

File No. 120362

Committee Item No. 12

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

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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- Grant Budget
- Subcontract Budget
- Contract/Agreement
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- Award Letter
- Application
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OTHER (Use back side if additional space is needed)

- Planning Commission Motion Nos. 120291 : 120400
- Planning Commission Motion Nos. 120293 : 120502 (see File 120357)
- Maps
- DPW Order No. 120212
- MTA Resolution No. 12-064
- Drawings Q-20-499
- Street Encroachment Agreement
- Notice of Public Hearing
- _____
- _____
- _____

Completed by: Alisa Miller Date June 13, 2013

Completed by: _____ Date _____

1 [Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California
2 Pacific Medical Center: Cathedral Hill Campus]

3
4 **Resolution granting revocable permission to the California Pacific Medical Center to**
5 **occupy a portion of the public right of way on Van Ness Avenue, in order to construct**
6 **and maintain a pedestrian tunnel under Van Ness Avenue (State Highway 101), to**
7 **connect the new medical office building and the new hospital located at 1100 and 1101**
8 **Van Ness Avenue, respectively; to construct and maintain off-site improvements on the**
9 **north side of Cedar Street, between Van Ness Avenue and Polk Street, across the street**
10 **from the medical office building and on the south side of Cedar Street contiguous to**
11 **the property at 1001 Polk Street (Assessor's Block No. 0694, Lot No. 004), including**
12 **reconstructing and widening the existing sidewalk, installing new landscaping and**
13 **reconstructing the existing roadway with pavers; and to install and maintain two 30,000**
14 **gallon diesel fuel tanks within the public right of way under Geary Boulevard, between**
15 **Franklin Street and Van Ness Avenue, in order to serve the hospital at 1101 Van Ness**
16 **Avenue; and making environmental findings, and findings of consistency with the**
17 **General Plan and the priority policies of Planning Code, Section 101.1.**

18
19 WHEREAS, Pursuant to Public Works Code Section 786, California Pacific Medical
20 Center ("CPMC") requested permission to occupy (1) a portion of the public right-of way on
21 Van Ness Avenue in order to construct and maintain a pedestrian tunnel under Van Ness
22 Avenue (State Highway 101) to connect the new medical office building and the new hospital
23 located at 1100 and 1101 Van Ness Avenue respectively; (2) to construct and maintain off-site
24 improvements on the north side of Cedar Street between Van Ness Avenue and Polk Street,
25 across the street from the medical office building and on the south side of Cedar Street

1 contiguous to the property at 1001 Polk Street (Block 0694, Lot 004), including reconstructing
2 and widening the existing sidewalk, installing new landscaping and reconstructing the existing
3 roadway with pavers; and (3) to install and maintain two 30,000 gallon diesel fuel tanks within
4 the public right of way under Geary Boulevard between Franklin Street and Van Ness Avenue,
5 in order to serve the hospital at 1101 Van Ness Avenue. These encroachments are shown on
6 plans filed with the Department of Public Works. Copies of such plans are on file in the office
7 of the Clerk of the Board of Supervisors in File No. 120362 and are incorporated herein by
8 reference; and

9 WHEREAS, The Transportation Advisory Staff Committee (TASC), at its meeting of
10 February 23, 2012, recommended the proposed encroachments for approval; and

11 WHEREAS, On May 23, 2013, the San Francisco Planning Commission conducted a
12 duly noticed public hearing on various actions related to the Near-Term Projects proposed in
13 California Pacific Medical Center's Long Range Development Plan ("CPMC LRDP"), including
14 on the proposed encroachment permits. Pursuant to San Francisco Charter Section 4.105,
15 the Planning Commission found by Motion Nos. 18883 and 18891, that the CPMC LRDP and
16 the proposed encroachments permits were consistent with the City's General Plan, as
17 proposed to be amended, and the eight priority policies of Planning Code Section 101.1.
18 Copies of said Motions are on file with the Clerk of the Board of Supervisors in File No.
19 120362; and

20 WHEREAS, At a hearing on April 26, 2012, by Motion No. 18588, the Planning
21 Commission certified as adequate, accurate and complete the Final Environmental Impact
22 Report ("FEIR") for the CPMC LRDP. On March 12, 2013, the Board of Supervisors, in
23 Motion No. M13-042, affirmed the decision of the Planning Commission to certify the FEIR
24 and rejected the appeal of the FEIR certification. Copies of Planning Commission Motion No.
25 18588 and Board of Supervisors Motion No. M13-042 are on file with the Clerk of the Board of

Mayor Lee, Supervisors Chiu, Farrell, Campos
BOARD OF SUPERVISORS

1 Supervisors in File Nos. 120459 and 120550. In accordance with the actions contemplated
2 herein, this Board has reviewed the FEIR, and the FEIR Addendum for the revised CPMC
3 LRDP Project, and adopts and incorporates by reference, as though fully set forth herein, the
4 findings, including a statement of overriding considerations and the mitigation monitoring and
5 reporting program, pursuant to the California Environmental Quality Act (California Public
6 Resources Code Sections 21000 et seq.) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg.
7 Sections 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code adopted by
8 the Planning Commission on May 23, 2013 in Motion No. 18880. A copy of Planning
9 Commission Motion No. 18880 is on file with the Clerk of the Board of Supervisors in File No.
10 120357; and

11 WHEREAS, After a duly noticed public hearing on May 9, 2012, the Department of
12 Public Works recommended approval of the proposed encroachment in DPW Order Number
13 180262 on file with the Clerk of the Board of Supervisors in File No. 120362 and incorporated
14 herein by reference; and

15 WHEREAS, The street encroachment agreements, which are incorporated herein by
16 reference and are on file with the Clerk of the Board of Supervisors in File No. 120362, and
17 any associated permits shall not become effective until:

18 (a) The Permittee executes and acknowledges the permits and delivers said permits to
19 the City's Controller,

20 (b) Permittee delivers to the City Controller a policy of insurance provided for in said
21 agreements and the Controller shall have approved the same as complying with the
22 requirement of said agreements. The Controller may, in his discretion, accept, in lieu of said
23 insurance policy, the certificate of an insurance company certifying to the existence of such a
24 policy; and

1 (c) The Department of Public Works records the permits and associated agreements in
2 the office of the County Recorder; and

3 WHEREAS, The Permittee, at the Permittee's sole expense and as necessary as a
4 result of these permits, shall make the following arrangements:

5 (a) To provide for the support and protection of facilities belonging to the Department
6 of Public Works, San Francisco Water Department, the San Francisco Fire Department and
7 other City Departments, and public utility companies;

8 (b) To provide access to such facilities to allow said entities to construct, reconstruct,
9 maintain, operate, or repair such facilities; and,

10 (c) To remove or relocate such facilities if installation of the encroachments require
11 said removal or relocation and to make all necessary arrangements with the owners of such
12 facilities, including payment for all their costs, should said removal or relocation be required;
13 and,

14 WHEREAS, No structures shall be erected or constructed within said street right-of-
15 way except as specifically permitted herein; and,

16 WHEREAS, The Permittee shall assume all costs for the maintenance and repair of the
17 encroachments and no cost or obligation of any kind shall accrue to the City and County of
18 San Francisco by reason of this permission granted; and

19 WHEREAS, The Permit is subject to the fee provisions of Public Works Code 786.7;
20 now, therefore be it

21 RESOLVED, That pursuant to Public Works Code Section 786, the Board of
22 Supervisors hereby grants revocable permission to CPMC to occupy a portion of the public
23 right-of-way to (1) construct and maintain a pedestrian tunnel under Van Ness Avenue (State
24 Highway 101) to connect the new medical office building and the new hospital located at 1100
25 and 1101 Van Ness Avenue respectively; (2) construct and maintain off-site improvements on

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BOARD OF SUPERVISORS

1 the north side of Cedar Street between Van Ness Avenue and Polk Street, across the street
2 from the medical office building, and on the south side of Cedar Street contiguous to the
3 property at 1001 Polk Street (Block 0694, Lot 004), including reconstructing and widening the
4 existing sidewalk, installing new landscaping, and reconstructing the existing roadway with
5 pavers; and (3) install and maintain two 30,000 gallon diesel fuel tanks within the public right
6 of way under Geary Boulevard between Franklin Street and Van Ness Avenue, in order to
7 serve the hospital at 1101 Van Ness Avenue; and, be it

8 FURTHER RESOLVED, That the Board adopts as its own and incorporates by
9 reference as though fully set forth herein, the findings of consistency with the General Plan, as
10 it is proposed to be amended, and Planning Code Section 101.1 as set forth in both Planning
11 Commission Motion Nos. 18883 and 18891; and, be it

12 FURTHER RESOLVED, That in accordance with the actions contemplated herein, this
13 Board has reviewed the FEIR, and the FEIR Addendum for the revised CPMC LRDP Project,
14 and adopts and incorporates by reference as though fully set forth herein the findings,
15 including the statement of overriding considerations and mitigation monitoring and reporting
16 program, adopted by the Planning Commission on May 23, 2013, pursuant to CEQA, in
17 Motion No. 18589. Said Motion is on file with the Clerk of the Board of Supervisors in File
18 No. 120357; and, be it

19 FURTHER RESOLVED, That this Resolution shall become effective 30 days from the
20 date of passage. This Resolution shall become operative only on (and no rights or duties are
21 affected until) the later of (a) 30 days from the date of its passage, or (b) the date that
22 Ordinance _____ and Ordinance _____ have both become effective. Copies
23 of said Ordinances are on file with the Clerk of the Board of Supervisors in File Nos. 130508
24 and 130509.

25 n:\spec\as2013\1100299\00847737.doc

Mayor Lee, Supervisors Chiu, Farrell, Campos
BOARD OF SUPERVISORS

City and County of San Francisco



Ed Lee, Mayor
Mohammed Nuru, Director



120362
Phone: (415) 554-6920
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<http://www.sfdpw.com>

RECEIVED

13 JUN 12 PM 3:45

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

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BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

April 25, 2012

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th 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

CEQA Clearance under Final Environmental
Impact Report for California Pacific Medical
Center Long Range Development Plan, Case 2005-0555E,
Certified April 26, 2012. CPC M-1454B

A handwritten signature in cursive script, followed by the date "4/30/12".



SAN FRANCISCO PLANNING DEPARTMENT

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

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415.558.6409

Planning
Information:
415.558.6377

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

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

Dear Ms. Calvillo,

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

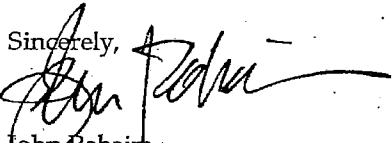
In addition, at the May 23, 2013 Planning Commission Hearing, the Commission requested that the Board of Supervisors consider asking CPMC to either retain their existing in-patient psychiatric beds, or explore providing community-based psychiatric services through the Innovation Fund of the Development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

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Planning Commission Motion No. 18891 General Plan Referral

HEARING DATE: MAY 23, 2013

Date: May 9, 2013
Case No.: 2005.0555E; 2009.0885MTZCBRSK; 2012.0403W
Project Address: 1100, 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040—1052, 1054-1060, 1062 Geary Street
Zoning/Ht. & Blk. RC-4/Van Ness Special Use District/130-V
Proposed Zoning/Height & Bulk: Van Ness Special Use District, Van Ness Avenue Medical Use Subdistrict
Assessor's Block/Lot: 0695/005, 006; 0694/005, 006, 007, 008, 009, 009A, 010
Project Sponsor: Geoffrey Nelson, CPMC
633 Folsom Street, 5th Floor
San Francisco, CA 94107
(415) 600-7206
NelsonGK@Sutterhealth.org
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT: (1) GRANTING REVOCABLE PERMISSION TO THE CALIFORNIA PACIFIC MEDICAL CENTER (A) 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; (B) 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 (BLOCK 0694, LOT 004), INCLUDING RECONSTRUCTING AND WIDENING THE EXISTING SIDEWALK, INSTALLING NEW LANDSCAPING AND RECONSTRUCTING THE EXISTING ROADWAY WITH PAVERS; AND (C) 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 (2) CHANGING THE OFFICIAL SIDEWALK WIDTH OF: (A) THE SOUTHERLY SIDE OF POST STREET BETWEEN

FRANKLIN STREET AND VAN NESS AVENUE; (B) THE NORTHERLY SIDE OF GEARY BOULEVARD BETWEEN FRANKLIN STREET AND VAN NESS AVENUE; (C) THE NORTHERLY SIDE OF GEARY STREET STARTING AT VAN NESS AVENUE CONTINUING EAST 325 FEET; (D) BOTH SIDES OF CEDAR STREET STARTING AT THE INTERSECTION WITH VAN NESS AVENUE CONTINUING EAST TO POLK STREET; (E) THE WESTERLY SIDE OF VAN NESS AVENUE STARTING FROM GEARY BOULEVARD TO POST STREET; AND (F) THE EASTERLY SIDE OF VAN NESS AVENUE BETWEEN GEARY STREET AND CEDAR STREET; IN ASSOCIATION WITH THE DEVELOPMENT OF THE NEW CATHEDRAL HILL CAMPUS, 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. 18600 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 the California Pacific Medical Center (hereinafter referred to variously as "CPMC" and "Project Sponsor"), submitted an Environmental Evaluation Application ("EEA") with the Planning Department ("Department"), Case No. 2005.0555E¹. 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. However, as planning for the CPMC Long Range Development Plan ("LRDP") continued, additional components were added to the LRDP that resulted in a reissuance of a revised NOP for a 30-day public review period on May 27, 2009.

On July 21, 2010, the Draft Environmental Impact Report ("DEIR") for CPMC's LRDP Project, including the new Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building ("Cathedral Hill Campus MOB"), 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 ("C&R") document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the Comments and Responses 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 EIR for the LRDP ("FEIR").

• 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.*)

¹ At the time of this application, the Cathedral Hill Campus 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.

("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.

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 June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the General Plan: (1) the text of the Van Ness Area Plan to support a high density medical center at the intersection of Van Ness Avenue and Geary Boulevard that is consistent with the City's Better Streets Plan; (2) "Map 1 – Generalized Land Use and Density Plan" of the Van Ness Area Plan to designate the sites proposed for the new Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB as "The Van Ness Medical Use Subdistrict", and to increase the allowable floor area ratio ("FAR") for the Cathedral Hill Campus Hospital site from 7.1:1 to 9:1, and to increase the allowable FAR for the Cathedral Hill Campus MOB site from 7.1:1 to 7.5:1; (3) "Map 2 – Height and Bulk Districts" of the Van Ness Area Plan to create a 265-V Height and Bulk District coterminous with the Cathedral Hill Campus Hospital site, in order to amend the height limit for the Cathedral Hill Campus Hospital site from 130'-0" to 265'-0"; (4) "Map 4 – Height Map" of the Urban Design Element, to reflect a maximum height applicable to the Cathedral Hill Campus Hospital site of 265'-0"; and (5) "Map 5 – Bulk Map" of the Urban Design Element, to reflect the proposed maximum plan and maximum diagonal plan dimensions allowed for the Cathedral Hill Campus Hospital and MOB sites, of 385'-0" maximum plan and 466'-0" maximum diagonal plan dimensions for the Cathedral Hill Campus Hospital site, and 265'-0" maximum plan and 290'-0" maximum diagonal plan dimensions for the Cathedral Hill Campus MOB site (2009.0885M).

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) Section 243, the Van Ness Special Use District, to create a new Van Ness Medical Use Subdistrict, that would allow an FAR up to 9:1 for the Cathedral Hill Campus Hospital site and 7.5:1 for the Cathedral Hill Campus MOB site; allow modification of otherwise applicable standards for building projections to allow for coverage of drop-off and entry areas required by medical facilities; allow modification of otherwise applicable standards for obstructions over streets or alleys for vertical dimension and horizontal projections to allow architectural features that achieve appropriate articulation of building facades and that reduce pedestrian level wind currents; allow modification through Conditional Use Authorization of otherwise applicable standards

for street frontage requirements as necessary for large-plate medical facilities on sloping sites with multiple frontages; allow modification through Conditional Use Authorization of otherwise applicable parking standards for medical centers, provided that the amount of parking shall not exceed 150% of the number of spaces otherwise allowed by the Planning Code; allow modification of otherwise applicable loading standards for medical centers; and to allow modification through Conditional Use Authorization of otherwise applicable bulk standards to allow for the unique massing requirements of medical facilities. (Case No. 2009.0885T).

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 HT02 to reclassify the Cathedral Hill Campus Hospital site from 130-V to 265-V Height and Bulk District; and (2) Map SU02 to show the boundaries of the Van Ness Medical Use Subdistrict (Case No. 2009.0885Z).

On June 10, 2010, the Project Sponsor filed an application, as modified by subsequent submittals, with the Department for Conditional Use Authorization to allow (1) the Cathedral Hill Campus Hospital and MOB as a medical center use in the RC-4 District and pursuant to the provisions for the Van Ness Special Use District ("VNSUD"); (2) allow construction of buildings over 50'-0" in an RC-4 District; (3) authorize demolition of five residential dwelling-units at the Cathedral Hill Campus MOB site; (4) modify standards for active ground floor uses and width of curb cuts; (5) provide an exception to allow wind speeds greater than 11 mph at certain sidewalk locations around the perimeter of the Cathedral Hill Campus; (6) modify the bulk limits applicable to the Cathedral Hill Campus Hospital and MOB sites; and (7) modify the 3:1 residential to net new non-residential ratio requirement in the VNSUD, pursuant to Planning Code Sections ("Sections") 145.1, 209.3, 243, 253, 270, 271, 303, and 317.

On June 10, 2010, the Project Sponsor submitted an application to the Department, as modified by subsequent submittals, for the allocation of Office Space for approximately 242,987 sf of medical office space along with ancillary hospital and medical support service space on the upper floors of the proposed Cathedral Hill Campus MOB (Case No. 2009.0885B).

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 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 28, 2011, the Project Sponsor submitted a request, as modified by subsequent submittals, for a General Plan Referral, Case No. 2009.0885R, regarding construction of the pedestrian tunnel that would connect the Cathedral Hill Campus Hospital and MOB sites below grade under Van Ness Avenue, installation of two diesel fuel tanks under the Geary Boulevard sidewalk at the Cathedral Hill Campus Hospital site; and sidewalk widening along various streets adjacent to the Cathedral Hill Campus (2009.0885R).

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution 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. 120357; (2) the Zoning Map Amendments in Board File No. 120359, (3) the street encroachment ordinance in Board File No.120362, (4) the Development Agreement in Board File No. 120366, and (5) sidewalk width legislation in Board File No. 120364.

On April 26, 2012, the Commission adopted Motion No. 18589, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted: (1) Resolution No.18591, recommending that the Board of Supervisors approved the requested General Plan Amendments; (2) Motion No. 18592, approving the General Plan and Planning Code Section 101.1 Findings; (3) Resolution No. 18597, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (4) Motion No. 18598, approving the Conditional Use Authorization; (5) Motion No. 18599, approving the Office Allocation; and (6) Resolution No. 18602, recommending that the Board of Supervisors approve the Development Agreement.

On April 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting for the General Plan Referral Application No. 2009.0885EMTZCBRSK.

On May 16, 2012, an appeal of Planning 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 and on March 12, 2013, by adoption of 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 State Guidelines and Chapter 31 of the Administrative Code.

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 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 changes to the

Cathedral Hill Campus Hospital site as compared to the original CPMC LRDP Project: decreased maximum height (from 265 feet to 230 feet), FAR (from 9.0:1 to 7.0:1) and parking (513 to 276)².

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 Cathedral Hill Campus Hospital described above.

On April 9, 2013, CPMC submitted a letter asking the Planning Department to modify the CPMC LRDP Project applications as required to reflect the term sheet endorsed by the Board.

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"), including 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 Resolution 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.

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.

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. 18882, recommending that the Board approve the requested General Plan Amendment; (1) Motion No. 18883, making findings of consistency with the General Plan and Planning Code Section 101.1; (2) Resolution No. 18884, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (3) Motion No. 18889 approving the Conditional Use Authorization; (4) Motion No. 18890, approving the allocation of the proposed office space; and (5) Motion No. 18893, recommending that the Board of Supervisors approve the proposed revised draft Development Agreement.

On May 23, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on General Plan Amendment Application No. 2009.0885MTZCBRSK.

² The Project Sponsor is considering the distribution of parking spaces among the Cathedral Hill parking garages, and the actual number of spaces per garage may vary, but will not exceed the lesser of 990 spaces or 125% of the Code minimum required number of spaces for the overall Cathedral Hill Campus.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2009.0885MTZCBRSK, at 1650 Mission Street, Fourth Floor, San Francisco, California.

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. 2009.0885MTZCBRSK, 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 site of the proposed Cathedral Hill Campus Hospital currently contains the Cathedral Hill Hotel and 1255 Post Street office building. The site occupies a full city block – bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street – and contains approximately 106,000 sf of lot area. The site slopes downward to the east along Post Street and Geary Boulevard, and slopes downward to the south along Franklin Street and Van Ness Avenue. The hotel is 10 stories above grade and 176'-0" tall, and the adjacent office building is 11 stories above grade and 180'-0" tall; these buildings are both vacant, and together they contain approximately 381,791 gsf of floor area.

The site of the proposed Cathedral Hill Campus MOB is located on the east side of Van Ness Avenue, between Geary and Cedar Streets (Geary Boulevard becomes Geary Street east of Van Ness Avenue). The site contains approximately 36,200 sf of lot area, and slopes downward to the east along Cedar and Geary Streets, and slopes downward to the south along Van Ness Avenue and the eastern edge of the project site near Polk Street. The site currently contains seven parcels with a variety of ground floor commercial uses, five residential dwelling units, and 20 residential hotel units on upper floors. All of these spaces are vacant.

The sites of the future Cathedral Hill Campus Hospital and MOB are located within the RC-4 Zoning District (Residential-Commercial, High Density), Van Ness Special Use District, Van Ness Automobile Special Use District, and 130-V Height and Bulk District.

The RC-4 Zoning District is intended to provide a mixture of high-density dwellings with supporting commercial uses. Hospitals are permitted in this District with Conditional Use Authorization.

The Van Ness Avenue Special Use District controls help to implement the objectives and policies of the Van Ness Avenue Plan, which is a part of the General Plan. The key goals of the Van Ness Avenue Plan are to (i) create of a mix of residential and commercial uses along Van Ness Avenue,

(ii) preserve and enhance of the pedestrian environment, (iii) encourage the retention and appropriate alteration of architecturally and historically significant and contributory buildings, (iv) conserve the existing housing stock, and (v) enhance the visual and urban design quality of the street. The controls of the special use district include a requirement that new residential uses be provided at a 3:1 ratio to net new nonresidential uses. With a Conditional Use Authorization, this requirement can be modified or waived for institutional uses that serve an important public need that cannot reasonably be met elsewhere in the area.

3. **Surrounding Properties and Neighborhood.** The neighborhoods surrounding the Cathedral Hill Project site include Cathedral Hill, the Tenderloin, the Polk Street NCD, the Western Addition, Civic Center, Little Saigon, Japantown and Lower Pacific Heights. Although the surrounding neighborhoods contain predominately low- and mid-rise structures, there are a number of large-scale high-rise apartment buildings and several large commercial buildings in the Van Ness Avenue corridor. The Cathedral Hill neighborhood is also known for its prominent houses of worship, including St. Mary's Cathedral, St. Mark's Lutheran Church, First Unitarian Universalist Church of San Francisco, and Hamilton Square Baptist Church.

The Cathedral Hill Project site is at a major transit hub. It is directly accessible to nine Muni Bus lines. The following weekday routes serve the area: 2-Clement, 3-Jackson, 19-Polk, 31-Balboa, 38-Geary, 38L-Geary Limited, 47-Van Ness, 49-Van Ness Mission and 76-Union. The Golden Gate Bridge, Highway, and Transportation District provides regional transit services between San Francisco and Marin and Sonoma Counties, with seven Golden Gate Transit bus routes serving the Medical Center area, including two basic routes and five commute routes. The Cathedral Hill Project site is approximately three quarters of a mile from the Civic Center Bay Area Rapid Transit (BART)/Muni station.

The site is also bounded by or in the vicinity of major thoroughfares including Geary Boulevard, Franklin Street and Van Ness Avenue. Van Ness Avenue is the continuation of U.S. 101 Highway through the City, joining, via Lombard Street, the Golden Gate Bridge to the north with the elevated U.S. 101 approximately one mile to the south.

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 – on the Davies, St. Luke's, and Cathedral Hill Campuses – 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 a Medical Office Building 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.³ In the long-term, the Pacific Campus will become an outpatient facility, and CPMC proposes an additional medical office building on the Davies Campus.⁴

The Cathedral Hill Campus will include a new acute care hospital, a new medical office building (MOB), a pedestrian tunnel under Van Ness Avenue to connect the two new facilities, and conversion of an existing office/medical office (1375 Sutter Street) building fully to medical office building use. The 1375 Sutter Street building is within the Cathedral Hill Campus but is not part of the proposed Van Ness Special Use District.

The proposed Cathedral Hill Campus Hospital will be a 304-bed, 226'-0" tall, 12-story, approximately 730,888 gsf acute care hospital. The Cathedral Hill Campus Hospital may include, but is not limited to inpatient medical care, labor and delivery, and post-partum care; specialized programs such as organ transplantation, interventional cardiology and newborn intensive care; and an approximately 24,530 sf emergency department. It will also include retail space, a cafeteria, education and conference space; a private, outdoor courtyard for patients, visitors, and staff, and a central utility plant and a three-level underground parking garage with 276 parking spaces. All vehicular access to the main drop-off and parking levels will be from Geary Boulevard and Post Street, with emergency vehicle (ambulance) access from Post Street. Large vehicle loading and private vehicle access to the emergency department will be from Franklin Street.

The building configuration of the Cathedral Hill Campus Hospital has been designed based on the need to accommodate the specialized operational and functional requirements of a major hospital building located on a single City block. The building has two distinct elements: a lower broad supporting podium and a narrow tower with an east-west orientation. These elements accommodate two distinct building functions: diagnostic and treatment and support services within the podium, and inpatient care in the upper bed tower. The building silhouette, created by the tower and podium design, relates to both the immediate neighborhood context and the broader urban core. The building also has been designed to minimize the proportion of the façade along Van Ness Avenue and Post and Franklin Streets and allow for an appropriate pedestrian scale along those streets.

The new Cathedral Hill Campus Hospital's building massing, height and square footage would be concentrated most intensely on the southern half of the site, along Geary Boulevard, where the 12-story rectangular tower would be constructed. The lowest concentration of building mass,

³ 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.

⁴ Long-Term Projects at the Davies and Pacific Campuses have been 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.

height and square footage would be located on the northern half of the site, along Post Street, where the podium rises to a height of five stories. There is an open-air courtyard area at the fifth floor level.

The most efficient placement of the inter-related services in the podium requires the broad floor plates of the podium (approximately 100,000 gsf). This design locates all the operating and procedure rooms and required recovery spaces on one floor, which increases the building and operational efficiencies, and reduces the overall size of the building. These floor plates replace, by comparison, existing spaces currently occupying multiple floors, buildings, and campuses (Pacific and California).

The location of the main pedestrian entrance on Van Ness Avenue orients related public space, such as the second floor cafeteria, along the east side of the podium. Since the site slopes downhill from Franklin Street to Van Ness Avenue, the lobbies and public realm capitalize on daylight at the east side of the site. Spaces not requiring daylight, such as parking and support services, are stacked below the uphill grade along Franklin Street, lowering the perceived height of the podium from the west side of the site.

Access to the podium for vehicles, including ambulances and delivery vehicles, was also designed taking into account the buildings around the site, existing circulation issues, the slope of the site, and necessary adjacencies within the building. For example, the loading dock is located directly adjacent to the service elevators on the side of the site with the least slope.

The closest part of the Cathedral Hill Campus Hospital to the Daniel Burnham towers will be the podium, the height of which is actually lower than the existing office building and existing height limit for new construction at that location. Kiosk markets would be located in niches in the bays along the Van Ness Avenue façade of the Cathedral Hill Campus Hospital. These niches could provide space for commercial uses such as a café, news stand or flower shop.

The bed tower and elevators are offset to the south of the site. This location for the bed tower was chosen so that the tower would not be in the center of the podium. If it were in the podium center, this would not allow the necessary contiguous floor areas in the podium (e.g., unbroken by a large elevator core). In determining whether the tower should be on the north or south side of the property, it was clear that the south side location was preferable. Although the location chosen for the tower has certain disadvantages, including shadowing the major green roof areas and courtyard on the podium, it was determined that these disadvantages were outweighed by the advantages to the Daniel Burnham towers and properties generally to the north.

The Central Utility Plant is on the top floor of the building. This location has overall benefits for air quality and noise. Roof screens will conceal the Central Utility Plant. The roof screens are also a design element on the roof, creating an interesting building silhouette. Variation in materials at the screens articulates and integrates the tower façade.

The Cathedral Hill Campus MOB would provide office space for physicians affiliated with the Cathedral Hill Campus Hospital and for other ancillary uses. The Cathedral Hill Campus MOB would be about nine stories at the highest portion of the building along Van Ness Avenue. It is approximately 130'-0" tall to the top of the roof, varying in height from approximately 122 to 169 feet due partly to the slope of the site.

The Cathedral Hill Campus MOB would replace seven smaller buildings along Geary Street between Van Ness Avenue and Polk Street. An important goal of the design of the Cathedral Hill Campus MOB is to complement, to the extent feasible, the scale of nearby buildings so that the new building will fit within the urban pattern of this neighborhood.

The Cathedral Hill Campus MOB is designed to be compatible with the architecture, scale, and massing of the surrounding building, relating to the historical vernacular of the buildings found along Van Ness Avenue. The design draws cues from – but is distinctly different than – the historical vernacular of many buildings found along the Van Ness Avenue corridor (i.e. Concordia Club, Regency Theater, Opal, 1000 Van Ness). The building's architectural organization includes a symmetrical design with a clearly articulated entrance at the center of the building's Van Ness Avenue façade. The exterior treatment of the building includes a concrete cladding (GFRC) and glass. The articulation of the building features window openings punched in the GFRC, similar to the two-story window bays found along many of the buildings along Van Ness Avenue. The height of the building at the street aligns with similar buildings along the Van Ness Avenue corridor, particularly the adjacent building, the Concordia Club; the podium at the street is capped by a contemporary cornice, in a form similar to other buildings on Van Ness Avenue. The upper portion of the building is set back from the Van Ness Avenue podium façade to reinforce this scale at the street.

The streetscape plan is a critical part of the Cathedral Hill Campus design. CPMC proposes to enhance the pedestrian environment by improving the street frontages, expanding sidewalk widths and landscaped areas, offering visual relief to pedestrians, and providing a buffer between pedestrians and traffic lanes. Rainwater gardens would be incorporated around the Cathedral Hill Campus Hospital on Geary Boulevard and Post Street. These rain gardens would filter and absorb storm water from the sidewalks and building faces, and potentially from the building roofs and street surfaces. Landscaping along Van Ness Avenue for both the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB frontages would include tightly spaced matching street trees, and a "seasonal garden" planting strip separating the sidewalk from the curb lane. The entrances to both facilities would have entry plazas and matching flowering trees on either side of Van Ness. The public Emergency Department entrance on Franklin would have an inviting entry plaza, with vertical plantings near the entrance.

The western end of Cedar Street would be transformed into an Entry Plaza for the Cathedral Hill Campus MOB, with a curbless drop-off area defined by tactile warning tiles and lighted bollards. Cedar Street would be planned so that it could be used for special events such as street fairs or markets in the evenings or on weekends, when the Cathedral Hill Campus MOB and Cedar Street

businesses would be closed. Cedar Street would be planted with street trees and shrubs, and would include pedestrian-level street lights along its length.

CPMC's streetscape plan has been designed to complement the City-sponsored improvements anticipated as part of the BRT project. The plan for Geary Boulevard west of Van Ness includes a relocated bus stop with a MUNI shelter. The Van Ness BRT stops are planned for the Van Ness median south of Geary. The final locations of the BRT stops have not been determined; however CPMC will update its Streetscape Plan accordingly to be consistent with adjustments to the BRT plan. The streetscape plan includes designs for BRT stop shelters. CPMC's Cathedral Hill Project includes benches along Geary Street, Post Street, and Van Ness Avenue to accommodate transit riders. A stop for the CPMC shuttle is planned along Post Street, near the corner of Van Ness Avenue, which will provide wind and rain protection and will also include shade trees and seating.

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 Cathedral Hill Campus Hospital; the Cathedral Hill Campus MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Silver certification.

Additional medical office space will be provided within the existing building at 1375 Sutter Street, which is currently a mixture of retail, office, and medical office space. That building will be renovated, retaining the existing retail and parking spaces; an additional 60 parking spaces required as the result of increased medical office use within the building will be provided off-site within the underground parking garage for the Cathedral Hill Campus Hospital. This conversion from general office to medical office space does not require any office allocation under Planning Code Section 321.

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 Cathedral Hill 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, including the FEIR Addendum for the revised CPMC LRDP Project, 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 Cathedral Hill Project trigger the requirement for a General Plan referral:
 - a. **Sidewalk and Street Encroachments.** The Cathedral Hill Project requires several encroachment permits, associated with the construction of the new Cathedral Hill Campus Hospital and MOB, in order to: (1) 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 to connect the new Cathedral Hill Campus MOB and the new Cathedral Hill Campus Hospital located at 1100 and 1101 Van Ness Avenue respectively; (2) 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 Cathedral Hill Campus MOB and on the south side of Cedar Street contiguous to the property at 1001 Polk street (block 0694, lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (3) 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 Cathedral Hill Campus Hospital at 1101 Van Ness Avenue.
 - b. **Sidewalk Width Changes.** The Cathedral Hill Project includes changes to sidewalk widths along various streets surrounding the Cathedral Hill Campus. Specifically, it includes changes to the official sidewalk width of: (a) the southerly side of Post Street between Franklin Street and Van Ness Avenue; (b) the northerly side of Geary Boulevard between Franklin Street and Van Ness Avenue; (c) the northerly side of Geary Street starting at Van Ness Avenue continuing east 325 feet; (d) both sides of Cedar Street starting at the intersection with Van Ness Avenue continuing east to Polk street; (e) the westerly side of Van Ness Avenue starting from Geary Boulevard to Post Street; and (f) the easterly side of Van Ness Avenue between Geary Street and Cedar Street.
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 sidewalk and street encroachments and sidewalk width changes included as part of the Cathedral Hill Project are consistent with and would promote the general and specific purposes of the Planning Code provided under Section 101.1(b) as outlined in Motion No. 18883 and also

in that the Cathedral Hill 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. 18891
May 23, 2013

CASE NO's. 2005.0555E; 2009.0885MTZCBRSK; 2012.0403W
1101 Van Ness Avenue

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) street and sidewalk encroachments, and 2) sidewalk width changes around the Cathedral Hill 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. 18600 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
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
Staff Contact: Elizabeth Watty, Planner
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 27TH 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.

DISH	COUNTY	ROUTE	TOTAL MILES	PROJECT NO.	DATE
04	SEO	103	5.6	10	27

REGISTERED CIVIL ENGINEER DATE

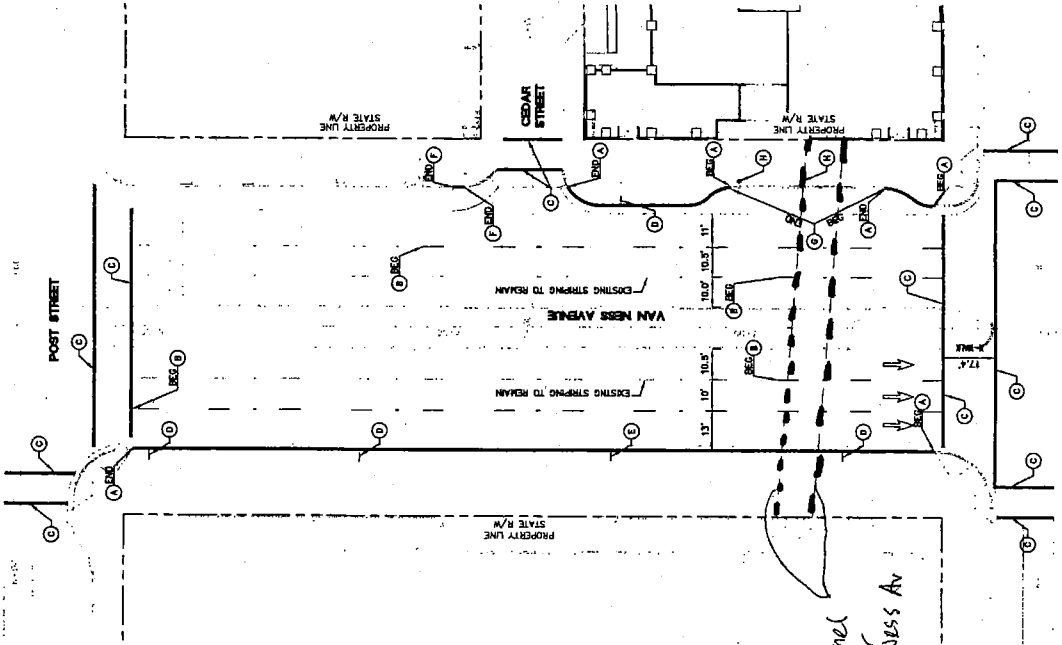
PLANS APPROVAL DATE

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 OFFICE OF THE CHIEF ENGINEER
 1201 MARKET STREET, SAN FRANCISCO, CALIFORNIA

CAUTION: THIS PLAN IS THE PROPERTY OF THE STATE OF CALIFORNIA. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CHIEF ENGINEER.

BRIG ENGINERS
 1846 N CALIFORNIA BLVD, STE 400
 MILPITAS, CALIF. 95168

CALIFORNIA PACIFIC MEDICAL CENTER
 P.O. BOX 7899
 SAN FRANCISCO, CALIF. 94120



ENCROACH AND MESSAGE LEGEND

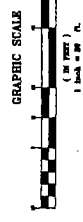
- (A) PAINT RED CURB
 - (B) WHITE PAVEMENT MARKINGS PER 2008 STANDARD CALTRANS PLAN AND DETAIL S
 - (C) WHITE TYPEDARK GREY STRIPS PER 2008 STANDARD CALTRANS PLAN AND DETAIL S
 - (D) INSTALL SIGN FRAMES PER 2008 STANDARD CALTRANS PLAN AND DETAIL S
 - (E) INSTALL STATE ROUTE 101 SIGN, COORDINATE WITH CALTRANS
 - (F) PAINT BLUE CURB
 - (G) PAINT YELLOW CURB
 - (H) INSTALL PARKING METERS 2' AWAY FROM FACE OF CURB
- ROADWAY STRIPING TYPE I ARROW (18'-0") PER CALTRANS STANDARD PLAN ASMA

ENCROACH AND MESSAGE NOTE

- 1. INSTALL NEW STRIPING IN KIND WITH EXISTING STRIPING AND MAINTAIN SPACING AND PATTERN REQUIREMENTS PER CALTRANS STANDARD PLANS, MAY 2008.

1000 Van Ness

Encroachment # 1



STRIPING PLAN
 SCALE 1"=20'
 ST-1

1101 Van Ness

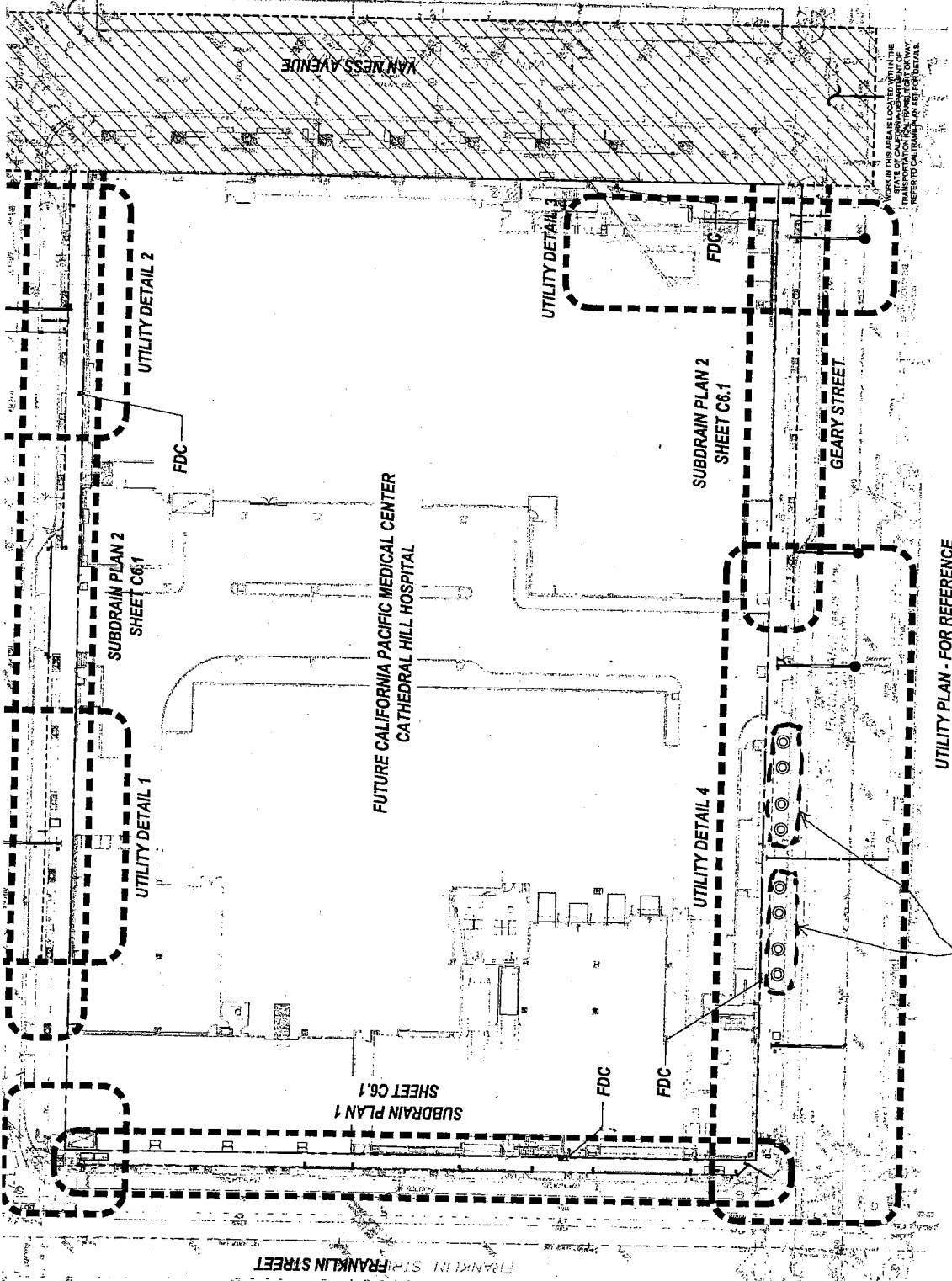
STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	CONSULTANT FUNCTIONAL SUPERVISOR	ROBERT C. STEVENS	CHECKED BY	DJ	DATE REVISED	
DR. GILBERT	DESIGNED BY	MM	CALCULATED BY		REMOVED BY	

4. FOR CREASE INTERSECTION INFORMATION, SEE PLUMBING/MECH.
5. A MINIMUM OF THREE (3) INCHES SPACING SHALL BE PER ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROTECT ALL UTILITIES, DISPOSE OF SURPLUS MATERIAL AND PRIOR TO PLACEMENT OF FINAL SURFACE.
7. CONTRACTOR IS CAUTIONED THAT PUC PIPE DEVICES ITS STD CONTRACTOR SHALL EXERCISE CARE IN THE PLACEMENT AND (THIS MATERIAL.
8. CONTRACTOR TO COORDINATE INSTALLATION OF DOMESTIC WATER SERVICE LINE THROUGH THE WATER MAIN DEPARTMENT OF SAN FRANCISCO THROUGH THE METER IS TO BE DONE BY THE WATER DEPARTMENT, FRANCISCO.
9. CONTRACTOR TO COORDINATE INSTALLATION OF FIRE SERVICE A WATER MAIN DEPARTMENT OF SAN FRANCISCO WITH (CONTACT THINK INSURED), WORK IS TO BE DONE BY THE WATER DEPARTMENT, FRANCISCO.
10. SEE FIRE PROTECTION ENGINEER PLANS AT BUILDING CONNECTOR AND CONNECTIONS AND SEED BY A PROPERLY LICENSED PROTECTION ENGINEER OR DESIGNER FOR DESIGN AND CALCULATIONS IN CONNECTION WITH FIRE SPRINKLER DESIGN AND CALCULATIONS.
11. LENGTHS OF SANITARY SEWER AND STORM DRAIN PIPES ARE TO BE DISTANCES FROM CENTER TO CENTER STRUCTURES, ROUNDED UP TO THE NEXT WHOLE NUMBER. CONTRACTOR SHALL ESTIMATE HIS OWN PIPE LENGTHS FROM TO BEING.
12. CONTRACTOR SHALL CONSTRUCT ALL SANITARY SEWER FACILITIES AS SHOWN ON THESE PLANS AND IN CONNECTION WITH THE STANDARD PLANS AND SPECIFICATIONS. CONTRACTOR'S RESPONSIBILITY TO BE SPECIFIC WITH THE STANDARD PLANS AND SPECIFICATIONS.
13. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION, CONTRACTOR SHALL VERIFY ALL CONNECTIONS TO EXISTING PIPE LINES ARE IN ACCORDANCE WITH THE PIPE LINE.
14. FRANCISCO FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR TO COORDINATE WORK WITH PG&E.
16. SEE ELECTRICAL DRAWING FOR ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS.
17. SEE TELECOMMUNICATIONS DRAWINGS FOR LOCATION OF EXISTING COMMUNICATION LINES AROUND PROJECT AREA.

- LEGEND**
- MANHOLE PER CITY OF SAN FRANCISCO STANDARD PLANS AND SPECIFICATIONS
 - SIDE SEWER TRAP AND AIR INLET PER CITY OF SAN FRANCISCO STANDARD PLANS AND SPECIFICATIONS
 - WATER METER BOX
 - SEE NOTE 11
 - 4" SUBRAIN, SEE LANDSCAPE PLANS FOR DETAIL

- ABBREVIATIONS**
- CSMH COMBINED SEWER MANHOLE
 - DW DOMESTIC WATER
 - IE INLET ELEVATION
 - FE FIRE ELEVATION
 - FW FIRE WATER
 - GR GROUND
 - GR GROUND ELEVATION
 - HPS HIGH PRESSURE GAS
 - HW HIGH WATER
 - PUC POLYETHYLENE GLYCOL
 - SD STORM DRAIN
 - SS SANITARY SEWER

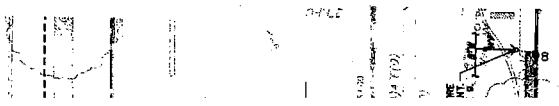
- KEYNOTES**
1. CONNECT TO (1) 12" COMBINED SEWER SYSTEM MAIN, SEE SPECIFICATIONS.
 2. SUBRAIN, SEE LANDSCAPE PLANS FOR DETAIL.
 3. SEE MEP PLANS FOR DETAILS.
 4. CONNECT TO (1) 8" WATER MAIN, SEE NOTES 8 AND/OR SPECIFICATIONS.
 5. CONNECT TO (1) 4" WATER MAIN, SEE NOTES 8 AND/OR SPECIFICATIONS.
 6. 8" DOMESTIC WATER SERVICE LINE PUC.
 7. SEE MEP PLANS FOR DETAILS.
 8. SEE MEP PLANS FOR DETAILS.
 9. SEE MEP PLANS FOR DETAILS.
 10. SEE MEP PLANS FOR DETAILS.
 11. SEE MEP PLANS FOR DETAILS.
 12. SEE MEP PLANS FOR DETAILS.
 13. SEE MEP PLANS FOR DETAILS.
 14. SEE MEP PLANS FOR DETAILS.
 15. SEE MEP PLANS FOR DETAILS.
 16. SEE MEP PLANS FOR DETAILS.
 17. SEE MEP PLANS FOR DETAILS.
 18. SEE MEP PLANS FOR DETAILS.



UTILITY PLAN - FOR REFERENCE
SCALE 1"=20'

Engneerment # 2

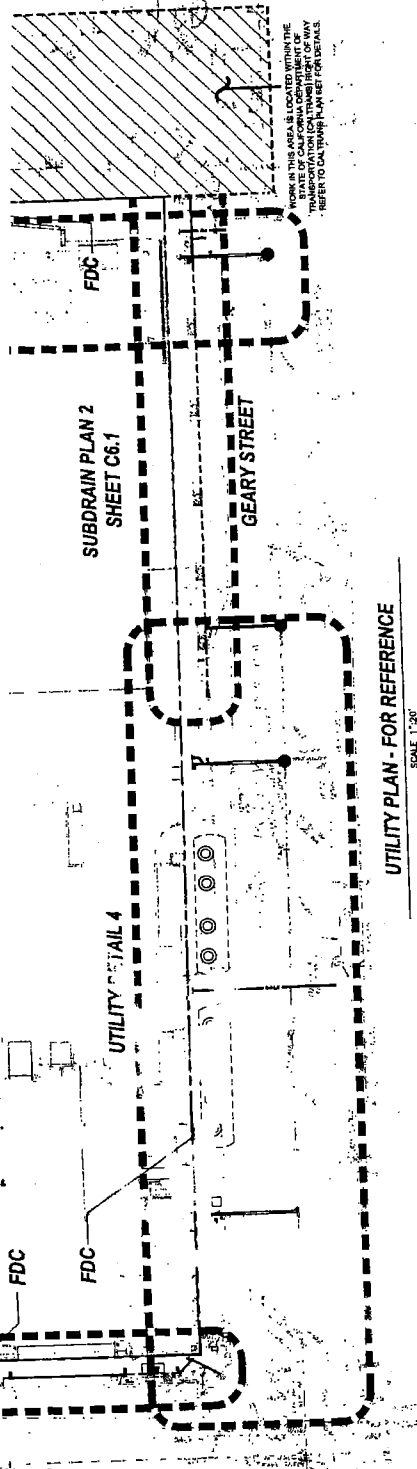
underground fuel tank



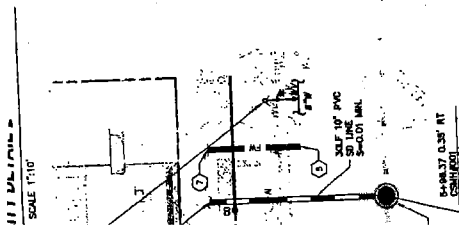
INVERT 14
FDC
FV
C
GR
MPP
SD
ST
STAN
D
S
SANITARY

KEYNOTES
① CONNECT TO SPECIFIC BUILDING
② STUB 4" BUILDING
③ 8" SCL SEE M.P.
④ CONNECT TO SPECIFIC SECTOR
⑤ CONNECT TO SEE ON SHEET N
⑥ FOR 1" OR MORE THAN 1" FROM

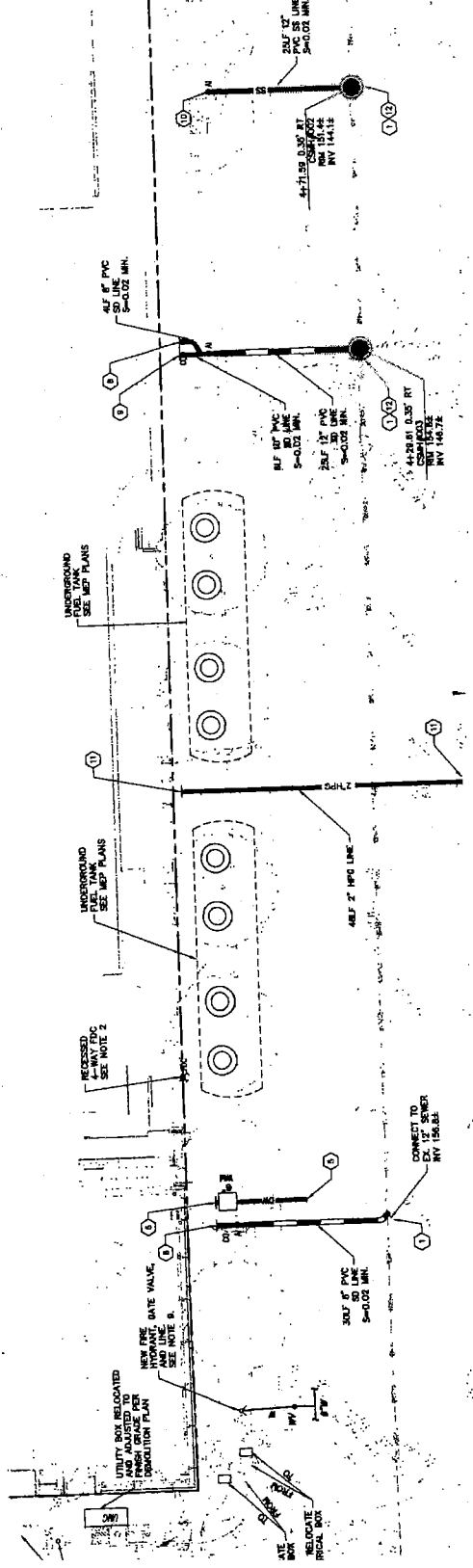
⑦ 8" RE SEE M
⑧ 8" SO SEE M
⑨ 10" SC SEE M
⑩ 12" SC SEE M
⑪ 16" SC SEE M
⑫ FOR 1" OR MORE THAN 1" FROM



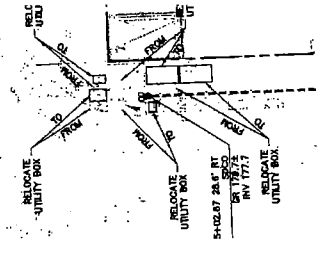
UTILITY PLAN - FOR REFERENCE
SCALE 1"=20'



UTILITY DETAIL 3
SCALE 1"=10'

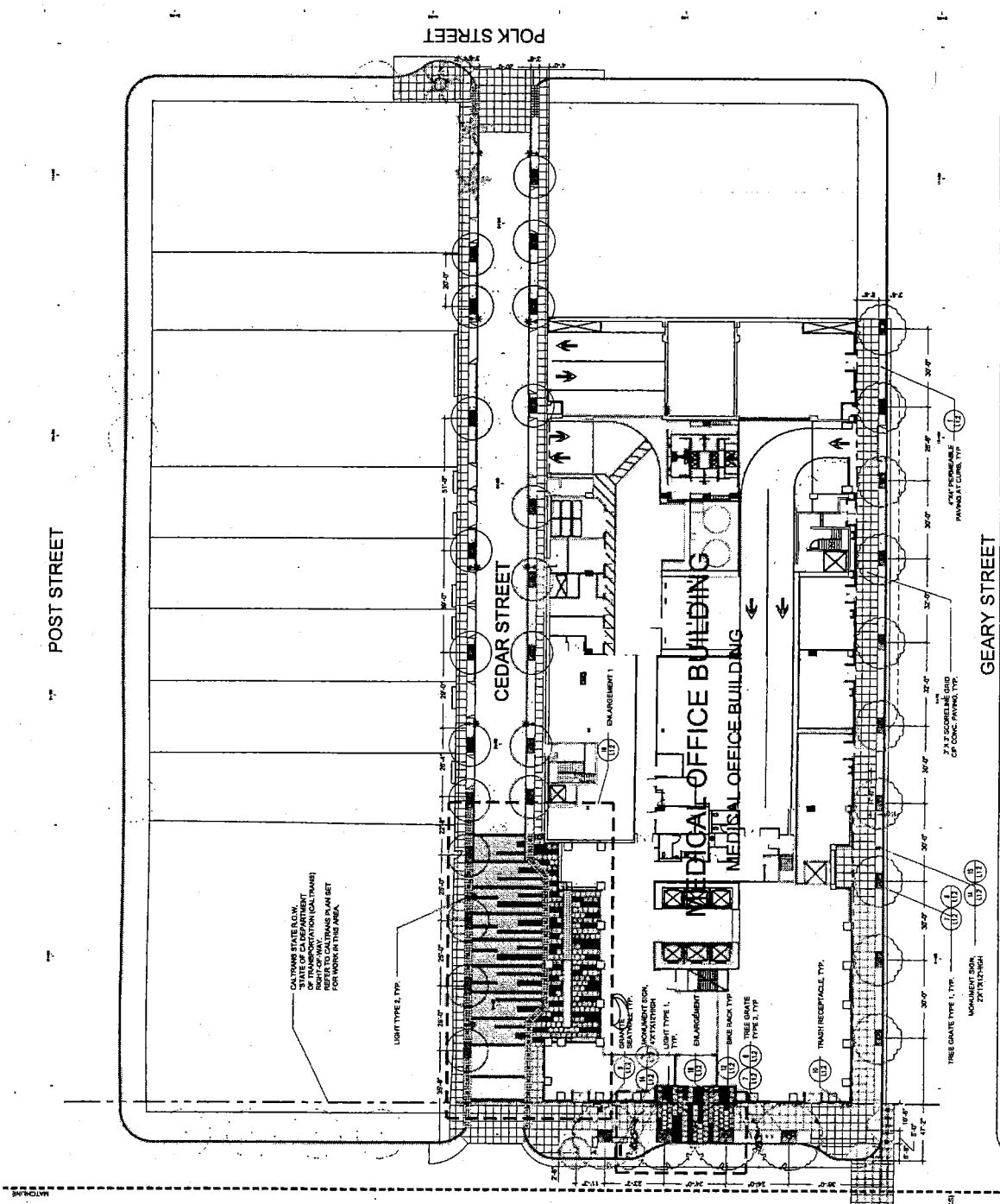


UTILITY DETAIL 4
SCALE 1"=10'



UTILITY DETAIL 5
SCALE 1"=10'

Enlarge drawing for fuel tank



POST STREET

POLK STREET

CEDAR STREET

MEDICAL OFFICE BUILDING
 MEDICAL OFFICE BUILDING

GEARY STREET

ON TRANS STATE R.O.W.
 OF THE STATE HIGHWAY,
 RIGHT OF WAY,
 OR TRANSPORTATION (HIGHLIGHTS)
 ARE SHOWN IN AN SET
 FOR WORK IN THIS AREA.

LIGHT TYPE 1, TYP.

MONUMENT SIGN
 24\"/>

LIGHT TYPE 1,
 TYP.

ENLARGEMENT

BIKE RACK, TYP.

TREE GRATE
 TYPE 1, TYP.

TRASH RECEPTACLE, TYP.

TREE GRATE TYPE 1, TYP.
 MONUMENT SIGN,
 24\"/>

27 X 27 SQUARE GRID
 OF CONC. PAVING, TYP.

PAVING AT CURB, TYP.

Encroachment
 # 3.



BUREAU OF STREET-USE & MAPPING
875 Stevenson Street, Room 460
San Francisco CA 94103
(415) 554-5810 ■ www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Jerry Sanguinetti, Bureau Manager

DPW Order No: 180262

RECOMMENDATION OF APPROVAL FOR A MAJOR (STREET) ENCROACHMENT PERMIT AT 1100 AND 1101 VAN NESS AVENUE (BLOCK 694, LOTS 5, 6, 7, 8, 9, 9A, 10 & BLOCK 695, LOTS 5, 6).

APPLICANT: Sutter Health Care and California Pacific Medical Center (CPMC)
633 Folsom Street, 5th Floor
San Francisco, CA 94107
Attention: Geoffrey Nelson

PROPERTY IDENTIFICATION: Lots 5, 6, 7, 8, 9, 9A, 10 in Assessor's Block 694
1100 Van Ness Avenue
San Francisco, CA 94109

Lots 5, 6 in Assessor's Block 695
1101 Van Ness Avenue
San Francisco, CA 94109

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit

BACKGROUND:

1. The applicant filed an application with the Department of Public Works (DPW) for a Major (Street) Encroachment Permit to construct and maintain the following encroachments.
 - a. A tunnel under Van Ness Avenue (State Highway 101) to connect the new medical office building and the new hospital located at 1100 & 1101 Van Ness Avenue respectively.
 - b. Two (2) 30,000 gallon diesel fuel tanks under the Geary Boulevard Right of Way, between Franklin Street and Van Ness Avenue.
 - c. Off-site improvements on the north and south sides of Cedar Street between Van Ness Avenue and Polk Street, including widening the existing sidewalk, new sidewalk landscaping and reconstructing the existing roadway with pavers.
2. DPW sent out the permit referrals to SFMTA (San Francisco Municipal Transportation Agency) for a TASC (Transportation Advisory Staff Committee) decision. TASC considered the project in the February 23, 2012 meeting and recommended approval of the subject encroachments.
3. The Planning Commission has determined in their April 26, 2012 hearing that the encroachments are consistent with the Objectives and Policies of the General Plan.
4. Caltrans (State Department of Transportation) granted conceptual approval of the tunnel under State Highway 101 in a letter to CPMC dated April 25, 2012.
5. A Director's Public Hearing was scheduled for Wednesday, May 9, 2012.



6. On April 27, 2012, DPW posted and mailed out a notice for a public hearing to all property owners within a 300-foot radius of the subject encroachments.
7. One letter of comment/objection was received during the ten (10) day public notification period.
8. A public hearing was held on May 9, 2012.
9. Hearing Officer, Ms. Debra Temple, conducted the hearing and heard the testimonies regarding the subject encroachments.
10. Representative of the applicant, Mr. Geoffrey Nelson, testified at the hearing regarding the purpose and the functional need of the encroachments for the new medical office building and hospital.
11. Two (2) citizens testified at the hearing in opposition to the permit, citing that the project should be reduced in size to reduce traffic impact, lack of mitigation measures to the potential impact of the project to traffic and the surrounding community, lack of protection measures for potential fuel tank breakage, and the project precluding future transportation plans on Van Ness Avenue. They also testified that approval from Planning Commission is not the final decision, and that the public hearing should be deferred until after the project receives final approval from the Board of Supervisors and the Mayor. One of the citizens supported the improvements in Cedar Street.
12. Mr. Geoffrey Nelson rebutted that the fuel tanks are designed as part of the proposed building, meet the applicable codes and also could withstand a major seismic event. With regard to future transportation plans for Van Ness Avenue, Mr. Nelson stated that CPMC will be entering into a lease/encroachment agreement with Caltrans. In the event that Caltrans requires the removal of the encroachment, CPMC will remove the tunnel and restore the right of way at their own cost.
13. The Hearing Officer made her decision after hearing the above testimony, and reviewing the application, reports, plans and other documents contained in the Department of Public Works files.

RECOMMENDATION: APPROVAL of the request for the Major Encroachment Permit.

FINDING 1: Recommendation for approval by TASC and Planning Department's determination that the subject encroachments are in conformity with the General Plan.

FINDING 2: Said encroachments will serve the seismically safe new hospital and new medical office building which would benefit the citizens of the City.

FINDING 3: Said encroachments are convenient in conjunction with the owner's use and function of the property.

5/15/2012

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 12-064

WHEREAS, In order to comply with State seismic safety requirements and improve healthcare facilities, Sutter West Bay Hospitals (dba California Pacific Medical Center (CPMC)) is planning to upgrade and/or construct new facilities at its existing St. Luke's and Davies Campuses and its proposed Cathedral Hill Campus; and,

WHEREAS, These facilities would have significant transportation impacts, especially the new Cathedral Hill Campus, which will provide 1,055 parking spaces, and is located at Geary Boulevard and Van Ness Avenue, two major transit corridors; and,

WHEREAS, The Cathedral Hill Campus in particular would afford a high level of transit accessibility to patients, employees and visitors consistent with the City's Transit First Policy and SFMTA's Strategic Plan; and,

WHEREAS, To help address resulting traffic, transit delay and ridership impacts, the City and SFMTA have negotiated a proposed Development Agreement with CPMC that contains payments from CPMC to the SFMTA as follows: (a) \$5 million for the proposed Van Ness and Geary Bus Rapid Transit projects; (b) a one-time \$10.5 million Transit Fee ; (c) a \$0.50 off-peak and \$0.75 peak entry and exit fee per vehicle at CPMC Cathedral Hill parking garages; and (d) \$400,000 to fund studies for improvements to bicycle facilities around and between the proposed new CPMC facilities; and,

WHEREAS, Over the lifetime of the proposed 10-year Development Agreement, CPMC would pay the SFMTA approximately \$20.9 million in current dollars.

WHEREAS, the SFMTA has identified a need for traffic and parking modifications adjacent to CPMC facilities as follows:

- A. ESTABLISH – TOW-AWAY, NO STOPPING ANYTIME Cesar Chavez Street, south side, from Guerrero Street to 148 feet easterly; Cesar Chavez Street, south side, from Valencia Street to 167 feet westerly and Valencia Street, west side, from Cesar Chavez Street to 19 feet southerly
- B. ESTABLISH – SIDEWALK WIDENING Cesar Chavez Street, south side, from Guerrero Street to 148 feet easterly and from Valencia Street to 167 feet westerly (sidewalk to be widened by 6 feet)
- C. ESTABLISH – TOW-AWAY NO STOPPING ANY TIME Post Street, south side, from Franklin Street to approximately 230 feet easterly
- D. ESTABLISH – SIDEWALK WIDENING Post Street, south side, from Franklin Street to approximately 230 feet easterly (widens sidewalk by 7 feet)
- E. ESTABLISH – SHUTTLE BUS ZONE Post Street, south side, from approximately 2 feet to 140 feet west of Van Ness Avenue

- F. ESTABLISH – TOW-AWAY NO STOPPING ANYTIME Van Ness Avenue, west side, from Post Street to Geary Boulevard
- G. ESTABLISH – SIDEWALK WIDENING Van Ness Avenue, west side, from Post Street to Geary Boulevard (widens sidewalk by 6 feet)
- H. ESTABLISH – SIDEWALK WIDENING Geary Boulevard, north side, from Van Ness Avenue to approximately 147 feet westerly (widens sidewalk by 7 feet)
- I. ESTABLISH – TOW-AWAY NO STOPPING ANY TIME Geary Boulevard, north side between Van Ness Avenue and Franklin Street
- J. ESTABLISH – BUS ZONE Geary Boulevard, north side, from Van Ness Avenue to approximately 147 feet westerly
- K. RESCIND – BUS ZONE Geary Boulevard, north side, from Franklin Street to 84 feet easterly
- L. ESTABLISH – RIGHT TURN ONLY LANE Geary Boulevard, from Franklin Street to approximately 120 feet easterly
- M. ESTABLISH – SIDEWALK NARROWING Geary Street, north side, from approximately 141 feet to 275 feet east of Van Ness Avenue (reduces sidewalk from 16.9 feet to 12 feet at the bus bulb out)
- N. RESCIND – BUS ZONE Geary Street, north side, from approximately 141 feet to 275 feet east of Van Ness Avenue
- O. ESTABLISH – TOW-AWAY NO STOPPING ANY TIME Geary Street, north side from Van Ness Avenue to 275 feet easterly
- P. ESTABLISH – TOW-AWAY NO STOPPING ANY TIME Cedar Street, north side, between Van Ness Avenue and Polk Street
- Q. ESTABLISH – SIDEWALK WIDENING Cedar Street, north side, between Van Ness Avenue and Polk Street (widens sidewalk by 0.8 feet)
- R. ESTABLISH – TOW-AWAY NO STOPPING ANY TIME Cedar Street, south side, between Van Ness Avenue and Polk Street
- S. ESTABLISH – SIDEWALK WIDENING Cedar Street, south side, between Van Ness Avenue and Polk Street (widens sidewalk by 0.5 feet)
- T. RESCIND – ONE-WAY Cedar Street, between Van Ness Avenue and the garage entrance to the Medical Office Building, approximately 290 feet west of Polk Street
- U. ESTABLISH – TWO-WAY Cedar Street, between Van Ness Avenue and the garage entrance to the Medical Office Building, approximately 290 feet west of Polk Street
- V. ESTABLISH – SIDEWALK WIDENING Extend bulb-out at the southeast corner of Van Ness Avenue and Cedar Street to align with sidewalk on Van Ness Avenue and Cedar Street

WHEREAS, At its hearing on April 26, 2012, the Planning Commission certified by Motion No. 18588 a Final Environmental Impact Report ("FEIR") for the LRDP pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.) and Chapter 31 of the Administrative Code, and in Motion 18589, adopted findings, including a statement of overriding consideration and a mitigation monitoring and reporting program; and,

WHEREAS, The Planning Commission determined by Motion that the Project, and the various actions being taken by the City and the Agency to approve and implement the Project, are consistent with the General Plan and with the Eight Priority Policies of City Planning Code Section 101.1, and made findings in connection therewith (the "General Plan Consistency Determination"), a copy of which is on file with the Planning Department and is incorporated into this Resolution by reference; and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on those modifications through the public hearing process; now, therefore, be it

RESOLVED, That in accordance with the actions contemplated herein, the SFMTA Board 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 on April 26, 2012, pursuant to CEQA, in Motion No. 18589; and, be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby consent to the proposed 10-year Development Agreement between the City and County of San Francisco and Sutter West Bay Hospitals substantially in the form and on the terms on file with this Board and authorizes the Director of Transportation to execute the Consent to the Development Agreement on behalf of this Board; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors, upon recommendation of the Director of Transportation, does hereby approve the traffic changes.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of May 1, 2012.

R. Pomeroy

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency



Building Code & Permit Consulting

March 29, 2011

Mr. John Kwong
San Francisco Department of Public Works
Street Use and Mapping
875 Stevenson Suite 410
San Francisco, CA 94103

RECEIVED
BUREAU OF STREET USE & MAPPING
APR 06 2011
DEPT. OF PUBLIC WORKS

Subject: **CPMC 1100 and 1101 Van Ness Avenue, San Francisco**
Permit application # 101E-0441 dated 8/31/10 for 1101 Van Ness Avenue
Permit application # 101E-0442 dated 8/31/10 for 1100 Van Ness Avenue

Dear Mr. Kwong,

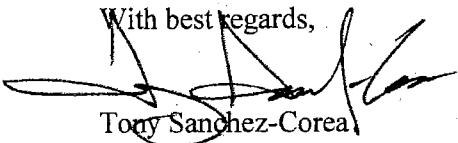
We respectfully request application for a major street encroachment for the properties being developed at 1101 Van Ness Avenue and 1100 Van Ness Avenue in San Francisco. This property will be developed by Sutter Health Care and California Pacific Medical Center.

1101 Van Ness will be a new 7 story essential care facility hospital building and 1100 Van Ness will be the associated medical office building. There are three elements that require a Major Encroachment permit.

1. A tunnel will be constructed connecting 1101 to 1100 Van Ness 16 to 20 feet under Van Ness Avenue. This is required to provide vital access for patients and medical staff to both facilities at all times and without delay or interruption. Cal Trans Approved.
2. 1101 Van Ness hospital building will require a 20,000 gallon diesel fuel tank to be constructed in a 3 hour rated vault in the public right of way along Post Street between Franklin and Van Ness Avenue.
3. On Cedar Street, the project team has requested to rebuild the sidewalk on the 100 block of Cedar Street between Van Ness Avenue and Polk Street, across the street from the Medical Office Building.

We respectfully request this letter serve as the application for our major encroachment permit. Please contact the development team with any additional questions or request for documentation you may need regarding this request.

With best regards,


Tony Sanchez-Corea
A.R. Sanchez-Corea & Associates

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5906
FAX (510) 286-6301
TTY 711
www.dot.ca.gov



*Flex your power!
Be energy efficient!*

April 25, 2012

Mr. Geoffrey Nelson
Director, Enterprise Development Department
California Pacific Medical Center
P.O. Box 7999
San Francisco, CA 94120

Dear Mr. Nelson:

In follow up to recent coordination meetings, this letter reflects the status of our review and conceptual approval of the proposed Van Ness Avenue Pedestrian Tunnel improvements in the State right of way associated with the California Pacific Medical Center (CPMC) Cathedral Hill Campus project in San Francisco.

CPMC submitted for Caltrans' review a draft Project Study Report/Project Report/Environmental Document as an initial submittal dated December 16, 2010, and as a revised submittal March 7, 2011, scheduled to be approved in summer 2012. CPMC also submitted a long term lease agreement request and draft design plans for review.

Caltrans and CPMC entered into a Highway Improvement Agreement, executed on January 26, 2011 for the tunnel portion of the project. CPMC has met its obligations to date under the Agreement by, among other things, providing the required deposits necessary for Caltrans reviews. The Agreement provides the mechanisms for processing and for review and issuance of an Encroachment Permit and for a long term lease and maintenance agreement of the tunnel. The tunnel improvements will be owned and maintained by CPMC within the State right of way under the terms of that agreement. The Highway Improvement Agreement further provides that all project development and construction costs will be funded by CPMC.

Final review and consideration of CPMC's proposed tunnel project is subject to review of the impacts to the State highway system and the environmental review of the tunnel project under CEQA in the Environmental Impact Report (EIR) for the California Pacific Medical Center Long Range Development Plan, which is being prepared by or on behalf of the City and County of San Francisco, as lead agency, and other public review and hearing processes, and subject to all related applicable approvals.

Mr. Geoffrey Nelson
April 25, 2012
Page 2

Prior to issuance of an Encroachment Permit to construct the tunnel, final technical design and engineering reviews must be completed by Caltrans staff. A long term lease and maintenance agreement will be completed and subject to approval by the California Transportation Commission.

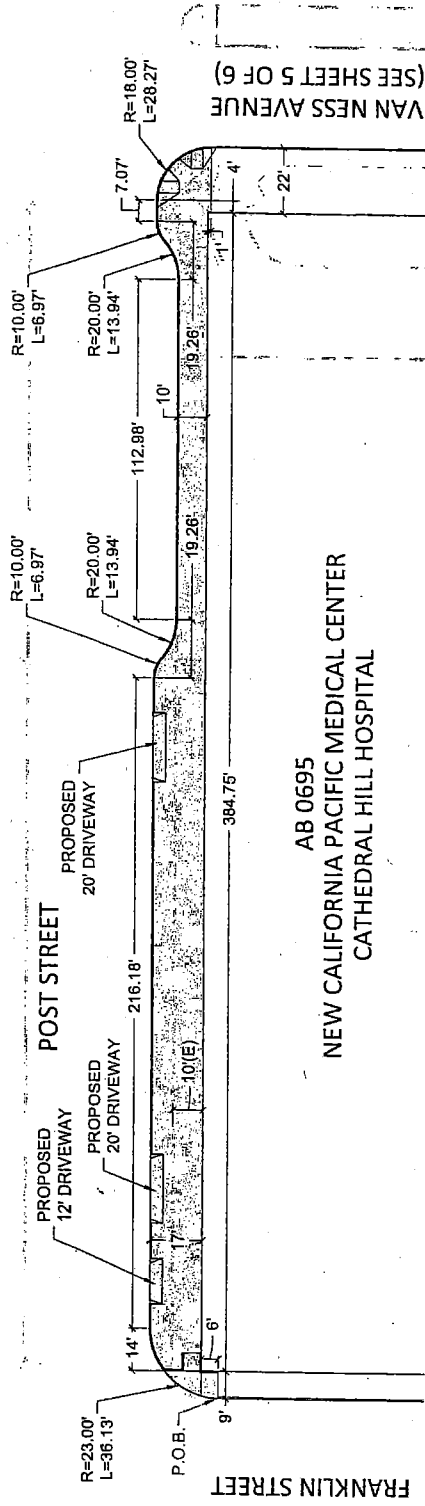
We look forward to continuing our work with CPMC on this important project. If you have questions or need additional information, please contact Patrick Pang, Office Chief of Advance Planning, at (510) 286-5566, or Mike Condie, District Permits Engineer, at (510) 286-4435.

Sincerely,



DAN McELHINNEY, P.E.
Chief Deputy District Director
Caltrans District 4 – Bay Area

c: Ken Rich – San Francisco Office of Economic and Workforce Development
Eric Cordoba – Cordoba Consulting Incorporated



*DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE.

VAN NESS AVENUE
(SEE SHEET 5 OF 6)

AB 0695
NEW CALIFORNIA PACIFIC MEDICAL CENTER
CATHEDRAL HILL HOSPITAL

FRANKLIN STREET

R=10.00'
L=6.97'

R=10.00'
L=6.97'

R=20.00'
L=13.94'

R=20.00'
L=13.94'

R=23.00'
L=36.13'

R=18.00'
L=28.27'

112.98'

216.18'

14'

9'

10'

19.26'

19.26'

7.07'

4'

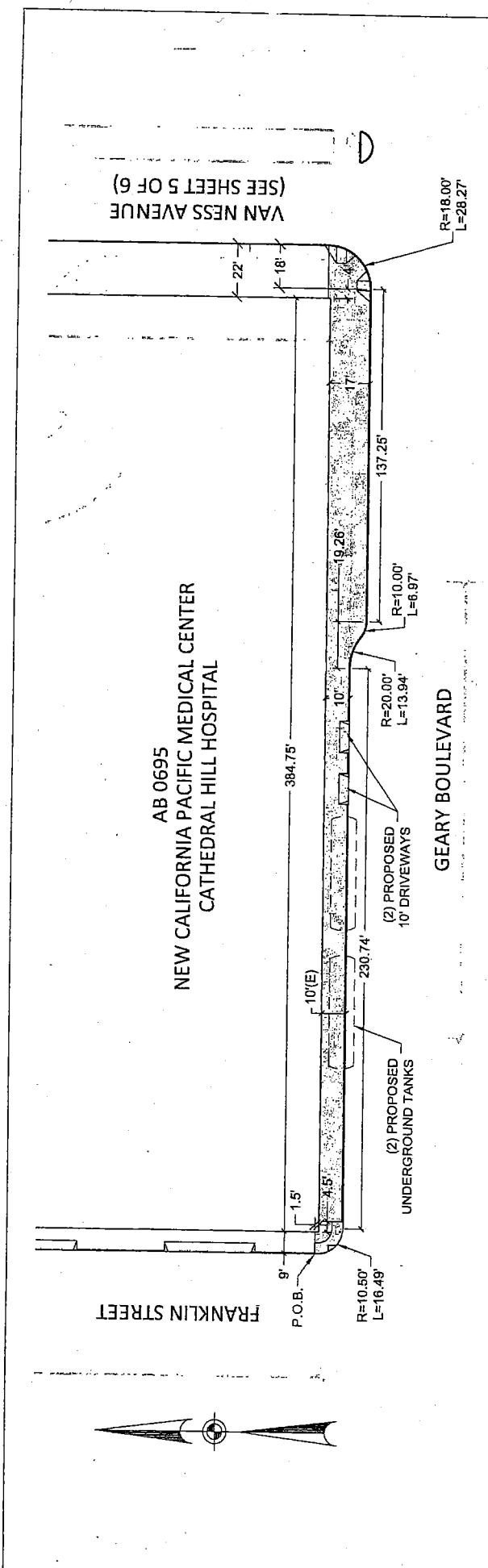
22'

384.75'

10(E)

- LEGEND**
- (E) EXISTING FEATURE DIMENSION
 - P.O.B. POINT OF BEGINNING (SEE SHEET 6 FOR MAP CLOSURE INFO)
 - PROPOSED NEW CURB LINE
 - EXISTING CURB LINE TO REMAIN
 - EXISTING CURB LINE TO BE REMOVED
 - PROPERTY LINE

REFERENCES:	APPROVED:	BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
	<i>Bruce R. Storrs</i> BRUCE R. STORRS CITY & COUNTY SURVEYOR	DRW	3/20/12	
		CK		SCALE: 1" = 40'
		APP		SHEET 1 OF 6
				FILE Q-20-699
				CHANGE

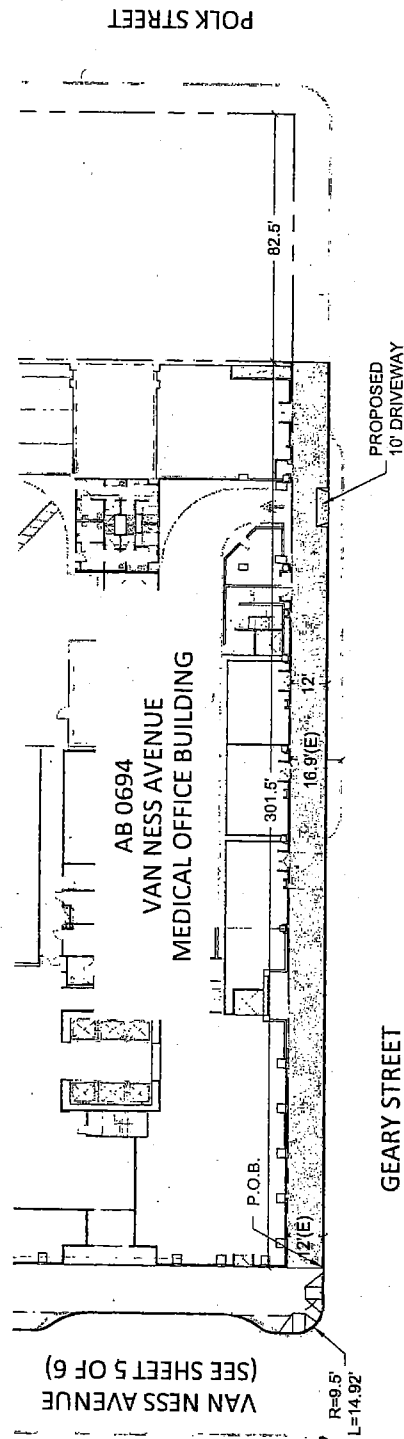


*DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE.

LEGEND

(E) EXISTING FEATURE DIMENSION
 P.O.B. POINT OF BEGINNING (SEE SHEET 6 FOR MAP CLOSURE INFO)
 _____ PROPOSED NEW CURB LINE
 _____ EXISTING CURB LINE TO REMAIN
 _____ EXISTING CURB LINE TO BE REMOVED
 _____ PROPERTY LINE

REFERENCES:	APPROVED:	CITY AND COUNTY OF SAN FRANCISCO	
	<i>Borne</i>	DEPARTMENT OF PUBLIC WORKS	
	DATE	BY	DATE
	3/30/12	DRW	
		CK	
		APP	
	BRUCE R. STORRS CITY & COUNTY SURVEYOR		OFFICIAL SIDEWALK CHANGE ON THE NORTH SIDE OF GEARY BOULEVARD BETWEEN FRANKLIN STREET AND VAN NESS AVENUE
	SCALE: 1" = 40'	FILE	CHANGE
		SHEET 2 OF 6	Q-20-699

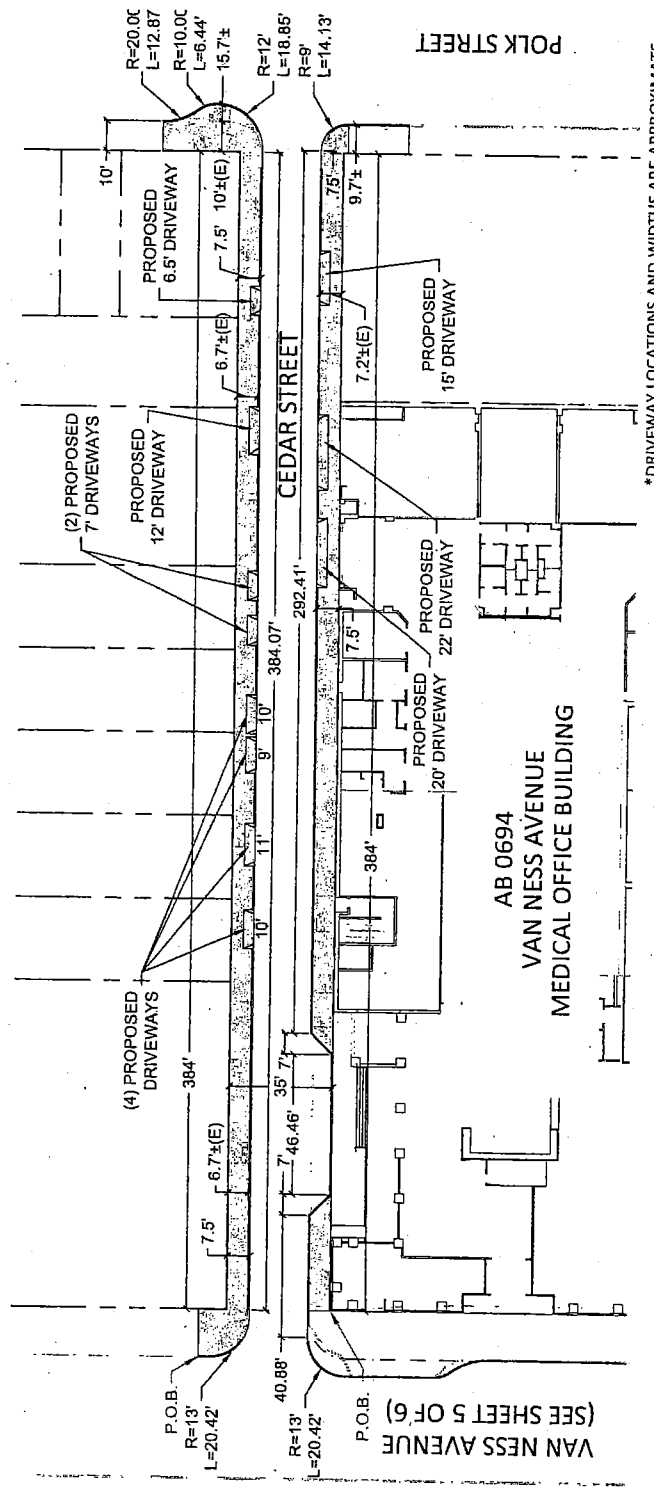


*DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE.

LEGEND

- (E) EXISTING FEATURE DIMENSION
- P.O.B. POINT OF BEGINNING (SEE SHEET 6 FOR MAP CLOSURE INFO)
- PROPOSED NEW CURB LINE
- EXISTING CURB LINE TO REMAIN
- EXISTING CURB LINE TO BE REMOVED
- **EXISTING LEGISLATED CURB LINE
- EXISTING LIP OF GUTTER LINE
- PROPERTY LINE

REFERENCES:	APPROVED:	BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
	<i>Bruce R. Storrs</i> BRUCE R. STORRS CITY & COUNTY SURVEYOR	DRW	3/26/12	
		CK		
		APP		
				SCALE: 1" = 40'
				SHEET 3 OF 6
				FILE Q-20-699
				CHANGE



*DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE.

- LEGEND**
- (E) EXISTING FEATURE DIMENSION
 - POINT OF BEGINNING (SEE SHEET 6 FOR MAP CLOSURE INFO)
 - P.O.B. _____
 - PROPOSED NEW CURB LINE _____
 - EXISTING CURB LINE TO REMAIN _____
 - EXISTING CURB LINE TO BE REMOVED _____
 - **EXISTING LEGISLATED CURB LINE _____
 - EXISTING LIP OF GUTTER LINE _____
 - PROPERTY LINE _____

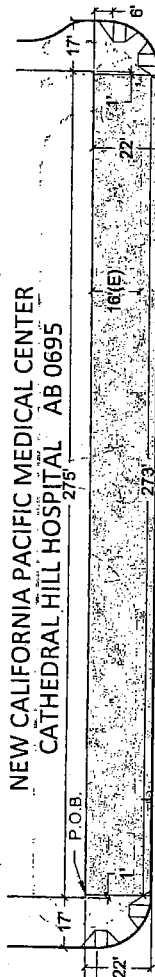
REFERENCES:	APPROVED:	BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
	<i>Bruce R. Storrs</i> BRUCE R. STORRS CITY & COUNTY SURVEYOR	DRW		
		CK		SCALE: 1" = 40'
		APP		SHEET 4 OF 6
				FILE Q-20-699
				CHANGE





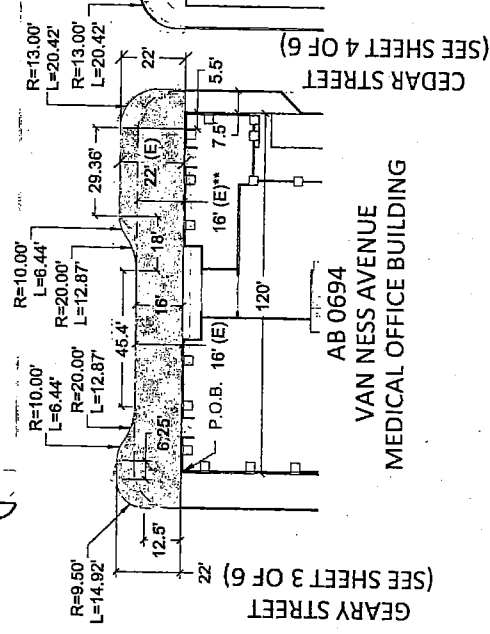
GEARY BOULEVARD
(SEE SHEET 2 OF 6)

POST STREET
(SEE SHEET 1 OF 6)



VAN NESS AVENUE

D



POST STREET

AB 0694

CEAR STREET
(SEE SHEET 4 OF 6)

VAN NESS AVENUE
MEDICAL OFFICE BUILDING
AB 0694

*DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE.

LEGEND

- (E) EXISTING FEATURE DIMENSION
- P.O.B. POINT OF BEGINNING (SEE SHEET 6 FOR MAP CLOSURE INFO)
- PROPOSED NEW CURB LINE
- EXISTING CURB LINE TO REMAIN
- EXISTING CURB LINE TO BE REMOVED
- **EXISTING LEGISLATED CURB LINE
- EXISTING LIP OF GUTTER LINE
- PROPERTY LINE

REFERENCES:	APPROVED:	BY:	DATE:
	<i>Bruce R. Storrs</i> BRUCE R. STORRS CITY & COUNTY SURVEYOR	DRW CK APP	
CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
OFFICIAL SIDEWALK CHANGE ON THE EAST AND WEST SIDE OF VAN NESS AVENUE BETWEEN GEARY AND POST STREET			
SCALE: 1" = 40'	SHEET 5 OF 6	FILE Q-20-699	CHANGE

PROJECT: 105089_Sidewalks
 DESCRIPTION: Cathedral Hill and Van Ness
 MAP-CHECK CLOSURE FOR: 01 POST STREET SIDEWALK SOUTH
 TOTAL # OF COURSES: 14
 COURSE #1 DELTA: 90°00'00" RADIUS: 23.00' ARC LENGTH: 36.13'
 COURSE #2 BEARING: N 90°00'00" E LENGTH: 216.18'
 COURSE #3 DELTA: 39°56'40" RADIUS: 10.00' ARC LENGTH: 6.97'
 COURSE #4 DELTA: 39°56'40" RADIUS: 20.00' ARC LENGTH: 13.94'
 COURSE #5 BEARING: S 90°00'00" E LENGTH: 112.98'
 COURSE #6 DELTA: 39°56'40" RADIUS: 10.00' ARC LENGTH: 13.94'
 COURSE #7 DELTA: 39°56'40" RADIUS: 20.00' ARC LENGTH: 6.97'
 COURSE #8 DELTA: 89°55'00" RADIUS: 18.01' ARC LENGTH: 7.07'
 COURSE #9 BEARING: S 90°00'00" W LENGTH: 22.00'
 COURSE #10 BEARING: N 90°00'00" E LENGTH: 1.00'
 COURSE #11 DELTA: 39°56'40" RADIUS: 10.00' ARC LENGTH: 384.75'
 COURSE #12 BEARING: S 00°00'00" W LENGTH: 6.00'
 COURSE #13 BEARING: N 90°00'00" W LENGTH: 9.00'
 COURSE #14 PERIMETER: 865.19' AREA: 6018 SF, 0.14 AC
 ERROR OF CLOSURE: S 46°09'23" E 0.009'
 PRECISION: 1 IN 94978

MAP-CHECK CLOSURE FOR: 03 GEARY STREET SIDEWALK NORTH
 TOTAL # OF COURSES: 4
 COURSE #1 BEARING: N 00°00'00" E LENGTH: 12.00'
 COURSE #2 BEARING: N 90°00'00" E LENGTH: 301.50'
 COURSE #3 BEARING: S 00°00'00" W LENGTH: 12.00'
 COURSE #4 BEARING: S 90°00'00" W LENGTH: 301.50'
 PERIMETER: 627.00' AREA: 3618 SF, 0.08 AC
 ERROR OF CLOSURE: S 00°00'00" W 0.000'
 PRECISION: 1 IN 1000000

MAP-CHECK CLOSURE FOR: 02 GEARY BOULEVARD SIDEWALK NORTH
 TOTAL # OF COURSES: 12
 COURSE #1 BEARING: S 90°00'00" E LENGTH: 9.00'
 COURSE #2 BEARING: S 00°00'00" W LENGTH: 1.50'
 COURSE #3 BEARING: N 90°00'00" E LENGTH: 384.75'
 COURSE #4 BEARING: N 00°00'00" E LENGTH: 1.00'
 COURSE #5 BEARING: N 90°00'00" E LENGTH: 22.00'
 COURSE #6 DELTA: 90°00'00" W RADIUS: 18.00' ARC LENGTH: 28.27'
 COURSE #7 BEARING: N 90°00'00" W LENGTH: 137.25'
 COURSE #8 DELTA: 39°56'40" RADIUS: 10.00' ARC LENGTH: 6.97'
 COURSE #9 RADIUS: 20.00' ARC LENGTH: 13.94'
 COURSE #10 BEARING: S 90°00'00" W LENGTH: 230.74'
 COURSE #11 DELTA: 89°59'14" RADIUS: 10.50' ARC LENGTH: 16.48'
 COURSE #12 BEARING: N 00°00'00" E LENGTH: 1.00'
 PERIMETER: 852.91' AREA: 5246 SF, 0.12 AC
 ERROR OF CLOSURE: N 17°22'17" E 0.004'
 PRECISION: 1 IN 217649

MAP-CHECK CLOSURE FOR: 06 VAN NESS AVENUE SIDEWALK WEST
 TOTAL # OF COURSES: 4
 COURSE #1 BEARING: N 00°00'00" E LENGTH: 273.00'
 COURSE #2 BEARING: N 90°00'00" E LENGTH: 22.00'
 COURSE #3 BEARING: S 00°00'00" W LENGTH: 273.00'
 COURSE #4 BEARING: S 90°00'00" W LENGTH: 22.00'
 PERIMETER: 590.00' AREA: 6006 SF, 0.14 AC
 ERROR OF CLOSURE: S 00°00'00" W 0.000'
 PRECISION: 1 IN 1000000

MAP-CHECK CLOSURE FOR: 04 CEDAR STREET SIDEWALK NORTH
 TOTAL # OF COURSES: 12
 COURSE #1 BEARING: N 90°00'00" E LENGTH: 16.12'
 COURSE #2 BEARING: S 00°00'00" W LENGTH: 9.23'
 COURSE #3 BEARING: N 90°00'00" E LENGTH: 384.00'
 COURSE #4 BEARING: N 00°00'00" E LENGTH: 28.03'
 COURSE #5 BEARING: N 90°00'00" E LENGTH: 9.95'
 COURSE #6 DELTA: 36°52'12" RADIUS: 20.00' ARC LENGTH: 12.87'
 COURSE #7 DELTA: 36°52'12" RADIUS: 10.00' ARC LENGTH: 6.44'
 COURSE #8 BEARING: S 00°00'00" W LENGTH: 0.73'
 COURSE #9 DELTA: 90°00'00" RADIUS: 15.00' ARC LENGTH: 23.56'
 COURSE #10 BEARING: N 90°00'00" W LENGTH: 388.06'
 COURSE #11 DELTA: 90°00'00" RADIUS: 13.00' ARC LENGTH: 20.42'
 COURSE #12 BEARING: N 00°00'00" E LENGTH: 3.93'
 PERIMETER: 901.34' AREA: 3622 SF, 0.08 AC
 ERROR OF CLOSURE: S 40°29'29" W 0.014'
 PRECISION: 1 IN 66357

MAP-CHECK CLOSURE FOR: 05 CEDAR STREET SIDEWALK SOUTH
 TOTAL # OF COURSES: 10
 COURSE #1 BEARING: N 00°00'00" E LENGTH: 7.50'
 COURSE #2 BEARING: N 90°00'00" E LENGTH: 31.88'
 COURSE #3 BEARING: S 45°00'00" E LENGTH: 9.90'
 COURSE #4 BEARING: N 90°00'00" E LENGTH: 46.46'
 COURSE #5 BEARING: N 45°00'00" E LENGTH: 9.90'
 COURSE #6 DELTA: 89°56'06" RADIUS: 9.00' ARC LENGTH: 14.13'
 COURSE #7 BEARING: N 90°00'00" W LENGTH: 9.75'
 COURSE #8 BEARING: N 00°00'00" E LENGTH: 1.49'
 COURSE #9 BEARING: N 90°00'00" W LENGTH: 384.00'
 PERIMETER: 807.42' AREA: 2576 SF, 0.06 AC
 ERROR OF CLOSURE: S 17°12'58" W 0.001'
 PRECISION: 1 IN 1086259

MAP-CHECK CLOSURE FOR: 07 VAN NESS AVENUE SIDEWALK EAST
 TOTAL # OF COURSES: 14
 COURSE #1 BEARING: S 00°00'00" W LENGTH: 12.00'
 COURSE #2 BEARING: N 90°00'00" W LENGTH: 12.50'
 COURSE #3 DELTA: 90°00'00" RADIUS: 9.50' ARC LENGTH: 14.92'
 COURSE #4 BEARING: N 00°00'00" E LENGTH: 6.25'
 COURSE #5 DELTA: 36°52'12" RADIUS: 10.00' ARC LENGTH: 6.44'
 COURSE #6 DELTA: 36°52'12" RADIUS: 20.00' ARC LENGTH: 12.87'
 COURSE #7 BEARING: N 00°00'00" E LENGTH: 45.40'
 COURSE #8 DELTA: 36°52'12" RADIUS: 20.00' ARC LENGTH: 12.87'
 COURSE #9 DELTA: 36°52'12" RADIUS: 10.00' ARC LENGTH: 6.44'
 COURSE #10 BEARING: N 00°00'00" E LENGTH: 29.36'
 COURSE #11 DELTA: 90°00'00" RADIUS: 13.00' ARC LENGTH: 20.42'
 COURSE #12 BEARING: N 90°00'00" E LENGTH: 9.00'
 COURSE #13 BEARING: S 00°00'00" W LENGTH: 7.50'
 COURSE #14 BEARING: S 00°00'00" W LENGTH: 120.00'
 PERIMETER: 315.97' AREA: 2620 SF, 0.06 AC
 ERROR OF CLOSURE: S 65°15'23" E 0.008'
 PRECISION: 1 IN 415889

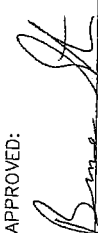
MAP-CHECK CLOSURE FOR: 03 GEARY STREET SIDEWALK NORTH
 TOTAL # OF COURSES: 4
 COURSE #1 BEARING: N 00°00'00" E LENGTH: 12.00'
 COURSE #2 BEARING: N 90°00'00" E LENGTH: 301.50'
 COURSE #3 BEARING: S 00°00'00" W LENGTH: 12.00'
 COURSE #4 BEARING: S 90°00'00" W LENGTH: 301.50'
 PERIMETER: 627.00' AREA: 3618 SF, 0.08 AC
 ERROR OF CLOSURE: S 00°00'00" W 0.000'
 PRECISION: 1 IN 1000000

MAP-CHECK CLOSURE FOR: 04 CEDAR STREET SIDEWALK NORTH
 TOTAL # OF COURSES: 12
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 COURSE #2 BEARING: S 00°00'00" W LENGTH: 9.23'
 COURSE #3 BEARING: N 90°00'00" E LENGTH: 384.00'
 COURSE #4 BEARING: N 00°00'00" E LENGTH: 28.03'
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 COURSE #7 DELTA: 36°52'12" RADIUS: 10.00' ARC LENGTH: 6.44'
 COURSE #8 BEARING: S 00°00'00" W LENGTH: 0.73'
 COURSE #9 DELTA: 90°00'00" RADIUS: 15.00' ARC LENGTH: 23.56'
 COURSE #10 BEARING: N 90°00'00" W LENGTH: 388.06'
 COURSE #11 DELTA: 90°00'00" RADIUS: 13.00' ARC LENGTH: 20.42'
 COURSE #12 BEARING: N 00°00'00" E LENGTH: 3.93'
 PERIMETER: 901.34' AREA: 3622 SF, 0.08 AC
 ERROR OF CLOSURE: S 40°29'29" W 0.014'
 PRECISION: 1 IN 66357

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 COURSE #5 BEARING: N 45°00'00" E LENGTH: 9.90'
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 COURSE #2 BEARING: N 90°00'00" E LENGTH: 22.00'
 COURSE #3 BEARING: S 00°00'00" W LENGTH: 273.00'
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 PERIMETER: 590.00' AREA: 6006 SF, 0.14 AC
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 COURSE #6 DELTA: 36°52'12" RADIUS: 20.00' ARC LENGTH: 12.87'
 COURSE #7 BEARING: N 00°00'00" E LENGTH: 45.40'
 COURSE #8 DELTA: 36°52'12" RADIUS: 20.00' ARC LENGTH: 12.87'
 COURSE #9 DELTA: 36°52'12" RADIUS: 10.00' ARC LENGTH: 6.44'
 COURSE #10 BEARING: N 00°00'00" E LENGTH: 29.36'
 COURSE #11 DELTA: 90°00'00" RADIUS: 13.00' ARC LENGTH: 20.42'
 COURSE #12 BEARING: N 90°00'00" E LENGTH: 9.00'
 COURSE #13 BEARING: S 00°00'00" W LENGTH: 7.50'
 COURSE #14 BEARING: S 00°00'00" W LENGTH: 120.00'
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 ERROR OF CLOSURE: S 65°15'23" E 0.008'
 PRECISION: 1 IN 415889

REFERENCES:	APPROVED:		DATE	3/20/12
		BRUCE R. STORRS		
		CITY & COUNTY SURVEYOR		
		BY	DATE	
		DRW		
		CK		
		APP		
CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS				
SIDEWALK LEGISLATION - SIDEWALK MAP CHECK CLOSURES				
	SCALE:	SHEET	FILE	CHANGE
	1" = 40'	6 OF 6	Q-20-699	



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

[Redacted box]

(Exempt from Recording Fees
Pursuant to Government Code
Section 27383)

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
STREET ENCROACHMENT AGREEMENT**

WITNESSETH

This Street Encroachment Agreement, dated as of _____, 2012 (this "**Agreement**"), is entered into by and between the City and County of San Francisco, a municipal corporation (the "**City**"), acting by and through its Department of Public Works ("**DPW**"), and SUTTER WEST BAY HOSPITALS, a California nonprofit public benefit corporation doing business as California Pacific Medical Center ("**Permittee**").

This Agreement is entered into in accordance with and subject to the terms and requirements of Resolution No. _____, and Ordinance No. _____, both adopted by the City's Board of Supervisors at its meeting of _____, true copies of which are attached hereto marked Exhibit A (the "**Board Resolution**"), and Exhibit B (the "**Board Ordinance**") and by this reference incorporated herein. All provisions of the Board Resolution are a part of this Agreement. To the extent that the terms of this Agreement and the Development Agreement in the Board Ordinance conflict, the terms in the Development Agreement shall prevail.

1. CPMC shall have the right to encroach on identified public right of way (the "**Encroachment Area**") for the limited purpose and in the manner described in Exhibit A (the "**Permitted Encroachment**"). The Permitted Encroachment shall be limited and narrowly construed to permit the specific uses and facilities, and only the uses and facilities, described in Exhibit A, and no other encroachment shall be permitted on the City's right of way property under this Agreement. The Permitted Encroachment shall constitute a revocable license, shall be personal to Permittee and shall not be assignable or transferable by Permittee (except as permitted under and subject to the Development Agreement), without the prior written consent of City in its sole discretion. Any such consent from City shall be in recordable form, and shall not become effective until it is signed by City and recorded in the Official Records of San Francisco. City may, at its option, require any Successor (as

defined below) to sign a new agreement for the Permitted Encroachment if City continues to allow the Permitted Encroachment.

Upon revocation, Permittee and any subsequent owner of the property described in Exhibit C (the "**Benefitted Property**") if this Agreement has not been terminated before the date of transfer of the Benefitted Property (each, a "**Successor** ") will, if deemed necessary by City, within 30 days of revocation, remove or cause to be removed the Permitted Encroachment and any other encumbrance of Permittee or its agents, and all related materials, at no cost to City, and shall restore the area to a condition reasonably satisfactory to the DPW. Permittee's right to use the Encroachment Area is appurtenant to the Benefitted Property.

All references to Permittee in this Agreement shall include, from and after the date of a transfer of the Benefitted Property, each Successor, and each Successor agrees to abide by all of the terms and provisions in this Agreement, including the releases, waivers and indemnifications in this Agreement, by acquiring the Benefitted Property; provided, (1) if any Successor does not wish to abide by the terms of this Agreement, it shall notify City of such fact before acquiring the Benefitted Property and request that Permittee remove the Permitted Encroachment, and (2) nothing in the foregoing shall release Permittee from its obligations under this Permit (except as and to the extent provided in the Development Agreement), including but not limited to the obligations to notify any potential Successor of this Agreement, to notify the City of any pending transfer of the Benefitted Property, and either remove the Permitted Encroachment before transferring the Benefitted Property or, in the alternative, obtain evidence that the Successor has obtained either a consent to the transfer of this Agreement or a new agreement from City for the Permitted Encroachment.

THE PRIVILEGE GIVEN TO PERMITTEE UNDER THIS AGREEMENT IS EFFECTIVE ONLY INsofar AS THE RIGHTS OF CITY IN THE PROPERTY ARE CONCERNED, AND PERMITTEE SHALL OBTAIN ANY FURTHER PERMISSION NECESSARY BECAUSE OF ANY OTHER EXISTING RIGHTS OR INTERESTS AFFECTING THE ENCROACHMENT AREA.

2. The occupancy, construction and maintenance of the Permitted Encroachment shall be in the location and as specified by the plans submitted, revised, approved and filed with DPW. Permittee, by entering into this Agreement, acknowledges its responsibility to strictly comply with all laws relating to Permittee's use of the Encroachment Area, including the occupancy, construction and maintenance requirements specified in Public Works Code Section 786 and the sidewalk maintenance requirements specified in Public Works Code Section 706, each as may be amended from time to time. Immediately following completion of any work permitted hereunder, Permittee shall remove all debris and any excess dirt and shall restore the Encroachment Area to its condition immediately prior to Permittee's work, to the satisfaction of DPW, except as to things contemplated by the Permit to remain.
3. Permittee shall verify the locations of City and utility company facilities that may be affected by the work authorized by this Agreement and shall assume all responsibility for any damage to such facilities due to the work performed by or on

behalf of Permittee. Permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City and public utility company facilities.

4. Promptly upon completion of the installation of the Permitted Encroachment, Permittee shall furnish DPW with two (2) complete copies of final as-built drawings for the Permitted Encroachment, which drawings shall include sufficient detail so as to allow DPW to precisely locate the facilities. In the event that Permittee or its agents or consultants prepares any environmental, seismic, geophysical or other written report relating to the Encroachment Area and/or any work performed thereon, Permittee shall furnish to City a complete copy of such report, including any schedules, exhibits and maps, promptly upon completion of the same.
5. Permittee is aware that the Encroachment Area constitutes a portion of City's municipal right of way property. Notwithstanding anything to the contrary in this Agreement, any and all of Permittee's activities under this Agreement shall be subject and subordinate at all times to City's existing and future use of the Encroachment Area for municipal purposes. City shall in no way be liable for any damage or destruction to Permittee's property and/or improvements resulting from any City activity in or around the Encroachment Area. Permittee shall, at City's request, immediately remove any property or improvements on the Encroachment Area as needed to allow City access to repair or maintain City facilities. In the event City deems it necessary, City shall have the right to remove any such property or improvements and City shall not be responsible for restoring or returning same to its prior condition.
6. Permittee promises and agrees to perform all the requirements and obligations of this Permit and to comply with all applicable laws, ordinances and regulations.

Permittee agrees to hold harmless, reimburse, defend, and indemnify the City, including, without limitation, each of its commissions, departments, officers, agents and employees, from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its contractors, or the officers, agents or employees of either, while engaged in the performance of the work authorized by this Agreement, or while in or about the Encroachment Area, or resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Agreement, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of work under this Agreement, or while in or about the property, for any reason connected with the performance of the work, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work, under this Agreement, (iii) injuries or damages to real or personal property, and persons in, upon or in any way allegedly connected with the work authorized by this Agreement from any cause or claims arising at any time, and potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligations arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the

indemnification obligations assumed under this Agreement shall survive expiration of the Agreement and completion of work.

Permittee shall obtain and maintain through the terms of this Agreement general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Agreement. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Agreement, with complete copies of policies furnished promptly upon City request.

7. Permittee accepts the Encroachment Area in its "AS IS" condition, without representation or warranty of any kind by City, its officers, agents or employees, and subject to all applicable laws, rules and ordinances governing the use of the Encroachment Area. Neither City nor any of its commissions, departments, boards, officers, agents or employees shall be liable for any damage to the property of Permittee, its officers, agents, employees, contractors or subcontractors, or their employees, or for any bodily injury or death to such persons, resulting or arising from the condition of the Encroachment Area or its use by Permittee. Permittee on behalf of itself and its successors and assigns, waives its right to recover from, and forever releases and discharges, City and its Agents, and their respective heirs, successors, administrators, personal representatives and assigns, from any and all Claims, whether direct or indirect, known or unknown, foreseen and unforeseen, that may arise on account of or in any way be connected with the physical or environmental condition of the Encroachment Area and any related improvements or any law or regulation applicable thereto or the suitability of the Encroachment Area for Permittee's intended use.
8. Permittee acknowledges that this Permit is freely revocable by City and in view of such fact, Permittee expressly assumes the risk of making any expenditures in connection with this Agreement, even if such expenditures are substantial. Without limiting any indemnification obligations of Permittee or other waivers contained in this Permit and as a material part of the consideration for this Permit, Permittee fully RELEASES, WAIVES AND DISCHARGES forever any and all claims, demands, rights, and causes of action against, and covenants not to sue, City, its departments, commissions, officers, directors and employees, and all persons acting by, through or under each of them, under any present or future laws, statutes, or regulations, including, but not limited to, any claim for inverse condemnation or the payment of just compensation under law or equity, in the event that City exercises its right to revoke or terminate this Agreement.
9. In connection with the foregoing releases, Permittee acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

Permittee acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. Permittee realizes and acknowledges that it has entered into this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein shall survive any termination of this Agreement.

10. Permittee will, at no cost to City, maintain in full force and effect an insurance policy or policies issued by an insurance company or companies satisfactory to the City's Controller and written by an insurance company or companies having a policy holders surplus of at least Twenty Million Dollars (\$20,000,000) or if insurance is written by more than one company, each company shall have policy holders surplus of at least ten times the amount insured.

Policy or policies shall afford liability insurance covering all operations, including but not limited to premises (definition of "premises" to be expanded to include the Permitted Encroachment), products, personal injuries and automobiles and injury to property for single limit of not less than Two Million Dollars (\$2,000,000) applying to bodily injuries, personal injuries and property damage or a combination of such injuries. Said policy or policies shall include the City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance affected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder. Said policy or policies shall provide thirty (30) days notice to Controller, City and County of San Francisco, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102, if the policy or policies should be canceled or materially changed. The encroachment permission granted by this Agreement shall automatically terminate upon the termination of such insurance. Upon such termination, Permittee shall remove the encroachment and all property and materials of Permittee and restore the Encroachment Area at no cost to the City. "Personal Injuries", as used herein, shall include wrongful death.

11. Before beginning any work in the Encroachment Area, Permittee shall obtain any and all permits, licenses and approvals (collectively, "**Approvals**") of all regulatory agencies and other third parties that are required to commence, complete and maintain the permitted work. Permittee recognizes and agrees that no approval by DPW for purposes of Permittee's work hereunder shall be deemed to constitute the approval of any federal, state or local regulatory authority with jurisdiction, and nothing herein shall limit Permittee's obligation to obtain all such Approvals, at Permittee's sole cost. Without limiting the foregoing, Permittee shall obtain a building permit at the Central Permit Bureau, 1660 Mission Street for the construction or alteration of any building.
12. Permittee shall contact the Street Permit Section (415) 554-5810, at least 48 hours prior to starting work to arrange an inspection schedule.
13. Permittee agrees to notify any potential Successor of the existence of this Agreement and the Permitted Encroachment, and either to remove the Permitted

Encroachment or obtain evidence that the Successor has obtained a new agreement from DPW, or consented to the transfer of this Agreement, 60 days in advance of any transfer of the Benefitted Property. Permittee's obligation to remove the Permitted Encroachment and restore the Encroachment Area to a condition satisfactory to the DPW shall survive the revocation, expiration or termination of this Agreement if City does not issue a new permit for the Permitted Encroachment or consent to a transfer of this Agreement as set forth above.

14. Permittee recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that Permittee may be subject to the payment of such taxes.

In witness whereof, the parties have executed this Agreement this _____ day of _____, 20__.

City and County of San Francisco, acting
by and through its Department of Public Works

By: _____
Director, DPW

CPMC:

SUTTER WEST BAY HOSPITALS,
a California non-profit public benefit
corporation

By: _____
Mike Cohill, its President

By: _____
John Gates, its Chief Financial
Officer

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____ before me, _____ Notary Public in and for
said County and State, personally appeared _____ who
proved to me on basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by this by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(NOTARY STAMP OR SEAL)

Notary Public in and for said
County and State

TASC MINUTES

TRANSPORTATION ADVISORY STAFF
TRANSPORTATION ADVISORY STAFF COMMITTEE
Thursday, February 23, 2012 at 10:30 AM
One South Van Ness Avenue, 7th Floor, Room #7080

SFMTA Transportation Engineering:		Harvey Quan
SFMTA Transit Operations:		Susan Labo
SFMTA Service Planning:	Absent	
SFMTA Parking Enforcement:		Curtis Smith
Department of Public Works:		Rassendyll Dennis
Port of San Francisco:	Absent:	
San Francisco Police Department:		John Nestor
Taxi Commission:	Absent	
San Francisco Fire Department:		Michael Tuepel
Department of City Planning:	Absent	
Guests:		Brian Dusseault
		Eleanor Tang
		Rana Ahmadi
		Susan Mickelsen
		Ellen Robinson
		Scott Broady
		Mike Riebe
		Tony Sanchez Corea
		Dayne Johnson
		Chi-Hsin Shao
		Jacob Tobias
		Geoffrey Nelson
		Jerry Robbins

MINUTES OF THE February 9, 2012 MEETING

The Committee adopted the Minutes

FOR PUBLIC HEARING SCHEDULING – CONSENT CALENDAR

The following Items for Public Hearing were considered routine by SFMTA Staff:

1. Hooper Street at 8th Street – STOP Sign
ESTABLISH – STOP SIGN
Stopping westbound Hooper Street at 8th Street, stopping the stem of this "T" intersection
Carla Villarreal-Montes, 701-4205
2. Byxbee and Alviso Streets at Holloway Avenue – STOP Signs
ESTABLISH – STOP SIGN
Stopping Northbound Byxbee Street at Holloway Avenue
Stopping Southbound Alviso Street at Holloway Avenue
Carla Villarreal-Montes, 701-4205
3. 17th Street, 4700 Block between Cole and Belvedere Streets – Residential Permit Parking Extension
ESTABLISH – RESIDENTIAL PERMIT PARKING AREA J, 2-HOUR PARKING, 8 AM TO 5 PM, MONDAY THROUGH FRIDAY
17th Street, 4700 Block, both sides, between Cole and Belvedere streets
Celeste A. Marks, 701-4686
4. Liberty Street, 100 Block between Dolores and Guerrero Streets – Residential Permit Parking Extension
ESTABLISH – RESIDENTIAL PERMIT PARKING AREA S + Z, 2-HOUR PARKING, 8 AM TO 9 PM, MONDAY THROUGH FRIDAY, BUFFER ZONE S AND Z
Liberty Street, 100 Block, both sides, between Dolores and Guerrero streets
Celeste A. Marks, 701-4686
5. Avalon Avenue and Lisbon Street – No Parking Anytime
ESTABLISH – NO PARKING ANYTIME
Lisbon Street, west side, from Avalon Avenue, 19 feet to 38 feet northerly (19 foot extension)
Dusson Yeung, 701-4553
6. Tennessee Street, between 18th and 19th Streets (700 block) – Perpendicular Parking
ESTABLISH – 90 DEGREE PARKING
Tennessee Street, west side, between 18th and 19th streets
Tom Folks, 701-4688
7. Webster Street at Ellis Street – Median Island Extension
The SFMTA would like to extend the Webster Street median at Ellis Street by 12 feet to provide a more comfortable refuge for pedestrians and children crossing Webster Street.
Philip Louie, 701-4464

All items approved.

FOR PUBLIC HEARING SCHEDULING – REGULAR CALENDAR

1. 8th Street between Market Street and Harrison Street – Road Diet

ESTABLISH – 25 MILE PER HOUR SPEED LIMIT

8th Street between Market Street and Townsend Street
(existing speed limit is 30 miles per hour)

ESTABLISH – RED ZONE

8th Street, west side, from Natoma Street to 26 feet northerly (removes meter 140)

8th Street, east side, from Natoma Street to 30 feet northerly (removes meter 137)

REVOKE – BUS ZONE

8th Street, west side, between Natoma Street and Howard Street

ESTABLISH -- PARKING METERS, 1-HOUR TIME LIMIT, AREA 2, 7AM-6PM
MONDAY-SATURDAY

8th Street, west side, from 58 feet north of Howard Street to 14 feet north of Howard Street

ESTABLISH – BUS ZONE

8th Street, west side, from Howard Street to 100 feet southerly (removes meters 202, 204, 208 and 212)

ESTABLISH – RIGHT LANE MUST TURN RIGHT EXCEPT MUNI

8th Street at Mission Street

8th Street at Howard Street

Ellen Robinson, 701-4322

Approved.

2. Van Ness Avenue, east side, from Sutter Street to 18 feet southerly – No Parking (for 6-foot wide bulb-out)

ESTABLISH – NO PARKING ANYTIME

ESTABLISH – SIDEWALK WIDENING

Van Ness Avenue, east side, from Sutter Street to 18 feet southerly (extends sidewalk by 6 feet in width and 18 feet in length)

Jerry Robbins, 701-4490

Approved.

3. 23rd Avenue and Anza Street – Traffic Circle

ESTABLISH – TRAFFIC CIRCLE

Intersection of 23rd Avenue and Anza Street

ESTABLISH – NO PARKING ANYTIME

Anza Street, north side, from 23rd Avenue to 10 feet easterly

23rd Avenue, west side, from Anza Street to 10 feet northerly

23rd Avenue, west side, from Anza Street to 10 feet southerly

23rd Avenue, east side, from Anza Street to 10 feet southerly

Dan Provence, 701-4448

Approved.

4. 26th Avenue and Ortega Street – Traffic Circle
ESTABLISH – TRAFFIC CIRCLE
Intersection of 26th Avenue and Ortega Street

ESTABLISH – NO PARKING ANYTIME

Ortega Street, south side, from 10 feet west of 26th Avenue to 10 feet east of 26th Avenue
Ortega Street, north side, from 26th Avenue to 10 feet westerly
26th Avenue, east side, from Ortega Street to 10 feet northerly

ESTABLISH – TRAFFIC ISLAND

Ortega Street, south side, from western crosswalk to 10 feet westerly
Dan Provence, 701-4448

Approved.

5. Arguello Boulevard and Euclid Boulevard – Crosswalk Reopening
ESTABLISH – CROSSWALK
On Arguello Boulevard at Euclid Boulevard, South Crosswalk
Maurice Growney, 701-4549

Approved.

6. Winston Drive between Buckingham Way and Lake Merced Boulevard – Speed Limit
ESTABLISH – 30 MILES PER HOUR SPEED LIMIT
Winston Drive between Buckingham Way and Lake Merced Boulevard (existing speed
limit is 25 miles per hour)
Dusson Yeung, 701-4553

Approved.

7. Lake Street east of 14th Avenue – Traffic Island
ESTABLISH – TRAFFIC ISLAND
Install a traffic island as a neighborhood gateway treatment on Lake Street east of
14th Avenue
Ken Kwong, 701-4575

Approved.

8. Winston Drive – Traffic Island
ESTABLISH – TRAFFIC ISLAND
Winston Drive, midblock east of Lake Merced Boulevard
Kristiann Choy, 701-2493

Approved.

9. Lake Street – Traffic Islands
ESTABLISH – TRAFFIC ISLANDS
Lake Street and 5th Avenue, west crosswalk
Lake Street and 7th Avenue, east crosswalk
Lake Street and 10th Avenue, west crosswalk
Lake Street and 11th Avenue, east and west crosswalks
Kristiann Choy, 701-2493

Approved.

10. 18th Street between Carolina Street and Arkansas Street – Traffic Calming – Chicane
ESTABLISH – NO PARKING ANYTIME
18th Street, south side, Carolina Street to 15 feet westerly
18th Street, south side, Carolina Street east side crosswalk to 15 feet westerly
18th Street, north side, Carolina Street to 15 feet easterly
18th Street, south side, Arkansas Street to 15 feet westerly

ESTABLISH – PERPENDICULAR (90 DEGREE) PARKING
18th Street, south side, from 28 feet east of Carolina Street to 166 feet easterly
18th Street, north side, from Arkansas Street to 162 feet westerly
Michael Riebe, 701-2467

Approved.

11. Various Streets on Cathedral Hill – Sidewalk Changes, Bulbs, Tow-Away Zones
1. Post Street, south side between Franklin Street and Van Ness Avenue – Tow-Away No Stopping Any Time and Shuttle Bus Zone
ESTABLISH – TOW-AWAY NO STOPPING ANY TIME
Post Street, south side, from Franklin Street to approximately 230 feet easterly

ESTABLISH – SIDEWALK WIDENING
Post Street, south side, from Franklin Street to approximately 230 feet easterly
(extends sidewalk by 7 feet)

ESTABLISH – SHUTTLE BUS ZONE
Post Street, south side, from approximately 2 feet to 140 feet west of Van Ness Avenue
2. Geary Boulevard, north side, between Van Ness Avenue and Franklin Street – Bus Bulb, Tow-Away No Stopping Any Time, and Right Turn Only Lane
ESTABLISH – SIDEWALK WIDENING
Geary Boulevard, north side, from Van Ness Avenue to approximately 147 feet westerly (extends sidewalk by 7 feet)

ESTABLISH – TOW-AWAY NO STOPPING ANY TIME
Geary Boulevard, north side between Franklin Street and Van Ness Avenue.

ESTABLISH – BUS ZONE
Geary Boulevard, north side, from Van Ness Avenue to approximately 147 feet westerly.

RESCIND – BUS ZONE

Geary Boulevard, north side, from Franklin Street to 84 feet easterly.

ESTABLISH – RIGHT TURN ONLY LANE

Geary Boulevard, from Franklin Street to approximately 120-feet easterly.

3. Geary Street, north side, between Polk Street and Van Ness Avenue – Tow-Away No Stopping Any Time, Rescind Bus zone, and Sidewalk Narrowing

ESTABLISH – SIDEWALK NARROWING

Geary Street, north side, from approximately 141 feet to 275 feet east of Van Ness Avenue (reduces sidewalk from 16.9 feet to 12 feet at the bus bulb out)

RESCIND – BUS ZONE

Geary Street, north side, from approximately 141 feet to 275 feet east of Van Ness Avenue.

ESTABLISH – TOW-AWAY NO STOPPING ANY TIME

Geary Street, north side from Van Ness Avenue to 275 feet easterly.

4. Cedar Street, north side, between Van Ness Avenue and Polk Street – Tow-Away No Stopping Anytime, Sidewalk Widening, and Corner Bulb

ESTABLISH – TOW-AWAY NO STOPPING ANY TIME

Cedar Street, north side, between Van Ness Avenue and Polk Street

ESTABLISH – SIDEWALK WIDENING

Cedar Street, north side, between Van Ness Avenue and Polk Street (extends sidewalk by .8 feet)

Create corner bulb at the northwest corner of Cedar Street and Polk Street.

Cedar Street, south side, between Van Ness Avenue and Polk Street Tow-Away No Stopping Anytime and Sidewalk Widening

ESTABLISH – TOW-AWAY NO STOPPING ANY TIME

Cedar Street, south side, between Van Ness Avenue and Polk Street

ESTABLISH – SIDEWALK WIDENING

Cedar Street, south side, between Van Ness Avenue and Polk Street (extends sidewalk by 0.5 feet)

5. Cedar Street, between Van Ness Avenue and Garage Entrance – Two-Way
RESCIND – ONE-WAY

Cedar Street, between Van Ness Avenue and the garage entrance to the Medical Office Building, approximately 290 feet west of Polk Street

ESTABLISH – TWO-WAY

Cedar Street, between Van Ness Avenue and the garage entrance to the Medical Office Building, approximately 290 feet west of Polk Street

6. Van Ness Avenue, west side, between Post Street and Geary Boulevard –Tow-Away No Stopping Anytime and Sidewalk Widening
ESTABLISH – TOW-AWAY NO STOPPING ANYTIME
Van Ness Avenue, west side, from Post Street to Geary Boulevard

ESTABLISH – SIDEWALK WIDENING
Van Ness Avenue, west side, from Post Street to Geary Boulevard (extend sidewalk by 6-feet)
7. Van Ness Avenue, east side between Geary Street and Cedar Street – Corner Bulb Extension
ESTABLISH – SIDEWALK WIDENING
Extend bulb-out at the southeast corner of Van Ness Avenue and Cedar Street to align with sidewalk on Van Ness Avenue and Cedar Street.
Rana Ahmadi, 701-4451

Approved.

DISCUSSION, INFORMATIONAL AND OTHER ITEMS NOT SCHEDULED FOR SFMTA PUBLIC HEARING

1. Various Streets on Cathedral Hill – Street Encroachments

Tunnel beneath Van Ness Avenue – A pedestrian tunnel beneath Van Ness Avenue to connect the eastern portion of the proposed Cathedral Hill Hospital to the western portion of the Cathedral Hill Medical Office Building. The 125-foot-long tunnel's interior dimensions would be 10 feet wide by 10 feet deep (with exterior dimensions measuring approximately 14 feet by 14 feet). The tunnel would be constructed under Van Ness Avenue approximately 43 feet north of Geary Street; the tunnel floor would be located 20–30 feet below the Van Ness Avenue grade. The tunnel is subject to Caltrans Encroachment Permit.

Emergency Fuel Tanks, Geary Boulevard – Two fuel storage tanks for the Cathedral Hill Hospital's emergency generators would be located beneath the northern sidewalk and the street along Geary Boulevard. The area excavated for the fuel storage tanks would be approximately 117 feet in length along Geary Boulevard, between Franklin Street to the west and the Hospital garage ingress to the east.

Cedar Street Improvements – Existing sidewalks along the north side and south side of Cedar Street, between Van Ness Avenue and Polk Street, are proposed to be widened. The sidewalks NOT abutting CPMC property (e.g.; the entire north side sidewalk and a small portion of the south side sidewalk abutting the "Next Door" shelter) require Major Encroachment permits. New landscaping and reconstructing the existing roadway with pavers is also proposed.
Rana Ahmadi, 701-4451

2. Mission Street and South Van Ness Avenue between 14th and 26th Streets – Mission Street Muni Re-route via South Van Ness Avenue

ESTABLISH – BUS ZONES

- 14th Street, south side, from Mission Street to 124' east (124' zone)
- 16th Street, south side, between Mission Street and Capp Street (166' zone, extending existing 86' zone)
- 16th Street, north side, from South Van Ness Avenue to 84' west (84' zone)
- South Van Ness Avenue, west side, from 16th Street to 150' north (150' zone)
- South Van Ness Avenue, west side, from 18th Street to 104' south (104' zone)
- South Van Ness Avenue, east side, from 18th Street 120' south (120' zone)
- South Van Ness Avenue, west side, from 20th Street 157' north (157' zone)
- South Van Ness Avenue, east side, from 20th Street 168' north (168' zone)
- South Van Ness Avenue, west side, from 22nd Street 124' north (124' zone)
- South Van Ness Avenue, east side, from 22nd Street 120' south (120' zone)
- South Van Ness Avenue, west side, from 24th Street 150' south (150' zone, extending existing 85' zone)
- South Van Ness Avenue, east side, from 24th Street 143' north (143' zone)

ESTABLISH – TOW-AWAY NO STOPPING ANYTIME

- 25th Street, north side, between Capp Street and South Van Ness Avenue
- 25th Street, south side, between Capp Street and South Van Ness Avenue
- 25th Street, south side, between Mission Street and 57' east
- 26th Street, north side, between Mission Street and Lilac Street (112' zone)
- Mission Street, east side, between 25th Street and 38' south (38' zone)

ESTABLISH –LEFT LANE MUST TURN LEFT

- 25th Street, eastbound, at South Van Ness Avenue
- 26th Street, westbound, at Mission Street

RESCIND – YELLOW METERED LOADING

- 25th Street, south side, between 35' and 57' east of Mission Street (22' zone, meter 3347)
- 25th Street, south side, between 87' and 109' east of Capp Street (meter 3313)
- 25th Street, south side, between 35' and 57' east of Mission Street (meter 3347)
- 26th Street, north side, between Mission Street and 67' east (3 meters: #'s 3348 to 3352)
- Mission Street, east side, between 10' and 38' south of 25th Street (meter 2903)

ESTABLISH – YELLOW METERED LOADING

- Mission Street, east side, between 66' and 87' south of 25th Street (meter 2909)

RESCIND – BIKE CORRAL

- 16th Street, south side, between 86' and 106' east of Mission Street (20' zone)

RESCIND – METER AREA 3

- 16th Street, south side, between 106' east of Mission Street and Capp Street (meters 2931, 2933, 2935, 2937)
- 25th Street, north side, between South Van Ness and Capp Street (8 meters: #'s 3302 to 3322)
- 25th Street, south side, between South Van Ness and Capp Street (7 meters: #'s 3301 to 3321)

16th Street, south side, between 42' and 124' east of Mission Street (4 meters: #'s 239 to 245)

16th Street, north side, between 46' and 66' west of South Van Ness Ave (meter 2906)

26th Street, north side, between 88' and 112' east of Mission Street (meter 3344)

Scott Broady, 701-4673

Rerouting to start on 3/312 for about 6 months.



SAN FRANCISCO PLANNING DEPARTMENT

April 27, 2012

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: **Transmittal of Planning Department Case Numbers:
2009.0885MTZCBRSK, 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"S) 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):

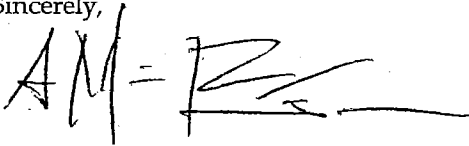
- Planning Commission Resolution No.'s 18590, 18591, 18593, 18597, 18602
- Planning Commission Executive Summary for the CPMC LRDP Project
- Draft General Plan Amendments Ordinances: St. Luke's [Board File No. Pending ____] Cathedral Hill Campus [Board File No. Pending ____] (originals delivered)
- Draft 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 - Rodgers', with a 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



Executive Summary

CPMC Long Range Development
HEARING DATE: APRIL 26, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 12, 2012

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

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

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

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input checked="" type="checkbox"/> Other: Development Agreement | <input type="checkbox"/> Other: Permit to Convert, Street Tree In-Lieu Fee |

1650 Mission St.
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Planning Commission Motion No. 18600 General Plan Referral

HEARING DATE: APRIL 26, 2012

Date: April 12, 2012
Case No.: 2005.0555E; 2009.0885MTZCBRSK; 2012.0403W
Project Address: 1100, 1101 Van Ness Avenue; 1255 Post Street; 1020, 1028-1030, 1034-1036, 1040—1052, 1054-1060, 1062 Geary Street
Zoning/Ht. & Blk. RC-4/Van Ness Special Use District/130-V
Proposed Zoning/ Van Ness Special Use District, Van Ness Avenue Medical Use Subdistrict
Height & Bulk: 265-V (Hospital site), 130-V (MOB site)
Assessor's Block/Lot: 0695/005, 006; 0694/005, 006, 007, 008, 009, 009A, 010
Project Sponsor: Geoffrey Nelson, CPMC
 633 Folsom Street, 5th Floor
 San Francisco, CA 94107
 (415) 600-7206
NelsonGK@Sutterhealth.org
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT: (1) GRANTING REVOCABLE PERMISSION TO THE CALIFORNIA PACIFIC MEDICAL CENTER (A) 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; (B) 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 (BLOCK 0694, LOT 004), INCLUDING RECONSTRUCTING AND WIDENING THE EXISTING SIDEWALK, INSTALLING NEW LANDSCAPING AND RECONSTRUCTING THE EXISTING ROADWAY WITH PAVERS; AND (C) 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 (2) CHANGING THE OFFICIAL SIDEWALK WIDTH OF: (A) THE SOUTHERLY SIDE OF POST STREET BETWEEN

FRANKLIN STREET AND VAN NESS AVENUE; (B) THE NORTHERLY SIDE OF GEARY BOULEVARD BETWEEN FRANKLIN STREET AND VAN NESS AVENUE; (C) THE NORTHERLY SIDE OF GEARY STREET STARTING AT VAN NESS AVENUE CONTINUING EAST 325 FEET; (D) BOTH SIDES OF CEDAR STREET STARTING AT THE INTERSECTION WITH VAN NESS AVENUE CONTINUING EAST TO POLK STREET; (E) THE WESTERLY SIDE OF VAN NESS AVENUE STARTING FROM GEARY BOULEVARD TO POST STREET; AND (F) THE EASTERLY SIDE OF VAN NESS AVENUE BETWEEN GEARY STREET AND CEDAR STREET; IN ASSOCIATION WITH THE DEVELOPMENT OF THE NEW CATHEDRAL HILL MEDICAL CENTER CAMPUS, 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 the California Pacific Medical Center (hereinafter referred to variously as "CPMC" and "Project Sponsor"), submitted an Environmental Evaluation Application ("EEA") with the Planning Department ("Department"), Case No. 2005.0555E¹. 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. However, as planning for the CPMC Long Range Development Plan ("LRDP") continued, additional components were added to the LRDP that resulted in a reissuance of a revised NOP for a 30-day public review period on May 27, 2009.

On July 21, 2010, the Draft Environmental Impact Report ("DEIR") for CPMC's LRDP Project, including the new Cathedral Hill Hospital and Cathedral Hill Medical Office Building ("Cathedral Hill MOB"), 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 ("C&R") document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the Comments and Responses 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 EIR for the LRDP ("FEIR").

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").

¹ 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.

Motion No. 18600
April 12, 2012

CASE NO's. 2005.0555E; 2009.0885EMTZCBRSK; 2012.0403W
1101 Van Ness Avenue

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 June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to amend the following sections of the General Plan: (1) the text of the Van Ness Area Plan to support a high density medical center at the intersection of Van Ness Avenue and Geary Boulevard that is consistent with the City's Better Streets Plan; (2) "Map 1 – Generalized Land Use and Density Plan" of the Van Ness Area Plan to designate the sites proposed for the new Cathedral Hill Hospital and 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 to increase the allowable FAR for the Cathedral Hill MOB site from 7:1 to 7.5:1; (3) "Map 2 – Height and Bulk Districts" of the Van Ness Area Plan to create a 265-V Height and Bulk District coterminous with the Cathedral Hill Hospital site, in order to amend the height limit for the Cathedral Hill Hospital site from 130'-0" to 265'-0"; (4) "Map 4 – Height Map" of the Urban Design Element, to reflect a maximum height applicable to the Cathedral Hill Hospital site of 265'-0"; and (5) "Map 5 – Bulk Map" of the Urban Design Element, to reflect the proposed maximum plan and maximum diagonal plan dimensions allowed for the Cathedral Hill Hospital and MOB sites, of 385'-0" maximum plan and 466'-0" maximum diagonal plan dimensions for the Cathedral Hill Hospital site, and 265'-0" maximum plan and 290'-0" maximum diagonal plan dimensions for the Cathedral Hill MOB site (2009.0885M).

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) Section 243, the Van Ness Special Use District, to create a new Van Ness Medical Use Subdistrict, that would allow an FAR up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB site; allow modification of otherwise applicable standards for building projections to allow for coverage of drop-off and entry areas required by medical facilities; allow modification of otherwise applicable standards for obstructions over streets or alleys for vertical dimension and horizontal projections to allow architectural features that achieve appropriate articulation of building facades and that reduce pedestrian level wind currents; allow modification through Conditional Use authorization of otherwise applicable standards for street frontage

requirements as necessary for large-plate medical facilities on sloping sites with multiple frontages; allow modification through Conditional Use authorization of otherwise applicable parking standards for medical centers, provided that the amount of parking shall not exceed 150% of the number of spaces otherwise allowed by the Planning Code; allow modification of otherwise applicable loading standards for medical centers; and to allow modification through Conditional Use authorization of otherwise applicable bulk standards to allow for the unique massing requirements of medical facilities. (Case No. 2009.0885T).

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 HT02 to reclassify the Cathedral Hill Hospital site from 130-V to 265-V Height and Bulk District; and (2) Map SU02 to show the boundaries of the Van Ness Medical Use Subdistrict (Case No. 2009.0885Z).

On June 10, 2010, the Project Sponsor filed an application, as modified by subsequent submittals, with the Department for Conditional Use Authorization to allow (1) the Cathedral Hill Hospital and MOB as a medical center use in the RC-4 District and pursuant to the provisions for the Van Ness Special Use District ("VNSUD"); (2) allow construction of buildings over 50'-0" in an RC-4 District; (3) authorize demolition of five residential dwelling-units at the Cathedral Hill MOB site; (4) modify standards for active ground floor uses and width of curb cuts; (5) provide an exception to allow wind speeds greater than 11 mph at certain sidewalk locations around the perimeter of the Cathedral Hill Campus; (6) modify the bulk limits applicable to the Cathedral Hill Hospital and MOB sites; and (7) modify the 3:1 residential to net new non-residential ratio requirement in the VNSUD, pursuant to Planning Code Sections ("Sections") 145.1, 209.3, 243, 253, 270, 271, 303, and 317.

On June 10, 2010, the Project Sponsor submitted an application to the Department, as modified by subsequent submittals, for the allocation of Office Space for approximately 194,000 sf of medical office space along with ancillary hospital and medical support service space on the upper floors of the proposed Cathedral Hill MOB (Case No. 2009.0885B).

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 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 28, 2011, the Project Sponsor submitted a request, as modified by subsequent submittals, for a General Plan Referral, Case No. 2009.0885R, regarding construction of the pedestrian tunnel that would connect the Cathedral Hill Hospital and MOB sites below grade under Van Ness Avenue, installation of two diesel fuel tanks under the Geary Boulevard sidewalk at the Cathedral Hill Hospital site; and sidewalk widening along various streets adjacent to the Cathedral Hill Campus (2009.0885R).

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Resolution 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. 120357; (2) the Zoning Map Amendments in Board File No. 120359, (3) the street encroachment ordinance in Board File No.120362, (4) the Development Agreement in Board File No. 120366, and (5) sidewalk width legislation in Board File No. 120364.

On April 26, 2012, the Commission adopted Motion No. 18589, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On April 26, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted: (1) Resolution No.18591, recommending that the Board of Supervisors approved the requested General Plan Amendments; (2) Motion No. 18592, approving the General Plan and Planning Code Section 101.1 Findings; (3) Resolution No. 18597, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (4) Motion No. 18598, approving the Conditional Use authorization; (5) Motion No. 18599, approving the Office Allocation; and (6) Resolution No. 18602, recommending that the Board of Supervisors approve the Development Agreement.

On April 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting for the General Plan Referral Application No. 2009.0885EMTZCBRSK.

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. 2009.0885MTZCBRSK, 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 site of the proposed Cathedral Hill Hospital currently contains the Cathedral Hill Hotel and 1255 Post Street office building. The site occupies a full city block – bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street – and contains approximately 106,000 square feet of lot area. The site slopes downward to the east along Post Street and Geary Boulevard, and slopes downward to the south along Franklin Street and Van Ness Avenue. The hotel is 10 stories above grade and 176 feet tall, and the adjacent office building is 11 stories above grade and 180'-tall; these buildings are both vacant, and together they contain approximately 381,791gsf of floor area.

The site of the proposed Cathedral Hill MOB is located on the east side of Van Ness Avenue, between Geary and Cedar Streets (Geary Boulevard becomes Geary Street east of Van Ness Avenue). The site contains approximately 36,200 sf of lot area, and slopes downward to the east along Cedar and Geary Streets, and slopes downward to the south along Van Ness Avenue and the eastern edge of the project site near Polk Street. The site currently contains seven parcels with a variety of ground floor commercial uses, five residential dwelling units, and 20 residential hotel units on upper floors. All of these spaces are vacant.

The sites of the future Cathedral Hill Hospital and MOB are located within the RC-4 Zoning District (Residential-Commercial, High Density), Van Ness Special Use District, Van Ness Automobile Special Use District, and 265-V Height and Bulk District.

The RC-4 Zoning District is intended to provide a mixture of high-density dwellings with supporting commercial uses. Hospitals are permitted in this District with Conditional Use authorization.

The Van Ness Avenue Special Use District controls help to implement the objectives and policies of the Van Ness Avenue Plan, which is a part of the General Plan. The key goals of the Van Ness Avenue Plan are to (i) create of a mix of residential and commercial uses along Van Ness Avenue, (ii) preserve and enhance of the pedestrian environment, (iii) encourage the retention and appropriate alteration of architecturally and historically significant and contributory buildings, (iv) conserve the existing housing stock, and (v) enhance the visual and urban design quality of the street. The controls of the special use district include a requirement that new residential uses be provided at a 3:1 ratio to net new nonresidential uses. With a Conditional Use Authorization, this requirement can be modified or waived for institutional uses that serve an important public need that cannot reasonably be met elsewhere in the area.

- 3. Surrounding Properties and Neighborhood.** The neighborhoods surrounding the Cathedral Hill Project site include Cathedral Hill, the Tenderloin, the Polk Street NCD, the Western Addition, Civic Center, Little Saigon, Japantown and Lower Pacific Heights. Although the surrounding neighborhoods contain predominately low- and mid-rise structures, there are a number of large-scale high-rise apartment buildings and several large commercial buildings in the Van Ness Avenue corridor. The Cathedral Hill neighborhood is also known for its prominent houses of worship, including St. Mary's Cathedral, St. Mark's Lutheran Church, First Unitarian Universalist Church of San Francisco, and Hamilton Square Baptist Church.

The Cathedral Hill Project site is at a major transit hub. It is directly accessible to nine Muni Bus lines. The following weekday routes serve the area: 2-Clement, 3-Jackson, 4-Sutter, 19-Polk, 31-Balboa, 38-Geary, 38L-Geary Limited, 47-Van Ness, 49-Van Ness Mission and 76-Union. The Golden Gate Bridge, Highway, and Transportation District provides regional transit services between San Francisco and Marin and Sonoma Counties, with seven Golden Gate Transit bus routes serving the Medical Center area, including two basic routes and five commute routes. The Cathedral Hill Project site is approximately three quarters of a mile from the Civic Center Bay Area Rapid Transit (BART)/Muni station.

The site is also bounded by or in the vicinity of major thoroughfares including Geary Boulevard, Franklin Street and Van Ness Avenue. Van Ness Avenue is the continuation of U.S. 101 Highway through the City, joining, via Lombard Street, the Golden Gate Bridge to the north with the elevated U.S. 101 approximately one mile to the south.

- 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. 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.² In the long-term, the Pacific Campus will become an outpatient facility, and CPMC proposes an additional medical office building on the Davies Campus.³

The Cathedral Hill Project will include a new acute care hospital, a new MOB, and a pedestrian tunnel under Van Ness Avenue to connect the two facilities.

The proposed Cathedral Hill Hospital will be a 555-bed, 265'-0" tall, 15-story, approximately 875,378 g.s.f acute care hospital. The Cathedral Hill Hospital may include, but is not limited to inpatient medical care, labor and delivery, and post-partum care; specialized programs such as organ transplantation, interventional cardiology and newborn intensive care; and an approximately 12,000 sf emergency department. It will also include retail space, a cafeteria, education and conference space; a private, outdoor courtyard for patients, visitors, and staff, and a central utility plant and a three-level underground parking garage with 513 parking spaces. All vehicular access to the main drop-off and parking levels will be from Geary Boulevard and Post Street, with emergency vehicle (ambulance) access from Post Street. Large vehicle loading and private vehicle access to the emergency department will be from Franklin Street.

² 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.

³ 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.

The building configuration of the Cathedral Hill Hospital has been designed based on the need to accommodate the specialized operational and functional requirements of a major hospital building located on a single City block. The building has two distinct elements: a lower broad supporting podium and a narrow tower with an east-west orientation. These elements accommodate two distinct building functions: diagnostic and treatment and support services within the podium, and inpatient care in the upper bed tower. The building silhouette, created by the tower and podium design, relates to both the immediate neighborhood context and the broader urban core. The building also has been designed to minimize the proportion of the façade along Van Ness Avenue and Post and Franklin Streets and allow for an appropriate pedestrian scale along those streets.

The new Cathedral Hill Hospital's building massing, height and square footage would be concentrated most intensely on the southern half of the site, along Geary Boulevard, where the 15-story rectangular tower would be constructed. The lowest concentration of building mass, height and square footage would be located on the northern half of the site, along Post Street, where the six-story podium component would be constructed. Levels 1 through 4 of the 15-story and six-story portions of the Cathedral Hill Hospital would be connected as one contiguous building (the podium). There is an open-air courtyard area on the fifth floor of the six-story portion of the Cathedral Hill Hospital.

The most efficient placement of the inter-related services in the podium requires the broad floor plates of the podium (approximately 100,000 g.s.f). This design locates all the operating and procedure rooms and required recovery spaces on one floor, which increases the building and operational efficiencies, and reduces the overall size of the building. These floor plates replace, by comparison, existing spaces currently occupying multiple floors, buildings, and campuses (Pacific and California).

The location of the main pedestrian entrance on Van Ness Avenue orients related public space, such as the second floor cafeteria, along the east side of the podium. Since the site slopes downhill from Franklin Street to Van Ness Avenue, the lobbies and public realm capitalize on daylight at the east side of the site. Spaces not requiring daylight, such as parking and support services, are stacked below the uphill grade along Franklin Street, lowering the perceived height of the podium from the west side of the site.

Access to the podium for vehicles, including ambulances and delivery vehicles, was also designed taking into account the buildings around the site, existing circulation issues, the slope of the site, and necessary adjacencies within the building. For example, the loading dock is located directly adjacent to the service elevators and away from the Daniel Burnham towers.

The closest part of the Cathedral Hill Hospital to the Daniel Burnham towers will be the podium, the height of which is actually lower than the existing office building and height limit for new construction at that location. Kiosk Markets would be located in niches in the bays along the Van

Ness Avenue façade of the Cathedral Hill Hospital. These niches could provide space for commercial uses such as a café, news stand or flower shop.

The bed tower and elevators are offset to the south of the site. This location for the bed tower was chosen so that the tower would not be in the center of the podium. If it were in the podium center, this would not allow the necessary contiguous floor areas in the podium (e.g., unbroken by a large elevator core). In determining whether the tower should be on the north or south side of the property, it was clear that the south side location was preferable. Although the location chosen for the tower has certain disadvantages, including shadowing the major green roof areas and courtyard on the podium, it was determined that these disadvantages were outweighed by the advantages to the Daniel Burnham towers and properties generally to the north.

The Central Utility Plant is on the top two floors of the building. This location has overall benefits for air quality and noise. Roof screens will conceal the Central Utility Plant. The roof screens are also a design element on the roof, creating an interesting building silhouette. Variation in materials at the screens articulates and integrates the tower façade.

The Cathedral Hill MOB would provide office space for physicians affiliated with the Cathedral Hill Hospital and for other ancillary uses. The Cathedral Hill MOB would be about nine stories at the highest portion of the building along Van Ness Avenue. It is approximately 130 feet tall to the top of the roof, varying in height from approximately 122 to 169 feet due partly to the slope of the site.

The Cathedral Hill MOB would replace seven smaller buildings along Geary Street between Van Ness Avenue and Polk Street. An important goal of the design of the Cathedral Hill MOB is to complement, to the extent feasible, the scale of nearby buildings so that the new building will fit within the urban pattern of this neighborhood.

The Cathedral Hill MOB is designed to be compatible with the architecture, scale, and massing of the surrounding building, relating to the historical vernacular of the buildings found along Van Ness Avenue. The design draws cues from – but is distinctly different than – the historical vernacular of many buildings found along the Van Ness Avenue corridor (i.e. Concordia Club, Regency Theater, Opal, 1000 Van Ness). The building's architectural organization includes a symmetrical design with a clearly articulated "entrance" at the center of the building's Van Ness Avenue façade, and with a solid base holds the corners more appropriately. The exterior treatment of the building includes a concrete cladding (GFRC), and the scale of the building includes window openings punched in the GFRC, similar to the two-story window bays found along many of the buildings along Van Ness Avenue. The height of the building at the street aligns with similar buildings along the Van Ness Avenue corridor, particularly the adjacent building, the Concordia Club; the podium at the street is capped by a contemporary cornice, in a form similar to other buildings on Van Ness Avenue. The upper portion of the building is set back from the Van Ness Avenue podium façade to reinforce this scale at the street.

The streetscape plan in development by CPMC for the Cathedral Hill Project is a critical part of its design. CPMC proposes to enhance the pedestrian environment by improving the street frontages in the Cathedral Hill Project area. The Cathedral Hill Project would enhance the pedestrian environment and improve the street frontages in the area, by expanding sidewalk widths and the landscaped areas, offering visual relief to pedestrians, and providing a buffer between pedestrians and traffic lanes. Rainwater gardens would be incorporated around the Cathedral Hill Hospital on Geary Boulevard and Post Street. These rain gardens would filter and absorb storm water from the sidewalks and building faces, and potentially from the building roofs and street surfaces. Landscaping along Van Ness Avenue for both the Cathedral Hill Hospital and Cathedral Hill MOB frontages would include tightly spaced matching street trees, and a "seasonal garden" planting strip separating the sidewalk from the curb lane. The entrances to both facilities would have entry plazas and matching flowering trees on either side of Van Ness. The public Emergency Department entrance on Franklin would have an inviting entry plaza, with vertical plantings near the entrance.

The western end of Cedar Street would be transformed into an Entry Plaza for the Cathedral Hill MOB, with a curbside drop-off area defined by tactile warning tiles and lighted bollards. Cedar Street would be planned so that it could be used for special events such as street fairs or markets in the evenings or on weekends, when the Cathedral Hill MOB and Cedar Street businesses would be closed. Cedar Street would be planted with street trees and shrubs, and would include pedestrian-level street lights along its length.

CPMC's streetscape plan has been designed to complement the City-sponsored improvements anticipated as part of the BRT project. The plan for Geary Boulevard west of Van Ness includes a stop for the proposed Geary BRT with a transit plaza. The Van Ness BRT stops are planned for the Van Ness median south of Geary. The final locations of the BRT stops have not been determined; however CPMC will update its Streetscape Plan accordingly to be consistent with adjustments to the BRT plan. The streetscape plan includes designs for BRT stop shelters. CPMC's Cathedral Hill Project includes benches along Geary Street and Post Street to accommodate transit riders. A stop for the CPMC shuttle is planned near the corner of Post Street and Van Ness Avenue, which will provide wind and rain protection and will also include shade trees and seating.

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 Cathedral Hill Hospital; the Cathedral Hill MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Silver certification.

Additional medical office space will be provided within the existing building at 1375 Sutter Street, which is currently a mixture of retail, office, and medical office space. That building will be renovated, retaining the existing retail and parking spaces; an additional 60 parking spaces required as the result of increased medical office use within the building will be provided off-site within the Cathedral Hill Hospital's underground parking garage. This conversion from general

office to medical office space does not require any office allocation under Planning Code Section 321.

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 Cathedral Hill 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 Cathedral Hill Project trigger the requirement for a General Plan referral:
 - a. **Sidewalk and Street Encroachments.** The Cathedral Hill Project requires several encroachment permits, associated with the construction of the new Cathedral Hill Hospital and MOB, in order to: (1) occupy of 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 to connect the new Cathedral Hill MOB and the new Cathedral Hill Hospital located at 1100 and 1101 Van Ness Avenue respectively; (2) 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 Cathedral Hill MOB and on the south side of Cedar Street contiguous to the property at 1001 Polk street (block 0694, lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (3) 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 Cathedral Hill Hospital at 1101 Van Ness Avenue.
 - b. **Sidewalk Width Changes.** The Cathedral Hill Project includes changes to sidewalk widths along various streets surrounding the Cathedral Hill Campus. Specifically, it includes changes to the official sidewalk width of: (a) the southerly side of Post Street between Franklin Street and Van Ness Avenue; (b) the northerly side of Geary Boulevard

between Franklin Street and Van Ness Avenue; (c) the northerly side of Geary Street starting at Van Ness Avenue continuing east 325 feet; (d) both sides of Cedar Street starting at the intersection with Van Ness Avenue continuing east to Polk street; (e) the westerly side of Van Ness Avenue starting from Geary Boulevard to Post Street; and (f) the easterly side of Van Ness Avenue between Geary Street and Cedar Street.

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 sidewalk and street encroachments and sidewalk width changes included as part of the Cathedral Hill 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 the Cathedral Hill 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. 18600
April 12, 2012

CASE NO's. 2005.0555E; 2009.0885EMTZCBRSK; 2012.0403W
1101 Van Ness Avenue

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) street and sidewalk encroachments, and 2) sidewalk width changes around the Cathedral Hill 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, and Miguel

NAYS: Moore and Sugaya

ABSENT: Wu

ADOPTED: April 26, 2012



**SAN FRANCISCO
PLANNING DEPARTMENT**

For complete
Motion see file



18592 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
Staff Contact: Elizabeth Watty, Planner
Elizabeth.Watty@sfgov.org, 415-558-6620
Reviewed By: Kelley Amdur, Director Neighborhood Planning
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 27TH 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
TDD/TTY No. 554-5227

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 27th 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 27th Street, starting at the intersection of 27th 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.

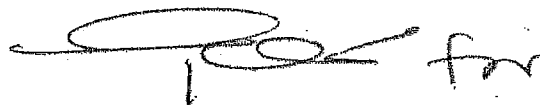
130509 General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus

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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City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

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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 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 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

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

Dear Customer:

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.

Customer Account Number: 120503
Type of Notice : GPN - GOVT PUBLIC NOTICE
Ad Description : AM - 06.17.13 Land Use - CPMC Hearing
Our Order Number : 2494946
Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%
Publication Date(s) : 06/07/2013

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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 - 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):

06/07/2013

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CNS 2494946

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

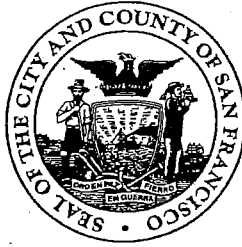
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Sutter West Bay Hospitals, doing business as California Pacific Medical Center (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th Street and Cesar 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 58, 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 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.

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.

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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 27th 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 PAUNH, 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:

Date: 6/7/13

Time: 6:00 PM

USPS Location: 1300 EVANS AVE SF CA 94188

Mailbox/Mailslot Pick-Up Times (if applicable):

Signature: [Handwritten Signature]

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



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 5 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, 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 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

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 27th 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 27th Street starting at the intersection of 27th 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 27th 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)

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, Malia 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 Cesar 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

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, 5th 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.

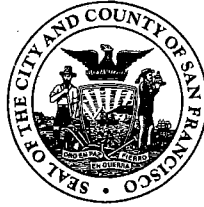
Angela Calvillo, Clerk of the Board

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: *EL* Mayor Edwin M. Lee *EL*
RE: Substitute Resolution – File No 120362 - Street Encroachments for Van
Ness Avenue, Cedar Street, and Geary Boulevard - CPMC: Cathedral Hill
Campus
DATE: June 4, 2013

Attached for substitution to the Board of Supervisors is the resolution 1) granting revocable permission to the California Pacific Medical Center to occupy (a) 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) 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 (Block 0694, Lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (c) 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 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

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 2:35

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 *EL*
RE: Street Encroachments for Van Ness Avenue, Cedar Street, and Geary
Boulevard - CPMC: Cathedral Hill Campus
DATE: April 10, 2012

Attached for introduction to the Board of Supervisors is the resolution 1) granting revocable permission to the California Pacific Medical Center to occupy (a) 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) 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 (Block 0694, Lot 004), including reconstructing and widening the existing sidewalk, installing new landscaping and reconstructing the existing roadway with pavers; and (c) 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 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1

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.

