

## LEGISLATIVE DIGEST

[Zoning Map - California Pacific Medical Center: Cathedral Hill Campus]

**Ordinance amending the San Francisco Planning Code Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Block Nos. 0695 (Lot Nos. 005, 006) and 0694 (Lot Nos. 005, 006, 007, 008, 009, 009A, 010); 2) allow an increase in height at Assessor's Block No. 0695 (Lot Nos. 005, 006) in order to allow for a new seismically safe hospital; and 3) adopt 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.**

### Existing Law

Currently, zoning maps in the San Francisco Planning Code do not reflect the Van Ness Medical Use Subdistrict, and proscribe a height limit of 130 feet for the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets, which is proposed for development as the California Pacific Medical Center's ("CPMC") Cathedral Hill Hospital.

### Amendments to Current Law

This ordinance would amend San Francisco Planning Code Sectional Map HT02 to allow a height of 265 feet for the block proposed for development as the CPMC's Cathedral Hill Hospital. The ordinance also would amend Sectional Map SU02 to reflect the creation of the Van Ness Medical Use Subdistrict, added by separate legislation amending the San Francisco Planning Code.

### 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. In the near term, under the LRDP, CPMC would also construct a medical office building at the Cathedral Hill Campus, a new medical office building at Davies, and replace the existing hospital and construct a new

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](http://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 Avenue, Geary Boulevard, Franklin and Post Streets, a new medical office building on the site bounded by Van Ness Avenue, Geary Street, Cedar Street and one property west of Polk Street, and a pedestrian tunnel under Van Ness Avenue to connect the two facilities. Additional medical office space for the campus will be provided within the existing building at 1375 Sutter Street, which is currently a mixture of retail, office, and medical office space.

The proposed Cathedral Hill Hospital will be a 555-bed, 265' tall, 15-story, approximately 875,378 gross square foot acute care hospital, with related hospital space, including 513 parking spaces on three underground levels. The proposed medical office building, across Van Ness Avenue, will be nine stories tall, approximately 130' in height, 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 also require ordinances to amend the San Francisco General Plan and Planning Code. CPMC also seeks approval of a development agreement with the City, primarily related to the construction of the hospital and medical office building at the Cathedral Hill Campus, the new medical office building at the Davies Campus, and construction of the replacement hospital and medical office building at the St. Luke's Campus.