

1 [Urging the Planning Commission to Recommend Amendments to the General Plan  
2 Concerning Adoption of the California Pacific Medical Center Long Range Development Plan]  
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4 **Resolution urging the Planning Commission to recommend amendments to the**  
5 **General Plan to make the General Plan consistent with near-term projects at the**  
6 **Cathedral Hill and St. Luke's Campuses described in California Pacific Medical Center's**  
7 **Long Range Development Plan.**  
8

9 WHEREAS, California Pacific Medical Center (hereinafter "CPMC") currently operates  
10 four acute care medical centers in San Francisco, which are the California Campus, the  
11 Pacific Campus, the St. Luke's Campus, and the Davies Campus; and

12 WHEREAS, CPMC is a significant part of the health care service sector in San  
13 Francisco, providing health care services in connection with approximately 30% of the  
14 hospitalizations in the City and County of San Francisco. CPMC is San Francisco's second  
15 largest non-public employer, and fourth largest employer overall, with over 6,000 employees;  
16 and

17 WHEREAS, CPMC's current acute care facilities at the California, Pacific, and St.  
18 Luke's Campuses are comprised largely of buildings with a Structural Performance Category  
19 (SPC) rating of 1 – the lowest possible Structural Performance Category – meaning they pose  
20 a significant risk of collapse and a danger to the public after a strong earthquake; and

21 WHEREAS, California State Law (the Alquist Priolo Act of 1972, as amended by  
22 Senate Bill 1953 and successor legislation) requires that acute care hospital facilities that are  
23 rated SPC-1 be either retrofitted to at least an SPC-2 rating or rebuilt (to SPC-5, the highest  
24 level of seismic readiness) by certain deadlines mandated by the State; and  
25

1 WHEREAS, CPMC would face great difficulty and significant delay in rebuilding their  
2 acute care facilities on-site at the California and Pacific Campuses due to site constraints that  
3 would preclude them from undertaking new construction while continuing operation of the  
4 existing inpatient service at the same time; and

5 WHEREAS, The Cathedral Hill Hotel and 1255 Post Street office building sites were  
6 selected for the location of a new acute care hospital because these aggregated parcels met  
7 CPMC's site selection objectives, including: (1) being available for sale; (2) being large  
8 enough to accommodate the co-location of acute care services from the California and Pacific  
9 Campuses; (3) preventing the interruption of existing services at the California and Pacific  
10 Campuses during the construction; (4) being located on geologically stable soil; (5) being at a  
11 major transit nexus; and (6) the availability of adjacent properties for the construction of a  
12 medical office building; and

13 WHEREAS, Construction of a new acute care hospital to replace the St. Luke's  
14 Hospital can occur on the existing St. Luke's Campus without interruption to existing acute  
15 care services, so long as the City vacates the portion of San Jose Avenue between Cesar  
16 Chavez and 27<sup>th</sup> Streets that is currently closed to through traffic pursuant to an  
17 encroachment permit issued by the City in 1968 and is used by CPMC for surface parking;  
18 and

19 WHEREAS, On June 10, 2010, CPMC filed applications requesting amendments to the  
20 General Plan, Planning Code, and Zoning Maps in order to facilitate the construction of two  
21 new acute care hospitals and three new medical office buildings, all of which are part of  
22 CPMC's Long Range Development Plan ("LRDP"); and

23 WHEREAS, CPMC's proposed LRDP describes an integrated, modern system of  
24 health care with medical facilities that would comply with State of California hospital seismic  
25 safety laws under a city-wide system of care. The LRDP proposes three state-of-the-art acute

1 care hospitals, increasing the number of San Francisco's earthquake safe hospital beds,  
2 creating 1,500 construction jobs (anticipating approximately \$2.5 billion in total development  
3 costs), retaining and growing over 6,000 existing CPMC jobs and improving health care  
4 access for San Franciscans; and

5 WHEREAS, The General Plan was not created with the new construction of hospitals  
6 as a focused land use typology, and thus does not recognize the complexity, site and Building  
7 Code constraints, and health care delivery intricacies involved therein; and

8 WHEREAS, A number of conforming amendments to elements of the San Francisco  
9 General Plan, including General Plan maps, are required in order to resolve the  
10 aforementioned issues and facilitate the implementation of the CPMC LRDP; and

11 WHEREAS, The CPMC LRDP and its proposed amendments to the General Plan  
12 support the underlying goals of the General Plan, such as maintaining a sound and diverse  
13 economic base, providing expanded employment opportunities, promoting high quality urban  
14 design, enhancing San Francisco's position as a national and regional center for health  
15 services, and promoting adequate health services in all geographic districts; and

16 WHEREAS, On \_\_\_\_\_, 2012, the Planning Commission, by  
17 Resolution No. \_\_\_\_\_, a copy of which is on file with the Clerk of the Board of  
18 Supervisors in File No. \_\_\_\_\_, adopted a Resolution of Intent to Initiate  
19 amendments to the General Plan in order to find the proposed Near-Term Projects on the St.  
20 Luke's and Cathedral Hill Campuses described in CPMC's LRDP in conformity with the  
21 General Plan; now, therefore, be it

22 RESOLVED, That the Board of Supervisors urges the Planning Commission to  
23 recommend to the Board of Supervisors those proposed amendments to the General Plan  
24 that are referenced in Planning Commission Resolution No. \_\_\_\_\_ and which will  
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1 make the General Plan consistent with the Near-Term Projects at the St. Luke's and  
2 Cathedral Hill Campuses described in the CPMC LRDP.