

LEGISLATIVE DIGEST

[General Plan Map - California Pacific Medical Center: St. Luke's Campus]

Ordinance amending the General Plan of the City and County of San Francisco by: 1) amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Block No. 6575/Lot Nos. 001, 002; Block No. 6576/Lot No. 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27th Street) to 105 feet; and 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 227' and 270', respectively, for the St. Luke's Replacement Hospital site and 204' and 228', respectively, for the medical office building site at the St. Luke's Campus; 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.

Existing Law

Currently, maps contained in the San Francisco General Plan's Urban Design Element proscribe the height and bulk of development in the area around the California Pacific Medical Center's St. Luke's Campus, which is located on Cesar Chavez Street, between Valencia and Guerrero Streets.

Amendments to Current Law

This ordinance would amend two maps in the San Francisco General Plan's Urban Design Element:

- 1) Map 4, which governs heights of buildings, is amended to increase the maximum height on the St. Luke's Campus from a range of 41 to 88 feet, to 105 feet;
- 2) Map 5, which governs the bulk of buildings, is amended to increase the maximum plan dimension from 110 feet to 227 feet, and maximum diagonal plan dimension from 125 feet to 270 feet for the St. Luke's Replacement Hospital site, and to increase the maximum plan dimension from 110 feet to 204 feet, and increase the maximum diagonal plan dimension from 125 to 228 feet for the medical office building site.

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 medical office building at Cathedral Hill, a 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.

This ordinance concerns the proposed St. Luke’s Campus. At St. Luke’s CPMC will construct a new 146,410 gross square foot, five-story, approximately 99’ tall, 80-bed acute care hospital, sited on an existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue.

After the hospital is constructed, the existing hospital will be demolished and CPMC will construct a new 104,008 gross square foot, five-story, approximately 100 feet tall medical office building. The medical office building will include medical office space and 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 Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City primarily related to construction of the new hospital and medical office building at the Cathedral Hill Campus, the new medical office building at the Davies Campus, and the hospital and medical office building at the St. Luke’s Campus.