

LEGISLATIVE DIGEST

[General Plan Map - California Pacific Medical Center: Cathedral Hill 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 allow for development up to a height of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets; 2) amending Map 5 of the Urban Design Element to reflect the proposed maximum plan dimensions and maximum diagonal plan dimensions of 385' and 466', respectively, for the Cathedral Hill Hospital site and 265' and 290', respectively, for the Cathedral Hill MOB site; 3) amending Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office Building as the Van Ness Medical Use Subdistrict; and 4) amending Map 2 of the Van Ness Area Plan to create a 265-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.

Existing Law

Currently, maps in the San Francisco General Plan Urban Design Element and Van Ness Area Plan proscribe certain limits to the height, bulk and floor area ratios for developments located near the intersection of Geary Street/Boulevard and Van Ness Avenue.

Amendments to Current Law

This Ordinance amends four maps in the San Francisco General Plan:

- 1) Urban Design Element Map 4, regulating the height of buildings, is amended to allow development of up to 265 feet (from 240 feet) on the site of the proposed new Cathedral Hill Hospital, which is the block bounded by Geary Boulevard, Van Ness Avenue, Post and Franklin Streets.
- 2) Urban Design Element Map 5, regulating the bulk of buildings, is amended to allow maximum dimensions and maximum plan dimensions of 385 feet and 466 feet (from 110' and 140') respectively for the site identified for the proposed Cathedral Hill Hospital, and to allow a maximum plan dimension and maximum diagonal plan dimension of 265 feet and 290 feet (from 110' and 125') respectively, for the site proposed for the Cathedral Hill medical office building, on the block bounded by Van Ness Avenue, Geary Street, Cedar Street and just west of Polk Street.
- 3) Van Ness Area Plan Map 1 is amended to allow floor area ratios of 9.0 to 1 (from 7.1 to 1) for the Cathedral Hill Hospital site, and 7.5 to 1.1 (from 7.1 to 1) for the Cathedral Hill medical

office building site, and to designate the sites for the hospital and office building as the “Van Ness Medical Use Subdistrict.”

4) Van Ness Area Plan Map 2, governing height and bulk districts, is amended to allow a maximum height and bulk of 265-V (from 130-V) at the Cathedral Hill Hospital 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 a new medical office building at Cathedral Hill, 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.

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 site bounded by Van Ness, Geary, 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.

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’ 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 also require ordinances to amend the Planning Code and Zoning Map. CPMC also seeks approval of a development agreement with the City primarily related to the facilities at Cathedral Hill, the new medical office building at the Davies Campus, and construction of a replacement hospital and medical office building at the St. Luke’s Campus.