new subsection "k" to Section 124 to allow an FAR of up to 2.6:1.0 within the Cesar Chavez/Valencia Streets Medical Use SUD.

#### Planning Code Map Amendments

- Cathedral Hill Campus:

- (1) amend the Planning Code Zoning Map Sheet HT02 to reclassify the Cathedral Hill Campus Hospital site from 130-V to 230-V Height and Bulk District; and
- (2) amend the Planning Code Zoning Map Sheet SU02 to show the boundaries of the Van Ness Medical Use Subdistrict.

- St. Luke's Campus:

- (1) amend the Planning Code Zoning Map Sheet HT07 to reclassify the height and bulk district for the portion of the site where the St. Luke's Campus Hospital tower would be located to 145-E, and the balance of the Campus to 105-E; and
- (2) amend the Planning Code Zoning Map Sheet SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD.

The core elements of the proposed **Development Agreement** include the following:

- A secure future for St. Luke's – 120 bed acute care hospital with Centers of Excellence in Community and Senior Health, as well as comprehensive emergency services
- A continued level of Baseline Charity Care for San Francisco's most vulnerable populations for a period of 10 years. Over and above the Baseline Commitment, CPMC will be responsible for the healthcare services of 5,400 new Medi-Cal managed care beneficiaries for a period of 10 years
- Funding for a new Innovation Fund to support and improve the capacity of community clinics to increase their participation in managed Medi-Cal programs
- Protection of the City's Health Service System ("HSS) from premium increases by capping rates for 10 years
- Funding for affordable housing
- Funding for MTA transit facilities and service
- Funding for pedestrian safety and streetscape improvements
- Workforce requirements related to local hire for construction, job training programs, and the creation of career paths for San Franciscans

**At the May 23, 2013 Planning Commission Hearing, the Planning Commission recommended the following changes to the Development Agreement:**

- Eliminate the provision in Exhibit K, Item 9 of the Development Agreement, which requires the Cathedral Hill parking garage to close at 7 pm to persons who are not visitors, employees and staff of the Campus.
- Amend Section 4.2.1 in the form provided at the hearing by staff to provide for Delay Payment.
- Amend Section 8.2.2 to:
  - Provide notice to San Franciscans for Healthcare, Housing, Jobs, and Justice ("SFHHJJ"), the Community Advisory Groups required by the use permits for each CPMC Campus, and any other member of the public who wishes to receive notice of any of the following:
    - The Planning Department's receipt of CPMC's annual Compliance Statement;
    - The issuance of the "City Report"; and
    - Any formal requests to the Planning Department for Material Change or that is not a Material Change to the Development Agreement.
- To conform all language in the Development Agreement regarding entry level hiring to state that CPMC's hiring goals shall be to fill at least forty percent (40%) of Available Entry Level Positions with System Referrals.

In addition, at the May 23, 2013 Planning Commission Hearing, the Commission requested that the Board of Supervisors consider asking CPMC to either retain their existing in-patient psychiatric beds, or explore providing community-based psychiatric services through the Innovation Fund of the Development Agreement.

The following is a list of accompanying documents (one hard copy, plus electronic copy via email):

- Planning Commission Resolution No.'s 18880, 18881, 18882, 18883, 18884, 18885, 18886, 18887, 18888, 18889, 18890, 18891, 18892, 18893.
- Draft General Plan Amendments Ordinances: St. Luke's [Board File No. Pending \_\_\_\_] Cathedral Hill Campus [Board File No. Pending \_\_\_\_, \_\_\_\_] (originals delivered)

If you have any questions or require further information please do not hesitate to contact me at (415) 558-6395.

Sincerely,



John Rahaim  
Planning Director

cc:

Mayor's Office, Jason Elliot  
Supervisor David Chiu  
Supervisor Malia Cohen  
Supervisor Scott Wiener  
City Attorney, Audrey Pearson



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Other: Development Agreement
- First Source Hiring
- Child Care Requirement (Sec. 414)
- Other: Street Tree In-Lieu Fee

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

## Planning Commission Motion No. 18887 General Plan Referral

HEARING DATE: MAY 23, 2013

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* May 9, 2013  
*Case No.:* 2005.0555E; 2009.0886MTZCBRSK; 2012.0403W  
*Project Address:* 3555 Cesar Chavez Street; 3615 Cesar Chavez Street; 1580 Valencia Street  
*Zoning/Ht. & Blk.* RH-2/105-E, 65-A  
*Proposed Zoning/* RH-2, Cesar Chavez Valencia Streets Medical Use Special Use District/  
*Height & Bulk:* 105-E/145-E  
*Assessor's Block/Lot:* 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street  
*Project Sponsor:* Geoffrey 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 - (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT: (1) THE SALE, VACATION, AND CHANGE OF USE OF A PORTION OF THE SAN JOSE AVENUE RIGHT-OF-WAY LOCATED BETWEEN 27<sup>TH</sup> STREET AND CESAR CHAVEZ STREET, (2) THE CHANGES TO THE SIDEWALK WIDTH ALONG (A) THE SOUTHERLY SIDE OF CESAR CHAVEZ STREET BETWEEN GUERRERO AND VALENCIA STREETS; (B) THE WESTERLY SIDE OF VALENCIA STREET BETWEEN CESAR CHAVEZ STREET AND DUNCAN STREET; AND (C) THE NORTHERN PORTION OF 27<sup>TH</sup> STREET STARTING AT THE INTERSECTION OF SAN JOSE AVENUE AND 27<sup>TH</sup> STREET CONTINUING WEST FOR 44.24 FEET, IN ASSOCIATION WITH THE DEVELOPMENT OF A NEW SEVEN-STORY, 214,061 GSF, ST. LUKE'S CAMPUS HOSPITAL, WOULD BE CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND MAKING AND ADOPTING ENVIRONMENTAL FINDINGS. THIS MOTION SUPERSEDES IN ITS ENTIRETY MOTION NO. 18596 ADOPTED BY THE PLANNING COMMISSION ON APRIL 26, 2012.

## **PREAMBLE**

On June 10, 2005, Ralph F. Marchese of The Marchese Company, Inc., on behalf of California Pacific Medical Center (hereinafter referred to variously as "CPMC" and "Project Sponsor"), submitted an Environmental Evaluation Application ("EEA") with the Planning Department (hereinafter "Department"), Case No. 2005.0555E. The Department issued a Notice of Preparation of Environmental Review on July 1, 2006, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.

On January 13, 2009, CPMC revised its EEA to include updates regarding CPMC's Long Range Development Plan ("LRDP") Project, including the proposal for a new St. Luke's Campus Hospital and St. Luke's Campus Medical Office Building.

On June 10, 2010, the Project Sponsor submitted a request for a General Plan Referral regarding the vacation of a portion of San Jose Avenue between 27th and Cesar Chavez Streets. On September 26, 2011, the Project Sponsor submitted a request for a General Plan Referral associated with sidewalk width changes along certain streets adjacent to the St. Luke's Campus (2009.0886R).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the General Plan: (1) "Map 4 – Height Map" of the Urban Design Element, to reflect a maximum height of 105'-0" applicable to the St. Luke's Campus (all of Assessor's Block 6575, Lot 021 in Block 6576, and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street that will be vacated as part of the project, and their successor Blocks and Lots); and (2) "Map 5 – Bulk Map" of the Urban Design Element, to reflect the proposed maximum plan and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Campus Hospital site, and 204' and 228', respectively, for the St. Luke's Campus Medical Office Building ("MOB") site (2009.0886M).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the San Francisco Planning Code: (1) Add Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District ("SUD") and allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use SUD; and (2) add Section 124(k) to allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use SUD. (Case No. 2009.0886T).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following Zoning Maps of the San Francisco Planning Code: (1) Map HT07 to reclassify the St. Luke's Hospital site and all other portions of the St. Luke's Campus within the 65-A Height and Bulk District to the 105-E Height and Bulk District; and (2) Map SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD (Case No. 2009.0886Z).

On June 10, 2010, the Project Sponsor filed an application with the Department, as modified by subsequent submittals, for Conditional Use authorization under Planning Code Sections 134, 136, 151, 303, 304, 209.3(a), 209.9(b), 253, 270, and 271, to amend the existing Planned Unit Development (hereinafter "PUD") for CPMC's St. Luke's Campus to allow construction of the St. Luke's Campus Hospital building, demolition of the existing St. Luke's Hospital Tower, and the construction of the St. Luke's Campus MOB with (1) exceptions to/exemptions from the rear yard and off-street parking



requirements of Planning Code Sections 134 and 151; (2) exceptions from the dimension limitations for projections over streets or alleys; (3) to allow buildings over 40'-0" in an RH-2 District; and (4) to allow deviation from bulk limits, at Assessor's Block 6575/001, 002; 6576/021; and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street (3555 Cesar Chavez Street, 3615 Cesar Chavez Street, 1580 Valencia Street), within an RH-2 (Residential, House, Two-Family) District and a 105-E Height and Bulk District ("St. Luke's Campus Hospital and MOB Project").

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, for the allocation of Office Space for approximately 99,848 s.f. of medical office space in the proposed St. Luke's Campus MOB (Case No. 2009.0886B).

On July 21, 2010, the Draft Environmental Impact Report ("DEIR") for CPMC's LRDP Project, including the St. Luke's Campus Hospital and MOB Project, was prepared and published for public review, and was available for public comment until October 19, 2010.

On September 23, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On March 29, 2012, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the Comments and Responses ("C&R") document, the DEIR, and any Errata Sheets, (the Appendices to the DEIR and C&R document), Department staff testimony and responses to questions and comments at the Commission's April 26, 2012, public hearing regarding certification of the Final EIR, and all of the supporting information that has been reviewed and considered by the Department comprise the Final Environmental Impact Report for the LRDP ("FEIR").

On March 30, 2012, the Project Sponsor submitted an Application for a Development Agreement relating to the construction and reconstruction of health care facilities in furtherance of the CPMC's LRDP by and between the City and County of San Francisco and CPMC, pursuant to Administrative Code Section 56.4. This Application was endorsed and accepted as complete by the Planning Director on April 4, 2012.

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 18571, initiating the requested General Plan Amendments.

On April 10, 2012, the Mayor, at the Board of Supervisors ("Board") hearing, introduced the (1) Planning Code Text Amendments in Board File No. 120358; (2) the Zoning Map Amendments in Board File No. 120360, (3) the street vacation ordinance in Board File No. 120361, (4) the Transfer Agreement in Board File No. 120363, (5) the Development Agreement in Board File No. 120366, and (5) sidewalk width legislation in Board File No. 120365.

On April 26, 2012, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) ("CEQA"), 14 California Code of Regulations Sections 15000 *et seq.* (the "CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

**Motion No. 18887**  
**May 23, 2013**

**CASE NO's. 2005.0555E; 2009.0886MTZCBRSK; 2012.0403W**  
**3555 & 3615 Cesar Chavez Street; 1580 Valencia Street**

The Commission found the FEIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR for the LRDP Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2005.0555E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the LRDP Project, which material was made available to the public and this Commission for this Commission's review, consideration and action.

On April 26, 2012, the Commission (1) adopted Motion No. 18588 certifying the FEIR as accurate, adequate and complete, (2) adopted Motion No. 18589, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, and (3) adopted other Motions and Resolutions with respect to the LRDP Project.

On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted: (1) Resolution No. 18590, recommending that the Board of Supervisors approve the requested General Plan Amendments; (2) Motion No. 18592, making findings of consistency with the General Plan and Planning Code Section 101.1; (3) Resolution No. 18593, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (4) Motion No. 18594, approving the proposed Conditional Use authorization; (5) Motion No. 18595, approving the allocation of the proposed office space; and (6) Resolution No. 18602, recommending that the Board of Supervisors approve the proposed draft Development Agreement.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2009.0886MTZCBRSK, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On April 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the General Plan Referral in Case No. 2009.0886MTZCBRSK.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

On May 16, 2012, an appeal of Commission Motion No. 18588 certifying the FEIR was filed with the Board and the Board held a duly noticed public hearing on July 17, 2012, to consider the appeal of the FEIR certification. On March 12, 2013, by adoption of Motion No. M13-042, the Board rejected the appeal and affirmed the decision of the Commission to certify the FEIR and found the FEIR to be complete, adequate, and objective, and reflecting the independent judgment of the City in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On June 15, June 25, July 9 and July 16, 2012, having received the Planning Commission's recommendations, a Land Use Committee of the Board held public hearings on the prior version of the

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May 23, 2013**

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3555 & 3615 Cesar Chavez Street; 1580 Valencia Street**

project and draft development agreement and other draft approvals and thereafter, CPMC, working with City staff, proposed revisions to the project and to the draft development agreement and approvals.

On March 12, 2013, the Board adopted Resolution No. 77-13, endorsing a term sheet for a revised CPMC LRDP Project which includes an increase in size of the new hospital at the St. Luke's Campus (from 80 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). The Resolution urged City staff to make the preparation of revised planning approval documents among its highest priorities and to present to the Planning Commission the revised documents and approvals necessary for the revised CPMC LRDP Project.

Staff subsequently worked with the project sponsor to identify revisions to the April 26, 2012, Planning Commission approvals to reflect the revised CPMC LRDP Project, including the following on the St. Luke's Campus: increased height limit (145 feet) for the tower portion of the proposed hospital and 105 feet for the remainder of the campus, increased maximum plan and diagonal plan dimensions of 229' and 285', respectively, for the hospital site, an increase in FAR to 2.6:1 and an increased parking deficit.

On April 1, 2013, CPMC revised its EEA to reflect the revised CPMC LRDP Project, consistent with the term sheet endorsed by Board Resolution No. 77-13, including the revisions to the St. Luke's Campus Hospital described above.

On April 11, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution No. 18844, initiating the requested General Plan Amendments for the revised CPMC LRDP Project.

On May 9, 2013, Department staff made available the Addendum to the FEIR for the revised CPMC LRDP Project ("Addendum"), an updated MMRP, and the revised approval documents for the revised CPMC LRDP Project, all as more particularly described in Motion No. 18880.

On May 23, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 18880, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting an updated MMRP, and adopted other Motions and Resolutions with respect to the revised CPMC LRDP Project.

On May 23, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted the following Motions and Resolutions superseding in their entirety the April 26, 2012 approvals: (1) Resolution No. 18881, recommending that the Board approve the requested General Plan Amendment; (2) Motion No. 18883, making findings of consistency with the General Plan and Planning Code Section 101.1; (3) Resolution No. 18884, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (4) Motion No. 18885, approving the proposed Conditional Use Authorization; (5) Motion No. 18886, approving the office space allocation; and (6) Resolution No. 18893, recommending that the Board of Supervisors approve the proposed revised draft Development Agreement; and

On May 23, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the General Plan Referral requested in Application No. 2009.0886MTZCBRSK.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby adopts the General Plan Referral described in Application No. 2009.0886MTZCBRSK, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The St. Luke's Campus is located in the southeastern quadrant of the City and occupies a full city block plus a surface parking lot on a portion of the adjacent block, totaling approximately 3.6 acres. It is bounded by Cesar Chavez Street, Valencia Street, Duncan Street, one lot to the west of San Jose Avenue, and 27th Street. The Campus currently contains eight buildings, totaling approximately 451,868 gsf of floor area and 329 parking spaces. The Hospital (comprised of the 1970 Tower, 1957 Building and Hartzell Building, described below) is licensed by the California Department of Public Health (CDPH) for 229 hospital beds.

More specifically, the Campus includes the following facilities:

- The St. Luke's Hospital Tower has 12 stories above ground and one story below ground, is approximately 197,983 gsf, and is primarily used for inpatient care, skilled nursing, and administrative support. There are eight surface parking spaces north of the Hospital Tower.
- The 1957 Building has four stories above ground and is approximately 31,724 gsf. It is primarily used for the Emergency Department, diagnostic and treatment space, and support space. There are 106 parking spaces associated with this building; 74 spaces on a surface parking lot; and 32 street spaces along San Jose Avenue.
- The 1912 Building has four stories above ground, is approximately 26,280 gsf, and is primarily used for hospital administration, outpatient care, diagnostic and treatment space, support space, and the chapel.
- The Monteagle Medical Center has eight stories above ground and one story below ground and is approximately 90,005 gsf which includes medical office space, outpatient care space, diagnostic and treatment space, and support space.
- The Redwood Administration Building is a portable one-story building containing approximately 2,400 gsf which is used for hospital administration.

- The Hartzell Building has two stories above ground and one story below ground and has approximately 18,506 gsf primarily used for office and educational uses for the Samuel Merritt School of Nursing.
- The Duncan Street Parking Garage is two stories above ground and contains approximately 83,370 gsf for 215 parking spaces. With the additional 114 off-street surface parking spaces on the St. Luke's Campus (described above), there are a total of 329 parking spaces on the campus.
- The one story MRI Trailer contains 1,600 gsf used for diagnostic and treatment space.

Several buildings on the Campus are connected to each other: the Hospital Tower, the 1957 Building, the 1912 Building, and the Monteagle Medical Center connect north to south through internal corridors at various levels; and the MRI Trailer is connected via an enclosed passageway to the 1912 Building.

Gradual building development at St. Luke's has occurred since 1875, when St. Luke's moved into a new facility at its present location at Valencia and Cesar Chavez Streets. Today, the oldest building remaining on the Campus is the 1912 Building. The existing St. Luke's Hospital Tower was approved in 1967 when the Planning Commission authorized a conditional use for the St. Luke's Campus (Resolution No. 6078). In 1968, a temporary encroachment permit was issued to allow a portion of San Jose Avenue (between Cesar Chavez Street and 27th Street) to be used as parking for the St. Luke's Campus. In 1971, further development was approved (Resolution No. 6714) including the construction of the Monteagle Medical Center, Duncan Street Parking Garage, and surface parking. In 2001, St. Luke's Hospital became an affiliate of Sutter Health and formally merged with CPMC in 2007.

The portion of San Jose Avenue subject to this General Plan Referral is gated at its northern end where it meets Cesar Chavez Street and is not open to through traffic. The Street Area has been closed for public use under a temporary encroachment permit since 1968, when the Board of Supervisors approved Resolution No. 323-69, granting permission to St. Luke's Hospital to occupy the Street Area. On February 6, 2002, the Department of Parking and Traffic submitted a letter to the Board of Supervisors, which concluded that the encroachment permit had minimal negative impact on the traffic circulation in the adjacent area, because the Street Area had been closed to through traffic for over 30 years, and residents in the neighborhood had become accustomed to its closure. The Street Area currently includes perpendicular parking for CPMC staff on the west side and access to a loading and service entrance for the existing St. Luke's hospital tower on the east side.

The St. Luke's Campus is located in the RH-2 Zoning District (Residential, House, Two-Family). The RH-2 Districts are devoted to one-family and two-family houses. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited. Hospitals and medical centers are permitted in this District with Conditional Use Authorization.

3. **Surrounding Properties and Neighborhood.** The St. Luke's Campus is in the greater Mission neighborhood, surrounded by the Inner Mission, Outer Mission, Glen Park, Bernal Heights, Precita Valley, Diamond Heights and Noe Valley neighborhoods. The neighborhood contains a mix of residential uses, including single-family dwellings, duplexes and small apartment buildings. Retail uses are scattered through the area, mainly on Cesar Chavez, Mission, and Valencia Streets. On Mission Street, retail stores and other commercial uses form a continuous corridor of commercial activity. Mission Street draws shoppers, customers and business clients from beyond the immediate neighborhood of the St. Luke's Campus.

There have been recent efforts to improve the streetscape and calm traffic on San Jose Avenue, Guerrero Street and Cesar Chavez Street. The Cesar Chavez Streetscape Improvement Project is an effort to re-envision Cesar Chavez Street from Hampshire Street to Guerrero Street in the Mission District, and make Cesar Chavez Street a safe, pleasant, and attractive corridor for people, bikes, and transit. The Mission District Streetscape Plan is part of the Mission District Plan, and identifies streetscape improvements to streets, sidewalks, and public spaces in the Mission District. The Mission and Valencia Green Gateway Project is an effort to implement innovative stormwater management tools along Valencia Street from Cesar Chavez Street to Mission Street, and includes pedestrian amenities and landscaping.

4. **Project Description.** This approval relates to the items in the General Plan Referral application, but the overall Near-Term Projects under the LRDP, of which the St. Luke's Campus Hospital and MOB are a part, are also described here. The Near-Term Projects outlined in CPMC's LRDP will result in a five campus system with three acute care hospitals – Davies, St. Luke's, and Cathedral Hill – providing approximately 692 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). The Davies Hospital North Tower was retrofitted in 2008 to remain operational to 2030. The St. Luke's Hospital will be replaced by a new hospital built on campus, adjacent to the existing hospital, followed by construction of the St. Luke's Campus MOB after the demolition of the existing Hospital Tower. The California and Pacific Campuses will remain operational as acute care hospitals until the proposed Cathedral Hill Campus Hospital is constructed and operational. Once the proposed Cathedral Hill Campus Hospital is built, as part of the Near-Term Project implementation activities, the acute care services at California and Pacific Campuses will be transferred primarily to the Cathedral Hill Campus Hospital, and the Pacific Campus's existing 2333 Buchanan Street Hospital would undergo renovation and reuse as an ambulatory care center.<sup>1</sup> In the long-term, the Pacific Campus will become an outpatient center, and CPMC proposes an additional medical office building on the Davies Campus.<sup>2</sup>

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<sup>1</sup> 2333 Buchanan Street is an Existing Use under the proposed Development Agreement and is distinguished from the new construction proposed for the Long-Term Projects at the Pacific Campus. The renovation and reuse may include, but is not limited to, the following uses: outpatient care, diagnostic and treatment services, Alzheimer's residential care, medical support services such as pre- and post-ambulatory surgery, outpatient laboratory services, physical and occupational therapy, hospital administration, and cafeteria uses.

<sup>2</sup> Long-Term Projects at the Davies and Pacific Campuses have been evaluated at a program-level as part of CPMC's LRDP FEIR. There are no pending Near-Term Projects under review for the Pacific Campus, and CPMC has not proposed any Near-Term or

This St. Luke's Campus Hospital and MOB Project is part of CPMC's LRDP to improve its delivery of citywide health care, and comply with seismic requirements of California law.

The new St. Luke's Campus Hospital and MOB are major components of CPMC's plans to continue to provide health care services in San Francisco. The new St. Luke's Campus Hospital is being sited so that it can be built without disrupting services at the existing Hospital Tower. It is being designed, in compliance with SB 1953, to remain operational after a strong earthquake. The St. Luke's Campus Hospital will be a 120-bed<sup>3</sup> general acute care hospital with comprehensive emergency medical services, and the MOB will provide space for physicians who will be affiliated with CPMC and the campus, as well as diagnostic and treatment space and space for other outpatient care. The St. Luke's Campus Hospital and MOB Project will preserve and enhance San Francisco's health care infrastructure, particularly in the South of Market area.

Specifically, the proposal for the St. Luke's Campus Hospital includes the construction of a new 214,061 gsf, seven-story, approximately 142'-0" tall, 120-bed full-service, acute care hospital, sited on a portion of the Campus' existing surface parking lot and over a portion of the to-be-vacated segment of San Jose Avenue that has been closed for use as a street since 1968 (and is currently used for parking for the St. Luke's Campus under an encroachment permit). Based on the recommendations of the Blue Ribbon Panel, the new St. Luke's Campus Hospital will be sited such that the existing hospital can remain in continuous operation during the new St. Luke's Campus Hospital's construction. The St. Luke's Campus Hospital will include an expanded Emergency Department, and will include, but is not limited to, inpatient medical care, diagnostic and treatment space, surgical care, critical care, labor and delivery, and post-partum care. It will also include a cafeteria and an enclosed loading area. The St. Luke's Campus also includes Centers of Excellence in Senior and Community Health.

The Emergency Department at the St. Luke's Campus Hospital will be approximately 13,940 gsf, which is an increase of approximately 6,880 gsf over the existing Emergency Department in the 1957 Building. The new Emergency Department will be a significant improvement over the existing facility, and waiting times for patients should be reduced through the provision of all private treatment spaces. The new Emergency Department will be in the St. Luke's Campus Hospital, adjacent to Imaging Services; this adjacency will increase efficiency compared to the existing hospital where these functions exist on separate floors. There will be more support space and improved technology. Waiting time for patients should further be reduced by flexible triage space. Additionally, many of the non-emergency patient visits would be accommodated by expanding the existing Health Care Center currently operating out of the Monteaagle Office Building into an urgent care center. By creating additional capacity via an urgent care center on the St. Luke's Campus, the effective combined Emergency Department and urgent care capacity

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Long-Term Projects at the California Campus, which CPMC plans to sell after the majority of the services at that campus have been relocated to the Cathedral Hill and Pacific Campuses.

<sup>3</sup> With the shift to single-patient rooms under modern hospital guidelines, newer facilities are projected to have a higher occupancy rate (about 80 percent, with variation by bed type) than with the multi-bed mode. The efficient use of beds in a multi-patient room environment is limited by a number of factors, such as the gender and diagnosis of the patients, as well as infection control and privacy concerns.

would increase from about 26,000 visits per year today to approximately 31,600 visits under the LRDP.

After the St. Luke's Campus Hospital opens and once services are moved into it from the existing Hospital Tower and the 1957 Building, the existing Hospital Tower will be demolished as part of this Project. After demolition of the Hospital Tower, the new St. Luke's Campus MOB would be constructed at that site, also as part of this Project. Construction of the St. Luke's Campus MOB is expected to occur after 2020.

The existing uses in the St. Luke's 1957 Building, such as the Emergency Department, surgery, diagnostics and treatment, would be transferred to the St. Luke's Campus Hospital, and the building would be converted from acute care to support use. The MRI Trailer, and the enclosed passageway connecting it to the 1912 Building, would be removed after construction of the St. Luke's Campus MOB. The uses in the MRI Trailer would be transferred to the St. Luke's Campus Hospital or St. Luke's Campus MOB upon completion. Following demolition of the existing Tower, CPMC would then construct a new 98,959 gsf, five-story and approximately 100'-tall St. Luke's Campus MOB approximately in the existing hospital's place. The St. Luke's Campus MOB would include medical office space for doctors admitting patients to the hospital, and would include retail, educational, and conference space, along with a four level underground garage with approximately 220 parking spaces. Vehicular access to the underground parking garage will be from Cesar Chavez and Valencia Streets.

The exterior design of the St. Luke's Campus Hospital and St. Luke's Campus MOB was developed with input from Department staff and the community. The exterior of the bases of the St. Luke's Campus Hospital and of the St. Luke's Campus MOB will be durable (tile, stone, and brick) and will ground the buildings on the site, engaging use and glass. Metal panels are used for the canopy which runs along the entire east side of the St. Luke's Campus Hospital, unifying the upper and lower public plazas (described below) and creating a connection from the interior of the St. Luke's Campus Hospital to the exterior terraced plazas. The soffit of the canopy is continuous between the interior and exterior, further connecting the St. Luke's Campus Hospital to the organizing element of the Campus, the pedestrian oriented plaza in the to-be-vacated portion of San Jose Avenue.

The St. Luke's Campus MOB will be entitled at the same time as the hospital, but the design will continue to be refined with planning staff while the new hospital is being built since the St. Luke's Campus MOB cannot be built until the existing hospital is demolished. Once built, the new St. Luke's Campus MOB will connect internally to the St. Luke's Campus Hospital and 1957 Building.

The new St. Luke's Campus Hospital and St. Luke's Campus MOB will be organized around landscaped open space that mimics the existing San Jose Avenue alignment between Cesar Chavez Street and 27th Street. This landscaped public plaza would span two levels and would be designed to unify the Campus, mediate the site's significant grade change and provide a public pedestrian pathway along a similar path of travel as the vacated San Jose Avenue alignment. The lower (north) plaza at Cesar Chavez will front the St. Luke's Campus Hospital's cafeteria and primary entrance at the northeast corner of the building and the ground floor retail at the base of the St. Luke's Campus MOB. The upper (south) plaza will provide access to the



second level of the St. Luke's Campus Hospital. Stairs against the east face of the St. Luke's Campus Hospital connect the Campus's south upper plaza at 27th Street and the north lower plaza at Cesar Chavez. A canopy will cover the drop-off area on Cesar Chavez Street and adjacent St. Luke's Campus Hospital entrance, and continue along the east face of the St. Luke's Campus Hospital along the public plaza, to provide protection in inclement weather, as is required by the California Building Code. The plazas and adjacent streetscape along Cesar Chavez are enlivened by activity at the St. Luke's Campus Hospital's lobby and conference space, a cafeteria facing the lower plaza, and by retail space within the St. Luke's Campus MOB along the Cesar Chavez frontage. All landscaping and street improvements as part of the St. Luke's Project are consistent with and complement the Cesar Chavez Streetscape Improvement Project.

Although the proposed hospital is not subject to the San Francisco Building Code and the Green Building Ordinance, CPMC has committed to "building green", and is seeking LEED Certified status for the St. Luke's Campus Hospital. The St. Luke's Campus MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Gold certification.

5. **Public Comment.** The Department has received substantial comments expressing support for and opposition to CPMC's LRDP, over the past 8 years since the initial EEA was submitted. Support for and opposition to CPMC's LRDP can be found in the project files at the Planning Department.
6. **CEQA Findings.** On April 26, 2012, by Motion No. 18588, the Commission certified as adequate, accurate and complete the FEIR for the LRDP Project, which includes the St. Luke's Campus Hospital and MOB Project. On May 16, 2012, an appeal of Planning Commission Motion No. 18588 certifying the FEIR was filed with the Board and on March 12, 2013, by Motion No. M13-042, the Board rejected the appeal and affirmed the decision of the Planning Commission to certify the FEIR and found the FEIR to be complete, adequate, and objective, and reflecting the independent judgment of the City in compliance with CEQA, the CEQA Guidelines and Chapter 31. On May 23, 2013, by Motion No. 18880, the Commission adopted findings, including a statement of overriding considerations and an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and the Addendum, and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on May 23, 2013, in Motion No. 18880.
7. **General Plan Referral.** San Francisco Charter Section 4.105 and Sections 2A.52 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the objectives and policies of the General Plan, as well as the Priority Policies of Section 101.1. The following aspects of the project trigger the requirement for a General Plan referral:
  - a. **Sale, Vacation, and Change of Use of a Portion of the San Jose Avenue Street Right-of-Way, between 27<sup>th</sup> Street and Cesar Chavez Street.** This right-of-way measures approximately 15,492 gsf. The City has agreed to a transactional framework (the

proposed Transfer Agreement) to convey the underlying land to Sutter West Bay Hospitals, doing business as California Pacific Medical Center, in exchange for fair market value of the Street Property, which is \$1,010,000. This portion of the San Jose Avenue right-of-way would be vacated and incorporated into the overall development site for the St. Luke's Campus Hospital.

- b. **Sidewalk Changes.** The Near-Term Projects at St. Luke's include changes to the sidewalk widths surrounding the St. Luke's Campus. Specifically, they include changes to 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.
8. **General Plan Compliance.** The General Plan Consistency Findings set forth in Motion No. 18883 apply to this Motion, and are incorporated as though fully set forth herein.
9. **Planning Code Section 101.1(b).** The General Plan Priority Policy Findings of Planning Code Section 101.1 as set forth in Motion No. 18883 apply to this Motion, and are incorporated as though fully set forth herein.
10. The street vacation and sidewalk width changes included as part of the St. Luke's Campus Hospital and MOB Project are consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) as outlined in **Motion No. 18883** and also in that, as designed, the St. Luke's Campus Hospital and MOB Project would contribute to the healthcare delivery and emergency services in San Francisco, include substantial economic benefits to the City during both the construction and operational phases, provide substantial other public benefits as outlined in the proposed Development Agreement, and be compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
11. The Commission hereby finds that, for the reasons described above, approval of the General Plan Referral would promote the health, safety and welfare of the City.

**Motion No. 18887  
May 23, 2013**

**CASE NO's. 2005.0555E; 2009.0886MTZCBRSK; 2012.0403W  
3555 & 3615 Cesar Chavez Street; 1580 Valencia Street**

### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS FINDINGS** that 1) sale, vacation and change of use of a portion of the San Jose Avenue right-of-way between Cesar Chavez and 27th streets, and 2) sidewalk width changes adjacent to the St. Luke's Campus are consistent with the Objectives and Policies of the General Plan, and the Priority Policies of Section 101.1. This Motion supersedes in its entirety Motion No. 18596 adopted by the Commission on April 26, 2012.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 23, 2013.

Jonas P. Ionin  
Acting Commission Secretary

**AYES:** Commisisoners Antonini, Borden, Fong, Hillis, Moore, Sugaya, Wu

**NAYS:**

**ABSENT:**

**ADOPTED:** May 23, 2013



**SAN FRANCISCO  
PLANNING DEPARTMENT**

For complete  
Motion see



File No. 120357

**Planning Commission Motion No. 18883  
GENERAL PLAN FINDINGS**

**PLANNING CODE SECTION 101.1 FINDINGS**

**HEARING DATE: MAY 23, 2013**

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* May 9, 2013  
*Project Name:* California Pacific Medical Center Long Range Development Plan  
*Case Numbers:* 2005.0555E; 2009.0886MTZCBRKS;  
2009.0885MTZCBRKS; 2004.0603C; 2012.0403W  
*Initiated by:* Geoffrey 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  
*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 PACIFIC MEDICAL CENTER'S REVISED 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'S BLOCK-LOTS 3539-001), AND INCLUDING ENVIRONMENTAL FINDINGS. THIS MOTION SUPERSEDES IN ITS ENTIRETY MOTION NO. 18592 ADOPTED BY THE PLANNING COMMISSION ON APRIL 26, 2012.

**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 Campus located along Van Ness Avenue in the vicinity of the intersection of Van Ness Avenue and Geary Boulevard/Geary Street.



# SAN FRANCISCO PLANNING DEPARTMENT

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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  
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CA 94103-2479

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Re: Transmittal of Planning Department Case Numbers:  
2009.0885MTZCBRSK, 2009.0886MTZCBRSK, 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.

The proposed Ordinances include the following amendments:

#### General Plan Amendments

- St. Luke's Campus:
  - (1) amend Map 4 of the Urban Design Element, to reflect a maximum height of 105'-0" applicable to the St. Luke's Campus; and
  - (2) amend Map 5 of the Urban Design Element, to reflect the proposed maximum plan and diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site, and 204' and 228', respectively, for the St. Luke's MOB site.
  
- Cathedral Hill Campus:
  - (1) amend the text of the Van Ness Area Plan ("VNAP") to support a high density medical center at the intersection of Van Ness Avenue and Geary Street/Boulevard that is consistent with the City's Better Streets Plan and reflect various elements of this use;
  - (2) amend Map 1 of the VNAP to designate the sites proposed for the new Cathedral Hill Hospital and Cathedral Hill Medical Office Building ("Cathedral Hill MOB") as "the Van Ness Medical Use Subdistrict", and to increase the allowable floor area ratio ("FAR") for the Cathedral Hill Hospital site from 7:1 to 9:1, and for the Cathedral Hill MOB site from 7:1 to 7.5:1;
  - (3) amend Map 2 of the VNAP to create a 265-V Height and Bulk District coterminous with the Cathedral Hill Hospital site, in order to increase the height limit for the Cathedral Hill Hospital site from 130'-0" to 265'-0";
  - (4) amend Map 4 of the Urban Design Element to reflect a maximum height applicable to the Cathedral Hill Hospital site of 265'-0"; and
  - (5) amend Map 5 of the Urban Design Element to reflect the proposed maximum plan and maximum diagonal plan dimensions of 385'-0" and 466'-0", respectively, for the Cathedral Hill Hospital site, and 265'-0" and 290'-0", respectively, for the Cathedral Hill MOB site.

#### Planning Code Amendments

- St. Luke's Campus:
  - (1) add section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District ("SUD") and allow an FAR of up to 2.5:1 therein; and
  - (2) add a new subdivision (k) to section 124 to allow an FAR of up to 2.5:1 in the Cesar Chavez/Valencia Streets Medical Use SUD.
  
- Cathedral Hill Hospital:
  - (1) amend section 243 to establish a new Van Ness Medical Use Subdistrict within the Van Ness SUD encompassing the sites of the proposed Cathedral Hill Hospital and Cathedral Hill MOB and the area where the proposed Van Ness Avenue pedestrian tunnel would be located, allow an FAR of up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB, and allow modification of various otherwise applicable standards within the Van Ness Medical Use Subdistrict; and
  - (2) amend section 124(d) to allow an FAR of up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB site.

**Zoning Map Amendments**

- St. Luke's Campus:
  - (1) amend the Planning Code Zoning Map Sheet HT07 to extend the 105-E Height and Bulk District currently applicable to the existing buildings on the St. Luke's Campus to the entirety of the St. Luke's Campus, and
  - (2) amend the Planning Code Zoning Map Sheet SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD.
  
- Cathedral Hill Campus:
  - (1) amend the Planning Code Zoning Map Sheet HT02 to reclassify the Cathedral Hill Hospital site from 130-V to 265-V Height and Bulk District; and
  - (2) amend the Planning Code Zoning Map Sheet SU02 to show the boundaries of the Van Ness Medical Use Subdistrict.

The core elements of the proposed **Development Agreement** include the following:

- A secure future for St. Luke's – requirement that CPMC rebuilds and maintains St. Luke's Hospital for 20 years
- A continued level of Baseline Charity Care for San Francisco's most vulnerable populations for a period of 10 years. Over and above the Baseline Commitment, hospital care for 10,000 new Medi-Cal Managed Care beneficiaries for a period of 10 years
- Endowment of a new Community Care Innovation Fund to support community clinics and social service providers and facilitate shift towards Medi-Cal Managed Care
- Support for long-term care in the City by maintaining 100 Skilled Nursing Facility ("SNF") beds for 10 years
- Protection of the City's Health Service System ("HS") from premium increases by capping rates for 10 years
- Funding for affordable housing
- Funding for MTA transit facilities and service
- Funding for pedestrian safety and streetscape improvements
- Workforce requirements related to local hire for construction, job training programs, and the creation of career paths for San Franciscans

The Planning Commission certified the Final Environmental Impact Report for the Project on April 26, 2012, by Motion No. 18588. At the April 26, 2012, hearing, the Commission voted on various CPMC LRDP Project approvals, including recommending approval of the proposed Ordinances and draft Development Agreement.

The following is a list of accompanying documents (one hard copy, plus electronic copy via email):

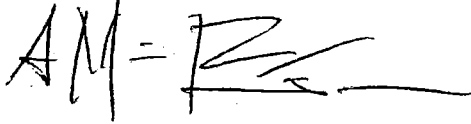
- Planning Commission Resolution No.'s 18590, 18591, 18593, 18597, 18602
- Planning Commission Executive Summary for the CPMC LRDP Project
- Draft General Plan Amendments Ordinances: St. Luke's [Board File No. Pending \_\_\_\_] Cathedral Hill Campus [Board File No. Pending \_\_\_\_] (originals delivered)
- Draft Development Agreement, plus DA Errata from 4.24.12

Transmittal Materials

CASE NO.'s 2009.0885, 2009.0886, 2012.0403  
CPMC LRDP

If you have any questions or require further information please do not hesitate to contact me at (415) 558-6395.

Sincerely,

A handwritten signature in black ink, appearing to read 'AM - [unclear]', with a long horizontal line extending to the right.

AnMarie Rodgers  
Manager of Legislative Affairs

cc:

Mayor's Office, Jason Elliot  
Supervisor Eric Mar  
Supervisor Malia Cohen  
Supervisor Scott Wiener  
City Attorney, Audrey Pearson





**SAN FRANCISCO  
PLANNING DEPARTMENT**

For complete  
Memo see  
File No. 120357 \*

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

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

**Date:** April 12, 2012  
**Reception:** 415.558.6378

**Case No.:** Cathedral Hill Campus: 2009.0885MTZWCBRSK  
St. Luke's Campus: 2009.0886MTZWCBRSK  
Davies Campus: 2004.0603CW  
All Campuses: 2005.0555E; 2012.0403W  
**Fax:** 415.558.6409

**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  
**Planning Information:** 415.558.6377

**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



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Other: Development Agreement
- First Source Hiring
- Child Care Requirement (Sec. 414)
- Other: Street Tree In-Lieu Fee

1650 Mission St.  
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Information:  
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## Planning Commission Motion No. 18596 General Plan Referral

HEARING DATE: APRIL 26, 2012

*Date:* April 12, 2012  
*Case No.:* 2005.0555E; 2009.0886MTZCBRSK; 2012.0403W  
*Project Address:* 3555 Cesar Chavez Street; 3615 Cesar Chavez Street; 1580 Valencia Street  
*Zoning/Ht. & Blk.* RH-2/105-E, 65-A  
*Proposed Zoning/* RH-2, Cesar Chavez Valencia Streets Medical Use Special Use District/  
*Height & Bulk:* 105-E  
*Assessor's Block/Lot:* 6575/001, 002; 6576/021 and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street  
*Project Sponsor:* Geoffrey 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 - (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT: (1) THE SALE, VACATION, AND CHANGE OF USE OF A PORTION OF THE SAN JOSE AVENUE RIGHT-OF-WAY LOCATED BETWEEN 27<sup>TH</sup> STREET AND CESAR CHAVEZ STREET, (2) THE CHANGES TO THE SIDEWALK WIDTH ALONG (A) THE SOUTHERLY SIDE OF CESAR CHAVEZ STREET BETWEEN GUERRERO AND VALENCIA STREETS; (B) THE WESTERLY SIDE OF VALENCIA STREET BETWEEN CESAR CHAVEZ STREET AND DUNCAN STREET; AND (C) THE NORTHERN PORTION OF 27<sup>TH</sup> STREET STARTING AT THE INTERSECTION OF SAN JOSE AVENUE AND 27<sup>TH</sup> STREET CONTINUING WEST FOR 44.24 FEET, IN ASSOCIATION WITH THE DEVELOPMENT OF A NEW FIVE-STORY, 146,410 G.S.F, ST. LUKE'S REPLACEMENT HOSPITAL, WOULD BE CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND MAKING AND ADOPTING ENVIRONMENTAL FINDINGS.

## **PREAMBLE**

On June 10, 2005, Ralph F. Marchese of The Marchese Company, Inc., on behalf of California Pacific Medical Center (hereinafter referred to variously as "CPMC" and "Project Sponsor"), submitted an Environmental Evaluation Application ("EEA") with the Planning Department (hereinafter "Department"), Case No. 2005.0555E.<sup>1</sup> The Department issued a Notice of Preparation of Environmental Review on July 1, 2006, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.

On January 13, 2009, CPMC revised its EEA to include updates regarding CPMC's Long Range Development Plan ("LRDP") Project, including the proposal for a new St. Luke's Replacement Hospital and St. Luke's Medical Office Building.

On June 10, 2010, the Project Sponsor submitted a request for a General Plan Referral regarding the vacation of a portion of San Jose Avenue between 27th and Cesar Chavez Streets. On September 26, 2011, the Project Sponsor submitted a request for a General Plan Referral associated with sidewalk width changes along certain streets adjacent to the St. Luke's Campus (2009.0886R).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the General Plan: (1) "Map 4 - Height Map" of the Urban Design Element, to reflect a maximum height of 105'-0" applicable to the St. Luke's Campus (all of Assessor's Block 6575, Lot 021 in Block 6576, and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street that will be vacated as part of the project, and their successor Blocks and Lots); and (2) "Map 5 - Bulk Map" of the Urban Design Element, to reflect the proposed maximum plan and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital ("Replacement Hospital") site, and 204' and 228', respectively, for the St. Luke's Medical Office Building ("St. Luke's MOB") site (2009.0886M).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the San Francisco Planning Code: (1) Add Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District ("SUD") and allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use SUD; and (2) add Section 124(k) to allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use SUD. (Case No. 2009.0886T).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following Zoning Maps of the San Francisco Planning Code: (1) Map HT07 to reclassify the St. Luke's Hospital site and all other portions of the St. Luke's Campus within the 65-A Height and Bulk District to the 105-E Height and Bulk District; and (2) Map SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD (Case No. 2009.0886Z).

On June 10, 2010, the Project Sponsor filed an application with the Department, as modified by subsequent submittals, for Conditional Use authorization under Planning Code Sections 134, 136, 151,

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<sup>1</sup> At the time of this application, the Cathedral Hill Hospital site was within the boundaries, and was governed by the land use controls, of the Western Addition A-2 Plan. Those controls expired on January 1, 2009.

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3555 & 3615 Cesar Chavez Street; 1580 Valencia Street**

303, 304, 209.3(a), 209.9(b), 253, 270, and 271, to amend the existing Planned Unit Development (hereinafter "PUD") for CPMC's St. Luke's Campus to allow construction of the St. Luke's Hospital building, demolition of the existing St. Luke's Hospital Tower, and the construction of the St. Luke's MOB with (1) exceptions to/exemptions from the rear yard and off-street parking requirements of Planning Code Sections 134 and 151; (2) exceptions from the dimension limitations for projections over streets or alleys; (3) to allow buildings over 40'-0" in an RH-2 District; and (4) to allow deviation from bulk limits, at Assessor's Block 6575/001, 002; 6576/021; and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street (3555 Cesar Chavez Street, 3615 Cesar Chavez Street, 1580 Valencia Street), within an RH-2 (Residential, House, Two-Family) District and a 105-E Height and Bulk District ("St. Luke's Replacement Hospital and MOB Project").

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, for the allocation of Office Space for approximately 99,848 s.f of medical office space in the proposed St. Luke's MOB (Case No. 2009.0886B).

On July 21, 2010, the Draft Environmental Impact Report ("DEIR") for CPMC's LRDP Project, including the St. Luke's Replacement Hospital and MOB Project, was prepared and published for public review, and was available for public comment until October 19, 2010.

On September 23, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On March 29, 2012, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the Comments and Responses ("C&R") document, the DEIR, and any Errata Sheets, (the Appendices to the DEIR and C&R document), Department staff testimony and responses to questions and comments at the Commission's April 26, 2012, public hearing regarding certification of the Final EIR, and all of the supporting information that has been reviewed and considered by the Department comprise the Final Environmental Impact Report for the LRDP ("FEIR").

On March 30, 2012, the Project Sponsor submitted an Application for a Development Agreement relating to the construction and reconstruction of health care facilities in furtherance of the CPMC's LRDP by and between the City and County of San Francisco and CPMC, pursuant to Administrative Code Section 56.4. This Application was endorsed and accepted as complete by the Planning Director on April 4, 2012.

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 18571, initiating the requested General Plan Amendments.

On April 10, 2012, the Mayor, at the Board of Supervisors hearing, introduced the (1) Planning Code Text Amendments in Board File No. 120358; (2) the Zoning Map Amendments in Board File No. 120360, (3) the street vacation ordinance in Board File No. 120361, (4) the Transfer Agreement in Board File No. 120363, (5) the Development Agreement in Board File No. 120366, and (5) sidewalk width legislation in Board File No. 120365.

On April 26, 2012, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et*

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*seq.*)(“CEQA”), 14 California Code of Regulations Sections 15000 *et seq.* (the “CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

The Commission found the FEIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR for the LRDP Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2005.0555E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program (“MMRP”) for the LRDP Project, which material was made available to the public and this Commission for this Commission’s review, consideration and action.

On April 26, 2012, the Commission (1) adopted Motion No. 18588 certifying the FEIR as accurate, adequate and complete, (2) adopted Motion No. 18589, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, and (3) adopted other Motions and Resolutions with respect to the LRDP Project.

On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted: (1) Resolution No. 18590, recommending that the Board of Supervisors approve the requested General Plan Amendments; (2) Motion No. 18592, making findings of consistency with the General Plan and Planning Code Section 101.1; (3) Resolution No. 18593, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (4) Motion No. 18594, approving the proposed Conditional Use authorization; (5) Motion No. 18595, approving the allocation of the proposed office space; and (6) Resolution No. 18602, recommending that the Board of Supervisors approve the proposed draft Development Agreement.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2009.0886MTZCBRSK, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On April 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the General Plan Referral in Case No. 2009.0886MTZCBRSK.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby adopts the General Plan Referral described in Application No. 2009.0886MTZCBRSK, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The St. Luke's Campus is located in the southeastern quadrant of the City and occupies a full city block plus a surface parking lot on a portion of the adjacent block, totaling approximately 3.6 acres. It is bounded by Cesar Chavez Street, Valencia Street, Duncan Street, one lot to the west of San Jose Avenue, and 27th Street. The Campus currently contains eight buildings, totaling approximately 451,868 gsf of floor area and 329 parking spaces. The Hospital (comprised of the 1970 Tower, 1957 Building and Hartzell Building, described below) is licensed by the California Department of Public Health (CDPH) for 229 hospital beds.

More specifically, the Campus includes the following facilities:

- The St. Luke's Hospital Tower has 12 stories above ground and one story below ground, is approximately 197,983 gsf, and is primarily used for inpatient care, skilled nursing, and administrative support. There are eight surface parking spaces north of the Hospital Tower.
- The 1957 Building has four stories above ground and is approximately 31,724 gsf. It is primarily used for the Emergency Department, diagnostic and treatment space, and support space. There are 106 parking spaces associated with this building; 74 spaces on a surface parking lot; and 32 street spaces along San Jose Avenue.
- The 1912 Building has four stories above ground, is approximately 26,280 gsf, and is primarily used for hospital administration, outpatient care, diagnostic and treatment space, support space, and the chapel.
- The Monteagle Medical Center has eight stories above ground and one story below ground and is approximately 90,005 gsf which includes medical office space, outpatient care space, diagnostic and treatment space, and support space.
- The Redwood Administration Building is a portable one-story building containing approximately 2,400 gsf which is used for hospital administration.
- The Hartzell Building has two stories above ground and one story below ground and has approximately 18,506 gsf primarily used for office and educational uses for the Samuel Merritt School of Nursing.
- The Duncan Street Parking Garage is two stories above ground and contains approximately 83,370 gsf for 215 parking spaces. With the additional 114 off-street surface parking spaces on the St. Luke's Campus (described above), there are a total of 329 parking spaces on the campus.
- The one story MRI Trailer contains 1,600 gsf used for diagnostic and treatment space.

Several buildings on the Campus are connected to each other: the Hospital Tower, the 1957 Building, the 1912 Building, and the Monteagle Medical Center connect north to south through internal corridors at various levels; and the MRI Trailer is connected via an enclosed passageway to the 1912 Building.

Gradual building development at St. Luke's has occurred since 1875, when St. Luke's moved into a new facility at its present location at Valencia and Cesar Chavez Streets. Today, the oldest building remaining on the Campus is the 1912 Building. The existing St. Luke's Hospital Tower was approved in 1967 when the Planning Commission authorized a conditional use for the St. Luke's Campus (Resolution No. 6078). In 1968, a temporary encroachment permit was issued to allow a portion of San Jose Avenue (between Cesar Chavez Street and 27th Street) to be used as parking for the St. Luke's Campus. In 1971, further development was approved (Resolution No. 6714) including the construction of the Monteagle Medical Center, Duncan Street Parking Garage, and surface parking. In 2001, St. Luke's Hospital became an affiliate of Sutter Health and formally merged with CPMC in 2007.

The portion of San Jose Avenue subject to this General Plan Referral is gated at its northern end where it meets Cesar Chavez Street and is not open to through traffic. The Street Area has been closed for public use under a temporary encroachment permit since 1968, when the Board of Supervisors approved Resolution No. 323-69, granting permission to St. Luke's Hospital to occupy the Street Area. On February 6, 2002, the Department of Parking and Traffic submitted a letter to the Board of Supervisors, which concluded that the encroachment permit had minimal negative impact on the traffic circulation in the adjacent area, because the Street Area had been closed to through traffic for over 30 years, and residents in the neighborhood had become accustomed to its closure. The Street Area currently includes perpendicular parking for CPMC staff on the west side and access to a loading and service entrance for the existing St. Luke's hospital tower on the east side.

The St. Luke's Campus is located in the RH-2 Zoning District (Residential, House, Two-Family). The RH-2 Districts are devoted to one-family and two-family houses. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited. Hospitals and medical centers are permitted in this District with Conditional Use authorization.

- 3. Surrounding Properties and Neighborhood.** The St. Luke's Campus is in the greater Mission neighborhood, surrounded by the Inner Mission, Outer Mission, Glen Park, Bernal Heights, Precita Valley, Diamond Heights and Noe Valley neighborhoods. The neighborhood contains a mix of residential uses, including single-family dwellings, duplexes and small apartment buildings. Retail uses are scattered through the area, mainly on Cesar Chavez, Mission, and Valencia Streets. On Mission Street, retail stores and other commercial uses form a continuous corridor of commercial activity. Mission Street draws shoppers, customers and business clients from beyond the immediate neighborhood of the St. Luke's Campus.

There have been recent efforts to improve the streetscape and calm traffic on San Jose Avenue, Guerrero Street and Cesar Chavez Street. The proposed Cesar Chavez Street Design Plan is a detailed design effort to re-envision Cesar Chavez Street from Hampshire Street to Guerrero Street in the Mission District, and identifies ways to make Cesar Chavez Street a safe, pleasant, and attractive corridor for people, bikes, and transit. The proposed Mission District Streetscape Plan is a community-based planning process to identify streetscape improvements to streets, sidewalks, and public spaces in the Mission District.

4. **Project Description.** This approval relates to the items in the General Plan Referral application, but the broader Near-Term Projects are described here for context. The Near-Term Projects outlined in CPMC's LRDP will result in a five campus system with three acute care hospitals – Davies, St. Luke's, and Cathedral Hill – providing approximately 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). The Davies Hospital North Tower was retrofitted in 2008 to remain operational to 2030. The St. Luke's Hospital will be replaced by a new hospital built on campus, adjacent to the existing hospital (Replacement Hospital), followed by construction of a Medical Office Building (St. Luke's MOB) after the demolition of the existing Hospital Tower. The California and Pacific Campuses will remain operational as acute care hospitals until the proposed Cathedral Hill Hospital is constructed and operational. Once the proposed Cathedral Hill Hospital is built, as part of the Near-Term Project implementation activities, the acute care services at California and Pacific Campuses will be transferred to the Cathedral Hill Hospital, and the Pacific Campus's existing 2333 Buchanan Street Hospital would undergo renovation and reuse as an ambulatory care center.<sup>2</sup> In the long-term, the Pacific Campus will become an outpatient center, and CPMC proposes an additional medical office building on the Davies Campus.<sup>3</sup>

This St. Luke's Replacement Hospital and MOB Project is part of CPMC's LRDP to improve its delivery of citywide health care, and comply with seismic requirements of California law.

The new Replacement Hospital and St. Luke's MOB are major components of CPMC's plans to continue to provide health care services in San Francisco. The new Replacement Hospital is being sited so that it can be built without disrupting services at the existing Hospital Tower. It is being designed, in compliance with SB 1953, to remain operational after a strong earthquake. The Replacement Hospital will be an 80-bed<sup>4</sup> acute care hospital, and the St. Luke's MOB will provide

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<sup>2</sup> 2333 Buchanan Street is an Existing Use under the proposed Development Agreement and is distinguished from the new construction proposed for the Long-Term Project at the Pacific Campus. The renovation and reuse may include, but is not limited to, the following uses: outpatient care, diagnostic and treatment services, Alzheimer's residential care, medical support services such as pre- and post-ambulatory surgery, outpatient laboratory services, physical and occupational therapy, hospital administration, and cafeteria uses.

<sup>3</sup> Long-Term Projects at the Davies and Pacific Campuses are being evaluated at a program-level as part of CPMC's LRDP EIR. There are no pending Near-Term Projects under review for the Pacific Campus, and CPMC has not proposed any Near-Term or Long-Term Projects at the California Campus, which CPMC plans to sell after the majority of the services at that campus have been relocated to the Cathedral Hill and Pacific Campuses.

<sup>4</sup> With the shift to single-patient rooms under modern hospital guidelines, newer facilities are projected to have a higher occupancy rate (about 80 percent, with variation by bed type) than with the multi-bed mode. The efficient use of beds in a multi-patient room



space for physicians who will be affiliated with the CPMC and the campus, as well as diagnostic and treatment space and space for other outpatient care. The St. Luke's Replacement Hospital and MOB Project will preserve and enhance San Francisco's health care infrastructure, particularly in the South of Market area.

Specifically, the proposal for the Replacement Hospital includes the construction of a new 146,410 gsf, five-story and approximately 99'-0" tall, 80-bed full-service, acute care hospital, sited on the Campus' existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue that has been closed for use as a street since 1968 (and is currently used for parking for the St. Luke's Campus under an encroachment permit). Based on the recommendations of the Blue Ribbon Panel, which the Board of Supervisors commended through Resolution No. 478-08, the Replacement Hospital will be sited such that the existing hospital can remain in continuous operation during the new hospital's construction. The Replacement Hospital will include Centers of Excellence in Senior and Community Health and an expanded Emergency Department, and will include, but is not limited to, inpatient medical care, diagnostic and treatment space, surgical care, critical care, labor and delivery, and post-partum care. It will also include a cafeteria and an enclosed loading area.

The Emergency Department at the Replacement Hospital will be approximately 11,500 gsf, which is an increase of approximately 4,440 gsf over the existing Emergency Department in the 1957 Building. The new Emergency Department will be a significant improvement over the existing facility, and waiting times for patients should be reduced through the provision of all private treatment spaces. The new Emergency Department will be in the Replacement Hospital, adjacent to Imaging Services; this adjacency will increase efficiency compared to the existing hospital where these functions exist on separate floors. There will be more support space and improved technology. Waiting time for patients should further be reduced by flexible triage space. Additionally, many of the non-emergency patient visits would be accommodated by expanding the hours and services of the existing Health Care Center in the Monteagle Office Building to create an urgent care center able to receive patients who do not need Emergency care. By creating additional capacity via an urgent care center on the St. Luke's Campus, the effective combined Emergency Department and urgent care capacity would increase from about 26,000 visits per year today to approximately 31,600 visits under the LRDP.

After the Replacement Hospital opens and once services are moved into it from the existing Hospital Tower and the 1957 Building, the existing Hospital Tower will be demolished as part of the Near-Term Projects at the St. Luke's Campus. After demolition of the Hospital Tower, the new St. Luke's MOB would be constructed at that site, also as part of the Near-Term Projects at St. Luke's. Construction of the St. Luke's MOB is expected to occur after 2015.

The existing uses in the St. Luke's 1957 Building, such as the Emergency Department, surgery, diagnostics and treatment, would be transferred to the Replacement Hospital, and the building

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environment is limited by a number of factors, such as the gender and diagnosis of the patients, as well as infection control and privacy concerns.

would be converted from acute care to support use. The MRI Trailer, and the enclosed passageway connecting it to the 1912 Building, would be removed after construction of the St. Luke's MOB. The uses in the MRI Trailer would be transferred to the Replacement Hospital or St. Luke's MOB upon completion. Following demolition of the existing Tower, CPMC would then construct a new 104,008 gsf, five-story and approximately 100'-tall St. Luke's MOB approximately in the existing hospital's place. The St. Luke's MOB would include medical office space for doctors admitting patients to the hospital, and would include retail, educational, and conference space, along with a four level underground garage with approximately 219 parking spaces. Vehicular access to the underground parking garage will be from Cesar Chavez and Valencia Streets.

The exterior designs of the Replacement Hospital and St. Luke's MOB were developed with input from the Planning Department staff and the community. The exteriors of the bases of the Replacement Hospital and of the St. Luke's MOB will be durable (tile, stone, and brick matching the 1912 Building exterior) and will ground the buildings on the site, engaging users at the pedestrian level. The upper floors will be Glass Fiber Reinforced Concrete (GFRC), glass, and metal panel. Metal panels are used for the canopy which runs along the entire east side of the Replacement Hospital, unifying the upper and lower public plazas (described below) and creating a connection from the interior of the Replacement Hospital to the exterior terraced plazas. The soffit of the canopy is continuous between the interior and exterior, further connecting the Replacement Hospital to the organizing element of the Campus, the reestablished and pedestrian oriented San Jose Avenue.

The St. Luke's MOB will be entitled at the same time as the Replacement Hospital, but the design will continue to be refined with planning staff while the new hospital is being built since the St. Luke's MOB cannot be built until the existing hospital is demolished. Once built, the new St. Luke's MOB will connect internally to the Replacement Hospital and 1957 Building.

The new Replacement Hospital and St. Luke's MOB will be organized around landscaped open space that mimics the existing San Jose Avenue alignment between Cesar Chavez Street and 27th Street. This landscaped public plaza would span two levels and would be designed to unify the Campus, mediate the site's significant grade change and provide a public pedestrian pathway along a similar path of travel as the vacated San Jose Avenue right-of-way between Cesar Chavez and 27th Streets. The lower (north) plaza at Cesar Chavez will front the Replacement Hospital's cafeteria and primary entrance at the northeast corner of the building and the ground floor retail at the base of the St. Luke's MOB. The upper (south) plaza, will provide access to the second level of the Replacement Hospital. Stairs against the east face of the Replacement Hospital connect the Campus's south upper plaza at 27th Street and the north lower plaza at Cesar Chavez. A canopy will cover the drop-off area on Cesar Chavez Street and adjacent Replacement Hospital entrance, and continue along the east face of the Replacement Hospital along the public plaza, to provide protection in inclement weather, as is required by the California Building Code. The plazas and adjacent streetscape along Cesar Chavez are enlivened by activity at the Replacement Hospital's lobby and café, a community room facing the lower plaza, and by retail space within the St. Luke's MOB along most of the Cesar Chavez frontage. All landscaping and street improvements

as part of the St. Luke's Near-Term Projects are consistent with and complement the Cesar Chavez Street Design Plan.

Although the proposed Replacement Hospital is not subject to the San Francisco Building Code and the Green Building Ordinance, CPMC has committed to "building green", and is seeking LEED Certified status for the St. Luke's Replacement Hospital. The St. Luke's MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Silver certification.

5. **Public Comment.** The Department has received substantial comments expressing support for and opposition to CPMC's LRDP, over the past 7 years since the initial EEA was submitted. Support for and opposition to CPMC's LRDP can be found in the project files at the Planning Department.
6. **CEQA Findings.** On April 26, 2012, by Motion No. 18588, the Commission certified as adequate, accurate and complete the FEIR for the LRDP Project, which includes the St. Luke's Replacement Hospital and MOB Project. A copy of Commission Motion No. 18588 is in the file for Case No. 2005.0555E. Also on April 26, 2012, by Motion No. 18589, the Commission adopted findings, including a statement of overriding considerations and an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on April 26, 2012, in Motion No. 18589.
7. **General Plan Referral.** San Francisco Charter Section 4.105 and Sections 2A.52 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the objectives and policies of the General Plan, as well as the Priority Policies of Section 101.1. The following aspects of the project trigger the requirement for a General Plan referral:
  - a. **Sale, Vacation, and Change of Use of a Portion of the San Jose Avenue Street Right-of-Way, between 27<sup>th</sup> Street and Cesar Chavez Street.** This right-of-way measures approximately 15,492 gsf. The City has agreed to a transactional framework (the proposed Transfer Agreement) to convey the underlying land to Sutter West Bay Hospitals, doing business as California Pacific Medical Center, in exchange for fair market value of the Street Property, which is \$1,010,000. This portion of the San Jose Avenue right-of-way would be vacated and incorporated into the overall development site for the Replacement Hospital.
  - b. **Sidewalk Changes.** The Near-Term Projects at St. Luke's include changes to the sidewalk widths surrounding the St. Luke's Campus. Specifically, they include changes to 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.

8. **General Plan Compliance.** The General Plan Consistency Findings set forth in Motion No. 18592 apply to this Motion, and are incorporated as though fully set forth herein.
9. **Planning Code Section 101.1(b).** The General Plan Priority Policy Findings of Planning Code Section 101.1 as set forth in Motion No. 18592 apply to this Motion, and are incorporated as though fully set forth herein.
10. The street vacation and sidewalk width changes included as part of the St. Luke's Replacement Hospital and MOB Project are consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) as outlined in Motion No. 18592 and also in that, as designed, the St. Luke's Replacement Hospital and MOB Project would contribute to the healthcare delivery and emergency services in San Francisco, include substantial economic benefits to the City during both the construction and operational phases, provide substantial other public benefits as outlined in the proposed Development Agreement, and be compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
11. The Commission hereby finds that, for the reasons described above, approval of the General Plan Referral would promote the health, safety and welfare of the City.

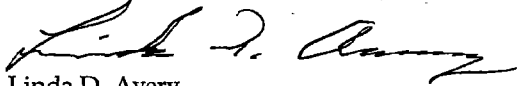
Motion No. 18596  
April 12, 2012

CASE NO's. 2005.0555E; 2009.0886MTZCBRSK; 2012.0403W  
3555 & 3615 Cesar Chavez Street; 1580 Valencia Street

### DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS FINDINGS** that 1) sale, vacation and change of use of a portion of the San Jose Avenue right-of-way between Cesar Chavez and 27th streets, and 2) sidewalk width changes adjacent to the St. Luke's Campus are consistent with the objectives and policies of the General Plan, and the Priority Policies of Section 101.1.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 26, 2012.



Linda D. Avery  
Commission Secretary

AYES: Fong, Antonini, Borden, Miguel, Moore, and Sugaya

NAYS:

ABSENT: Wu

ADOPTED: April 26, 2012



**SAN FRANCISCO  
PLANNING DEPARTMENT**

For complete  
Motion see



File No. 120357

**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:* Geoffrey 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

**PLEASE FIND  
ALL PUBLIC CORRESPONDENCE**

related to the

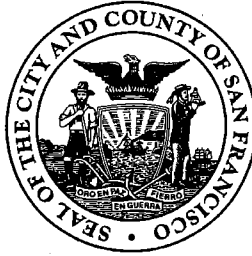
**California Pacific Medical Center  
Long Range Development**

(File Nos. 120357-120366, and 130508-130510)

in

**File No. 120357**

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
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## 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:

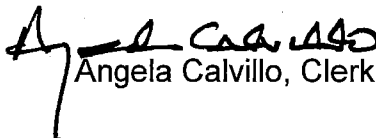
**Date:** Monday, June 17, 2013

**Time:** 1:30 p.m.

**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** File No. 120361. Ordinance ordering the summary street vacation of a portion of San Jose Avenue, between Twenty Seventh Street and Cesar Chavez Street, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2013; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 14, 2013.

  
Angela Calvillo, Clerk of the Board

DATED: May 29, 2013  
POSTED: May 31, 2013  
PUBLISHED: June 3 & 10, 2013





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Legal GOVERNMENT - GOVT PUBLIC NOTICE

**Order Information**

**Attention Name** Alisa Miller

**Billing Reference No.**

**Ad Description** AM - 06.17.13 Land Use 120361 CPMC Street Vacation

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2492327	SAN FRANCISCO CHRONICLE-CITY&CO. 10%, CA <b>Billed To:</b> S.F. BD OF SUPERVISORS (OFFICIAL NOTICES) <b>Created For:</b> S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)	06/03/2013, 06/10/2013	<b>Depth :</b> 4.40" <b>Lines :</b> 54	<b>\$ No Pricing Formula for 2175</b>	<b>Pricing will be done by DJC</b>	Sent

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**NOTICE OF PUBLIC HEARING  
SAN FRANCISCO BOARD OF SUPERVISORS  
LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE  
JUNE 17, 2013 - 1:30 PM  
COMMITTEE ROOM 263, CITY HALL  
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA**

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. **File No. 120361.** Ordinance ordering the summary street vacation of a portion of San Jose Avenue, between Twenty Seventh Street and Cesar Chavez Street, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2013; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 14, 2013.

Angela Calvillo, Clerk of the Board

Miller, Alisa

---

**From:** glenda\_sobrique@dailyjournal.com  
**Sent:** Wednesday, May 29, 2013 3:36 PM  
**To:** Miller, Alisa  
**Subject:** Confirmation of Order 2492327 for AM - 06.17.13 Land Use 120361 CPMC Street Vacation

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Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%  
Publication Date(s) : 06/03/2013,06/10/2013

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Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description AM - 06.17.13 Land Use 120361 CPMC Street Vacation

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  
SAN FRANCISCO BOARD  
OF SUPERVISORS  
LAND USE AND ECONOMIC  
DEVELOPMENT COMMITTEE  
JUNE 17, 2013 - 1:30 PM  
COMMITTEE ROOM 263, CITY HALL  
1 DR. CARLTON B. GOODLETT  
PLACE, SAN FRANCISCO, CA**

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. File No. 120361. Ordinance ordering the summary street vacation of a portion of San Jose Avenue, between Twenty Seventh Street and Cesar Chavez Street, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2013; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

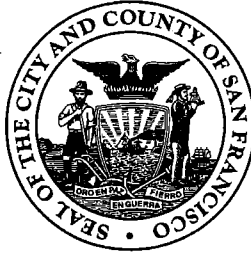
In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall 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, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 14, 2013.

Angela Calvillo, Clerk of the Board



\* A 0 0 0 0 0 3 0 9 0 8 6 0 \*

BOARD of SUPERVISORS



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## 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 proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, June 17, 2013

**Time:** 1:30 p.m.

**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** CALIFORNIA PACIFIC MEDICAL CENTER: ST. LUKE'S CAMPUS


**File No. 120361** Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - 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, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2012; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

**File No. 120363** Land Transfer Agreement - Sale of a Portion of San Jose Avenue Between 27th 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 (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th 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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 14, 2013.

  
Angela Calvillo, Clerk of the Board

DATED: May 29, 2013  
POSTED: June 1, 2013

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
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Tel. No. 554-5184  
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## PROOF OF ON-SITE POSTING

Legislative File Nos. 120361 & 120363

Description of Items:

**File No. 120361**      **Summary Street Vacation - Portion of San Jose Avenue  
Between 27th Street and Cesar Chavez Street - California  
Pacific Medical Center: St. Luke's Campus**

**File No. 120363**      **Land Transfer Agreement - Sale of a Portion of San Jose  
Avenue Between 27th Street and Cesar Chavez Street - Sutter  
West Bay Hospitals - California Pacific Medical Center: St.  
Luke's Campus**

I, Debra Hanley, an employee of the City and  
County of San Francisco, posted the above described document(s) in at least three (3)  
public places along the street(s) to be affected at least fourteen (14) days in advance of  
the hearing (pursuant to CA Streets and Highways Code, Section 970.5):

Date: 05/31/13

Time: NOON

Location: SAN JOSE AVE @ CESAR CHAVEZ  
@ INTERSECTION W/  
27th STREET

Signature: [Signature]

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



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## NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposals, which the Planning Commission recommended for approval on May 23, 2013, and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, June 17, 2013

**Time:** 1:30 P.M.

**Location:** Committee Room 263, 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 - Maximum Floor Area Ratios - 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.

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

Ordinance amending the Planning Code, by adding Section 124(l), to allow a floor area ratio of 2.6 to 1 in the Cesar Chavez/Valencia Streets Medical Use Special Use District; adding Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District; 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.



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

Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU02 and HT02, to reflect the creation of the Van Ness Medical Use Subdistrict (Assessor's Block No. 0695/Lot Nos. 005 and 006, and Block No. 0694/Lot Nos. 005, 006, 007, 008, 009, 009A, and 010); allow an increase in height at Assessor's Block No. 0695/Lot Nos. 005, and 006, in order to allow for a new seismically safe hospital; and adopting 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 Planning Code, Zoning Map, Sectional Maps SU07 and HT07, to 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 (Assessor's 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); to allow increased heights in the western portion of the California Pacific Medical Center's St. Luke's Campus (all of Assessor's Block No. 6575, Block No. 6576/Lot No. 21, 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 adopting 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 Between 27th Street and Cesar Chavez Street - 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, as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2012; rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 et seq; adopting environmental findings pursuant to the California Environmental Quality Act, and findings that the actions contemplated herein are consistent with the General Plan and the eight priority policies of 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 granting revocable permission to the California Pacific Medical Center to 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; to 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 (Assessor's Block No. 0694, Lot No. 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and to 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 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 27th 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 (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th 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, 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.

**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 amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," by adding thereto Section 1591, to change the official sidewalk width of: the southerly side of Cesar Chavez Street, starting at the southeast intersection with Guerrero Street, continuing east to the southwest intersection with Valencia Street; 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 the northern portion of 27<sup>th</sup> Street, starting at the intersection of 27<sup>th</sup> Street and San Jose Avenue, continuing west for 44.24 feet; 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.

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

Ordinance 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; making findings under the California Environmental Quality Act, findings of conformity with the General Plan and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56, and ratifying certain actions taken in connection therewith.

**130508      General Plan - Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus**

Ordinance amending the 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.

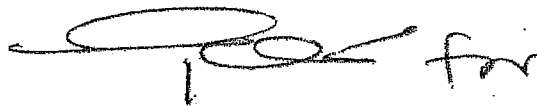
**130509      General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus**

Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict and increase the floor area ratio to 7.5:1 for the Cathedral Hill Campus Medical Office Building site; and Map 2 of the Van Ness Area Plan, to create a 230-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.

**130510      General Plan Maps - Urban Design Element - California Pacific Medical Center's St. Luke's Campus**

Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and Twenty Seventh Street to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; and Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; 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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 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 14, 2013.



Angela Calvillo, Clerk of the Board

DATED: June 4, 2013

PUBLISHED/MAILED/POSTED: June 7, 2013



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**NOTICE OF PUBLIC HEARING**  
**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**  
**LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE**  
**MONDAY, JUNE 17, 2013 - 1:30 PM**  
**COMMITTEE ROOM 263, CITY HALL**  
**1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA**  
 NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposals regarding the **CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN**, which the Planning Commission

recommended for approval on May 23, 2013, and said public hearing will be held as follows, at which time all interested parties may attend and be heard. **120357:** Planning Code - Maximum Floor Area Ratios - Van Ness Medical Use Subdistrict Within the Van Ness Special Use District - California. **120358:** Planning Code - Maximum Permitted Floor Area Ratio - Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus. **120359:** Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU02 and HT02, to reflect the creation of the Van Ness Medical Use Subdistrict (Assessor's Block No. 0695/Lot Nos. 005 and 006, and Block No. 0694/Lot Nos. 005, 006, 007, 008, 009, 009A, and 010); allow an increase in height at Assessor's Block No. 0695/Lot Nos. 005, and 006, in order to allow for a new seismically safe hospital; and adopting 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:** Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU07 and HT07, to 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 (Assessor's 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); to allow increased heights in the western portion of the California Pacific Medical Center's St. Luke's Campus (all of Assessor's Block No. 6575, Block No. 6576/Lot No. 21, 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 adopting 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 Between 27th Street and Cesar Chavez Street - California Pacific Medical Center: St. Luke's Campus. **120362:** Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus. **120363:** Resolution authorizing the Director of Property to execute a land transfer agreement with Sutter West Bay Hospitals, doing business as California Pacific Medical Center (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th 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.

**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.

**120366:** Ordinance 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; making findings under the California Environmental Quality Act, findings of conformity with the General Plan and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56, and ratifying certain actions taken in connection therewith.

**130508:** Ordinance amending the 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.

**130509:** Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict; and Map 2 of the Van Ness Area Plan, to create a 230-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.

**130510:** Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and Twenty Seventh Street to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; and Map 5 of the Urban Design Element, to reflect the proposed

maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; 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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 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 14, 2013.

Angela Calvillo, Clerk of the Board

Miller, Alisa

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**From:** glenda\_sobrique@dailyjournal.com  
**Sent:** Wednesday, June 05, 2013 10:47 AM  
**To:** Miller, Alisa  
**Subject:** Confirmation of Order 2494946 for AM - 06.17.13 Land Use - CPMC Hearing

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Ad Description : AM - 06.17.13 Land Use - CPMC Hearing  
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Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%  
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Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: AM - 06.17.13 Land Use - CPMC Hearing

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 AND ECONOMIC  
DEVELOPMENT COMMITTEE  
MONDAY, JUNE 17, 2013 - 1:30 PM  
COMMITTEE ROOM 263, CITY HALL  
1 DR. CARLTON B. GOODLETT  
PLACE, SAN FRANCISCO, CA**  
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Sutter West Bay Hospitals, doing business as California Pacific Medical Center (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th 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, and Van Ness Avenue - California Pacific Medical Center: Cathedral Hill Campus. 120365: Changing the Official Sidewalk Widths - Portions of Cesar Chavez Street, Valencia Street and 27th Street - California Pacific Medical Center: St. Luke's Campus. 120366: Ordinance 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; making findings under the California Environmental Quality Act, findings of conformity with the General Plan and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 55, and ratifying certain actions taken in connection therewith. 130508: Ordinance amending the 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. 130509: Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 465 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict and increase the floor area ratio to 7.5:1 for the Cathedral Hill Campus Medical Office Building site; and Map 2 of the Van Ness Area Plan, to create a 230-V height/bulk district co-terminous 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.

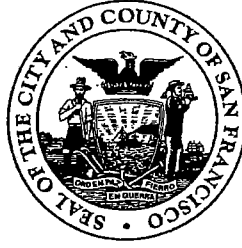


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**130510:**Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and Twenty Seventh Street to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; and Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; 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.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter 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 record in this matter, 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, CA 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 14, 2013.  
Angela Calvillo, Clerk of the Board

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

**PROOF OF MAILING**

Legislative File Nos. 120357, 120358, 120359, 120360, 120361, 120362, 120363, 120364, 120365, 120366, 130508, 130509, 130510

Description of Items: **California Pacific Medical Center (CPMC) Legislation Package**

- **120357** Planning Code - Maximum Floor Area Ratios - Van Ness Medical Use Subdistrict Within the Van Ness Special Use District - California Pacific Medical Center: Cathedral Hill Campus
- **120358** Planning Code - Maximum Permitted Floor Area Ratio - Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus
- **120359** Zoning Map - California Pacific Medical Center: Cathedral Hill Campus
- **120360** Zoning Map - California Pacific Medical Center: St. Luke's Campus
- **120361** Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - California Pacific Medical Center: St. Luke's Campus
- **120362** Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus
- **120363** Land Transfer Agreement - Sale of a Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - Sutter West Bay Hospitals - California Pacific Medical Center: St. Luke's Campus
- **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
- **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
- **120366** Development Agreement - Sutter West Bay Hospitals - California Pacific Medical Center
- **130508** General Plan - Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus
- **130509** General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus
- **130510** General Plan Maps - Urban Design Element - California Pacific Medical Center's St. Luke's Campus

I, JAMES RAUNH, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

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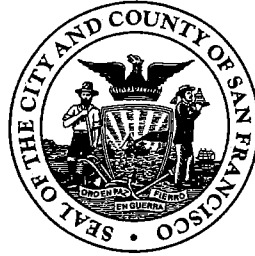
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## NOTICE OF PUBLIC HEARING

### 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.

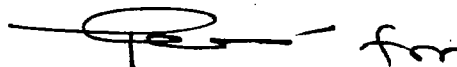
**120459 General Plan Map - California Pacific Medical Center: St. Luke's Campus**

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)

# CALIFORNIA NEWSPAPER SERVICE BUREAU

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Alisa Miller  
S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description AM - CPMC Street Vacation Notice 120361

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):

06/01/2012 , 06/08/2012

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CNS 2324247

**NOTICE OF PUBLIC HEARING  
BOARD OF SUPERVISORS OF THE  
CITY AND COUNTY OF SAN FRAN-  
CISCO LAND USE & ECONOMIC DE-  
VELOPMENT COMMITTEE FRIDAY,  
JUNE 15, 2012 - 10:00 AM LEGISLA-  
TIVE CHAMBER ROOM 250, CITY  
HALL, 1 DR. CARLTON B. GOOD-  
LETT PL, SF, CA**

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. (File No. 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. 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



\* A 0 0 0 0 0 2 6 8 0 5 1 9 \*



City and County of San Francisco



Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor  
875 Stevenson Street, Room 410  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

I, JAVIER RIVERA state:

That acting under and by the direction of the director of Public Works of the City and County of San Francisco, State of California, I did on the 31 day of MAY, 2012 conspicuously post along the line of the proposed Street Vacation and Sidewalk Changes at various locations, at points not more than three hundred (300) feet in distance apart, notices, not less than three in all, of the Friday, June 15, 2012 hearing of the Board of Supervisors Land Use & Economic Development Committee on the proposed California Pacific Medical Center Long Range Development Plan, and that the within is a full, true and correct copy of each of said notices so posted as aforesaid.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at San Francisco, California on 31 day of May, 2012.

Signed: Javier Rivera



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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 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. **(File No. 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.

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



Confirmation of Order 2324247 for AM - CPMC Street Vacation Notice  
120361

glenda\_sobrique to: alisa.miller

05/30/2012 12:24 PM

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The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

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Ad Description : AM - CPMC Street Vacation Notice 120361  
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Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%  
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Complete Mailing List

for

**California Pacific Medical Center Long  
Range Development Plan**

Public Hearing Notice

can be found in

**File No. 120357**



**Land Use Committee**

Mark Farrell to: Eric L Mar

05/11/2012 12:17 PM

Cc: David Chiu, Scott Wiener, Malla Cohen, Judson True, Angela Calvillo, Cheryl Adams, Jason Elliott, Nickolas Pagoulatos

Dear Supervisor Mar:

By way of this email, I request that as chair of the Land Use Committee, you calendar all of the following items, which have been assigned to Land Use Committee and are no longer under 30-day hold. All of these items relate to the proposed development of CPMC hospitals at Cathedral Hill, Davies and/or St. Luke's, introduced by Mayor Lee on April 10, 2012.

- **File 120357** [Planning Code - Amendments to 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]
- **File 120358** [Planning Code - Increasing the Maximum Permitted Floor Area Ratio and Establishing the César Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus]
- **File 120359** [Planning Code, Zoning Map Amendments - California Pacific Medical Center: St. Luke's Campus]
- **File 120360** [Planning Code, Zoning Map Amendments - California Pacific Medical Center: St. Luke's Campus]
- **File 120361** [Summary Street Vacation - Portion of San Jose Avenue - California Pacific Medical Center: St. Luke's Campus]
- **File 120362** [Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus]
- **File 120363** [Land Transfer Agreement - Sale of a Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - Sutter West Bay Hospitals California Pacific Medical Center: St. Luke's Campus]
- **File 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]
- **File 120365** [Changing the Official Sidewalk Widths - Portions of Cesar Chavez Street, Valencia Street and 27th Street - California Pacific Medical Center: St. Luke's Campus]
- **File 120366** [Development Agreement - Sutter West Bay Hospitals - California Pacific Medical Center]

Thank you,  
Supervisor Mark Farrell

Mark E. Farrell  
Board of Supervisors, District 2  
1 Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554.7752  
Email: mark.farrell@sfgov.org

File No. 120361 - CPMC summary vacation  
Audrey Pearson to: Alisa Miller

05/10/2012 03:38 PM

Alisa -

CPMC needs the City to vacate a street to build the St. Luke's Hospital. File No. 120361 is the ordinance ordering the street vacation - we are using the summary vacation process under Streets and Highways code section 8334.

In talking to John Malamut, who usually advises DPW on these, he advises that the clerk follow the same noticing procedures as are followed for a standard street vacation - the state law for summary street vacation posting requirements is unclear, so he thinks its the better practice to follow the standard street vacation rules.

This would require posting and published notice of the Land Use committee hearing 14 days prior to that hearing, and an affidavit from the DPW that the posting was done.

Can you call me about this?

Thanks

Audrey

Audrey Williams Pearson  
Deputy City Attorney  
San Francisco City Attorney's Office  
1 Dr. Carlton B. Goodlett Place, Room 234  
San Francisco, CA 94102  
Direct: (415) 554-4621  
Fax: (415) 554-4757

This email may contain privileged or confidential information. If you are not the intended recipient, please reply to this email to inform me of your receipt and then destroy all copies. Thank you.

1 of 2: Planning Transmittal CPMC BOS File No.'s: 120357, 120358, 120359, 120360, 120366, plus pending General Plan Amendment File No's \_\_\_\_\_ and \_\_\_\_\_ .

AnMarie Rodgers to Angela Calvillo

04/30/2012 10:40 AM

Cc: Jason Elliott, Ken Rich, Audrey Pearson, Rick Caldeira, Alisa Somera, ELIZABETH WATTY, DAVID LINDSAY, "Via, Tay"

1 of 2

Dear Clerk Calvillo,

Attached please find 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.

The proposed Ordinances include amendments described within the attachments.

#### **Method of Delivery**

In addition to this electronic transmittal, the City Attorney (A. Pearson) will deliver an MS Word Copy of the General Plan Amendment Ordinances and the associated red-lined Ordinances that have been signed to form. This electronic transmittal is provided in compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents". In addition, Planning staff will deliver the original hardcopies for all other documents attached herein. Additional hard copies may be requested by contacting the Elizabeth Watty of the Planning Department at 415-558-6620.

Due to the size of these documents, the electronic transmittal will be sent at three emails. The following is a list of complete documents, noting which documents are contained in this email:

- Transmittal Memorandum (**attached with this email**)
- Planning Commission Resolution No.'s 18590, 18591, 18593, 18597, 18602 (**attached with this email**)
- Planning Commission Executive Summary for the CPMC LRDP Project
- Draft General Plan Amendments Ordinances: St. Luke's [Board File No. Pending \_\_\_\_\_]  
Cathedral Hill Campus  
[Board File No. Pending \_\_\_\_\_] (**originals and MS Word versions to be delivered by City Attorney**)
- Draft Development Agreement, plus DA Errata from 4.24.12

If you have any questions about this legislation, please direct your inquires to Planning Staff, Elizabeth Watty at 415-558-6620 or City Attorney, Audrey Pearson.

Sincerely,

AnMarie Rodgers



2 of 2: Planning Transmittal CPMC BOS File No.'s: 120357, 120358, 120359, 120360, 120366, plus pending General Plan Amendment File No's \_\_\_\_\_ and \_\_\_\_\_.

AnMarie Rodgers to Angela Calvillo

04/30/2012 10:40 AM

Cc: Jason Elliott, Ken Rich, Audrey Pearson, Rick Caldeira, Alisa Somera, ELIZABETH WATTY, DAVID LINDSAY, "Via, Tay"

2 of 2

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If you have any questions about this legislation, please direct your inquires to Planning Staff, Elizabeth Watty at 415-558-6620 or City Attorney, Audrey Pearson.

Sincerely,

AnMarie Rodgers

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

April 25, 2012

Planning Commission  
Attn: Linda Avery  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Commissioners:

April 10, 2012, Mayor Lee introduced the proposed legislation regarding the California Pacific Medical Center Long Range Development Plan (list of legislation attached).

These proposed ordinance and resolutions are being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. They are pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Miller".

By: Alisa Miller, Committee Clerk  
Land Use & Economic Development Committee

c: John Rahaim, Director of Planning  
Scott Sanchez, Zoning Administrator  
Bill Wycko, Chief, Major Environmental Analysis  
AnMarie Rodgers, Legislative Affairs  
Monica Pereira, Environmental Planning  
Joy Navarrete, Environmental Planning

OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: *ra* Mayor Edwin M. Lee *ga*  
RE: Substitute Ordinance – File No. 120361 - Summary Street Vacation of a  
Portion of San Jose Avenue – CPMC: St. Luke's Campus  
DATE: June 4, 2013

---

Attached for introduction to the Board of Supervisors is the ordinance ordering the summary street vacation of a portion of San Jose Avenue, between Twenty Seventh Street and Cesar Chavez Street (as shown on Department of Public Works SUR Map No. 2012-001, dated May 14, 2012); rescinding an existing encroachment permit; making findings pursuant to the California Streets and Highways Code Chapter 4 Sections 8330 et seq; 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.

Please note this item is cosponsored by Supervisor Chiu, Farrell and Campos.

I request that this item be calendared in Land Use and Economic Development Committee.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

cc. Supervisor David Chiu  
Supervisor Mark Farrell  
Supervisor David Campos

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2013 JUN -4 PM 2:33

OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: *for* Mayor Edwin M. Lee *JE*  
RE: Summary Street Vacation of a Portion of San Jose Avenue – CPMC: St. Luke's Campus  
DATE: April 10<sup>th</sup>, 2012

---

Attached for introduction to the Board of Supervisors is the ordinance ordering the summary street vacation of a portion of San Jose Avenue, between Twenty Seventh 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.

I request that this item be calendared in Land Use and Economic Development Committee.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

(6)

120361