

LEGISLATIVE DIGEST

[Planning Code - Increase Maximum Permitted Floor Area Ratio and Establish the Cesar Chavez/Valencia Streets Medical Use Special Use District - California Pacific Medical Center: St. Luke's Campus]

Ordinance amending the San Francisco Planning Code by: 1) adding Section 124(k) to allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use Special Use District; 2) adding Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District; and 3) adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

Currently the San Francisco Planning Code does not reference the Cesar Chavez/Valencia Streets Medical Use Special Use District. In addition, existing controls limit the floor area ratio on California Pacific Medical Center's ("CPMC") St. Luke's Campus to 2.25 to 1.

Amendments to Current Law

This ordinance would amend San Francisco Planning Code section 124, which controls floor area ratios, to allow a floor area ratio in the Cesar Chavez/Valencia Streets Medical Use Special Use District of up to 2.5 to 1, if authorized by a conditional use authorization. The ordinance would also add section 249.68 to the Planning Code to create the Cesar Chavez/Valencia Streets Medical Use Special Use District and proscribe the controls that govern in the district.

Background Information

California Pacific Medical Center ("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 Long Range Development Plan ("LRDP") 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 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed Cathedral Hill Hospital is built 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. Under the LRDP, in the near term, CPMC would also construct a medical office building at Cathedral Hill, a medical office building at Davies, and reconstruct the hospital and construct a medical office building at St. Luke's. More details regarding CPMC's LRDP, including plans and renderings, can be found on the Planning Department's website at cpmc.sfplanning.org.

This ordinance concerns the proposed St. Luke's Campus, which will include a new acute care hospital and a new medical office building.

The proposal for St. Luke's Hospital includes the construction of a new 146,410 gross square foot, five-story and approximately 99' tall, 80-bed acute care hospital, sited on the campus' existing surface parking lot and over a portion San Jose Avenue, which would be vacated by the City and sold to CPMC. The new hospital will include an entry plaza adjacent to the hospital entrance on Cesar Chavez Street, along with a courtyard and public pedestrian pathway generally along the vacated San Jose Avenue right-of-way between Cesar Chavez Street and 27th Street. The new hospital will be sited such that the existing hospital can remain in continuous operation during the new hospital's construction.

Following the demolition of the existing hospital, CPMC will construct a new 104,008 gsf, five-story and approximately 100' tall medical office building in the existing hospital's place. The medical office building will include medical office space, 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 hospital and medical office building will also require ordinances to amend the San Francisco General Plan and Zoning Map, and the vacation of San Jose Avenue between 27th Street and Cesar Chavez Street. CPMC also seeks approval of a development agreement with the City primarily related to the construction of a new hospital and medical office building at the Cathedral Hill Campus, a new medical office building at the Davies Campus, and the hospital and medical office building at the St. Luke's Campus.