

File No. 130508

Committee Item No. 17

Board Item No. 10

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date July 9, 2013

Cmte Board

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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 Resolution 18882</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Motion 18883 (see File 18881)</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice</u> |
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Completed by: Alisa Miller Date June 13, 2013
Completed by: Alisa Miller Date June 20, 2013

75 28
1 [General Plan - Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill
2 Campus]

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

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

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

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

16 (a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
17 340, any amendments to the General Plan shall first be considered by the Planning
18 Commission and thereafter recommended for approval or rejection by the Board of
19 Supervisors. On May 23, 2013, by Resolution No. 18882, the Planning Commission
20 conducted a duly noticed public hearing on the General Plan Amendments pursuant to
21 Planning Code Section 340, found that the public necessity, convenience and general welfare
22 required the General Plan Amendments, adopted the General Plan Amendments, and
23 recommended them for approval to the Board of Supervisors. A copy of Planning
24
25

1 Commission Resolution No. 18882 is on file with the Clerk of the Board of Supervisors in File
2 No. 130508.

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

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

1 Section 2. The Board of Supervisors hereby approves the following amendments to
2 the Van Ness Area Plan of the San Francisco General Plan. The proposed amendments to
3 the San Francisco General Plan's Van Ness Area Plan will facilitate the development of a
4 seismically safe high density medical center at the transit nexus of Van Ness Avenue and
5 Geary Boulevard.

6 The Van Ness Area Plan of the General Plan of the City and County of San Francisco
7 is hereby amended to read as follows:

8 OBJECTIVE 1

9 CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT
10 INCREMENT OF NEW HOUSING.

11 Although there are 18 buildings containing 980 dwelling units in this subarea
12 most of the buildings are in non-residential use.

13 This section of Van Ness Avenue is one of the few areas in the city where new housing
14 can be accommodated with minimal impacts on existing residential neighborhoods and public
15 services.

16 Some of the features that make the area attractive for medium density mixed use
17 development with high density housing are as follows:

- 18 • This 16 block strip along Van Ness Avenue maintains a "central place" location and
19 identity. The area is close to the city's major employment center, is well-served by
20 transit, has well developed infrastructure (roadway, water, sewer and other public
21 services), wide roadway (93+ feet) and sidewalks (16+ feet), has continuous
22 commercial frontage and numerous attractive, architecturally outstanding buildings.
- 23 • There are a number of large parcels which are substantially under-developed.
- 24 • A height limitation of between 80 and 130 ft. would allow sufficient development to
25 make feasible over time the construction of housing on under used parcels.

- 1 • The minor streets which bisect most of the blocks within this subarea facilitate access
2 to and from new developments with minimal affects on major east-west thoroughfares
3 or on Van Ness Avenue.

4 Development of a number of medium density, mixed-use projects with continued non-
5 residential use of non-residential buildings and would facilitate the transformation of Van Ness
6 Avenue into an attractive mixed use boulevard.

7 A high-density medical center at the transit nexus of Van Ness Avenue and Geary would support
8 Van Ness Avenue's redevelopment as a mixed use boulevard as set forth in Policy 1.6 below.

9 POLICY 1.6 Allow a medical center at the intersection of Van Ness Avenue and Geary
10 Boulevard.

11 A medical center at this location would support redevelopment of Van Ness Avenue as a
12 mixed use boulevard by diversifying the mix of nonresidential uses, maximizing utilization of the major
13 bus lines/transit node, and locating medical care and essential emergency services in close proximity of
14 the City's dense urban core and at a central location for both day and nighttime population groups
15 within the City; it would also create opportunities for improved streetscape and pedestrian amenities at
16 a key transit nexus that are consistent with the Better Streets Plan.

17
18 OBJECTIVE 5

19 ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN
20 PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

21 Topography and Street Pattern

22 Van Ness Avenue is the central north-south spine and one of the widest streets in the
23 City. Bounded by Civic Center and the Bay and characterized by excellent views, the Avenue
24 defines and links many adjacent neighborhoods, including through its substantial transit
25 resources. In connecting Market Street to the Bay, Van Ness forms the western edge of the

1 inner city and separates the Nob and Russian Hill neighborhoods from Pacific Heights. The
2 Avenue also provides access between a number of focal points, including landmark buildings,
3 cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of
4 large monumental structures with fine-grain urban fabric to the east creates an exciting
5 contrast within the cityscape.

6 POLICY 5.1 Establish height controls to emphasize topography, adequately frame the
7 great width of the Avenue, and support the redevelopment of the Avenue as a diverse, mixed use
8 boulevard and transit corridor.

9 Existing height limits on the Avenue generally range from 40 feet at the northern end to
10 130 feet in the central portion. This height differentiation responds to topographic conditions
11 as well as land use patterns, maintaining distinctions between areas of different character. For
12 example, height districts are gradually tapered from 130 feet around the hilltop at Washington
13 Street to 80 feet at Pacific Avenue and further to 65 and 40 feet towards the Bay shoreline.

14 Although the majority of existing height controls are adequate to define both the
15 overall topography as well as the great width of the Avenue, the height limit between
16 California and Pacific Streets should be lowered from the existing 130/105-ft. level to 80 ft. in
17 order to facilitate the transition between the greater building heights along the southern part of
18 the Avenue and the mostly low-rise residential development north of Broadway. Development
19 to maximum height should be closely monitored to minimize blocking views between the high
20 slopes on both sides of the Avenue. Good proportion between the size of a street and that of
21 its buildings is important for streets to be interesting and pleasant places. The proposed
22 height limits, combined with the Van Ness Plan's proposed bulk controls, encourage definition
23 of the 93-foot wide Avenue.

24 The height limit for the block bounded by Geary Boulevard, Franklin Street, Post Street and
25 Van Ness Avenue is established at 230 feet as indicated on Map 2 to accommodate development of a

1 medical center that will maximize use of the major transit nexus at this location and give variety to the
2 avenue by diversifying the mix of non-residential uses and enhancing the streetscape.

3 POLICY 5.2 Encourage a regular street wall and harmonious building forms along the
4 Avenue.

5 New development should create a coherent street wall along the Avenue through
6 property line development at approximately the same height. Since block face widths are
7 constant, a regularized street wall encourages buildings of similar scale and massing.
8 Nevertheless, some variety of height is inevitable and desirable due to the need to highlight
9 buildings of historical and architectural significance and meet other Objectives of the Plan.

10 OBJECTIVE 8: CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE
11 WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A
12 RESIDENTIAL BOULEVARD.

13 Projects located at the transit nexus of Van Ness Avenue and Geary Boulevard will be deemed
14 to promote and to be consistent with Objective 8 and each of Policies 8.1 through 8.10 if they (i)
15 include an integrated streetscape plan that incorporates – among other elements – planting, sidewalk
16 treatment, street lighting and street furniture, and that is generally consistent with the streetscape
17 guidelines regarding such elements in Chapter 6 of the Better Streets Plan; and (ii) locate and design
18 any sidewalk vaults or sub sidewalk spaces so that they are compatible with such streetscape plan.

19
20 POLICY 11.3 Encourage the retention and appropriate alteration of contributory
21 buildings.

22 There is another group of buildings, listed in Appendix B, which are not of sufficient
23 importance to justify their designation as landmarks. Nevertheless these buildings, referred to
24 as contributory buildings, possess architectural qualities which are in harmony with the
25

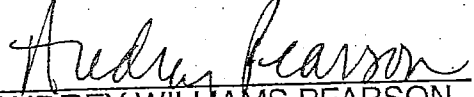
1 prevailing characteristics of the more significant landmark quality buildings. These buildings
2 contribute to the character of the street and should be retained if possible.

3 Notwithstanding the foregoing, contributory buildings may be demolished to accommodate a
4 medical center at the transit nexus of Van Ness Avenue and Geary Street, provided that any
5 replacement structure or structures must be designed to contribute to the character of the street and be
6 in harmony with the more significant landmark quality buildings in the vicinity as appropriate.

7 Section 3. This Section is uncodified. In enacting this Ordinance, the Board intends to
8 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
9 punctuation, charts, diagrams, or any other constituent part of the General Plan that are
10 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
11 Board amendment deletions in accordance with the "Note" that appears under the official title
12 of the Legislation.

13 Section 4. This Section is uncodified. Effective Date. This ordinance shall become
14 effective 30 days from the date of passage.

15
16
17 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

18 By: 
19 AUDREY WILLIAMS PEARSON
20 Deputy City Attorney

21 n:\speclas2013\1100299\00838011.doc

LEGISLATIVE DIGEST

[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.

Existing Law

Currently, the San Francisco General Plan's Van Ness Area Plan does not specifically include any policies or objective which address the development of a hospital or medical office building at the intersection of Van Ness Avenue and Geary Boulevard/Street.

Amendments to Current Law

This ordinance would amend the San Francisco General Plan's Van Ness Area Plan to add policies and objectives to specifically allow the development of a high density medical center, including a hospital and medical office building, at the intersection of Van Ness Avenue and Geary Boulevard/Street.

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 Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City.



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

Planning Code Map Amendments

- Cathedral Hill Campus:

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

- St. Luke's Campus:

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

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

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

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

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

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

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

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

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

Sincerely,



John Rahaim
Planning Director

cc:

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



**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution No. 18882

**General Plan Amendment
HEARING DATE: MAY 23, 2013**

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

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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 AMENDMENTS TO THE GENERAL PLAN TO: (1) AMEND THE TEXT OF THE VAN NESS AREA PLAN 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 VAN NESS AREA PLAN ("VNAP") TO DESIGNATE THE SITES PROPOSED FOR THE NEW CATHEDRAL HILL CAMPUS HOSPITAL AND CATHEDRAL HILL MEDICAL OFFICE BUILDING ("MOB") AS "THE VAN NESS MEDICAL USE SUBDISTRICT", AND TO INCREASE THE ALLOWABLE FLOOR AREA RATIO ("FAR") FOR THE CATHEDRAL HILL CAMPUS MOB SITE FROM 7.1:1 TO 7.5:1; (3) AMEND MAP 2 OF THE VAN NESS AREA PLAN TO CREATE A 230-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 230'-0"; AND (4) 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 CAMPUS HOSPITAL SITE, AND 265'-0" AND 290'-0", RESPECTIVELY, FOR THE CATHEDRAL HILL 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 MOTION SUPERSEDES IN ITS ENTIRETY RESOLUTION NO. 18591, APPROVED BY THE PLANNING COMMISSION ON APRIL 26, 2012.

PREAMBLE

On June 10, 2005, Ralph F. Marchese of The Marchese Company, Inc., acting 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 Hospital and Medical Office Building ("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 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.

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 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

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.

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 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 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 Hospital site of 265'-0"; and (5) "Map 5 – Bulk Map" of the Urban Design Element, to reflect the proposed maximum plan and maximum diagonal plan dimensions of 385'-0" and 466'-0", respectively, for the Cathedral Hill Campus Hospital site, and 265'-0" and 290'-0", 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/Lot 0695-005, 006) and construct a new, approximately 15 story, 555-bed, 875,378 gsf 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 gsf 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 Campus (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. (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 Cathedral Hill Campus MOB as a medical center use within the RC-4 District and pursuant to the provisions for the Van Ness Special Use District ("VNSUD"); (2) allow construction of buildings over 50'-0" in an RC-4 District; (3) authorize demolition of five residential dwelling-units at the Cathedral Hill Campus MOB site; (4) modify standards for active ground floor uses and width of curb cuts; (5) provide an exception to allow wind speeds greater than 11 mph at certain sidewalk locations around the perimeter of the 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, as modified by subsequent submittals, for the allocation of Office Space for approximately 242,987 sf of medical office space along with ancillary hospital and medical support service space on the upper floors of the proposed Cathedral Hill Campus MOB (Case No. 2009.0885B).

On 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 MOB sites below grade under Van Ness Avenue, installation of two diesel fuel tanks under the Geary Boulevard sidewalk at the Cathedral Hill Campus Hospital site; and sidewalk widening along various streets adjacent to the 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 Long Range Development Plan 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) Motion No. 18592, approving the General Plan and Planning Code Section 101.1 Findings; (2) Resolution No. 18597, recommending that the Board of Supervisors approve

the requested Planning Code Text Amendments and the requested Zoning Map Amendments; (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 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 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 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 spaces (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.

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

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

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

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) Motion No. 18883, making findings of consistency with the General Plan and Planning Code Section 101.1; (2) Resolution No. 18888, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments; (3) Motion No. 18889 approving the Conditional Use Authorization; (4) Motion No. 18890, approving the allocation of the proposed office space; (5) Motion No. 18891 approving a General Plan Referral; and (6) 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 General Plan 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 General Plan Amendment Ordinances; and

MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed General Plan 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 co-location 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 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.
6. 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.
7. 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.
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, 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 out-patient, 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;
 - 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 General Plan 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.

Resolution No. 18882
May 23, 2013

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

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 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 General Plan 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**

see
File 20357



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

PLANNING CODE SECTION 101.1 FINDINGS

HEARING DATE: MAY 23, 2013

1650 Mission St.
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San Francisco,
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Planning
Information:
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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.

**PLEASE FIND
ALL PUBLIC CORRESPONDENCE**

related to the

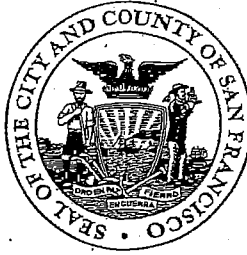
**California Pacific Medical Center
Long Range Development**

(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.

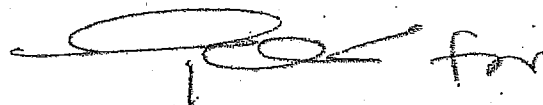
130509 General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill Campus

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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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

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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Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description 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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Pacific Medical Center: Cathedral Hill
Campus. 120358: Planning Code -
Maximum Permitted Floor Area Ratio -
Cesar Chavez/Valencia Streets Medical
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Avenue between Cesar Chavez and
27th Streets); to allow increased heights
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Campus (all of Assessor's Block No.
6575, Block No. 6576/Lot No. 21, and a
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Cesar Chavez and 27th Streets) in order
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Section 101.1. 120361: Summary Street
Vacation - Portion of San Jose Avenue
Between 27th Street and Cesar Chavez
Street - California Pacific Medical Cen-
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Encroachments - Van Ness Avenue,
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Street, Cedar Street, and Van Ness
Avenue - California Pacific Medical Cen-
ter: Cathedral Hill Campus.
120365: Changing the Official Sidewalk
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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, Da-
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101.1.

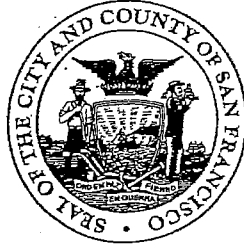


130510:Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase the height limit for the California Pacific Medical Center's St. Luke's Campus, Assessor's Block No. 6575, Lot No. 001-002, and Block No. 6576, Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street 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 57.7-1 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

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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

can be found in

File No. 120357

