

File No. 120359

Committee Item No. 9

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date June 25, 2013

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 10000</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 10003 (see File No. 120357)</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Zoning Map sheets</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 10597</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 10592 (see File No. 120357)</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Alisa Miller Date June 13, 2013
Completed by: Alisa Miller Date June 20, 2013

1 [Planning Code, Zoning Map - California Pacific Medical Center: Cathedral Hill Campus]

2
3 **Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU02 and HT02,**
4 **to reflect the creation of the Van Ness Medical Use Subdistrict (Assessor's Block No.**
5 **0695, Lot Nos. 005 and 006, and Assessor's Block No. 0694, Lot Nos. 005, 006, 007, 008,**
6 **009, 009A, and 010); to allow an increase in height at Assessor's Block No. 0695, Lot**
7 **Nos. 005 and 006, in order to allow for a new seismically safe hospital; and adopting**
8 **findings, including environmental findings, Section 302, findings, and findings of**
9 **consistency with the General Plan and the priority policies of Planning Code, Section**
10 **101.1.**

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

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

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

18 (a) On April 26, 2012, by Motion No. 18588, the Planning Commission certified as
19 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
20 California Pacific Medical Center Long Range Development Plan. On March 12, 2013, the
21 Board of Supervisors, in Motion No. 13-042, affirmed the decision of the Planning
22 Commission to certify the FEIR and rejected the appeal of the FEIR certification. Copies of
23 Planning Commission Motion No. 18588 and Board of Supervisors Motion No. M13-042 are
24 on file with the Clerk of the Board of Supervisors in File Nos. 120459 and 120550. In
25 accordance with the actions contemplated herein, this Board has reviewed the FEIR, and the

1 FEIR Addendum for the revised CPMC LRDP Project, and adopts and incorporates by
2 reference, as though fully set forth herein, the findings, including a statement of overriding
3 considerations and the mitigation monitoring and reporting program, pursuant to the California
4 Environmental Quality Act (California Public Resources Code Section 21000 et seq.), adopted
5 by the Planning Commission on May 23, 2013, in Motion No. 18880. A copy of said motion is
6 on file with the Clerk of the Board of Supervisors in File No. 120357.

7 (c) On May 23, 2013, the Planning Commission conducted a duly noticed public
8 hearing on the proposed Zoning Map amendments and, by Resolution No. 18888
9 recommended them for approval. The Planning Commission found that the proposed Zoning
10 Map amendments were, on balance, consistent with the City's General Plan, as it is proposed
11 for amendment, and with Planning Code Section 101.1(b). A copy of said Resolution is on file
12 with the Clerk of the Board of Supervisors in File No. 120359 and is incorporated herein by
13 reference.

14 (d) The Board finds that these Zoning Map amendments are on balance consistent
15 with the General Plan, as it is proposed to be amended, and with the Priority Policies of
16 Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
17 18883 and the Board hereby incorporates such reasons herein by reference.

18 (e) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
19 amendments will serve the public necessity, convenience, and welfare for the reasons set
20 forth in Planning Commission Resolution No. 18888 and the Board incorporates such reasons
21 herein by reference.

22
23 Section 2. The San Francisco Planning Code is hereby amended by amending
24 Sectional Map SU02 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby</u>
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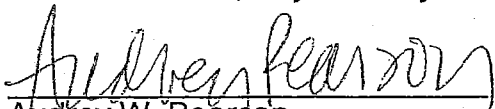
	<u>Approved</u>
Assessor's Blocks 0695 (Lots 005, 006), 0694 (Lots 005, 006, 007, 008, 009, 009A, 010), and their successor Blocks and Lots	Van Ness Medical Use Subdistrict

Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Map HT02 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts Hereby Approved</u>
Assessor's Block 0695 (Lots 005, 006), and their successor Blocks and Lots	130-V	230-V

Section 4. This section is uncodified. Effective Date and Operative Date. This ordinance shall become effective 30 days from the date of passage. This Ordinance shall become operative only on (and no rights or duties are affected until) the later of (a) 30 days from the date of its passage, or (b) the date that Ordinance _____, and Ordinance _____ have both become effective. Copies of said Ordinances are on file with the Clerk of the Board of Supervisors in File No. 130508 and 130509

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

By: 
Audrey W. Pearson
Deputy City Attorney

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Mayor Lee
BOARD OF SUPERVISORS

REVISED LEGISLATIVE DIGEST

(6/4/2013, Substituted)

[Planning Code, 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 Assessor's Block No. 0694, Lot Nos. 005, 006, 007, 008, 009, 009A, and 010); to 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.

Existing Law

Currently, zoning maps in the San Francisco Planning Code do not reflect the Van Ness Medical Use Subdistrict, and proscribe a height limit of 130 feet for the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets, which is proposed for development as the California Pacific Medical Center's ("CPMC") Cathedral Hill Hospital.

Amendments to Current Law

This ordinance would amend San Francisco Planning Code Sectional Map HT02 to allow a height of 230 feet for the block proposed for development as the CPMC's Cathedral Hill Hospital. The ordinance also would amend Sectional Map SU02 to reflect the creation of the Van Ness Medical Use Subdistrict, added by separate legislation amending the San Francisco Planning Code.

Background Information

This Ordinance is substitute legislation concerning California Pacific Medical Center's (CPMC) Long Range Development Plan ("LRDP"). This Ordinance substitutes for legislation originally introduced in April 2012. After introduction of the original legislation, CPMC revised its LRDP. The revised LRDP is described generally below. The proposed revisions from April 2012 include an increase in the size of the new hospital at the St. Luke's Campus (from 80 beds to 120 beds) and a decrease in the size of the new hospital at the Cathedral Hill Campus (from 555 beds to 274 – 304 beds).

CPMC currently operates four acute care medical centers in San Francisco: the California Campus, the Pacific Campus, the St. Luke's Campus, and the Davies Campus. As part of its program to meet state seismic readiness deadlines, CPMC's proposes a five campus system with three acute care hospitals – at Davies, St. Luke's, and a new hospital at the proposed

Cathedral Hill Campus – providing approximately 692 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed hospital is constructed at the Cathedral Hill Campus, the acute care services at the California and Pacific campuses will be transferred to the Cathedral Hill Hospital. The Pacific Campus's existing acute care hospital would undergo renovation and reuse as an ambulatory care center. CPMC would sell the California Campus after the transfer of acute care and non-acute care services to the Cathedral Hill and/or the Pacific Campus. In the near term, CPMC would also construct a new medical office building at Cathedral Hill, a new medical office building at Davies, and at St. Luke's, replace the existing hospital with a new 142-foot, 120 bed hospital and construct a new medical office building. More details regarding the LRDP, including plans and renderings, can be found on the Planning Department's website at cpmc.sfplanning.org.

This ordinance concerns the proposed Cathedral Hill Campus at Van Ness Avenue and Geary Boulevard/Street. The Cathedral Hill Campus includes a new acute care hospital on the block bounded by Van Ness, Geary, Franklin and Post Streets, a new medical office building on the block bounded by Van Ness, Geary, Cedar and Polk Streets, and a pedestrian tunnel underneath Van Ness Avenue connecting the two facilities. Additional medical office space for the campus will be provided within the existing building at 1375 Sutter Street.

The proposed Cathedral Hill Hospital will be a 274 to 304-bed, 226' tall, 12-story, approximately 730,888 gross square foot acute care hospital with related hospital space, including 276 parking spaces on three underground levels. The proposed medical office building, across Van Ness Avenue, will be nine stories, approximately 130' tall, and will contain approximately 261,691 gross square feet of floor area and 542 off-street parking spaces on seven underground levels.

Among other approvals, the Cathedral Hill Campus will require ordinances to amend the San Francisco General Plan and Planning Code. CPMC also seeks approval of a development agreement with the City.

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".

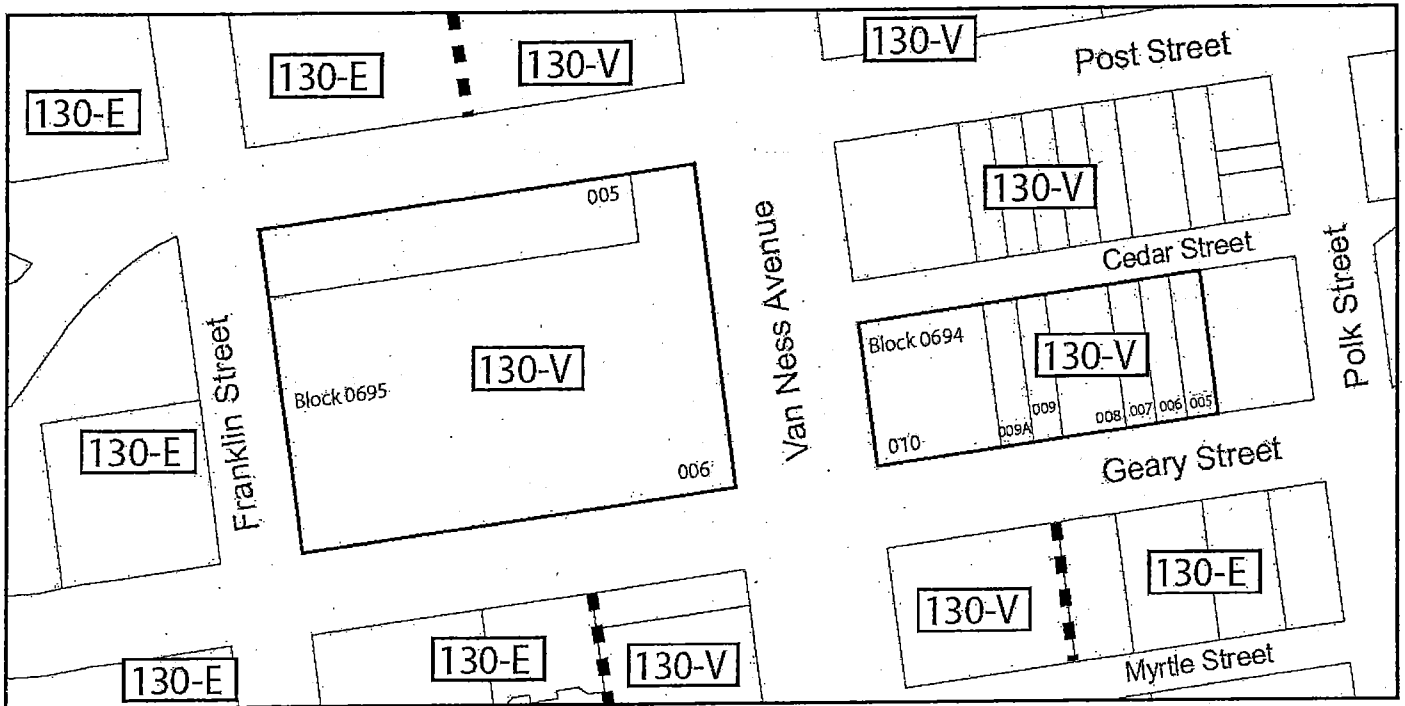
By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

- 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

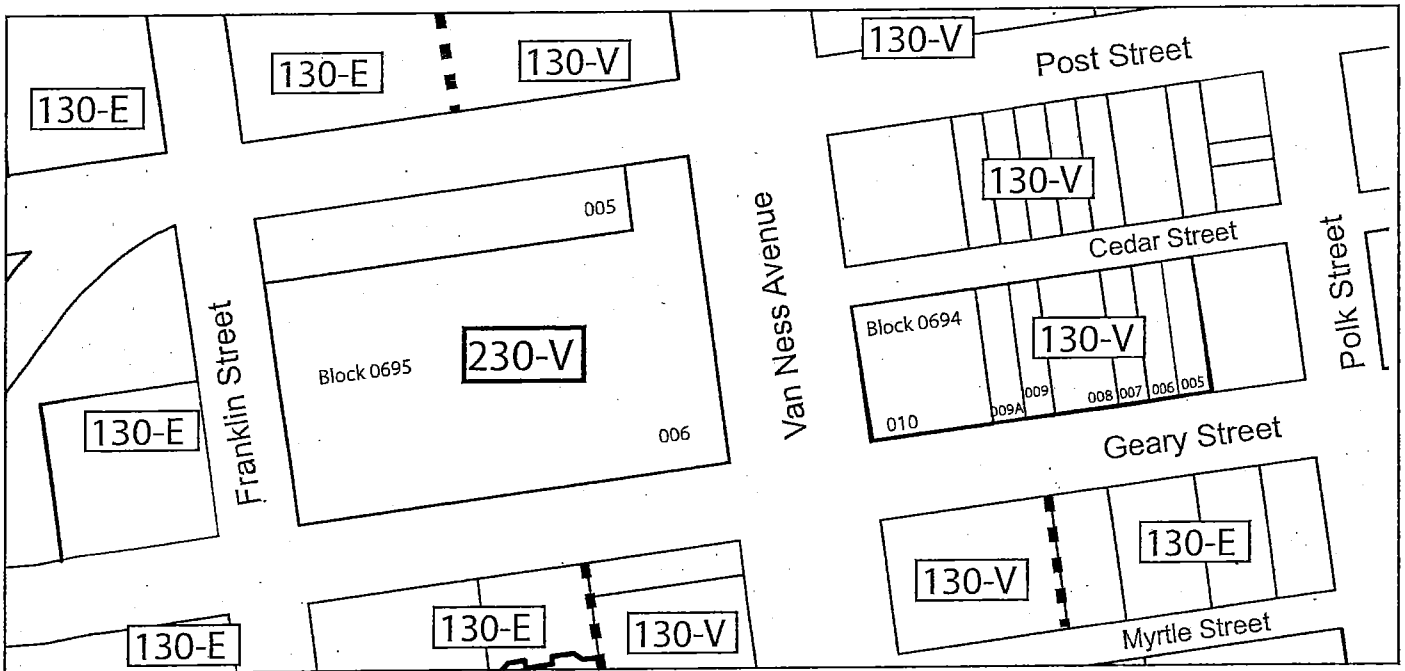
*CEQA Clearance under Final Environmental
Impact Report for California Pacific Medical
Center Long Range Development Plan, Case 2005.0555E,
Certified April 26, 2012. CPC M-14583*

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

Planning Code Zoning Map Sheet HT02



EXISTING



PROPOSED



Planning Code Zoning Map Sheet SU02





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

Reception:
415.558.6378

Fax
415.558.6409

Planning
Information:
415.558.6377

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

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

Dear Ms. Calvillo,

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

On April 5, 2012, the Planning Commission ("Commission") initiated General Plan amendments in connection with the CPMC LRDP Project. Mayor Lee introduced the Planning Code Text and Map Amendments proposed as part of CPMC's LRDP at the Board of Supervisors' hearing on April 10, 2012. On April 26, 2012, the Commission certified the Final EIR (FEIR) for the LRDP Project by Motion No. 18588, (affirmed by the Board of Supervisors in Motion M13-042), adopted CEQA findings, and adopted other Motions and Resolutions with respect to the LRDP Project. These approvals were forwarded to the Board on April 30, 2012. Thereafter, the Land Use and Economic Development Committee held several hearings on the Ordinances, and continued them to the call of the chair on July 16, 2012. On March 12, 2013, the Board adopted Resolution No. 77-13, endorsing a term sheet for a revised CPMC LRDP Project, which includes an increase in size of the new hospital at the St. Luke's Campus (from 80 to 120 beds), and a decrease in the size of the new hospital at the Cathedral Hill Campus (from 555 beds to 274-304 beds). The Resolution urged City staff to make the preparation of revised planning approval documents among its highest priorities and to present to the Planning Commission the revised documents and approvals necessary for the revised LRDP Project.

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

On April 11, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed General Plan Amendment Ordinances associated with CPMC's Revised LRDP Project.

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

The proposed Ordinances include the following amendments:

General Plan Amendments

- Cathedral Hill Campus:

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

- St. Luke's Campus:

- (1) amend Map 4 of the Urban Design Element to reflect a maximum height of 145'-0" for the portion of the site where the proposed hospital tower will be located, and 105'-0", for the balance of the St. Luke's Campus; and
- (2) amend Map 5 of the Urban Design Element to reflect the proposed bulk limits to be a maximum plan dimension and maximum diagonal plan dimension of 229' and 285', respectively, for the Hospital site, and 204' and 228', respectively, for MOB site.

Planning Code Text Amendments

- Cathedral Hill Campus:

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

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

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

- St. Luke's Campus:

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

Planning Code Map Amendments

- Cathedral Hill Campus:

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

- St. Luke's Campus:

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

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

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

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

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

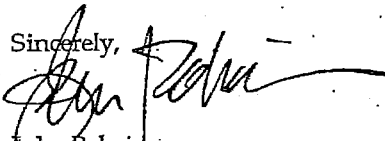
In addition, at the May 23, 2013 Planning Commission Hearing, the Commission requested that the Board of Supervisors consider asking CPMC to either retain their existing in-patient psychiatric beds, or explore providing community-based psychiatric services through the Innovation Fund of the Development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

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

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

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

Sincerely,



John Rahaim
Planning Director

cc:

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

SAN FRANCISCO
PLANNING DEPARTMENT



**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution No. 18888

**Planning Code Text Amendment
Zoning Map Amendment
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
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: 230-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

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO: (1) AMENDMENTS TO THE PLANNING CODE TO (A) AMEND SECTION 243, THE VAN NESS SPECIAL USE DISTRICT, TO CREATE A NEW VAN NESS MEDICAL USE SUBDISTRICT THAT WOULD (i) ALLOW AN FAR UP TO 7.5:1 FOR THE CATHEDRAL HILL CAMPUS MOB SITE; (ii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR OBSTRUCTIONS OVER STREETS AND ALLEYS UNDER SECTION 136; (iii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR BUILDING PROJECTIONS UNDER SECTION 136.1; (iv) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR STREET FRONTAGE REQUIREMENTS UNDER SECTION 145.1; (v) ALLOW MODIFICATION OF OTHERWISE APPLICABLE PARKING STANDARDS UNDER SECTIONS 151 AND 204.5 FOR MEDICAL CENTERS, PROVIDED THE AMOUNT OF PARKING SHALL NOT EXCEED THE LESSER OF 990 SPACES OR 125% OF THE NUMBER OF SPACES OTHERWISE ALLOWED BY THE PLANNING CODE FOR THE CATHEDRAL HILL CAMPUS; (vi) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR LOADING UNDER SECTION 152; AND (vii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE BULK STANDARDS UNDER SECTIONS 270 AND 271; AND (B) AMEND SECTION 124(D) TO ALLOW AN FAR UP TO 7.5:1 FOR THE CATHEDRAL HILL CAMPUS MOB SITE; AND (2) AMENDMENTS TO THE PLANNING CODE ZONING MAP TO (A) AMEND MAP HT02 TO RECLASSIFY THE CATHEDRAL HILL CAMPUS HOSPITAL SITE FROM 130-V TO 230-V HEIGHT AND BULK DISTRICT; AND (B) AMEND MAP SU02 TO SHOW THE BOUNDARIES OF THE VAN NESS MEDICAL USE SUBDISTRICT; AND (3) MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION

302, ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1. THIS RESOLUTION SUPERSEDES IN ITS ENTIRETY RESOLUTION NO. 18597 ADOPTED 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 Cathedral Hill Campus Project, was prepared and published for public review, and was available for public comment until October 19, 2010.

On September 23, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On March 29, 2012, the Department published a Comments and Responses ("C&R") document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the C&R document, the DEIR, and any Errata Sheets, (the Appendices to the Draft EIR 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").

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.

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.

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Planning Department ("Department") 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 and reflect various elements of this use; (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 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 dimensions and maximum diagonal plan dimensions of 385' and 466', respectively, for the Cathedral Hill Campus Hospital site and 265' and 290', respectively, for the Cathedral Hill Campus MOB site. (2009.0885M), with respect to a proposal to: (1) demolish the existing Cathedral Hill Hotel and 1255 Post Street office building (Assessor's Block/Lots 0695-005, 006) and construct a new, approximately 15 story, 555-bed, 875,378 g.s.f acute care hospital with 513 underground parking spaces at 1101 Van Ness Avenue; (2) demolish seven existing vacant residential and commercial buildings (Assessor's Blocks/Lots 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010) and construct a new, approximately 261,691 g.s.f MOB with 542 underground parking spaces at 1100 Van Ness Avenue; (3) construct a pedestrian tunnel under Van Ness Avenue to connect the Cathedral Hill Campus Hospital to the Cathedral Hill Campus MOB; and (4) various streetscape, sidewalk, and landscape improvements surrounding the Medical Center (collectively, "Cathedral Hill Project"), within the RC-4 (Residential-Commercial, High Density) District, VNSUD, and 130-V Height and Bulk District.

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Department to amend the following sections of the San Francisco Planning Code: 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. The Project Sponsor also requested an amendment to Planning Code Section 124(d) to 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 (Case No. 2009.0885T).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Department 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 within the RC-4 District and pursuant to the provisions for the Van Ness Medical 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 Campus; (6) modify the bulk limits applicable to the Cathedral Hill Campus Hospital and MOB sites; (7) modify the 3:1 residential to net new non-residential ratio requirement in the VNSUD, pursuant to Planning Code Sections 145.1, 209.3, 243, 253, 270, 271, 303, and 317.

On June 10, 2010, the Project Sponsor submitted a request 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 April 28, 2011, the Project Sponsor submitted a request for a General Plan Referral, Case No. 2009.0885R, regarding construction of a tunnel that would connect the Cathedral Hill Campus Hospital and Cathedral Hill Campus MOB sites below grade under Van Ness Avenue, installation of a diesel fuel tank under the Geary Boulevard sidewalk at the Cathedral Hill Campus Hospital site; and sidewalk widening throughout the Cathedral Hill Campus (2009.0885R).

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

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted 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, by Motion No. 18588, the Commission certified as accurate, adequate and complete the FEIR for the LRDP Project, which includes the Cathedral Hill Campus Hospital and MOB Project. A copy of Commission Motion No. 18588, is in the file for Case No. 2005.0555E. Also on April 26, 2012, by Motion No. 18589, the Commission adopted findings, including a statement of overriding considerations, and an MMRP, pursuant to CEQA.

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) Motion No. 18598, approving the Conditional Use Authorization; (4) Motion No. 18599, approving the Office Allocation; (5) Motion No. 18600, approving the General Plan Referral; 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 on Case No. 2009.0885MTZCBRSK.

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.

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.

Resolution No. 18888
May 23, 2013

CASE NO's. 2005.0555E; 2009.0885MTZCBRSK; 2012.0403W
1100-1101 Van Ness Avenue; 1375 Sutter Street

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 Motion No. 18880, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting an updated MMRP, and adopted other Motions and Resolutions with respect to the revised CPMC LRDP Project. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and 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.

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) Motion No. 18891, recommending that the Board of Supervisors approve the General Plan Referral; (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; and

On May 23, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Planning Code and Zoning Map Amendment Application No. 2009.0885MTZCBRSK.

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.

The Commission has reviewed the proposed Planning Code and Zoning Map Amendment Ordinances; and

MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed Planning Code and Zoning Map Amendment Ordinances, and adopt the attached Resolution to that effect.

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 Commission finds the Cathedral Hill Project to be a beneficial development to the City that could not be accommodated without the actions requested.
2. CPMC has provided quality health care to the San Francisco community for over 150 years. It is the largest medical center in the City, and is presently responsible for about one-third of all hospitalizations, about one-half of all births in the City, about 40 percent of all patients receiving health services in the City and almost 40 percent of emergency visits. Each year CPMC cares for more than 75,000 persons in its emergency departments. The LRDP would ensure CPMC's continued existence and viability in San Francisco.
3. The existing acute care hospitals at the Pacific and California Campuses do not meet State seismic standards. Regardless of the State legal mandate, it is in the public interest that CPMC meet these seismic standards as soon as possible. These Ordinances, along with the Development Agreement and related approvals, achieve the objective of allowing CPMC's facilities to be rebuilt to meet the desired and legally mandated seismic standards, without any interruption in delivery of acute care services at the existing hospitals due to construction.
4. The Cathedral Hill Hotel and 1255 Post Street office building sites were selected for the location of a new acute care hospital because these aggregated parcels met CPMC's site selection objectives, including: (1) being available for sale; (2) being large enough to accommodate the collocation of acute care services from the California and Pacific Campuses; (3) preventing the interruption of existing services at the California and Pacific Campuses during the construction; (4) being located on geologically stable soil; (5) being at a major transit nexus; and (6) the availability of adjacent properties for the construction of a medical office building.
5. The Planning Code was not created with the new construction of hospitals as a focused land use typology, and thus does not recognize the complexity, site and Building Code constraints, and health care delivery intricacies involved therein.
6. A number of conforming amendments to the San Francisco Zoning Map are required in order to resolve the aforementioned issues and facilitate the implementation of the CPMC LRDP.
7. The CPMC LRDP and its proposed amendments to the Planning Code, Zoning Map, and General Plan support the underlying goals of the General Plan, such as maintaining a sound and diverse economic base, providing expanded employment opportunities, promoting high quality urban design, enhancing San Francisco's position as a national and regional center for health services, and promoting adequate health services in all geographic districts.
8. CPMC's facilities, particularly if they are rebuilt to remain operational after an earthquake, are an essential part of the City's preparation for, and ability to respond to a disaster. If CPMC were not to build the new hospitals, the City would lose approximately one-third of all acute care beds,

and three full-service emergency departments, one of which provides specialty pediatric emergency care.

9. Construction of the LRDP will double the number of earthquake safe beds in San Francisco, inject \$2 billion into the local economy, and create 1,500 high paying union construction jobs.
10. The LRDP would allow the City to retain CPMC as a substantial employer, employing over 6,000 persons, of which about half are San Francisco residents. The LRDP would also permit the City to retain and enhance its domestic and international reputation as an education, training, and research center for medical services that benefit the residents of San Francisco. This benefits the City and its residents because it will attract patients, doctors and researchers to San Francisco.
11. Under the terms of the Development Agreement, CPMC would increase entry-level local construction employment and internship opportunities. CPMC would make good faith efforts to achieve 30% local hire measured by construction trade hours for the Near-Term Projects under the LRDP overall for each contractor, by each trade. CPMC would achieve 50% local hire for new entry-level administrative and engineering positions and internships, would fill half of all new apprentice positions with graduates from the CityBuild Academy, and would create and administer a structured program to advance apprentices from CityBuild Academy to journey-level status in their trade by the end of the Project. CPMC plans to hire at least 40% of all permanent entry-level hires annual for the term of the DA from the City's workforce system, targeting residents of the Western Addition, Tenderloin, Mission/SOMA, Outer Mission/Excelsior, Chinatown and Southeastern neighborhoods. CPMC would also provide \$4 million for community workforce services, which would provide grants to community-based organizations through the City's Office of Economic and Workforce Development for recruitment, training, and job retention services.
12. The Near-Term Projects will assure the availability of modern and high quality, general and specialized inpatient and outpatient, emergency and urgent health care to the residents of San Francisco, including seniors, Medicare, Medi-Cal, insured and un-insured.
13. The Near-Term Projects at the Cathedral Hill Campus will assure the availability of medical offices for physicians located near hospital facilities to serve the residents of San Francisco.
14. The new Cathedral Hill Campus Hospital would be a full-service, acute care hospital with an approximately 24,530 sf emergency department integrated into the CPMC city-wide system of care. It would provide critical services including inpatient medical care, Obstetrics/Gynecology, Medical/Surgical, Intensive Care, as well as specialized programs such as organ transplantation, interventional cardiology and newborn intensive care.
15. Emergency services, including psychiatric emergency care, would be provided at the St. Luke's, Davies and Cathedral Hill Campuses. These emergency departments serve patients regardless of ability to pay.
16. The 18 psychiatric inpatient beds in the mental health center on the Pacific Campus would remain in service.
17. Under the terms of the proposed Development Agreement, CPMC would commit to providing services to the poor and underserved, including traditional charity care, hospital care for additional Medi-Cal managed care beneficiaries enrolled in the San Francisco Health Plan,

unpaid costs and other benefits for the poor and underserved. Specifically, CPMC would commit to:

- a. Two new, seismically-safe hospitals, at the St. Luke's and Cathedral Hill campuses;
 - b. A secure future for St. Luke's hospital;
 - c. Significantly increased provision of healthcare for low-income and underserved San Franciscans, including hospital care for 5,400 additional Medi-Cal beneficiaries, and caring for a baseline of about 30,000 unduplicated Medi-Cal or charity care patients plus \$8 million in community benefits annually; and
 - d. \$9 million endowment by CPMC of a new Community Care Innovation Fund, to support the services of community clinics and other social service organizations.
18. Under the terms of the proposed Development Agreement, CPMC would provide additional funding to the City, including:
- a. \$5 million in funding for the proposed Van Ness and Geary BRT projects;
 - b. \$6.5 million transit fee to MTA to help alleviate transit delay and meet new demands on the transit system associated with the new Cathedral Hill Campus;
 - c. A surcharge on parking at the new Cathedral Hill Campus of \$0.50 off-peak and \$0.75 peak for each entry and exit to provide an estimated \$300,000 per year of additional funding to MTA for a period of 10 years;
 - d. \$4.25 million in funding for pedestrian safety and public realm improvements in the Tenderloin, including pedestrian-scale lighting, sidewalk widening and changing one-way streets to two-way;
 - e. \$1.55 million in funding for transit and safety improvements in the neighborhoods surrounding the Cathedral Hill Campus;
 - f. \$400,000 in funding to MTA for studies regarding improvements to bicycle facilities around and between the proposed new CPMC facilities;
 - g. \$200,000 grant for the Safe Passage Pilot Program in the Tenderloin;
 - h. A series of pedestrian safety improvements around the Davies Campus, valued at approximately \$475,000;
 - i. A series of pedestrian safety improvements around the St. Luke's Campus, valued at approximately \$3,300,000; and
 - j. A contribution of \$3 million for enforcement and traffic safety measures around the Pacific and California Campuses.
19. The LRDP will be constructed at no cost to the City, and will provide substantial direct and indirect economic benefits to the City;
20. The LRDP is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity;
21. The Planning Code Text Amendments and Zoning Map Amendments are necessary in order to approve the CPMC LRDP Project;

22. **General Plan Compliance.** The Cathedral Hill Project is, on balance, consistent with the Objectives and Policies of the General Plan, as outlined in Motion No. 18883.
23. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Cathedral Hill Project complies with said policies, as outlined in Motion No. 18883.
24. The Cathedral Hill Project is 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, as designed, 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.
25. Based on the foregoing, the public necessity, convenience and general welfare require the proposed Planning Code and Zoning Map amendments.

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

Jonas P. Ionin
Acting Commission Secretary

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


NAYS:

ABSENT:

ADOPTED: May 23, 2013



**SAN FRANCISCO
PLANNING DEPARTMENT**

For complete
Motion see
File No. 120357 

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

PLANNING CODE SECTION 101.1 FINDINGS

HEARING DATE: MAY 23, 2013

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

Reception:
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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.



SAN FRANCISCO PLANNING DEPARTMENT

April 27, 2012

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
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Re: Transmittal of Planning Department Case Numbers:
2009.0885MTZCBRSK, 2009.0886MTZCBRSK, 2012.0403W:
California Pacific Medical Center Long Range Development Plan Project

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

Dear Ms. Calvillo,

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

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

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

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

The proposed Ordinances include the following amendments:

General Plan Amendments

- St. Luke's Campus:
 - (1) amend Map 4 of the Urban Design Element, to reflect a maximum height of 105'-0" applicable to the St. Luke's Campus; and
 - (2) amend Map 5 of the Urban Design Element, to reflect the proposed maximum plan and diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site, and 204' and 228', respectively, for the St. Luke's MOB site.

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

Planning Code Amendments

- St. Luke's Campus:
 - (1) add section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District ("SUD") and allow an FAR of up to 2.5:1 therein; and
 - (2) add a new subdivision (k) to section 124 to allow an FAR of up to 2.5:1 in the Cesar Chavez/Valencia Streets Medical Use SUD.

- Cathedral Hill Hospital:
 - (1) amend section 243 to establish a new Van Ness Medical Use Subdistrict within the Van Ness SUD encompassing the sites of the proposed Cathedral Hill Hospital and Cathedral Hill MOB and the area where the proposed Van Ness Avenue pedestrian tunnel would be located, allow an FAR of up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB, and allow modification of various otherwise applicable standards within the Van Ness Medical Use Subdistrict; and
 - (2) amend section 124(d) to allow an FAR of up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB site.

Zoning Map Amendments

- St. Luke's Campus:
 - (1) amend the Planning Code Zoning Map Sheet HT07 to extend the 105-E Height and Bulk District currently applicable to the existing buildings on the St. Luke's Campus to the entirety of the St. Luke's Campus, and
 - (2) amend the Planning Code Zoning Map Sheet SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD.

- Cathedral Hill Campus:
 - (1) amend the Planning Code Zoning Map Sheet HT02 to reclassify the Cathedral Hill Hospital site from 130-V to 265-V Height and Bulk District; and
 - (2) amend the Planning Code Zoning Map Sheet SU02 to show the boundaries of the Van Ness Medical Use Subdistrict.

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

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

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

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

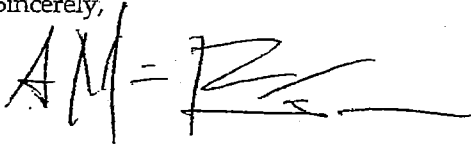
- Planning Commission Resolution No.'s 18590, 18591, 18593, 18597, 18602
- Planning Commission Executive Summary for the CPMC LRDP Project
- Draft General Plan Amendments Ordinances: St. Luke's [Board File No. Pending ____] Cathedral Hill Campus [Board File No. Pending ____] (originals delivered)
- Draft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

Transmittal Materials

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'AM - Rodgers', with a long horizontal flourish extending to the right.

AnMarie Rodgers
Manager of Legislative Affairs

cc:

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



SAN FRANCISCO PLANNING DEPARTMENT

For complete
Memo see
File No. 120357



CPMC Long Range Development HEARING DATE: APRIL 26, 2012

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

Date: April 12, 2012

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

Reception:
415.558.6378

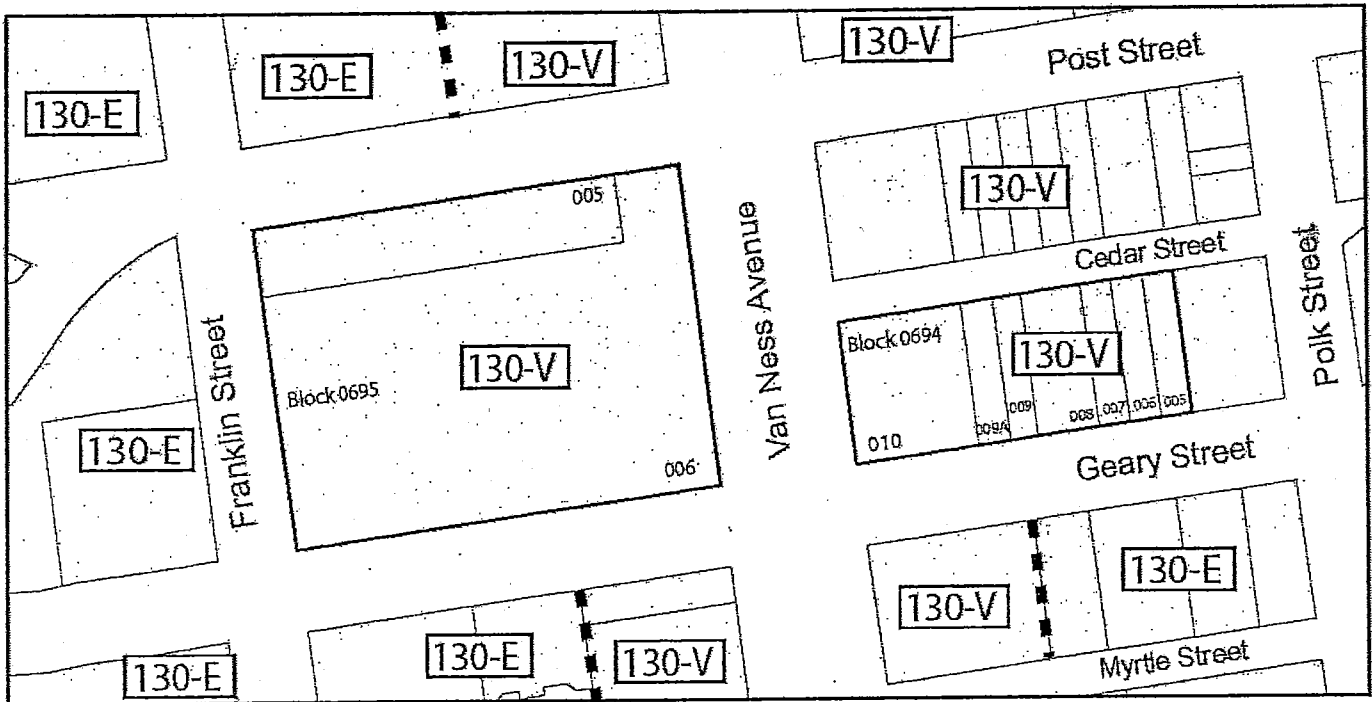
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415.558.6409

Planning
Information:
415.558.6377

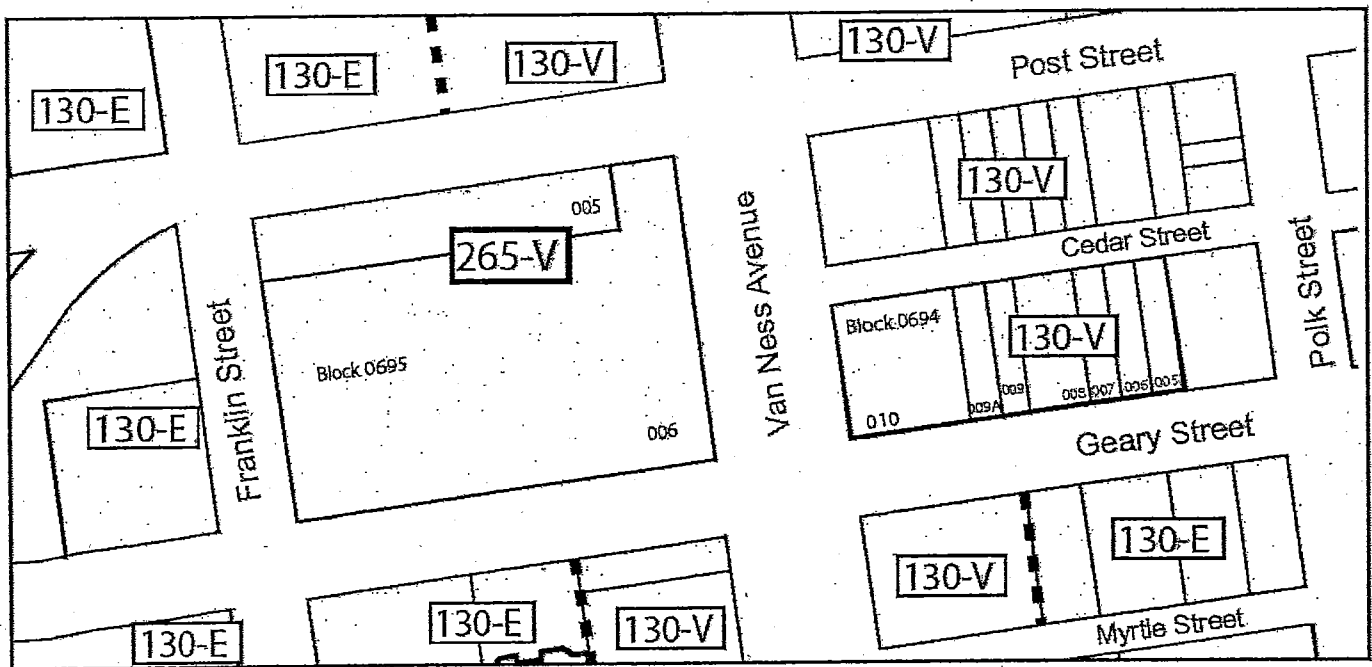
Planning Code Zoning Map Sheet SU02



Planning Code Zoning Map Sheet HT02



EXISTING



PROPOSED





**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution No. 18597

**Planning Code Text Amendment
Zoning Map Amendment
HEARING DATE: APRIL 26, 2012**

1650 Mission St.
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CA 94103-2479

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Planning
Information:
415.558.6377

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

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO: (1) AMENDMENTS TO THE PLANNING CODE TO (A) AMEND SECTION 243, THE VAN NESS SPECIAL USE DISTRICT, TO CREATE A NEW VAN NESS MEDICAL USE SUBDISTRICT THAT WOULD (i) ALLOW AN FAR UP TO 9:1 FOR THE CATHEDRAL HILL HOSPITAL SITE AND 7.5:1 FOR THE CATHEDRAL HILL MOB SITE; (ii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR BUILDING PROJECTIONS UNDER SECTION 136.1; (iii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR STREET FRONTAGE REQUIREMENTS UNDER SECTION 145.1; (iv) ALLOW MODIFICATION OF OTHERWISE APPLICABLE PARKING STANDARDS UNDER SECTIONS 151 AND 204.5 FOR MEDICAL CENTERS, PROVIDED THE AMOUNT OF PARKING SHALL NOT EXCEED 150% OF THE NUMBER OF SPACES OTHERWISE ALLOWED BY THE PLANNING CODE; (v) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR LOADING UNDER SECTION 152; (vi) ALLOW MODIFICATION OF OTHERWISE APPLICABLE STANDARDS FOR OBSTRUCTIONS OVER STREETS AND ALLEYS UNDER SECTION 136; AND (vii) ALLOW MODIFICATION OF OTHERWISE APPLICABLE BULK STANDARDS UNDER SECTIONS 270 AND 271; AND (B) AMEND SECTION 124(D) TO ALLOW AN FAR UP TO 9:1 FOR THE CATHEDRAL HILL HOSPITAL SITE AND 7.5:1 FOR THE CATHEDRAL HILL MOB SITE; AND (2) AMENDMENTS TO THE PLANNING CODE ZONING MAP TO (A) AMEND MAP HT02 TO RECLASSIFY THE CATHEDRAL HILL HOSPITAL SITE FROM 130-V TO 265-V HEIGHT AND BULK DISTRICT; AND (B) AMEND MAP SU02 TO SHOW THE BOUNDARIES OF THE VAN NESS MEDICAL USE SUBDISTRICT; AND (3) MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS

UNDER PLANNING CODE SECTION 302, ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

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 Cathedral Hill Campus Project, was prepared and published for public review, and was available for public comment until October 19, 2010.

On September 23, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On March 29, 2012, the Department published a Comments and Responses ("C&R") document, responding to comments made regarding the DEIR prepared for the LRDP. Together, the C&R document, the DEIR, and any Errata Sheets, (the Appendices to the Draft EIR 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").

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.

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.

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 June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Planning Department ("Department") 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 and reflect various elements of this use; (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 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 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. (2009.0885M), with respect to a proposal to: (1) demolish the existing Cathedral Hill Hotel and 1255 Post Street office building (Assessor's Block/Lots 0695-005, 006) and construct a new, approximately 15 story, 555-bed, 875,378 g.s.f acute care hospital with 513 underground parking spaces at 1101 Van Ness Avenue; (2) demolish seven existing vacant residential and commercial buildings (Assessor's Blocks/Lots 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010) and construct a new, approximately 261,691 g.s.f MOB with 542 underground parking spaces at 1100 Van Ness Avenue; (3) construct a pedestrian tunnel under Van Ness Avenue to connect the Cathedral Hill Hospital to the Cathedral Hill MOB; and (4) various streetscape, sidewalk, and landscape improvements surrounding the Medical Center (collectively, "Cathedral Hill Project"), within the RC-4 (Residential-Commercial, High Density) District, VNSUD, and 130-V Height and Bulk District.

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Department to amend the following sections of the San Francisco Planning Code: 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. The Project

Motion No. 18597
April 12, 2012

CASE NO's. 2005.0555E; 2009.0885MTZCBRSK; 2012.0403W
1100-1101 Van Ness Avenue; 1375 Sutter Street

Sponsor also requested an amendment to Planning Code Section 124(d) to allow an FAR up to 9:1 for the Cathedral Hill Hospital site and 7.5:1 for the Cathedral Hill MOB site (Case No. 2009.0885T).

On June 10, 2010, the Project Sponsor submitted a request, as modified by subsequent submittals, to the Department 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 within the RC-4 District and pursuant to the provisions for the Van Ness Medical 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 Campus; (6) modify the bulk limits applicable to the Cathedral Hill Hospital and MOB sites; (7) modify the 3:1 residential to net new non-residential ratio requirement in the VNSUD, pursuant to Planning Code Sections 145.1, 209.3, 243, 253, 270, 271, 303, and 317.

On June 10, 2010, the Project Sponsor submitted a request 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 April 28, 2011, the Project Sponsor submitted a request for a General Plan Referral, Case No. 2009.0885R, regarding construction of a tunnel that would connect the Cathedral Hill Hospital and Cathedral Hill MOB sites below grade under Van Ness Avenue, installation of a diesel fuel tank under the Geary Boulevard sidewalk at the Cathedral Hill Hospital site; and sidewalk widening throughout the Cathedral Hill Campus (2009.0885R).

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

On April 5, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted 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, by Motion No. 18588, the Commission certified as accurate, adequate and complete the FEIR for the LRDP Project, which includes the Cathedral Hill Hospital and MOB Project. A copy of Commission Motion No. 18588, is in the file for Case No. 2005.0555E. Also on April 26, 2012, by Motion No. 18589, the Commission adopted findings, including a statement of overriding considerations, and an

MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on April 26, 2012, in Motion No. 18589.

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) Motion No. 18598, approving the Conditional Use authorization; (4) Motion No. 18599, approving the Office Allocation; (5) Motion No. 18600, approving the General Plan Referral; 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 on Case No. 2009.0885EMTZCBRISK.

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.

The Commission has reviewed the proposed Planning Code and Zoning Map Amendment Ordinances; and

MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed Planning Code and Zoning Map Amendment Ordinances, and adopt the attached Resolution to that effect.

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 Commission finds the Cathedral Hill Project to be a beneficial development to the City that could not be accommodated without the actions requested.
2. CPMC has provided quality health care to the San Francisco community for over 150 years. It is the largest medical center in the City, and is presently responsible for about one-third of all hospitalizations, about one-half of all births in the City, about 40 percent of all patients receiving health services in the City and almost 40 percent of emergency visits. Each year CPMC cares for more than 75,000 persons in its emergency departments. The LRDP would ensure CPMC's continued existence and viability in San Francisco.
3. The existing acute care hospitals at the Pacific and California Campuses do not meet State seismic standards. Regardless of the State legal mandate, it is in the public interest that CPMC meet these seismic standards as soon as possible. These Ordinances, along with the Development Agreement and related approvals, achieve the objective of allowing CPMC's facilities to be rebuilt

to meet the desired and legally mandated seismic standards, without any interruption in delivery of acute care services at the existing hospitals due to construction.

4. The Cathedral Hill Hotel and 1255 Post Street office building sites were selected for the location of a new acute care hospital because these aggregated parcels met CPMC's site selection objectives, including: (1) being available for sale; (2) being large enough to accommodate the collocation of acute care services from the California and Pacific Campuses; (3) preventing the interruption of existing services at the California and Pacific Campuses during the construction; (4) being located on geologically stable soil; (5) being at a major transit nexus; and (6) the availability of adjacent properties for the construction of a medical office building.
5. The Planning Code was not created with the new construction of hospitals as a focused land use typology, and thus does not recognize the complexity, site and Building Code constraints, and health care delivery intricacies involved therein.
6. A number of conforming amendments to the San Francisco Zoning Map are required in order to resolve the aforementioned issues and facilitate the implementation of the CPMC LRDP.
7. The CPMC LRDP and its proposed amendments to the Planning Code, Zoning Map, and General Plan support the underlying goals of the General Plan, such as maintaining a sound and diverse economic base, providing expanded employment opportunities, promoting high quality urban design, enhancing San Francisco's position as a national and regional center for health services, and promoting adequate health services in all geographic districts.
8. CPMC's facilities, particularly if they are rebuilt to remain operational after an earthquake, are an essential part of the City's preparation for, and ability to respond to a disaster. If CPMC were not to build the new hospitals, the City would lose approximately one-third of all acute care beds, and three full-service emergency departments, one of which provides specialty pediatric emergency care.
9. Construction of the LRDP will double the number of earthquake safe beds in San Francisco, inject about \$1.9 billion into the local economy during the next five years, and create 1,500 high paying union construction jobs.
10. The Near-Term Projects in the LRDP would allow the City to retain CPMC as a substantial employer, employing approximately 6,200 persons, of which about half are San Francisco residents. The LRDP would also permit the City to retain and enhance its domestic and international reputation as an education, training, and research center for medical services that benefit the residents of San Francisco. This benefits the City and its residents because it will attract patients, doctors and researchers to San Francisco.
11. Under the terms of the Development Agreement, CPMC would increase entry-level local construction employment and internship opportunities. CPMC would make good faith efforts to achieve 30% local hire measured by construction trade hours for the Near-Term Projects under the LRDP overall for each contractor, by each trade. CPMC would achieve 50% local hire for new entry-level administrative and engineering positions and internships, would fill half of all new apprentice positions with graduates from the CityBuild Academy, and would create and administer a structured program to advance apprentices from CityBuild Academy to journey-level status in their trade by the end of the Project. CPMC plans to hire at least 40 San Francisco-resident permanent entry-level hires annually for five years, representing just under half of all


entry level hires, targeting residents of the Western Addition, Tenderloin, Mission/SOMA, Outer Mission/Excelsior, Chinatown and Southeastern neighborhoods. CPMC would also provide \$2 million for community workforce services, which would provide grants to community-based organizations through the City's Office of Economic and Workforce Development for recruitment, training, and job retention services.

12. The Near-Term Projects will assure the availability of modern and high quality, general and specialized inpatient and outpatient, emergency and urgent health care to the residents of San Francisco, including seniors, Medicare, Medi-Cal, insured and un-insured.
13. The Near-Term Projects at the Cathedral Hill Campus will assure the availability of medical offices for physicians located near hospital facilities to serve the residents of San Francisco.
14. The new Cathedral Hill Hospital would be a full-service, acute care hospital with an approximately 12,000 sf emergency department integrated into the CPMC city-wide system of care. It would provide critical services including inpatient medical care, Obstetrics/Gynecology, Medical/Surgical, Intensive Care, as well as specialized programs such as organ transplantation, interventional cardiology and newborn intensive care.
15. Emergency services, including psychiatric emergency care, would be provided at the St. Luke's, Davies and Cathedral Hill Campuses. These emergency departments serve patients regardless of ability to pay.
16. The 18 psychiatric inpatient beds in the mental health center on the Pacific Campus, would remain in service.
17. Under the terms of the proposed Development Agreement, CPMC would commit to providing services to the poor and underserved, including traditional charity care, hospital care for additional Medi-Cal managed care beneficiaries enrolled in the San Francisco Health Plan, unpaid costs and other benefits for the poor and underserved. Specifically, CPMC would commit to:
 - a. Two new, seismically-safe hospitals, at the St. Luke's and Cathedral Hill campuses;
 - b. A secure future for St. Luke's hospital;
 - c. Significantly increased provision of healthcare for low-income and underserved San Franciscans, including hospital care for 10,000 additional Medi-Cal beneficiaries, which represents one-third of the City's new Medi-Cal beneficiaries expected under federal healthcare reform;
 - d. \$20 million endowment by CPMC of a new Community Care Innovation Fund, to support the services of community clinics and other social service organizations; and
 - e. Funding to develop capacity of one or more Tenderloin clinics to participate in Medi-Cal managed care.
18. Under the terms of the proposed Development Agreement, CPMC would provide additional funding to the City, including:
 - a. \$62 million for affordable housing, to replace the 20 residential hotel units and five dwelling units displaced, fund new affordable rental units, and to help moderate income CPMC employees purchase a home in San Francisco, resulting in approximately 320

affordable units [145 from initial \$29M payments; 175 from DALP recapture] to the market over 13 years, and assisting at least 145 moderate income CPMC employees buy a home in San Francisco.

- b. \$20 million from CPMC for MTA transit facilities and service.
 - c. \$13 million from CPMC for pedestrian safety and streetscape improvements.
19. The LRDP will be constructed at no cost to the City, and will provide substantial direct and indirect economic benefits to the City;
 20. The LRDP is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity;
 21. The Planning Code Text Amendments and Zoning Map Amendments are necessary in order to approve the CPMC LRDP Project;
 22. **General Plan Compliance.** The Cathedral Hill Project is, on balance, consistent with the Objectives and Policies of the General Plan, as outlined in **Motion No. 18600.**
 23. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Cathedral Hill Project complies with said policies, as outlined in **Motion No. 18600.**
 24. The Cathedral Hill Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) as outlined in **Motion No. 18600** and also in that, as designed, 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.
 25. Based on the foregoing, the public necessity, convenience and general welfare require the proposed Planning Code and Zoning Map amendments.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution 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 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

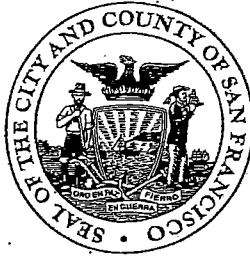
**California Pacific Medical Center
Long Range Development**

(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.

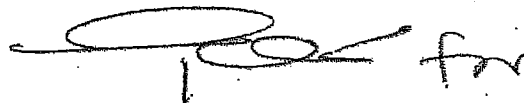
130509 General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus

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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Attention Name Alisa Miller

Billing Reference No.

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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

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Our Order Number : 2494946
Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%
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Alisa Miller
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

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Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: AM - 06.17.13 Land Use - CPMC Hearing

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NOTICE OF PUBLIC HEARING
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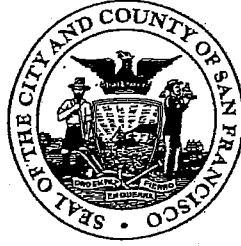


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130510:Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and Twenty Seventh Street to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; and Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 14, 2013.
Angela Calvillo, Clerk of the Board

BOARD of SUPERVISORS



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

PROOF OF MAILING

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

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

- 120357. Planning Code - Maximum Floor Area Ratios - Van Ness Medical Use Subdistrict Within the Van Ness Special Use District - California Pacific Medical Center: Cathedral Hill Campus
- 120358. Planning Code - Maximum Permitted Floor Area Ratio - Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus
- 120359. Zoning Map - California Pacific Medical Center: Cathedral Hill Campus
- 120360. Zoning Map - California Pacific Medical Center: St. Luke's Campus
- 120361. Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - California Pacific Medical Center: St. Luke's Campus
- 120362. Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus
- 120363. Land Transfer Agreement - Sale of a Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - Sutter West Bay Hospitals - California Pacific Medical Center: St. Luke's Campus
- 120364. Changing the Official Sidewalk Widths - Portions of Post Street, Geary Boulevard, Geary Street, Cedar Street, Franklin Street, and Van Ness Avenue - California Pacific Medical Center: Cathedral Hill Campus
- 120365. Changing the Official Sidewalk Widths - Portions of Cesar Chavez Street, Valencia Street and 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:

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 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, 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.

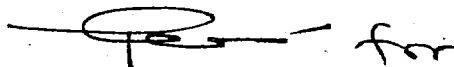
120459 General Plan Map - California Pacific Medical Center: St. Luke's Campus

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

4416

2 of 2: Planning Transmittal CPMC B0S 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

4417

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

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: ~~Ed~~ Mayor Edwin M. Lee *ge*
RE: Substitute Ordinance – File No. 120359 - Zoning Map Amendments –
CPMC: Cathedral Hill Campus
DATE: June 4, 2013

Attached for substitution to the Board of Supervisors is the ordinance amending the San Francisco Planning Code by amending Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Blocks 0695 (Lots 005, 006) and 0694 (Lots 005, 006, 007, 008, 009, 009A, 010) and to allow an increase in height at Assessor's Block 0695 (Lots 005, 006) in order to allow for a new seismically safe hospital; 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.

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 *JE*
RE: Zoning Map Amendments – CPMC: Cathedral Hill Campus
DATE: April 10th, 2012

Attached for introduction to the Board of Supervisors is the ordinance amending the San Francisco Planning Code by amending Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Blocks 0695 (Lots 005, 006) and 0694 (Lots 005, 006, 007, 008, 009, 009A, 010) and to allow an increase in height at Assessor's Block 0695 (Lots 005, 006) in order to allow for a new seismically safe hospital; 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.

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.

4

120359