

File No. 130510

Committee Item No. 19

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

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

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

### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

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

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Maps</u>                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Resolution 18081</u>               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Motion 18083 (see File 120357)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice</u>                                  |
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Completed by: Alisa Miller Date June 13, 2013

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

1 [General Plan Maps - Urban Design Element - California Pacific Medical Center St. Luke's  
2 Campus]

3 **Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase**  
4 **the height limit for the California Pacific Medical Center's St. Luke's Campus**  
5 **(Assessor's Block No. 6575, Lot No. 001-002, Assessor's Block No. 6576, Lot 021, and**  
6 **the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 145**  
7 **feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will**  
8 **be located, and 105 feet for the balance of the Campus; Map 5 of the Urban Design**  
9 **Element, to reflect the proposed maximum plan dimensions and maximum diagonal**  
10 **plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus**  
11 **Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office**  
12 **Building site; and adopting findings, including environmental findings, Section 340,**  
13 **findings, and findings of consistency with the General Plan and the priority policies of**  
14 **Planning Code, Section 101.1.**

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

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

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

23 A. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section  
24 340, any amendments to the General Plan shall first be considered by the Planning  
25 Commission and thereafter recommended for approval or rejection by the Board of  
Supervisors. On May 23, 2013, by Resolution No. 18881, the Commission conducted a duly

1 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section  
2 340, found that the public necessity, convenience and general welfare required the proposed  
3 General Plan Amendments, adopted the General Plan Amendments, and recommended them  
4 for approval to the Board of Supervisors. A copy of Planning Commission Resolution No.  
5 18881 is on file with the Clerk of the Board of Supervisors in File No. 130510, and  
6 incorporated by reference herein.

7 B. The Board finds that this ordinance is, on balance, in conformity with the priority  
8 policies of Planning Code Section 101.1 and consistent with the General Plan as it is  
9 proposed for amendment herein and in the related ordinances amending Map 5 of the  
10 General Plan Urban Design Element and Map 1 of the Van Ness Area Plan, and amending  
11 the Van Ness Area Plan to accommodate the Near-Term Projects at the Cathedral Hill  
12 Campus described in the California Pacific Medical Center's Long Range Development Plan  
13 ("LRDP") (Ordinances No. \_\_\_\_\_ and \_\_\_\_\_) for the reasons set forth in Planning  
14 Commission Motion No. 18883, and the Board hereby incorporates these findings herein by  
15 reference.

16 C. On April 26, 2012, by Motion No. 18588, the Planning Commission certified as  
17 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the  
18 California Pacific Medical Center LRDP. On March 12, 2013, by adoption of Motion M13-042,  
19 the Board affirmed the decision of the Planning Commission to certify the FEIR, and rejected  
20 the appeal of Planning Commission Motion 18588. A copy of Planning Commission Motion  
21 No.18588, and Board of Supervisors Motion No. M13-042 are on file with the Clerk of the  
22 Board of Supervisors in File Nos. 120549 and 120550. In accordance with the actions  
23 contemplated herein, this Board has reviewed the FEIR, and the FEIR Addendum for the  
24 revised CPMC LRDP Project, and adopts and incorporates as though fully set forth herein, the  
25 findings, including a statement of overriding considerations and the mitigation monitoring and

1 reporting program, pursuant to the California Environmental Quality Act (California Public  
2 Resources Code Section 21000 et seq.) adopted by the Planning Commission on May 23,  
3 2013, in Motion No. 18880. Said Motion is on file with the Clerk of the Board of Supervisors in  
4 File No. 120357.

5  
6 Section 2. The Board of Supervisors hereby approves an amendment to the General  
7 Plan, as follows:

8 (a) Map 4 (Urban Design Guidelines for Height of Buildings) of the Urban Design  
9 Element of the General Plan of the City and County of San Francisco shall be amended to  
10 change the height for the proposed St. Luke's Campus Hospital tower site (the portion of the  
11 St. Luke's Campus site that begins 45' from the northwest corner of the property in an easterly  
12 direction along the north property line; then runs 134' easterly along the north property line;  
13 then runs perpendicular 228' southerly to a point perpendicular to the south property line; then  
14 runs 134' westerly along the south property line; then returns 228' in a northerly direction to  
15 the beginning point) from 41'- 88' to 145'; and the balance of the Campus (the overall Campus  
16 consisting of Block 6575/Lots 001, 002; Block 6576/Lot 021, and the portion of San Jose  
17 Avenue between Cesar Chavez Street and 27<sup>th</sup> Street and their successor Blocks and Lots)  
18 from 41-88' to 105'.

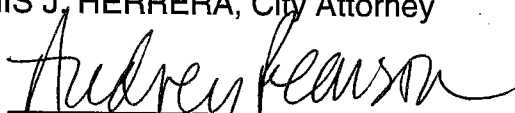
19 (b) Map 5 (Urban Design Guidelines for Bulk of Buildings) of the Urban Design  
20 Element of the General Plan of the City and County of San Francisco shall be amended to  
21 change the maximum plan dimensions and maximum diagonal plan dimensions for the  
22 proposed St. Luke's Campus Hospital site from 110' and 125', respectively, to 229' and 285',  
23 respectively, and to change the maximum plan dimensions and maximum diagonal plan  
24 dimensions for the proposed St. Luke's Campus Medical Office Building site from 110' and  
25

1 125', respectively, to 204' and 228', respectively, as those sites are described in the California  
2 Pacific Medical Center's Long Range Development Plan.

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

6  
7 APPROVED AS TO FORM:  
8 DENNIS J. HERRERA, City Attorney

9 By:

  
10 Audrey Williams Pearson  
11 Deputy City Attorney

12 n:\spec\as2013\1100299\00837866.doc

**LEGISLATIVE DIGEST**

[General Plan Maps - Urban Design Element - California Pacific Medical Center - 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, Assessor's Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> 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; 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.**

Existing Law

Currently, maps contained in the San Francisco General Plan's Urban Design Element proscribe the height and bulk of development in the area around the California Pacific Medical Center's St. Luke's Campus, which is located on Cesar Chavez Street, between Valencia and Guerrero Streets.

Amendments to Current Law

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

- 1) Map 4, which governs heights of buildings, is amended to increase the maximum height on the St. Luke's Campus from a range of 41 to 88 feet, to 145 feet for the portion of the St. Luke's Campus where the hospital tower will be located, and to 105 feet for the balance of the Campus;
- 2) Map 5, which governs the bulk of buildings, is amended to increase the maximum plan dimension from 110 feet to 229 feet, and maximum diagonal plan dimension from 125 feet to 285 feet for the St. Luke's Replacement Hospital site, and to increase the maximum plan dimension from 110 feet to 204 feet, and increase the maximum diagonal plan dimension from 125 to 228 feet for the medical office building site.

Background Information

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

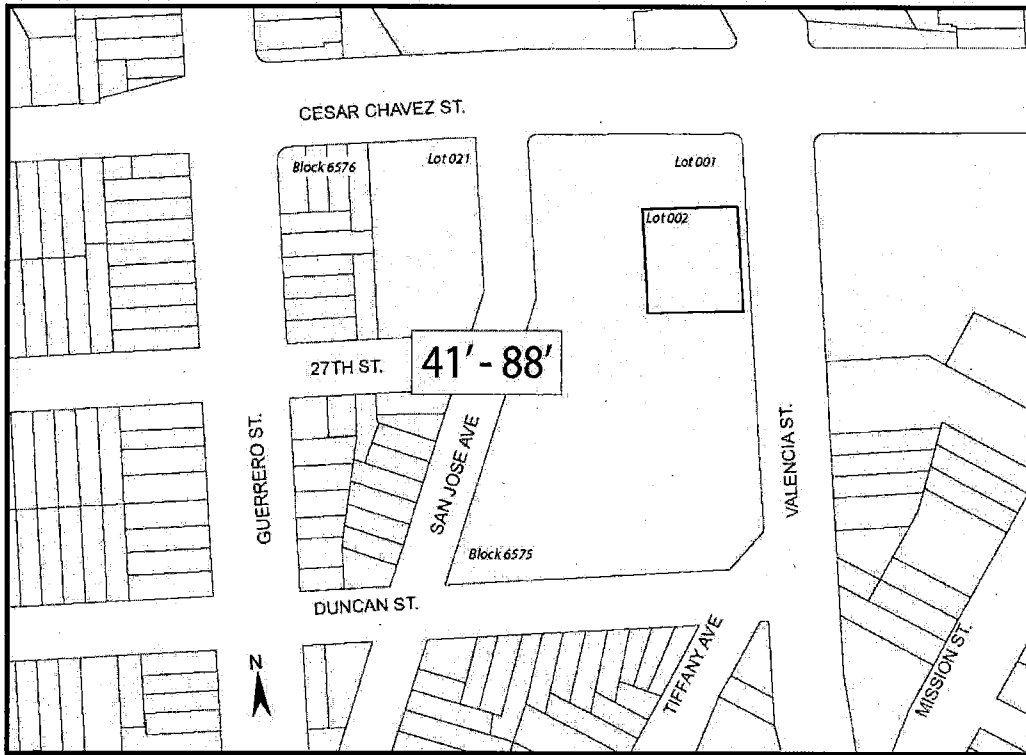
CPMC currently operates four acute care medical centers in San Francisco: the California Campus, the Pacific Campus, the St. Luke's Campus, and the Davies Campus. As part of its program to meet state seismic readiness deadlines, CPMC's proposes a five campus system with three acute care hospitals – at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

This ordinance concerns the proposed St. Luke's Campus. At St. Luke's, CPMC will construct a new 214,061 gross square foot, seven-story, approximately 142' tall, 120-bed acute care hospital, sited on an existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue.

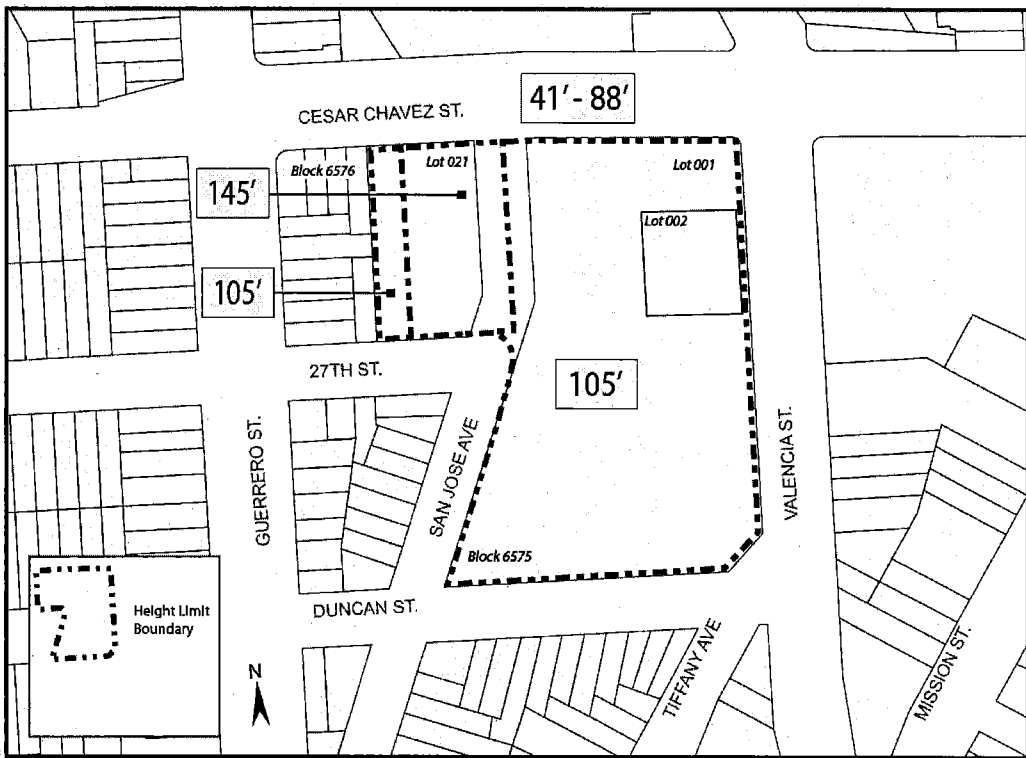
After the hospital is constructed, the existing hospital will be demolished and CPMC will construct a new 98,959 gross square foot, five-story, approximately 100' tall medical office building. The medical office building will include medical office space and retail, educational, and conference space, along with a four level underground garage with approximately 220 parking spaces.

Among other approvals, construction of the St. Luke's Campus hospital and medical office building will also require ordinances to amend the San Francisco Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City.

# General Plan Urban Design Element Map 4



EXISTING



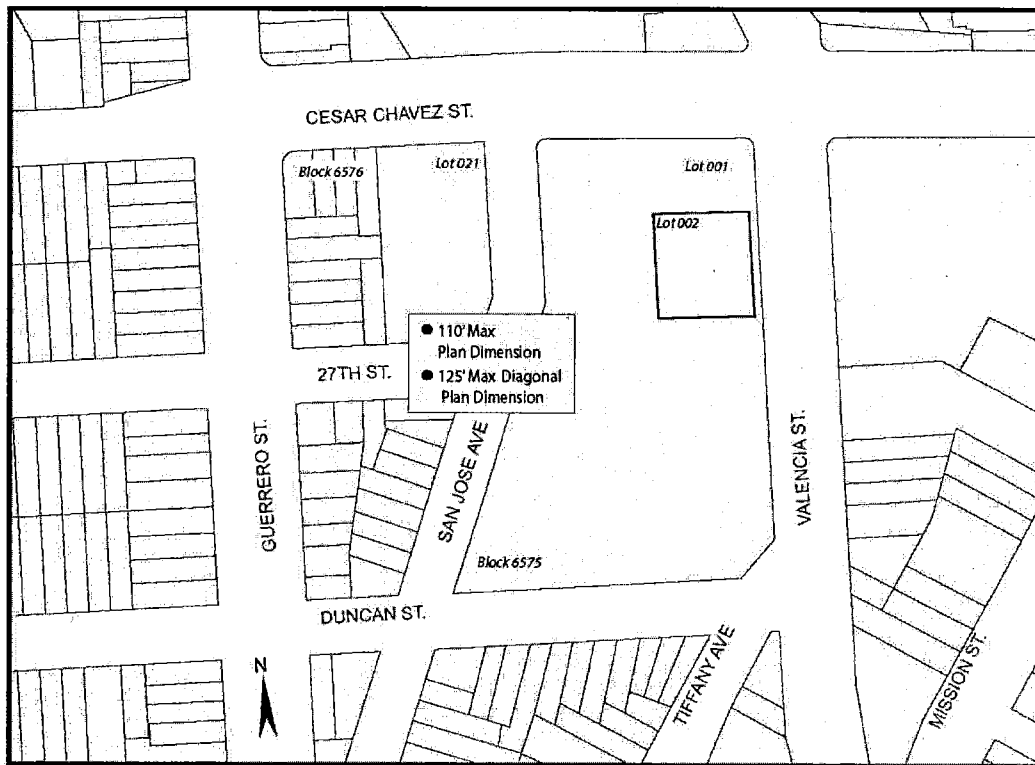
PROPOSED



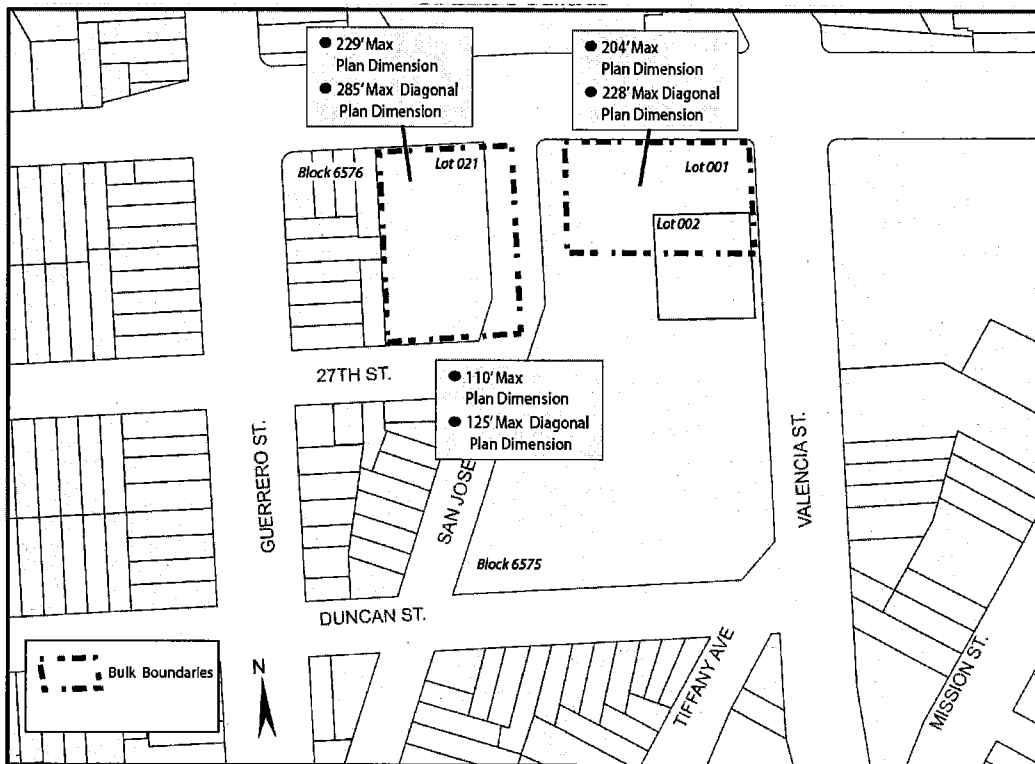
CPMC – St. Luke’s Campus  
 Case Numbers 2009.0886; 2012.0403  
 3555 Cesar Chavez Street



# General Plan Urban Design Element Map 5



EXISTING



PROPOSED



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



# SAN FRANCISCO PLANNING DEPARTMENT

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

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.

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

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Information:  
415.558.6377

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.

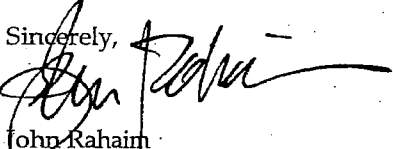
In addition, at the May 23, 2013 Planning Commission Hearing, the Commission requested that the Board of Supervisors consider asking CPMC to either retain their existing in-patient psychiatric beds, or explore providing community-based psychiatric services through the Innovation Fund of the Development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

## Planning Commission Resolution No. 18881

### General Plan Amendment

HEARING DATE: MAY 23, 2013

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 9, 2013  
*Case No.:* 2005.0555E; 2009.0886MTZCBRK; 2012.0403W  
*Project Address:* 3555 Cesar Chavez St.; 3615 Cesar Chavez St.; 1580 Valencia St.  
*Zoning/Ht. & Blk.* RH-2/105-E, 65-A  
*Proposed Zoning/  
Height & Bulk:* RH-2, Cesar Chavez-Valencia Streets Medical Use Special Use District/  
105-E/145-E  
*Assessor's Block/Lot:* 6575/001, 002; 6576/021 and a portion of San Jose Ave. between Cesar  
Chavez St. and 27th St.  
*Project Sponsor:* Geoffrey Nelson, CPMC  
633 Folsom Street, 5th Floor  
San Francisco, CA 94107  
(415) 600-7206  
[NelsonGK@Sutterhealth.org](mailto:NelsonGK@Sutterhealth.org)  
*Staff Contact:* Elizabeth Watty - (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO AMENDMENTS TO THE GENERAL PLAN MAP 4 OF THE URBAN DESIGN ELEMENT, TO REFLECT A MAXIMUM HEIGHT OF 145'-0" FOR A PORTION OF THE ST. LUKE'S CAMPUS HOSPITAL SITE WHERE THE HOSPITAL TOWER IS PROPOSED TO BE LOCATED AND 105'-0" FOR THE BALANCE OF THE ST. LUKE'S CAMPUS (THE CAMPUS BEING ALL OF ASSESSOR'S BLOCK 6575, LOT 021 IN BLOCK 6576, AND A PORTION OF SAN JOSE AVENUE BETWEEN CESAR CHAVEZ STREET AND 27TH STREET THAT WILL BE VACATED AS PART OF THE PROJECT, AND THEIR SUCCESSOR BLOCKS AND LOTS), AND TO MAP 5 OF THE URBAN DESIGN ELEMENT, TO REFLECT THE PROPOSED MAXIMUM PLAN AND DIAGONAL PLAN DIMENSIONS OF 229' AND 285', RESPECTIVELY, FOR THE ST LUKE'S CAMPUS HOSPITAL SITE, AND 204' AND 228', RESPECTIVELY, FOR THE ST. LUKE'S CAMPUS MOB SITE; AND MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 340, 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. 18590 ADOPTED BY THE PLANNING COMMISSION ON APRIL 26, 2012.

### PREAMBLE

On June 10, 2005, Ralph F. Marchese of The Marchese Company, Inc., on behalf of California Pacific Medical Center (hereinafter referred to variously as "CPMC" and "Project Sponsor"), submitted an Environmental Evaluation Application (EEA) with the Planning Department (hereinafter "Department"),

Case No. 2005.0555E. The Department issued a Notice of Preparation of Environmental Review on July 1, 2006, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.

On January 13, 2009, CPMC revised its EEA to include updates regarding the LRDP Project, including the proposal for a new St Luke's Campus hospital and medical office building (hereinafter referred to as "St Luke's Campus Hospital" "St. Luke's Campus MOB," or "MOB," respectively).

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

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

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

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

On June 10, 2010, the Project Sponsor submitted a request to amend the following Zoning Maps of the San Francisco Planning Code: (1) Map HT07 to reclassify the Hospital site from 65-A to 105-E Height and Bulk District; and (2) Map SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD (Case No. 2009.0886Z).

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

off-street parking requirements of Planning Code Sections 134 and 151; (2) to allow exceptions from the dimension limitations for projections over streets or alleys as part of the PUD; (3) to allow buildings over 40'-0" in an RH-2 District; and (4) to allow deviation of bulk limits, at Assessor's Block 6575/001, 002; 6576/021; and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street (3555 Cesar Chavez Street, 3615 Cesar Chavez Street, 1580 Valencia Street, within an RH-2 (Residential, House, Two-Family) District and a 105-E and 65-A Height and Bulk District ("St Luke's Campus Hospital and MOB Project").

On June 10, 2010, the Project Sponsor submitted a request for the allocation of Office Space for approximately 62,960 s.f of medical office space in the proposed St Luke's Campus MOB (Case No. 2009.0886B).

On June 10, 2010, the Project Sponsor submitted a request for a General Plan Referral, Case No. 2009.0886R, regarding the vacation of a portion of San Jose Avenue between 27th and Cesar Chavez Streets; and sidewalk width changes along various streets adjacent to the campus (2009.0886R).

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

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

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

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

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

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



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

On April 26, 2012, by Motion No. 18588, the Commission certified as adequate, accurate and complete the FEIR for the LRDP Project, which includes the St Luke's Campus Hospital and MOB Project. 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 adopted the 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) Motion No. 18592, making findings of consistency with the General Plan and Planning Code Section 101.1; (2) Resolution No. 18593, recommending that the Board of Supervisors approve the requested Planning Code Text Amendments; (3) Resolution No. 18593, recommending that the Board of Supervisors approve the requested Zoning Map Amendments; (4) Motion No. 18594, approving the proposed Conditional Use authorization; (5) Motion No. 18595, approving the allocation of the proposed office space; (6) Motion No. 18596, approving the General Plan Referral; and (7) Resolution No. 18602, recommending that the Board of Supervisors approve the proposed draft Development Agreement; and

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

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

On June 15, June 25, July 9 and July 16, 2012, having received the Planning Commission's recommendations, a Land Use Committee of the Board held public hearings on the prior version of the 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 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, Commission approvals to reflect the revised CPMC LRDP Project, including the following on the St. Luke's Campus: increased height limit (145 feet) for the tower portion of the proposed St. Luke's

Campus Hospital and 105 feet for the remainder of the campus, increased maximum plan and diagonal plan dimensions of 229' and 285', respectively, for the St. Luke's Campus Hospital site, an increase in FAR to 2.6:1 and an increased parking deficit.

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

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

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

On May 9, 2013, Department staff made available the Addendum to the FEIR for the revised CPMC LRDP Project ("Addendum"), an updated MMRP, and the revised approval documents for the revised CPMC LRDP Project, all as more particularly described in Motion No. 18880. The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2009.0886MTZCBRSK, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On 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 Addendum and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on May 23, 2013, in Motion No. 18880.

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) Motion No. 18883, making findings of consistency with the General Plan and Planning Code Section 101.1; (2) Resolution No. 18884, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (3) Motion No. 18885 approving the Conditional Use Authorization; (4) Motion No. 18886, approving the allocation of the proposed office space; (5) Motion No. 18887, approving the General Plan Referral; and (6) Resolution No. 18893, recommending that the Board 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 General Plan Amendment Application No. 2009.0886MTZCBRSK.

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

The Commission has reviewed the proposed General Plan Amendment Ordinance; and

**MOVED**, that the Commission hereby recommends that the Board of Supervisors approve the proposed General Plan Amendment Ordinance, and adopt the attached Resolution (superseding in its entirety Resolution No. 18590 adopted by the Planning Commission on April 26, 2012) 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 St Luke's Campus Hospital and MOB 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, thereby ensuring St. Luke's continued existence and viability.
3. The existing St. Luke's Hospital Tower does 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. This Resolution, along with the Development Agreement and related approvals, achieves 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 Hospital Tower due to construction.
4. 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 a significant portion of its acute care beds, and three full-service emergency departments, one of which provides specialty pediatric emergency care.
5. Construction of the LRDP will double the number of earthquake safe beds in San Francisco, inject \$2.0 billion into the local economy, and create 1,500 high paying union construction jobs.
6. The Near-Term Projects in 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.
7. 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 annually for the term of the Development Agreement 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.

8. The Near-Term Projects will assure the availability of modern and high quality, general and specialized inpatient and out-patient, emergency and urgent health care to the residents of San Francisco, including seniors, Medicare, Medi-Cal, insured and un-insured.
9. The Near-Term Projects at the St. Luke's Campus will assure the availability of medical offices for physicians located near hospital facilities to serve the residents of San Francisco.
10. The St. Luke's Campus Hospital would be a full-service community hospital integrated into the CPMC city-wide system of care. The St. Luke's Campus would provide critical services including Obstetrics/Gynecology, Medical/Surgical, Intensive Care and Urgent Care, as well as Centers of Excellence in Senior and Community Health.
11. By creating additional capacity via an urgent care center on the St. Luke's Campus, the effective urgent and emergency capacity would increase substantially. The expanded department will be critical in serving the southeastern portion of San Francisco, and in preventing overburdening of the San Francisco General Hospital Emergency Department.
12. 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.
13. 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 Campus Hospital;
  - c. Significantly increased provision of healthcare for low-income and underserved San Franciscans, including caring for a baseline of about 30,000 charity care and Medi-Cal patients annually;
  - d. Expenditure of at least \$8 million per year, in addition to charity care and Medi-Cal services, in services to the poor and underserved; and
  - e. \$9 million endowment by CPMC of a new Community Care Innovation Fund, to support the services of community clinics and other social service organizations.

14. Under the terms of the proposed Development Agreement, CPMC would provide additional funding to the City, including:
  - a. \$36.5 million to fund new affordable units, and \$4.1 million to replace the 20 residential hotel units and five dwelling units
  - b. \$11.5 million from CPMC for MTA transit facilities and service.
  - c. \$13 million from CPMC for pedestrian safety and streetscape improvements.
15. The LRDP will be constructed at no cost to the City, and will provide substantial direct and indirect economic benefits to the City;
16. The General Plan 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.
17. A number of conforming amendments to elements of the San Francisco General Plan, including General Plan maps, are required in order to resolve the aforementioned issues and facilitate the implementation of the CPMC LRDP.
18. The CPMC LRDP and its proposed amendments to the 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.
19. 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;
20. The General Plan Amendments are necessary in order to approve the CPMC LRDP Project;
21. **General Plan Compliance.** The St Luke's Campus Hospital and MOB Project is, on balance, consistent with the Objectives and Policies of the General Plan, as outlined in **Motion No. 18883**.
22. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the St Luke's Campus Hospital and MOB Project complies with said policies, as outlined in **Motion No. 18883**.
23. The St Luke's Campus Hospital and MOB 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. 18883** and also in that, as designed, the St Luke's Campus Hospital and MOB Project would contribute to the healthcare delivery and emergency services in San Francisco, include substantial economic benefits to the City during both the construction and operational phases, provide substantial other public benefits as outlined in the proposed Development Agreement, and be compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
24. Based on the foregoing, the public necessity, convenience and general welfare require the proposed General Plan amendments.

**Resolution No. 18881  
May 23, 2013**

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

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

see  
File  
120357



## Planning Commission Motion No. 18883 GENERAL PLAN FINDINGS

### PLANNING CODE SECTION 101.1 FINDINGS

HEARING DATE: MAY 23, 2013

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

Reception:  
415.558.6376

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* May 9, 2013

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

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

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

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

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

ADOPTING FINDINGS OF CONSISTENCY WITH THE SAN FRANCISCO GENERAL PLAN AND PLANNING CODE SECTION 101.1 FOR THE CALIFORNIA PACIFIC MEDICAL CENTER'S REVISED LONG RANGE DEVELOPMENT PLAN TO ALLOW THE IMPLEMENTATION OF THE NEAR-TERM PROJECTS AND THE LEGISLATION ASSOCIATED THEREWITH, ALONG WITH THE DEVELOPMENT AGREEMENT ("PROJECT"), AT THE CATHEDRAL HILL CAMPUS (ASSESSOR'S BLOCKS-LOTS: 0690-016, 0694-005, 0694-006, 0694-007, 0694-008, 0694-009, 0694-009A, 0694-010, 0695-005, 0695-006); St. LUKE'S CAMPUS (ASSESSOR'S BLOCKS-LOTS 6575/001, 002; 6576/021 AND A PORTION OF SAN JOSE AVENUE BETWEEN CESAR CHAVEZ STREET AND 27<sup>TH</sup> STREET ) AND THE DAVIES CAMPUS (ASSESSOR'S BLOCK-LOTS 3539-001), AND INCLUDING ENVIRONMENTAL FINDINGS. THIS MOTION SUPERSEDES IN ITS ENTIRETY MOTION NO. 18592 ADOPTED BY THE PLANNING COMMISSION ON APRIL 26, 2012.

#### PREAMBLE

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

The four existing CPMC medical campuses are the St. Luke's Campus in the Mission District, Pacific Campus in the Pacific Heights area, the California Campus in the Presidio Heights area, and the Davies Campus in the Duboce Triangle area. The proposed new medical campus is the Cathedral Hill Campus located along Van Ness Avenue in the vicinity of the intersection of Van Ness Avenue and Geary Boulevard/Geary Street.

**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  
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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 27<sup>th</sup> Street - California Pacific Medical Center: St. Luke's Campus**

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

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

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

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

Ordinance amending the General Plan, Van Ness Area Plan, in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard, and reflect various elements of this use; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

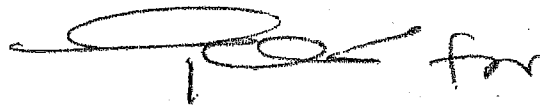
**130509      General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus**

Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict and increase the floor area ratio to 7.5:1 for the Cathedral Hill Campus Medical Office Building site; and Map 2 of the Van Ness Area Plan, to create a 230-V height/bulk district coterminous with the Hospital site; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

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

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

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



Angela Calvillo, Clerk of the Board

DATED: June 4, 2013

PUBLISHED/MAILED/POSTED: June 7, 2013



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

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposals regarding the **CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN**, which the Planning Commission

recommended for approval on May 23, 2013, and said public hearing will be held as follows, at which time all interested parties may attend and be heard. **120357:** Planning Code - Maximum Floor Area Ratios - Van Ness Medical Use Subdistrict Within the Van Ness Special Use District - California. **120358:** Planning Code - Maximum Permitted Floor Area Ratio - Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus. **120359:** Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU02 and HT02, to reflect the creation of the Van Ness Medical Use Subdistrict (Assessor's Block No. 0695/Lot Nos. 005 and 006, and Block No. 0694/Lot Nos. 005, 006, 007, 008, 009, 009A, and 010); allow an increase in height at Assessor's Block No. 0695/Lot Nos. 005, and 006, in order to allow for a new seismically safe hospital; and adopting findings, including environmental findings, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. **120360:** Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU07 and HT07, to reflect the creation of the Cesar Chavez/Valencia Streets Medical Use Special Use District at the California Pacific Medical Center's St. Luke's Campus (Assessor's Block No. 6575/Lot Nos. 001 and 002, Block No. 6576/Lot No. 021, and a portion of San Jose Avenue between Cesar Chavez and 27th Streets); to allow increased heights in the western portion of the California Pacific Medical Center's St. Luke's Campus (all of Assessor's Block No. 6575, Block No. 6576/Lot No. 21, and a portion of San Jose Avenue between Cesar Chavez and 27th Streets) in order to allow for a new seismically safe replacement hospital; and adopting findings, including environmental findings, Section 302, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. **120361:** Summary Street Vacation - Portion of San Jose Avenue Between 27th Street and Cesar Chavez Street - California Pacific Medical Center: St. Luke's Campus. **120362:** Street Encroachments - Van Ness Avenue, Cedar Street, and Geary Boulevard - California Pacific Medical Center: Cathedral Hill Campus. **120363:** Resolution authorizing the Director of Property to execute a land transfer agreement with Sutter West Bay Hospitals, doing business as California Pacific Medical Center (CPMC), for the future conveyance by the City and County of San Francisco to CPMC of real property consisting of a portion of San Jose Avenue between 27th Street and Cesar Chavez Street; and making findings, including findings under the California Environmental Quality Act, and findings of consistency with the General Plan and Planning Code, Section 101.1. **120364:** Changing the Official Sidewalk Widths - Portions of Post Street, Geary Boulevard, Geary

Street, Cedar Street, Franklin Street, and Van Ness Avenue - California Pacific Medical Center: Cathedral Hill Campus. **120365:** Changing the Official Sidewalk Widths - Portions of Cesar Chavez Street, Valencia Street and 27<sup>th</sup> Street - California Pacific Medical Center: St. Luke's Campus. **120366:** Ordinance approving a Development Agreement between the City and County of San Francisco and Sutter West Bay Hospitals, for certain real property associated with the California Pacific Medical Center Long Range Development Plan located at various locations in the City and County of San Francisco and generally referred to as the St. Luke's Campus, Cathedral Hill (Van Ness and Geary) Campus, Davies Campus, Pacific Campus and California Campus; making findings under the California Environmental Quality Act, findings of conformity with the General Plan and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56, and ratifying certain actions taken in connection therewith. **130508:** Ordinance amending the General Plan, Van Ness Area Plan, in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard, and reflect various elements of this use; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. **130509:** Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265 feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van Ness Medical Use Subdistrict; and Map 2 of the Van Ness Area Plan, to create a 230-V height/bulk district coterminous with the Hospital site; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1. **130510:** Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and Twenty Seventh Street to 145 feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will be located, and 105 feet for the balance of the Campus; and Map 5 of the Urban Design Element, to reflect the proposed

maximum plan dimensions and maximum diagonal plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office Building site; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

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Angela Calvillo, Clerk of the Board



Miller, Alisa

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

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

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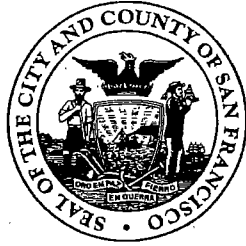
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Angela Calvillo, Clerk of the Board

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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:

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for

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

Public Hearing Notice

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