

REVISED LEGISLATIVE DIGEST

(6/4/2013, Substituted)

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

Ordinance amending the Planning Code, by adding Section 124(l), to allow a floor area ratio of 2.6 to 1 in the Cesar Chavez/Valencia Streets Medical Use Special Use District; adding Section 249.68 to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District; and 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 2.6 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

This Ordinance is substitute legislation concerning California Pacific Medical Center's (CPMC) Long Range Development Plan ("LRDP"). This Ordinance substitutes for legislation originally introduced in April 2012. After introduction of the original legislation, CPMC revised its LRDP. The revised LRDP is described generally below. The proposed revisions from April 2012 include an increase in the size of the new hospital at the St. Luke's Campus (from 80 beds to 120 beds) and a decrease in the size of the new hospital at the Cathedral Hill Campus (from 555 beds to 274 – 304 beds).

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 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 692 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). Once the proposed hospital is constructed 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, CPMC would also construct a new medical office building at Cathedral Hill, a new medical office building at Davies, and at St. Luke's, replace the existing hospital with a new 142-foot, 120 bed hospital and construct a new medical office building. More details regarding the 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 214,061 gross square foot, seven-story, approximately 142' tall, 120-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 98,959 gross square foot, five-story, approximately 100' 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 Campus hospital and medical office building will also require ordinances to amend the San Francisco Zoning Map and General Plan. CPMC also seeks approval of a development agreement with the City.