



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



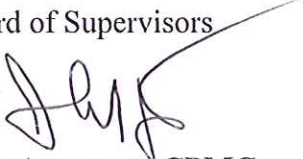
John Updike  
Director of Real Estate

## MEMORANDUM

Date: June 11, 2013

To: Honorable Members of the Board of Supervisors

Through: Angela Calvillo, Clerk of the Board of Supervisors

From: John Updike, Director of Property 

Subject: **Conveyance of Vacated San Jose Avenue to CPMC  
Board of Supervisors File No. 120361 and File No. 120363**

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

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

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

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

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