ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

Owner / Agent Information

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Site Information

Site Address(es):	One proposed and four existing California Pacific Medical Center campuses under the CPMC Long Range Development Plan comprise the Project that is the subject of this application. Please see the subsection for each campus, submitted below, for this information.		
Nearest Cross Streets:	Please see the subsection for each campus for this information.		
Assessor's Block(s)/Lot(s):	See subsection for each campus	Zoning District(s):	See subsection for each campus
Site Square Footage:	See subsection for each campus	Height/Bulk District(s):	See subsection for each campus
Present or Previous Use of the Site:	See subsection for each campus		

Project Description

Please Check All That Apply:

X	Addition	X	Change of Use	X	New Construction		Lot Split/Subdivision
X	Alteration	X	Demolition	X	Zoning Change	X	Other

Please Describe Proposed Use:	Five medical campuses (one proposed, three existing with alterations and one existing to be sold).		
Estimated Construction Cost:	Unchanged		
Previous Environmental Review:	See Davies Campus subsection	Case No.:	See Davies Campus subsection

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. See "Organization of This Application," pp. 7-8 of Attachment A – CPMC Long Range Development Plan Project.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A - CPMC Long Range Development Plan Project
Application Revision of February 21, 2008

The Need to Revise the Initial Application

The Environmental Evaluation Application for this project, filed by California Pacific Medical Center (CPMC) on June 6, 2005, was entitled the CPMC Four Campus Master Plan Project. Since the filing of that application, CPMC has further refined and altered the project to the extent that a revision to the initial application is necessary. The major changes from the project components that were the subject of the initial application are described in this revision. Major changes include: 1) the redesign of the Cathedral Hill Hospital to reduce the total number of proposed beds from 620 to 555, 2) the integration of the St. Luke's Campus into CPMC, 3) the expected sale of the California Campus for continued medical use after completion of the Cathedral Hill Hospital, 4) the redesign of certain buildings on the Pacific Campus, and 5) the incorporation of the Noe Street Medical Office Building on the Davies Campus into this project. The proposed project is now referred to as the CPMC Long Range Development Plan. This revision has sufficient relevant information from the initial application that it can be read and understood on its own.

Background to the California Pacific Medical Center

CPMC is one of the largest private, not-for-profit, academic medical centers in Northern California. CPMC is a tertiary referral center providing access to leading-edge medicine and personalized care. CMPC provides a variety of services, including acute, post-acute, and outpatient hospital care; home care and hospice services; preventive and complementary care; and health education. CPMC's medical education program and its Research Institute permit physicians at California Pacific to bring health care innovation directly to the bedside. The mission of CPMC is "to serve the community by providing high-quality, cost-effective health care services in a compassionate and respectful environment which is supported and stimulated by education and research."

CPMC's Existing Campuses

CPMC has a long history of caring for the people of San Francisco. Those hospitals and their surrounding campuses are the Pacific Campus in the Pacific Heights area, the California Campus in the Presidio Heights area, the Davies Campus in the Duboce Triangle area, and the St. Luke's Campus in the Mission District. (See Campus Location Map, Exhibit A.1.R.) It is noteworthy that the approximately 1,700 physicians who admit patients to CPMC's hospitals are community-based and are in private practice, not CPMC employees. They have staff privileges at CPMC, which means that they can admit and care for patients at CPMC's hospitals. About 575 physicians have offices on or near one of the campuses.

Pacific Campus. The Pacific Campus occupies 4.6 acres in the Pacific Heights neighborhood of San Francisco and is on the blocks surrounded by Washington Street, Webster Street, Buchanan Street, and California Street, and on adjacent blocks across Webster Street. (See Pacific Campus, *Site Existing Plan*, Exhibit C.1.) Cooper Medical College began on this block in 1882. The campus currently houses most of the acute care facilities for CPMC, and has the largest hospital, the 2333 Buchanan Street Hospital, built in 1973. The 2333 Buchanan Street Hospital is licensed for 313 beds, of which 298 are in use. (See *Table of Licensed Beds*, Exhibit A.6, and *Table of In-Use Beds*, Exhibit A.7.) Four medical office buildings (MOBs) at the Pacific Campus provide office space for around 247 doctors.[1] The emergency department at the 2333 Buchanan Hospital is the largest operated by CPMC, and serves more than 35,000 patients per year.

California Campus. The California Campus occupies 4.9 acres in the Presidio Heights neighborhood of San Francisco and is centered on the block surrounded by California, Cherry, Maple, and Sacramento Streets, extending to the adjacent blocks to the east and west. (See California Campus, *Site Existing Plan*, Exhibit D.1.) The 3700 California Street hospital specializes in women's and children's services and outpatient care, and features a recently opened pediatric Intensive Care Unit. The California Campus is licensed for 400 beds, of which 242 are in use. Two medical office buildings at the California Campus provide office space for approximately 165 doctors. Children's Hospital was constructed on the 3700 California Street site in 1887. The current building was constructed in segments between 1954 and 1984. The former Marshall Hale Hospital was constructed on this campus at 3698 California Street between 1939 and 1941.

Davies Campus. The Davies Campus is on 7.2 acres in the block bounded by Duboce Avenue to the north, Noe Street to the east, 14th Street to the south, and Castro Street to the west. (See Davies Campus, *Site Existing Plan*, Exhibit E.1.) The Davies Hospital is licensed for 311 beds, of which about 190 are in use. There is an emergency department at the Davies Hospital. The 45 Castro Street MOB provides offices for around 40 doctors, and an additional 3 doctors have offices on campus. Medical services began at this site with the German Hospital in 1856; the current complex was built between 1969 and 1971.

St. Luke's Campus. The St. Luke's Campus occupies a site of 3.6 acres in the Mission neighborhood, on the block surrounded by Cesar Chavez Street, San Jose Avenue, Duncan Street, and Valencia Street. (See St. Luke's Campus, Site Existing Plan, Exhibit D.1.) St. Luke's began in 1871 on the current site as an Episcopal hospital; today, the St. Luke's Campus consists of six structures constructed over a period of 64 years, beginning in 1912. The most prominent building on the St. Luke's Campus is the 12-story St. Luke's Hospital Tower which has the campus's 229 licensed beds, all of which are available for use. Several adjacent low- to mid-rise buildings contain the bulk of the programs found on the campus, including an emergency department,

[1] Of the four medical office buildings on the Pacific Campus, the 2300 California Street MOB and the 2340-2360 Clay Street MOB are both owned and operated by CPMC. The 2100 Webster Street MOB is not owned by CPMC (it is owned by a group of physicians affiliated with CPMC on land owned by CPMC). The 2400 Clay Street MOB is owned by CPMC, but is leased as private medical offices and is not used for CPMC operations.

diagnostics and treatment space, administrative offices, the Diabetes Center, and medical office space. Minor additional administrative space is contained in the Redwood Building, and the Samuel Merritt School of Nursing, which is not part of CPMC, occupies the Hartzell Building at 555 San Jose Avenue. St. Luke's joined Sutter Health in 2001 and merged with CPMC in 2007.

Senate Bills 1953 and 1661, Amending the 1973 Hospital Facilities Seismic Safety Act

CPMC proposes to alter its current campus configuration to add a new campus at Cathedral Hill by 2015, and to cease operations at the California Campus by 2020. The impetus for this campus planning process is a California State law, commonly referred to as Senate Bill 1953. Senate Bill 1953 (SB 1953) is an amendment to the 1973 Hospital Facilities Seismic Safety Act (HFSSA), which was passed following the 1972 Sylmar earthquake. SB 1953 came into existence as a result of the 1994 Northridge earthquake, and extended the seismic requirement mandate to require that all California hospitals, by January 1, 2008, be able to remain "life safe" following a major seismic event. A provision in the bill permits a five-year extension, to January 1, 2013, when the basic services of a building are to be relocated to a building that will remain operational after an earthquake, a standard more stringent than the "life safety" standard. Due to market factors and delays facing hospitals statewide, SB 1661 was enacted to extend the retrofit deadlines by another two years (to January 1, 2015), provided certain interim planning and implementation milestones are achieved. SB 1953 further defines in detail the engineering specifics to meet the "life safety" standard. At the beginning of the planning process none of CPMC's four hospitals met the expanded requirements of SB 1953. CPMC elected to undertake seismic retrofit of portions of the Davies Hospital to meet the SB 1953 requirements, which are now complete.[2]

CPMC's long-term strategy to meet the requirements of SB 1953 and 1661 for the Pacific, California, and St. Luke's Campuses is embodied in its Long Range Development Plan, the project that is the subject of this application. Under the Long Range Development Plan, CPMC would design, construct, and occupy a new campus in the Cathedral Hill area of San Francisco. A new 555-bed hospital is proposed on the block bounded by Van Ness Avenue, Geary Boulevard,[3] Post Street, and Franklin Street in San Francisco, and a new medical office building is proposed across Van Ness Avenue. When it is completed, CPMC's acute care and women's and children's hospital services at its California and Pacific Campuses would be relocated to this new Cathedral Hill Hospital, giving CPMC the flexibility to consolidate currently duplicative services at the new hospital. Further, the new campus allows CPMC to re-envision the focus of its Pacific, St. Luke's, and Davies

[2] Davies Hospital retrofit was approved by the California Office of Statewide Health Planning and Development (OSHPD), which regulates all inpatient facilities. OSHPD is a department of the California Health and Human Services Agency. One of OSHPD's functions is to serve as the building department for all hospitals in the state, ensuring that patients in these facilities are safe in the event of an earthquake or other disaster, and ensuring that the facilities remain functional after such an event to serve the needs of the community. This program is generally known as the Hospital Seismic Safety program, administered by the Facilities Development Division of OSHPD.

[3] Geary is Geary Boulevard west of Van Ness Avenue and Geary Street east of Van Ness Avenue.

Campuses; to modernize, renovate, and rebuild certain buildings to meet the future medical needs of its patients; to improve the patient experience; and to provide adequate offices for doctors affiliated with CPMC. Under the Long Range Development Plan Project, CPMC would sell the California Campus after relocation of inpatient services to the Cathedral Hill Hospital and other services to the Pacific Campus; some activities would continue at the California Campus in space that would be leased back by CPMC.

Since the beginning of intensive long range planning in 2001, CPMC has sought and received advice on several predecessor plans and key aspects of the plan currently proposed for review and analysis. CPMC has incorporated and will continue to incorporate the views of neighbors, elected officials, medical planners, city staff, and the interested public, to the extent possible given the complex nature of a multi-campus plan involving dozens of existing and proposed structures and the hundreds of affected medical programs.

Planned Future Character of Each Campus and Sequence of Development

The Long Range Development Plan creates a framework for CPMC's multiple campuses for the next 20 years. The result will be campuses with clear identities and areas of concentration. The Cathedral Hill Campus would be focused on acute care and women's and children's services; the Pacific Campus would be the center for ambulatory care north of Market Street; the Davies Campus would emphasize neurosciences and the complementary areas of rehabilitation and skilled nursing in addition to ongoing acute medical care, surgery, and emergency services. At the St. Luke's Campus, a public-private planning process is underway to determine the future character of that campus. As stated above, the CPMC California Campus would cease nearly all operations and be sold for continued medical use, unless required for provision of new medical services resulting from major advances in healthcare.

Cathedral Hill Campus. The hospital site at the proposed Cathedral Hill Campus, currently occupied by the existing 10-story Cathedral Hill Hotel and 11-story 1255 Post Street Office Building, would be redeveloped under the project with a 15-story (plus roof parapet) hospital that would occupy the entire block. Cathedral Hill Hospital would be the primary acute care inpatient treatment facility for the CPMC system, providing up to 555 licensed beds. It would meet the rigorous standards of SB 1953 and possess state-of-the-art medical equipment and processes for maximum effectiveness, efficiency, and high-quality medical care. On the east side of Van Ness Avenue, five existing two-story and three-story buildings (containing small retail and repair businesses, residential hotels, and apartments) would be replaced by a nine-story (plus mechanical penthouse) medical office building, the Cathedral Hill Medical Office Building (Cathedral Hill MOB). Both Cathedral Hill Hospital and the Cathedral Hill MOB would be occupied by 2015.

Pacific Campus. Under the Long Range Development Plan, the Pacific Campus would be transformed into the primary campus north of Market Street for outpatient care. (See Pacific Campus, *Site Proposed Plan*, Exhibit C.2, and *Massing Diagram*, Exhibit C.3.) It would include an Ambulatory Care Center (ACC) in the

renovated 2333 Buchanan Street Building, currently a hospital, to be occupied in 2016. The Stanford Building (2351 Clay Street) would be demolished to accommodate a new building, the ACC Addition, which would be occupied in 2019 and expand the ACC to the west. The demolition of the Stanford Building would allow access to the campus from Sacramento Street in addition to existing access from Webster Street. CPMC has also proposed additional above-ground and underground parking to meet the new needs of the campus. The residential buildings on the south side of Sacramento Street would be renovated for CPMC-related housing in 2011, the 2018 Webster Street Building would be renovated in 2015, and 2323 Sacramento Mental Health Center would be renovated by 2016 into a medical office building. The existing Clay St. / Webster St. Parking Garage would be augmented with two additional floors, to become operational in 2019.

California Campus. Once the Cathedral Hill Hospital becomes operational in 2015, inpatient services currently at the California Campus would be moved to the new facility. It is anticipated that the entire California Campus, including land and facilities, would then be sold, unless required for provision of new medical services resulting from major advances in healthcare. The remaining programs and services would be moved to the Pacific Campus once that campus is renovated and able to accept these programs in phases. If sold, CPMC would continue to lease the space necessary for the remaining programs back from the buyer of the property until 2020. A small amount of CPMC-operated space related to the medical offices (primarily outpatient imaging and blood drawing) would be leased indefinitely at the 3838 California Street Medical Office Building.

Davies Campus. Davies Campus would focus on neurosciences and the complementary areas of rehabilitation and skilled nursing.[4] The North Tower would continue to be used for inpatient care, with the focus on neuroscience-related treatment, microsurgery, and rehabilitation post-surgery. The existing emergency department, smaller than the one designed for the Cathedral Hill Campus, would remain open. Skilled nursing would remain. A new medical office building/clinic (a key component of the 'Neuroscience Institute') is proposed at the northeast corner of the campus on what is currently a surface parking lot, which would be occupied in 2012. Further in the future, the Long Range Development Plan proposes to replace the parking garage located at Castro and 14th Streets with a new medical office building over underground parking to meet the future need for medical office space at this campus. (A temporary demountable parking structure would be necessary during construction.) That new medical office building and garage would be occupied by 2020.

St. Luke's Campus. At the St. Luke's Campus, a public-private planning process is being developed under the guidance of Supervisor Michela Alioto-Pier and Dr. Mitch Katz, Director of San Francisco's Department of Public Health, to ensure California Pacific Medical Center (CPMC) plays its appropriate part in promoting the

[4] CPMC had originally sought approval of the Neuroscience Institute project ("Noe Street MOB") as part of Case No. 2004.0603EC, but this project will now be considered within the Long Range Development Plan Project EIR. See also Attachment B – Davies Campus, in the Davies Campus subsection of this Application.

health care needs of all San Franciscans. A "Blue Ribbon" panel of leaders in health, business, community, and labor is being convened to develop a viable plan for an acute care hospital and outpatient services at CPMC's St. Luke's Campus which complements and is supported by CPMC's current institutional plan for its other campuses.

Sequence of Development. In order to meet the deadlines set by SB 1953 and SB 1661 and avoid a major disruption of health services to the community, CPMC has proceeded to acquire the necessary property to construct the Cathedral Hill Campus. The Project Schedule, showing the proposed sequence of development, is attached as Exhibit A.2. The Project Schedule shows in bar-graph form the proposed start of construction and completion dates for all new and renovated buildings projected for the CPMC campuses. Note that the details of these plans continue to be under evaluation by CPMC and may be altered.[5]

The number of licensed beds and beds actually in use at each campus would change over this period. Currently, there are 1,253 licensed beds on the four CPMC campuses. There are, however, only 959 actual beds in use. (See *Table of Licensed Beds*, Exhibit A.6, and *Table of In-Use Beds*, Exhibit A.7.) The on-going renovation work at the Davies Campus will reduce the number of licensed beds at Davies Hospital from 311 to 223 in 2009, but it would result in a net increase of 16 beds in use. By the end of 2014, the Cathedral Hill Hospital beds would become available (555 licensed and actual at occupancy), permitting the de-licensing of beds at the Pacific Campus in 2015 (313 licensed, 298 in-use, to no inpatient beds) and California Campus (400 licensed, 242 in-use beds, to no inpatient beds). After 2020, the proposed Cathedral Hill Hospital would continue to have 555 beds, and the Davies Campus would have 223 beds. The presence and number of beds at the St. Luke's Campus will be determined subsequent to the "Blue Ribbon" panel process described earlier.

Organization of This Application

Given the physical and chronological scope of the CPMC Long Range Development Plan Project, this application is organized in six parts. To orient the reviewer, this first subsection (the CPMC Long Range Development Plan subsection) provides an overview of the proposed project as a whole.

Following are five subsections, one for the proposed campus and one for each of the existing campuses:

- Proposed Cathedral Hill Campus,
- Pacific Campus,
- California Campus,
- Davies Campus, and
- St. Luke's Campus.

[5] Projects under the jurisdiction of OSHPD and not within the Long Range Development Plan that are planned or underway at the Davies and St. Luke's Campuses are shown for informational purposes and are marked as "in process."

Each campus subsection details the proposed project actions at that campus, and provides information on the size and uses of the buildings proposed to remain, to be renovated, to be demolished, and to be constructed. The Project Summary Tables, showing floor areas, and Exhibits, showing existing and proposed site plans, floor plans, sections, and elevations or building massings, also follow this organization. The Exhibits for each subsection are keyed by letter: "A" for the Long Range Development Plan Project Overview, "B" for the Proposed Cathedral Hill Campus, "C" for the Pacific Campus, "D" for the California Campus, "E" for the Davies Campus, and "F" for the St. Luke's Campus. For example, Exhibit D.1 is a figure for the California Campus. Exhibits that have been revised since the June 2005 Environmental Evaluation Application are noted with an "R." Thus, Exhibit E.5.R. is a revision of the earlier Exhibit E.5, whereas Exhibit E.6 is new.

Integrated into each campus subsection are two attachments:

- Attachment A, which lists existing buildings, location, zoning, and present use; and
- Attachment B, which presents the Written Project Description.

The Project Summary Table in the standard Environmental Evaluation Application has been expanded to more clearly present this complex medical center project. A Project Summary Table was created for each campus and proposed campus (the table begins on p. 3 of each subsection). A new column was added for "Renovations," and the list of space categories was expanded to provide more medical categories. Below the standard list of categories on the form, Medical Center uses were added (for example, "inpatient," "outpatient," "diagnostic & treatment," "medical office," "hospital administration," "skilled nursing care," and "emergency department") and below those Medical Center uses, other uses were added (such as lobby space, building infrastructure, mechanical & electrical floors, and central plant space). A detailed list of these 22 categories and their definitions is attached to this subsection as Exhibit A.8.

Following the Project Summary Table for each campus is a table that presents the same information by building. For the Pacific Campus, these detailed tables are two pages. A row has also been added to the detailed tables indicating whether the Long Range Development Plan Project would retain that building, renovate it, or demolish it.

ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

The various authorizations and approvals required for the proposed project at each of the five campuses (four existing and one proposed) are discussed by campus in each campus subsection.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

Displacement is discussed by campus in each campus subsection, below.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the CPMC Long Range Development Plan.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

Shadow study applications have been submitted for each of the campus locations where new construction is planned.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

Tree removal is discussed by campus.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

The topography of each proposed or existing campus is discussed in the campus subsection, as appropriate.

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

Hazardous materials are discussed by campus.

g) What type of foundation system is proposed for the project?

The foundation system for each proposed building is discussed in the appropriate subsection by campus.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

Depth of excavations and amount of soil to be removed are discussed per building in each campus section.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

Designated landmarks and rated historical buildings are discussed, where appropriate, in each campus subsection.

ENVIRONMENTAL EVALUATION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application Revision	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Public Notification Material Package	
300-Foot Notification Map. (See List of Enclosures.) **(For St. Luke's Campus)**	☒
Two sets of address labels of all property owners within a 300-foot radius of project site and directly adjacent property occupants, including those across the street. **(For St. Luke's Campus)**	☒
Photocopy of address labels. **(For St. Luke's Campus)**	☒
Project Drawings on 8.5x11, 11x17, or reduced size Site Plan, Floor Plans, Elevations, and Sections[6]	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints. **(For St. Luke's Campus)**	☒
Check payable to San Francisco Planning Department for $_____ (see attached EE Application Fee Schedule) **(Not applicable, as fee was paid for Environmental Evaluation Application, dated June 6, 2005.)**	☐
Application Revision signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application (Attached to Environmental Evaluation Application, dated June 6, 2005)	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.

b: The information presented is true and correct to the best of my knowledge.

c: I understand that other applications and information may be required.

Signed: _____ Date: _____

Agent or Owner

Print full name of applicant: _____

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[6] Site plans are provided for all campuses. Building massings and stacking diagrams are provided for proposed future development, which is at the Cathedral Hill, Pacific, and Davies campuses.

List of Enclosures

Environmental Evaluation Application Revision

November 30, 2007

Number	Enclosure	Campus
28	Arborist Report– Noe Street Medical Office Building	Davies
29	Radius Information - 300-Foot Notification Map, address labels, and photocopy of address labels –St. Luke's Campus	St. Luke's
30	Photographs – St. Luke's Campus	St. Luke's

Exhibit A.2R

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Cathedral Hill Campus													
Cathedral Hill Hospital (New)				■	■	■	■						
Cathedral Hill Medical Office Building (New)				■	■	■	■						
Pacific Campus													
2323 Sacramento St. - Medical Office Building (MOB) - Conversion/Renovation				▒									
2329 Sacramento St. - 12-unit Residential building renovation				▒	▒								
2315 Sacramento St. - 6-unit Residential building renovation				▒	▒								
2018 Webster Street - Conversion/Renovation								▒					
2333 Buchanan St.- Ambulatory Care Center (ACC) - Conversion/Renovation								▒	▒				
Webster St. / Sacramento St. Underground Parking (New)									■	■			
North of Clay Parking Garage (New)										■	■	■	
ACC Addition (New)										■	■	■	
Clay St. / Webster St. Parking - Addition of 2 floors											■	■	
California Campus													
Campus sold; some space leased back by CPMC to 2020								┅	┅	┅	┅	┅	
Davies Campus													
Noe St. Medical Office Building (New)			■	■	■								
Castro St. / 14 St. Medical Office Building (New)											■	■	

Note: St. Luke's Campus will be incorporated into project schedule at the completion of the "Blue Ribbon" planning process currently underway.

Legend

■ New Construction

▒ Renovation

ENVIRONMENTAL EVALUATION APPLICATION REVISION
CPMC LONG RANGE DEVELOPMENT PLAN

ALL CAMPUSES

PROJECT SCHEDULE

Case No. 2005.0555E
February 21, 2008

Exhibit A.6R

Table of Licensed Beds

CPMC CAMPUS		YEAR - Licensed Beds 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Pacific													
	Acute	295	295	295	295	295	295	295	295	295	295	295	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	30	18	18	18	18	18	0	0	0	0	0	0
	SNF	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**325**	**313**	**313**	**313**	**313**	**313**	**295**	**295**	**295**	**295**	**295**	**0**
California (East)													
	Acute	95	0	0	0	0	0	0	0	0	0	0	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	0	0	0	0	0	0	0	0	0	0	0	0
	SNF	95	95	101	101	101	101	0	0	0	0	0	0
	Total	**190**	**95**	**101**	**101**	**101**	**101**	**0**	**0**	**0**	**0**	**0**	**0**
California (West)													
	Acute	382	304	319	299	299	299	299	299	299	299	299	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	0	0	0	0	0	0	0	0	0	0	0	0
	SNF	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**382**	**304**	**319**	**299**	**299**	**299**	**299**	**299**	**299**	**299**	**299**	**0**
Davies													
	Acute	247	219	219	219	219	115	115	115	115	115	115	115
	Rehab	32	32	32	32	32	48	48	48	48	48	48	48
	Psych	20	22	22	22	22	22	22	22	22	22	22	22
	SNF	42	38	38	38	38	38	38	38	38	38	38	38
	Total	**341**	**311**	**311**	**311**	**311**	**223**	**223**	**223**	**223**	**223**	**223**	**223**
St. Luke's													
	Acute	150	150	150	150	150	150	TBD	TBD	TBD	TBD	TBD	TBD
	Rehab	0	0	0	0	0	0	TBD	TBD	TBD	TBD	TBD	TBD
	Psych	31	31	31	0	0	0	TBD	TBD	TBD	TBD	TBD	TBD
	SNF	79	79	79	79	79	79	TBD	TBD	TBD	TBD	TBD	TBD
	Total	**260**	**260**	**260**	**229**	**229**	**229**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**
Cathedral Hill (Concept Design - December 2007)													
	Acute												555
	Rehab												0
	Psych												0
	SNF												0
	Total												**555**
5 Campuses													
	Acute	1,169	968	983	963	963	859	TBD	TBD	TBD	TBD	TBD	TBD
	Rehab	32	32	32	32	32	48	TBD	TBD	TBD	TBD	TBD	TBD
	Psych	81	71	71	40	40	40	TBD	TBD	TBD	TBD	TBD	TBD
	SNF	216	212	218	218	218	218	TBD	TBD	TBD	TBD	TBD	TBD
		1,498	**1,283**	**1,304**	**1,253**	**1,253**	**1,165**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**
TOTAL BEDS BY CAMPUS													
CPMC Pacific		325	313	313	313	313	313	295	295	295	295	295	0
CPMC California (East)		190	95	101	101	101	101	0	0	0	0	0	0
CPMC California (West)		382	304	319	299	299	299	299	299	299	299	299	0
CPMC Davies		341	311	311	311	311	223	223	223	223	223	223	223
CPMC St. Luke's Campus (Not on CPMC license as of 2007)		260	260	260	229	229	229	TBD	TBD	TBD	TBD	TBD	TBD
CPMC Cathedral Hill		0	0	0	0	0	0	0	0	0	0	0	555
5-CAMPUS TOTAL		**1,498**	**1,283**	**1,304**	**1,253**	**1,253**	**1,165**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**

NOTES:
Source: CPMC License effective 1/30/04-1/29/08 and St. Luke's Licenses effective 1/1/2006 to 1/1/2008
St. Luke's Campus totals after 2009 will be incorporated at the completion of the "Blue Ribbon" planning process currently underway.

Exhibit A.7R

Table of In-Use Beds

CPMC CAMPUS		YEAR - In Use Beds 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Pacific													
	Acute	282	282	282	282	282	282	282	282	282	282	282	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	30	16	16	16	16	16	0	0	0	0	0	0
	SNF	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**312**	**298**	**298**	**298**	**298**	**298**	**282**	**282**	**282**	**282**	**282**	**0**
California (East)													
	Acute	0	0	0	0	0	0	0	0	0	0	0	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	0	0	0	0	0	0	0	0	0	0	0	0
	SNF	87	87	93	56	56	56	0	0	0	0	0	0
	Total	**87**	**87**	**93**	**56**	**56**	**56**	**0**	**0**	**0**	**0**	**0**	**0**
California (West)													
	Acute	129	131	146	186	186	186	186	186	186	186	186	0
	Rehab	0	0	0	0	0	0	0	0	0	0	0	0
	Psych	0	0	0	0	0	0	0	0	0	0	0	0
	SNF	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**129**	**131**	**146**	**186**	**186**	**186**	**186**	**186**	**186**	**186**	**186**	**0**
Davies													
	Acute	144	139	146	100	100	100	100	100	100	100	100	100
	Rehab	32	32	32	32	32	48	48	48	48	48	48	48
	Psych	20	20	20	20	20	20	20	20	20	20	20	20
	SNF	42	38	38	38	38	38	38	38	38	38	38	38
	Total	**238**	**229**	**236**	**190**	**190**	**206**	**206**	**206**	**206**	**206**	**206**	**206**
St. Luke's*													
	Acute	150	150	150	150	150	150	TBD	TBD	TBD	TBD	TBD	TBD
	Rehab	0	0	0	0	0	0	TBD	TBD	TBD	TBD	TBD	TBD
	Psych	31	0	0	0	0	0	TBD	TBD	TBD	TBD	TBD	TBD
	SNF	79	79	79	79	79	79	TBD	TBD	TBD	TBD	TBD	TBD
	Total	260	229	229	229	229	229	TBD	TBD	TBD	TBD	TBD	TBD
Cathedral Hill													
	Acute												555
	Rehab												0
	Psych												0
	SNF												0
	Total												**555**
5 Campuses													
	Acute	705	702	724	718	718	718	TBD	TBD	TBD	TBD	TBD	TBD
	Rehab	32	32	32	32	32	48	TBD	TBD	TBD	TBD	TBD	TBD
	Psych	81	36	36	36	36	36	TBD	TBD	TBD	TBD	TBD	TBD
	SNF	208	204	210	173	173	173	TBD	TBD	TBD	TBD	TBD	TBD
	Total	**1,026**	**974**	**1,002**	**959**	**959**	**975**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**

TOTAL BEDS BY CAMPUS												
CPMC Pacific	312	298	298	298	298	298	282	282	282	282	282	0
CPMC California (East)	87	87	93	56	56	56	0	0	0	0	0	0
CPMC California (West)	129	131	146	186	186	186	186	186	186	186	186	0
CPMC Davies	238	229	236	190	190	206	206	206	206	206	206	206
CPMC St. Luke's	NA	NA	NA	229	229	229	TBD	TBD	TBD	TBD	TBD	TBD
CPMC Cathedral Hill	0	0	0	0	0	0	0	0	0	0	0	555
5-CAMPUS TOTAL	**766**	**745**	**773**	**959**	**959**	**975**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**

NOTES:
Source: CPMC Daily Bed Control, September 2007
*Although St. Luke's Campus shows 150 acute care beds as available for use, the campus typically has patients using an average of 60 beds, as shown in the Average Daily Census. Not all 150 beds are needed or staffed on a regular basis.
St. Luke's Campus totals after 2009 will be incorporated at the completion of the "Blue Ribbon" planning process.

Exhibit A.8

CPMC EIR Programming Categories

	Name	Description	Notes
1	Administration	Hospital administration and nursing administration office space within a hospital building or ambulatory care center building.	Includes existing hospital buildings at all three campuses, future hospital building at the Cathedral Hill Campus, and future ambulatory care center at the Pacific Campus.
2	Offices	Office space within buildings other than hospital buildings, ambulatory care center builidngs, or medical office buildings. Category includes CPMC and Foundation offices.	
3	Lobby	Primary entry lobby for all buildings.	
4	Retail	Space for the sale of goods or commodities directly to consumers (e.g., restaurants, cafes, coffee shops, book stores, gift shops, etc.).	
5	Cafeteria	Cafeteria space within a hospital building or ambulatory care center building.	
6	Education/Conference	Space used occasionally for educational and conference assemblies by visitors who would not otherwise be within the building.	
7	Inpatient Care	Adult, women's and children's, and psychiatric acute-care space, including beds, nursing stations, family rooms, and other associated spaces.	
8	Skilled Nursing Care	Skilled nursing care space, including beds, nursing stations, and other associated spaces.	
9	Outpatient Care	Space for outpatient care (such as practitioner consultations, counseling, 23-hour care, etc.), including practitioner offices, procedure rooms, and other associated spaces, that is not otherwise categorized as diagnostic and treatment space.	
10	Medical Offices	Medical office space includes practitioners' offices and associated spaces within a medical office building (MOB).	For all proposed future MOBs (i.e., not existing nor the new Cathedral Hill and Noe St.MOBs), the primary program category will be presumed to be medical office space, and assumptions will be made for lobby space, mechanical and electrical space, and a building grossing factor.

	Name	Description	Notes
11	Diagnostics & Treatment	Diagnostic and treatment (D&T) space, in either inpatient and outpatient settings, including procedure rooms and associated spaces. Emergency Department space is not included in D&T space.	D&T services include: surgery; imaging, including radiology and MRI; gastrointestinal/endoscopy; cardiac catheterization; cardio-diagnostics; neuro-diagnostics; pulmonary function testing; rehabilitation/physical therapy/occupational therapy/speech therapy; nuclear medicine; dialysis.
12	Emergency Department	Emergency Department space within hospital buildings, including procedural space, ambulance bays, and other associated spaces.	
13	Support	Space for pharmacy, pathology, laboratory, food service, materials management, chapels, etc.	
14	Loading	Space for delivery of materials, trash and recycling pick-up, etc.	
15	Parking	Parking space including parking areas, ramps, access, and other associated spaces.	
16	Central Plant	Space where mechancial (chilled water, steam, etc.), electrical (emergeny power generation, primary power transformation, etc.) and other centralized building services are generated, processed, etc., for distribution to several buildings or within a hospital or ambulatory care center.	For other single buildings (e.g., MOBs, research buildings, etc.) use "mechanical and electrical," category 17.
17	Mechanical & Electrical	Dedicated floors or significant space on a floor of a building for distribution of mechanical, electrical, and other buliding services.	
18	Building Infrastructure	Space within buildings for (a) mechanical, electrical, telephone, and other building services distribution rooms; (b) shafts and exit stairs; and (c) elevator cores, including elevator shafts, mechanical rooms, and elevator queuing areas.	
19	Research	Clinical or basic research space within a dedicated research building.	
20	Residential	Residential space within a residential builidng.	
21	Residential Alzheimers	Residential space for patients in the CPMC Alzheimers Program.	
22	Hotel	Space related to hotel operations with a hotel building. Includes rooms, function space, back-of-house, and other associated spaces.	
23	Light Industrial	Space within buildings used for light-industrial activities, including auto repair, etc.	

ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

Proposed Cathedral Hill Campus

Site Information

Site Address(es):	**Cathedral Hill Hospital Site**: 1101 Van Ness Ave., 1255 Post St. **Cathedral Hill Medical Office Building (MOB) Site**: 1100 Van Ness Ave., 1062 Geary St., 1054-1060 Geary St., 1040-1052 Geary St., 1034-1036 Geary St.		
Nearest Cross Streets:	Franklin Street, Post Street, Cedar Street, Van Ness Avenue, Geary Boulevard / Geary Street		
Assessor's Block(s)/Lot(s):	See Attachment A – Cathedral Hill	Zoning District(s):	Van Ness Avenue Special Use District
Site Square Footage:	117,394 sq. ft. See Attachment A – Cathedral Hill	Height/Bulk District(s):	130-V
Present or Previous Use of the Site:	See Attachment A – Cathedral Hill		

Project Description

Please Check All That Apply:

___	Addition	X	Change of Use	X	New Construction	X	Lot Split/Subdivision
___	Alteration	X	Demolition	X	Zoning Change	X	Other

Please Describe Proposed Use:	Medical Campus: Hospital and medical office building.
Estimated Construction Cost:	See Long Range Development Plan Project Overview subsection
Previous Environmental Review:	None Case No.:

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment B – Cathedral Hill on pp. 4-8, following the Project Summary Tables.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A – Cathedral Hill

Address	Assessor's Block/ Lot	Site Square Footage	Building Gross Square Footage	Zoning District	Height/ Bulk District	Present Use
Cathedral Hill Hospital Site						
1101 Van Ness Ave	695 / 6	87,209	445,391	Van Ness SUD; Western Addition A-2 Redevelopment Project[1]	130-V	Cathedral Hill Hotel with ground-floor retail (Enterprise Rent-a-Car)
1255 Post St.	695 / 5	18, 587	209,700	Van Ness SUD; Western Addition A-2 Redevelopment Project	130-V	Office Building with ground-floor retail (Video Only)
Subtotal (for Cathedral Hill Hospital Site)		105,796	655,091			
Cathedral Hill MOB Site						
1100 Van Ness Ave.	694 / 10	13,080	39,240	Van Ness SUD	130-V	National Furniture Liquidators, Fina Estampa Restaurant, other retail
1062 Geary St.	694 / 9A	3,480	6,960	Van Ness SUD	130-V	Car repair, one residential unit above
1054-1060 Geary St.	694 / 9	3,120	6,240	Van Ness SUD	130-V	Koko Bar and four residential units above
1040-1052 Geary St.	694 / 8	6,600	26,000	Van Ness SUD	130-V	Formerly the Geary Street Clinic; now closed
1034-1036 Geary St.	694 / 7	3,300	5,940	Van Ness SUD	130-V	Hotel with six SRO rooms
Subtotal for MOB Site		29,580	84,380			
Total for Both Cathedral Hill Sites		135,376	739,471			

Note: The Van Ness Avenue Special Use District (SUD) is similar to an RC-4 district, with some exceptions (e.g., there is no limit on housing density; the Floor Area Ratio (FAR) is set at 7 to 1 in the 130-foot height district).

[1] The Western Addition A-2 Redevelopment Area is anticipated to sunset January 1, 2009, reverting this site to Planning Code control.

Proposed Cathedral Hill Campus
Project Summary Table
by Building

Category Gross Square Footage (GSF)	Demo Cathedral Hill Hotel	Demo 1255 Post Street (Office) (1)	Demo 1100 Van Ness	Demo 1062 Geary	Demo 1054/1060 Geary	Demo 1040/1052 Geary	Demo 1034/1036 Geary	Existing Uses - Total		Existing Uses to be Retained	Reno-vations	New Construction CH Hospital	New Construction CH MOB	Project Totals
Residential				3,480	3,120			6,600		-	-			-
Hotel	212,653						2,640	215,293		-	-			-
Retail	7,000	7,780	39,240	-	3,120	-	3,300	60,440		-	-	3,800	7,200	11,000
Office	35,680	138,362						174,042		-	-			-
Medical Office								-		-	-		64,600	64,600
Light Industrial				3,480				3,480		-	-			-
Parking - Structured	171,120	46,396						217,516		-	-	253,400	230,600	484,000
Medical Center														-
Hospital Administration								-		-	-	5,300	8,200	13,500
Cafeteria								-		-	-	11,800		11,800
Education / Conference												2,100	11,000	13,100
Inpatient Care								-		-	-	353,900		353,900
Skilled Nursing Care								-		-	-			-
Outpatient Care						26,000		26,000		-	-			-
Diagnostics & Treatment								-		-	-	211,900	7,700	219,600
Emergency Department								-		-	-	30,800		30,800
Support								-		-	-	93,900	9,100	103,000
Research								-		-	-			-
Other								-		-	-			-
Lobby	7,500	7,904						15,404		-	-	3,400	2,400	5,800
Building Infrastructure								-		-	-	201,200	31,500	232,700
Central Plant								-		-	-	23,700		23,700
Mechanical & Electrical Floors	11,438	9,258						20,696		-	-		6,200	6,200
Loading								-		-	-	7,400	2,500	9,900
Total GSF	445,391	209,700	39,240	6,960	6,240	26,000	5,940	739,471		-	-	1,202,600	381,000	1,583,600
Dwelling Units				1	4			5						-
Hotel Rooms	402						6	408		-				-
Parking Spaces - Structured	275	130						405		-		555	450	1,005
Parking Spaces - Surface														
Loading Spaces	2							2				4 + 2 vans	1	7
Number of Buildings	1	1	1	1	1	1	1	7		-		1	1	2
Height of Buildings	176	est. 180	40	28	28	36	32					283	134	
Number of Stories	10	11	3	2	2	3	2					15	9	
Stories Underground	1	1										2	6	

Demo = Would be demolished under the proposed Long Range Development Plan Project.

ATTACHMENT B – Cathedral Hill Campus

Cathedral Hill Overview

California Pacific Medical Center (CPMC) proposes to establish a new medical campus, consisting of a hospital and a medical office building in the Cathedral Hill area of San Francisco, in the Van Ness Avenue corridor. (See Cathedral Hill, *Site Existing Plan*, Exhibit B.1.1.R, and *Site Proposed Plan*, Exhibit B.1.2.R.) The new hospital would replace the existing Cathedral Hill Hotel and the 1255 Post Street Office Building, which comprise the entire block surrounded by Van Ness Avenue, Geary Boulevard, Post Street, and Franklin Street. Across Van Ness Avenue from the proposed hospital, in the block formed by Van Ness Avenue, Geary Street, Cedar Street, and Polk Street, the project sponsor proposes to replace the five buildings on the west portion of the block with a medical office building. The Cathedral Hill Campus would have a pedestrian tunnel under Van Ness Avenue to connect these two proposed buildings.

The opening of the proposed Cathedral Hill Hospital by December 31, 2014 would meet the Senate Bill 1953 deadline for compliance, as amended by Senate Bill 1661. The hospital would contain the acute care and women's and children's care beds currently at the Pacific and California Campuses. The new hospital would allow the Pacific Campus to be reconfigured for other uses, and the functions at the California Campus to be relocated and the campus sold unless required for new medical services resulting from major advances in healthcare.

Proposed Cathedral Hill Campus Site: Existing Conditions

The proposed campus is divided by Van Ness Avenue into the hospital site west of Van Ness Avenue and the medical office building site east of Van Ness Avenue. (See Cathedral Hill, *Site Existing Plan*, Exhibit B.1.1.R.) The western portion of the proposed campus is a full city block, approximately 106,000 square feet in area. The block is occupied by the Cathedral Hill Hotel, a 402-room hotel with 10 stories above ground with one basement level, and the 1255 Post Street Office Building, an 11-story building with one basement level on the northwest corner of the lot, bordering Post Street and Franklin Street. The block is Assessor's Block 695, Lot 5 (the office building) and Lot 6 (the hotel). The hotel has a four-level podium, with a patio and pool area on the fourth level. The hotel tower rises in a "T" shape to the top floor. Both of these buildings would be demolished prior to construction of the proposed Cathedral Hill Hospital. Both buildings contain ground-floor retail and share a parking garage with 405 parking spaces. The hotel is approximately 445,391 gsf and the office building is approximately 209,700 gsf. There is a general loading dock off Geary Boulevard, and a secondary loading dock off Post Street. Each loading dock has one truck space.

The eastern portion of the proposed campus, where the proposed Cathedral Hill Medical Office Building (Cathedral Hill MOB) would be located, is on the block bounded by Van Ness Avenue, Cedar Street, Geary Street, and Polk Street. The buildings that would be demolished and replaced by the Cathedral Hill MOB are set forth in Attachment A – Cathedral Hill. They are located on Assessor's Block 694, Lots 10, 9A, 9, 8, and 7. The three remaining buildings at the eastern end of the block, on Lots 6, 5 and 4, which ends at Polk Street, are not part of the project site.

Proposed Cathedral Hill Hospital

The proposed hospital at 1101 Van Ness Avenue would provide centralized hospital care at a new state-of-the-art facility. By combining the services currently offered at the acute care hospital on the Pacific Campus and the women's and children's and acute care services on the California Campus, the new Cathedral Hill Hospital would allow for more efficient provision of ancillary and support services, as well as better coordination of and access to care for patients.

The proposed hospital would open with about 555 licensed and actual beds at full occupancy. The proposed hospital would be 15 stories, plus a roof parapet, and would be about 283 feet tall (including the parapet) as measured from Geary Boulevard and Van Ness Avenue, with two underground floors. Because the lot is sloped, the building height would be less (252 feet) when measured from Franklin Street. The building would be approximately 239 feet tall as measured by the Planning Code. (See Cathedral Hill Campus, *Site Proposed Plan*, Exhibit B.1.2.R and *Building Section AA* and *Building Section BB*, Exhibits B.2.1.R and B.2.2.R.) The total building would contain about 1,202,600 gsf.

The underground portion of the proposed Cathedral Hill Hospital is comprised of two floors of parking (P2 to P3). (See *Building Section AA* and *Building Section BB*, Exhibits B.2.1.R and B.2.2.R.) Floors 1, P2, and P3 would provide about 253,400 gsf and 555 off-street parking spaces. Entry to the parking garage would be from Post Street and Geary Boulevard (via the bisecting drive-through) on Level 2. Level P3, the deepest level in the proposed hospital, would be about 25 feet below Van Ness Avenue. There would be a proposed pedestrian tunnel under Van Ness Avenue connecting this level to a below-grade level of the proposed Cathedral Hill MOB, as discussed below.

Level 1 would be the main lobby floor with a pedestrian entrance from Van Ness Avenue. It would contain a lobby, hospital-oriented retail, and other public and admitting functions.

Level 2 would have a one-way northbound drive-through vehicular access that would bisect the building. The drive-through would connect Geary Boulevard to Post Street mid-block, permitting drivers to enter from Geary Boulevard by making a right turn. Drivers would then descend to the parking floors or proceed to the

non-emergency drop-off zone in the middle of the building to drop off their passengers. Drivers could also enter from Post Street by taking a right into a separate parking garage entrance. Access for service and emergency vehicles would be on Level 3. The loading area would have four truck docks and two spaces for dumpsters and the ambulance drop-off would have five-vehicle ambulance bay adjacent to the emergency department. There would be a separate, off-street emergency drop-off from Franklin Street for emergency patients arriving by car, which would lead into the Level 3. Levels 4 through 14 would contain diagnostic and treatment and inpatient uses.

Once completed, the hospital would have approximately 353,900 gsf of inpatient care space, which is space for care of all patients staying longer than 24 hours. Diagnostics and treatment facilities would occupy about 211,900 gsf. Hospital support facilities would occupy about 93,900 gsf. The other uses that would make up the remainder of the programmatic space include hospital administration (about 5,300 gsf), retail (about 3,800 gsf), education and conference space (about 2,100 gsf), and the emergency department (about 30,800 gsf). In addition, the Cathedral Hill Hospital would contain non-programmatic space common to every building. Some air-handling equipment is screened on open roofs at the podium level 8 and the upper tower levels. Other units are enclosed within the taller portion of the tower at the upper tower levels. The central plant is located on level 15. In total, the Cathedral Hill Hospital would have about 23,700 gsf of central plant space, and about 201,200 gsf of building infrastructure, such as shafts, elevators, and stairways. The lobbies and loading area, discussed above, would occupy about 3,400 gsf and 7,400 gsf, respectively.

Van Ness Avenue Tunnel

The Van Ness Avenue tunnel is proposed to connect the hospital to the Cathedral Hill MOB. The tunnel would be used by patients, a portion of whom would be elderly or mobility impaired and would find it difficult to cross Van Ness Avenue safely, particularly during inclement weather. It would also be used by staff and for the movement of records and materials. The tunnel would be approximately 30 feet below grade at each end, from below parking level 3 of the Cathedral Hill MOB to level C of the Cathedral Hill Hospital. The tunnel would be a 17-foot-diameter metal pipe with 18-inch-thick concrete walls inside, thus permitting a 10-foot-wide and 10-foot-high walkway.

Proposed Cathedral Hill MOB

In conjunction with the new hospital, the project sponsor is proposing to construct a medical office building directly across Van Ness Avenue from the Cathedral Hill Hospital site. The new MOB would provide offices for doctors affiliated with the hospital. The approximately 381,000-gsf Cathedral Hill MOB would be nine stories tall, plus a mechanical penthouse, reaching a height of about 134 feet (including the parapet wall that

would screen the mechanical enclosure) as measured from midlevel of Van Ness Avenue. The proposed MOB would also have nine parking levels — six are full-floor plates, below grade of Van Ness, and three are partial-floor plates, above grade of Van Ness. Parking Level F, the deepest level, reaches about 64 feet below the midlevel of Van Ness Avenue. (See Cathedral Hill MOB, *Sections*, Exhibits B.3.1.R – B.3.2.R.) The approximately 230,600 gsf of parking space in the Cathedral Hill MOB would provide about 450 parking spaces.

Parking level A would be below ground at Van Ness Avenue, but above ground further east, as the topography slopes downward from west to east along this block of Geary Street. The above-ground portion of the floor would be used for a loading dock of about 2,500 gsf with access on Cedar Street. All vehicle entries on Geary Street and all loading dock entries on Cedar Street would be right turns, as Cedar Street is one-way eastbound, and Geary Street is one-way westbound.

Level 1 of the Cathedral Hill MOB would have the main pedestrian entrance off Van Ness Avenue into a lobby of about 2,400 gsf. A retail space with windows and an entrance on Van Ness Avenue would also occupy this level. The eastern portion of Levels 1 through 4 would be a continuation of the structured parking. Level 3 would contain 11,000 gsf of educational and conference space; levels 4 through 9 would contain about 64,600 gsf of medical offices.

In addition to the loading, parking, and programmatic space outlined above (loading, about 2,500 gsf; parking, about 230,600 gsf; medical office, about 64,600 gsf; diagnostic and treatment, about 7,700 gsf; support space, about 9,100 gsf; educational and conference, about 11,000 gsf; and retail, about 7,200 gsf), the Cathedral Hill MOB would have about 6,200 gsf total mechanical and electrical space, mostly on the mechanical penthouse level above the eighth floor. Building infrastructure, such as exit stairs, elevators, and shafts, would occupy about 31,500 gsf.

Transportation to the Cathedral Hill Campus

The Cathedral Hill Campus site is in a mixed-use area of San Francisco that is accessible by car and transit. Geary Boulevard, Franklin Street, and Van Ness Avenue are major thoroughfares in San Francisco. Van Ness Avenue is the continuation of Highway 101 through the City, joining, via Lombard Street, the Golden Gate Bridge in the north with the elevated Highway 101 south of Market Street. Geary Boulevard is a divided six-lane east-west roadway that continues to the west of the project site. Franklin Street is a northbound four-lane thoroughfare with timed lights to accommodate major traffic volumes. Gough Street, one block to the west of Franklin Street, is the major thoroughfare for southbound traffic. The four streets fronting the hospital create a clockwise-traffic pattern around the hospital site, as Franklin and Post Streets and Geary Boulevard are all

one-way at this block. The Cathedral Hill MOB has a similar situation, as Cedar Street is one-way eastbound, and Geary Street is one-way westbound, permitting right turns into the building or around the block. (See *Site Proposed Plan*, Exhibit B.1.2.R.)

The area is well served by transit. Muni's 38-Geary bus route serves Geary Street / Geary Boulevard, the 47-Van Ness and 49-Van Ness-Mission routes serve Van Ness Avenue, and the 2-Clement, 3-Jackson, 4-Sutter, and 76-Marin Headlands routes serve Post Street. Polk Street, which is the street east of the Cathedral Hill MOB site, is served by the 19-Polk bus route.

CATHEDRAL HILL SITE ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

The Long Range Development Plan Project would require the following for the proposed Cathedral Hill Campus:

1. A finding that the proposed project is consistent with the General Plan and the priority policies in Planning Code Section 101.1.

2. General Plan Amendment: Amendments to the Van Ness Avenue Area Plan and Urban Design Element to allow buildings containing hospital use to exceed 130 ft. in height.

4. Zoning Map / Height and Bulk Map / Text Amendment to create a Special Use District for the proposed campus consistent with the Redevelopment Plan Amendment.

5. The proposed Medical Office Building would be a Planned Unit Development, requiring Conditional Use Authorization. Exceptions would include a reduction in the ratio of residential uses, building over 40 ft. in height, bulk limits, and demolition of residential units.

6. Project Authorization - Annual Office Limit.

7. The proposed tunnel under Van Ness Avenue would require an encroachment permit, agreement with Caltrans, and approval by the Board of Supervisors.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

The Cathedral Hill Campus would displace the following existing businesses: the Cathedral Hill Hotel (1101 Van Ness Ave), Enterprise Rent-a-Car (base of hotel), Video Only (in first floor of the Cathedral Hill Office Building), and multiple small businesses in the Cathedral Hill Office Building. The Cathedral Hill MOB would displace National Furniture Liquidators, Fina Estampa Restaurant (1100 Van Ness), Car Parts Automotive (1062 Geary), a residence above Car Parts Automotive, Koko Bar (1060 Geary), four residences above Koko's, the former Geary Street Clinic, now closed (1040-1052 Geary), and a six-room tourist and SRO hotel at 1034-1036 Geary Street.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the Long Range Development Plan Project.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

Each of the two proposed structures would exceed 40 feet in height. A Shadow Study Application has been filed for this campus.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

Cathedral Hill Hospital Building Site: Eighty-eight trees and large shrubs with trunks 4 inches or greater in diameter would need to be removed for construction. Thirty-seven of the trees are street trees. The remaining 51 trees are in planters and beds that are part of the structures.

Cathedral Hill Medical Office Building Site: Four street trees with trunks 4 inches or greater in diameter would need to be removed for construction.

A plot plan and list of the trees to be removed is attached to this application.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

Cathedral Hill Hospital: The building site slopes moderately down from Franklin Street to Van Ness Avenue on the east and gradually down from Post Street on the north to Geary Street on the south. The sidewalk surface ranges from about Elevation 178 feet at the northwest corner of the site[2] to 142 feet at the southeast corner. A geotechnical report for the site was attached to the initial application.

Cathedral Hill MOB: The MOB site slopes slightly down from Cedar Street on the north to Geary Street on the south and from Van Ness Avenue on the west to Polk Street on the east. The sidewalk surface ranges from about Elevation 142 at the northwest corner of the site to 123 feet at the southeast corner. A geotechnical report for the site was attached to the initial application for the three west-most lots (Lots 10, 9A, and 9).

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

Cathedral Hill Hospital site: Phase I and Phase II Environmental Site Assessments (ESAs) were prepared for the Cathedral Hill Hospital site in July and October 2003. These reports were submitted to the Planning Department in June 2005, with the first EEA.

In summary, the Phase II ESA found that no contaminants were present at the location of the former gas station in the northwest corner of the site. In the northeast corner, where earthquake fill and a diesel fuel tank were located, lead, total petroleum hydrocarbons-diesel (TPH-diesel), and TPH-motor oil were present. In the southeast corner, where the gas tanks and waste oil pit were located, petroleum hydrocarbon contaminants and metals were present. There were no significant releases of petroleum hydrocarbons and hazardous materials that would cause regulatory requirements for long-term remediation and monitoring. The petroleum hydrocarbons in the northeast and southeast corners do not warrant specific remedial action but should be removed correctly during site excavation. The soils containing elevated lead at the northeast corner and metals at the southeast corner would require removal and disposal at a Class I hazardous waste landfill. A Soil Management Plan (SMP) should be prepared when the soil excavation program is developed to specify proper soil handling procedures to be implemented during

[2] All elevations are referenced to City of San Francisco Datum in feet. Ground surface elevations are estimated from the Site Survey of Assessor's Block No. 695 for California Pacific Medical Center, San Francisco, California, performed by Martin M. Ron Associates, dated 9 January 2004.

construction.

In addition to hazardous materials that may remain on the site from prior uses, the hotel and office building currently occupying the site contain the types and quantities of hazardous materials typically found in commercial buildings. Many cleaning materials and building maintenance products, such as paints, adhesives, lubricants, and solvents, contain hazardous materials. The types and quantities present within the existing buildings are unremarkable. In the structured parking beneath the hotel, automobile wastes include metals, petroleum hydrocarbons, and asbestos. Such wastes accidentally released in the parking facility are discharged to the combined sewer.

Cathedral Hill Medical Office Building site: The site has been developed since at least 1886 (the earliest land use record available). Uses of the property have included residential, retail, auto sales, machine shop, restaurant, electrical repair, auto repair, and auto body repair.

There were no documented releases or visual evidence of releases of hazardous materials in the Phase I ESAs conducted in 2003. (Reports for all but one of the five parcels were submitted to the Planning Department in June 2005. A Phase I report for 1034-1036 Geary St. is being prepared, and will be submitted to the Planning Department when complete.) Prior uses of the parcels likely used hazardous materials such as solvents, fuel, paint, oils, and battery acid. Several properties located upgradient of the site may have documented soil and groundwater contamination. However, they are not likely to have affected the subject site due to their limited release and distance from the site. Earthquake fill with elevated petroleum hydrocarbon and lead concentrations may exist at the site. Finally, as is customary in buildings of this age and type, tests of building materials on the site have detected asbestos-containing building materials and lead-based paint. Polychlorinated biphenyls (PCBs) are likely to be present in fluorescent light fixtures.

g) What type of foundation system is proposed for the project?

Cathedral Hill Hospital: The foundations are located at below-grade levels on a site underlain by firm silty sand soil deposits. The foundation system is proposed to be a continuous, cast-in-place reinforced concrete mat, 5 feet thick, with steel reinforcement in both directions at top and bottom and at perimeter retaining walls. The below-grade water table elevation is located below the proposed foundation elevation.

The proposed hospital design would incorporate a state-of-the-art seismic system that will be different from a base isolation system. The system would significantly reduce earthquake forces generated in the building. The acute care hospital facility would provide superior earthquake protection to minimize damage and disruption of services with the goal of continued operation following expected moderate to major earthquake ground shaking.

Cathedral Hill Medical Office Building: The foundation system is proposed to be a continuous, cast-in-place reinforced concrete mat, 4 to 5 feet thick, and perimeter retaining walls.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

Cathedral Hill Hospital: Depth of excavation would be from about 18 to 57 feet deep, removing about148,000 cubic yards of soil.

Cathedral Hill MOB: Depth of excavation would be from about 52 to 65 feet deep, removing about 65,000 cubic yards of soil.

Van Ness Avenue Tunnel: The tunnel connecting the Cathedral Hill Hospital and the Cathedral Hill MOB would be about 124 feet in length, about 30 feet below grade at Van Ness Avenue, and would require the removal of about 2,400 cubic yards of soil. The foundation for the tunnel would be formed by a 17-foot-diameter steel pipe with 18-inch concrete walls inside, allowing a 10-foot-square walkway on the inside face. The tunnel would be constructed by using a jack pit system for one or both ends of the tunnel. At the tunnel elevation, a reaction wall would need to be constructed to accommodate the hydraulic rams that would push a large-diameter pipe through the soil to form the exterior of the tunnel. Soil in this pipe would then be removed and the pipe would be lined with concrete to form the final tunnel. If the soil is insufficiently stable for the construction as described, one lane of traffic at a time on Van Ness Avenue would need to be closed. Closing a section of Van Ness Avenue would permit the crews to treat or inject the soil from the surface as the boring progresses below.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

There are no designated landmarks and no rated historic buildings on the site of the proposed hospital.

The five properties on the proposed medical office building site are rated in the Van Ness Avenue Area Plan and by the Foundation for San Francisco's Architectural Heritage as follows:

1034/1036 Geary St.: Heritage - C; Van Ness Ave. Area Plan - Contributory

1040 Geary St.: Heritage - C; Van Ness Ave. Area Plan - Contributory

1054/1060 Geary St.: Heritage - C; Van Ness Ave. Area Plan - Contributory

1062 Geary St.: Heritage - C; Van Ness Ave. Area Plan - Contributory

1100 Van Ness Ave.: Heritage - D

No portion of the proposed campus site is within any historic district.

ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

Pacific Campus

Site Information

Site Address(es):	See Attachment A – Pacific Campus		
Nearest Cross Streets:	Webster Street, Buchanan Street, Clay Street, California Street, Sacramento Street		
Assessor's Block(s)/Lot(s):	See Attachment A – Pacific Campus	Zoning District(s):	RM-1, RM-2
Site Square Footage:	4.6 acres	Height/Bulk District(s):	106-F, 40-X
Present or Previous Use of the Site:	California Pacific Medical Center, Pacific Campus See Attachment A – Pacific Campus		

Project Description

Please Check All That Apply:

X	Addition	X	Change of Use	X	New Construction	X	Lot Split/Subdivision
X	Alteration	X	Demolition		Zoning Change	X	Other

Please Describe Proposed Use:	Medical Campus: Ambulatory Care Center (outpatient care, diagnostics and treatment), medical offices, and associated support and services, and structured parking.
Estimated Construction Cost:	See Long Range Development Plan Project Overview subsection
Previous Environmental Review:	None Case No.:

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment B – Pacific Campus on pp. 5-8, following the Project Summary Tables.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A – Pacific Campus

Address	Assessor's Block/ Lot	Site (acres)	Building Gross Square Footage	Zoning District	Height/ Bulk District	Present Use
2333 Buchanan Street	628 / 14 and 613 / 29		300,800	RM-2	160-F	Hospital
2315 Buchanan Street	613 / 2		0	RM-2	160-F	Parking lot
2300 California Street	636 / 33		27,655	RM-1	40-X	2300 Cal. MOB
2330 Clay Street	613 / 29		16,000	RM-2	160-F	Stern Office/Lab Building
2340-2360 Clay Street	613 / 29		71,616	RM-2	160-F	2340-2360 Clay Annex MOB
2351 Clay Street	628 / 14		140,144	RM-2	160-F	Stanford Building (outpatient treatment)
2400 Clay Street	612 / 8		15,015	RM-1	40-X	2400 Clay Street MOB
2405 Clay Street	629 / 44 and 41		150,876	RM-1	160-F	Clay St./Webster St. parking garage
Clay Street Tunnel	613 / 29		1,320	RM-2	160-F	Tunnel under former Clay St. right-of-way connecting Stanford Building and 2340-2360 Clay Annex MOB
2315 Sacramento Street	637 / 19		10,220	RM-1	40-X	Apartment building (vacant)
2324 Sacramento Street	628 / 14		2,464	RM-2	160-F	2324 Sacramento Clinic
2323 Sacramento Street	637 / 18		28,980	RM-1	40-X	Mental Health Center Building
2329 Sacramento Street	637 / 17		16,950	RM-1	40-X	Apartment building used by families of patients
2395 Sacramento Street	637 / 16		33,600	RM-1	40-X	Library
Library Garden	637 / 15		0	RM-1	40-X	Garden for Library
2018 Webster Street	637 / 14		5,300	RM-1	40-X	Vacant retail space
2100 Webster Street	628 / 13		232,554	RM-2	160-F	Pacific Professional Building
2200 Webster Street	613 / 29		63,840	RM-2	160-F	Gerbode Research Building
Totals		4.6 acres	1,117,334			

Pacific Campus
Project Summary Table
Existing Conditions by Building

	Renov.	Demo	Demo	Demo	Renv/ Addn	Renov.	Retain	Demo	Demo	Retain	Renov.	Renov.	Retain	Demo	Renov.	Retain	
	2333 Buchanan Hospital	2330 Clay St.	2351 Clay St.	2324 Sacramento	2405 Clay	2018 Webster	2300 California	2340-2360 Clay	2200 Webster	2395 Sacramento	2323 Sacramento	2329 Sacramento	2400 Clay	Clay Street Tunnel	2315 Sacramento	2100 Webster	
Category Gross Square Footage (GSF)	Pacific Hospital	Stern Building	Stanford Building	Clinic	Clay / Webster Parking Garage	2018 Webster St. (vacant)	2300 California St.	Annex Bldg MOB	Gerbode Research Building	Library	Mental Health Center	2329 Sacramento Residential Building	Maas Clinic Plastic Surgery	Clay Street Tunnel	2315 Sacramento Residential (vacant) *	Pacific Professional Building	Existing Uses - Total
Residential												16,950			10,220		27,170
Hotel																	-
Retail	2,365					5,300	1,861									2,749	12,275
Office		10,040															10,040
Medical Office							15,852	56,969					15,015			97,824	185,660
Light Industrial																	-
Parking - Structured					150,876		8,061									111,000	269,937
Medical Center																	-
Hospital Administration	3,679		19,315						516								23,510
Cafeteria	4,127																4,127
Education / Conference	4,171		5,371							22,840							32,382
Inpatient Care	88,734										17,267						106,001
Skilled Nursing Care																	-
Outpatient Care			36,937								9,508						46,445
Diagnostics & Treatment	67,789		19,882					10,343								5,588	103,602
Emergency Department	12,424																12,424
Support	69,975	5,020	39,733								830					4,090	119,648
Research				2,100					57,851								59,951
Res'l Alzheimers																	
Other																	-
Lobby	3,100															2,583	5,683
Building Infrastructure	17,540	941	18,283	364			1,881	4,304	2,232	3,093	1,375			1,320		2,930	54,263
Central Plant	19,870		623														20,493
Mechanical & Electrical Floors	7,026								3,241	7,667						5,790	23,724
Loading																	-
Total GSF	300,800	16,001	140,144	2,464	150,876	5,300	27,655	71,616	63,840	33,600	28,980	16,950	15,015	1,320	10,220	232,554	1,117,335
Dwelling Units*												12			6		18
Hotel Rooms																	-
Parking Spaces - Structured	-	-			411				25		11					400	847
Parking Spaces - Surface	32						41				-			10			83
Loading Spaces	3																3
Number of Buildings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Height of Buildings	120	51	99		30	54	40	76	60	48	20	40	39	-	47	80	
Number of Stories	9	3	7		4	3	3	7	5	3	3	4	3		3	5	
Stories Underground	3		1				1					1		1	1	4	

* 2315 Sacramento St. Residential Building containing six units is not habitable.

Renov. = Would be renovated under the proposed Long Range Development Plan Project.
Retain = Would be retained under the proposed Long Range Development Plan Project.
Demo = Would be demolished under the proposed Long Range Development Plan Project.
Addn = Would have an addition under the proposed Long Range Development Plan Project.

Pacific Campus
Project Summary Table
Proposed, by Building

Category Gross Square Footage (GSF)	Existing Uses to be Retained	Renovation 2333 Buchanan - ACC	Renovation 2323 Sacramento MOB	Renovation 2315 Sacramento Residential	Renovation 2329 Sacramento Medical Residences	Renovation 2018 Webster St.	Renv/ Addn Clay / Webster Parking Garage	Total Renovations	New Webster/ Sacramento Underground Parking	New Ambulatory Care Center Addition	New North-of-Clay Parking Garage (1)	New Construction Total	Project Totals
Residential				10,220	16,950			27,170				-	27,170
Hotel	-							-				-	-
Retail	4,610	2,102						2,102			4,620	4,620	11,332
Office	-					5,300		5,300				-	5,300
Medical Office	128,691		26,805					26,805		79,200		79,200	234,696
Light Industrial	-							-				-	-
Parking - Structured	119,061						226,314	226,314	149,330		307,090	456,420	801,795
Medical Center	-							-					-
Hospital Administration	-	11,742						11,742				-	11,742
Cafeteria	-	6,858						6,858				-	6,858
Education / Conference	22,840	1,637						1,637		2,586		2,586	27,063
Inpatient Care	-							-				-	-
Skilled Nursing Care	-							-				-	-
Outpatient Care	-	23,184						23,184		21,000		21,000	44,184
Diagnostics & Treatment	5,588	116,448						116,448		27,000		27,000	149,036
Emergency Department	-							-				-	-
Support	4,090	56,604						56,604		14,400	6,300	20,700	81,394
Research	-							-				-	-
Res'l Alzheimers		32,405						32,405					32,405
Other	-							-				-	-
Lobby	2,583	5,384	800					6,184		2,400	5,050	7,450	16,217
Building Infrastructure	7,904	17,540	1,375					18,915		32,500		32,500	59,319
Central Plant	-	19,870						19,870	17,250			17,250	37,120
Mechanical & Electrical Floors	13,457	7,026						7,026		19,000		19,000	39,483
Loading	-							-		6,830		6,830	6,830
Total GSF	308,824	300,800	28,980	10,220	16,950	5,300	226,314	588,564	166,580	204,916	323,060	694,556	1,591,944
Dwelling Units								-					-
Hotel Rooms	-							-					-
Parking Spaces - Structured	400		11				561	572	269		623	892	1,864
Parking Spaces - Surface	41							-					41
Loading Spaces								-		4		4	4
Number of Buildings	4	1	1	1	1	1	1	6	1	1	1	3	13
Height of Buildings		119	20	47	40	54	60		-	138	85		
Number of Stories		9	3	3	4	3	6			9	6		
Stories Underground		3	-	1	1	-	-		2	-	-		

(1) Height of building calculated from Webster Street level.

ATTACHMENT B – Pacific Campus

Pacific Campus Existing Conditions

The Pacific Campus occupies several blocks in the Pacific Heights neighborhood. (See Pacific Campus *Site Existing Plan*, Exhibit C.1.R.) A complete list of the campus buildings, with their corresponding Assessor's Block and Lot information, is in Attachment A – Pacific Campus. Detailed information on their uses is in the Pacific Campus Project Summary Table: Existing Conditions by Building.

The most prominent buildings on the Pacific Campus are 2333 Buchanan Street Hospital (nine stories tall, plus mechanical penthouse, with 313 licensed beds, of which 298 are in use) and 2351 Clay Street (Stanford Building, seven stories tall), which are the two buildings at and near the corner of Sacramento and Buchanan Streets. They are on Assessor's Block 628, Lot 14 (2333 Buchanan Street Hospital is also on Assessor's Block 613, Lot 29). The 2351 Clay Street Building is joined by an elevated pedestrian bridge to the adjacent five-story 2100 Webster Street (Pacific Professional Building). North of Clay Street, between Webster Street and Buchanan Street, there are three buildings: 2330 Clay Street at the east end (Stern Building, three stories tall), 2340-2360 Clay Street in the middle (Annex Building MOB, seven stories tall), and 2200 Webster Street at the west end (Gerbode Research Building, five stories tall). These three buildings occupy Assessor's Block 613, Lot 29.[1]

South of Sacramento Street, between Webster and Buchanan Streets, from east to west, are the 2315 Sacramento Street Residential Building (apartments, three stories tall), 2323 Sacramento Street (Mental Health Center, three stories tall), 2329 Sacramento Street Residential Building (apartments, four stories tall), and 2395 Sacramento Street (the Health Sciences Library, three stories tall).[2] These buildings are on Assessor's Block 637, Lots 19, 18, 17, and 16, respectively. On the same block, further south on Webster Street, are Lots 14 and 15, which are occupied by 2018 Webster Street (a three-story Victorian, once used for retail but now vacant) and an empty lot, used as a garden for the library.

Across Webster Street from the Library and 2018 Webster Street is the 2300 California Street Medical Office Building (2300 California Street MOB), a 40-foot-tall, three-story building that occupies Assessor's Block 636, Lot 33. At the southwest corner of Webster Street and Clay Street is 2405 Clay Street, the Clay St. / Webster St. Parking Garage, on Assessor's Block 629, Lots 41 and 44. The parking garage is about 30 feet tall, as measured from Webster Street, and holds about 411 cars. On the northwest corner of

[1] A tunnel connects 2351 Clay Street and 2340-2360 Clay Street. The space in the tunnel is shown on Attachment A – Pacific Campus as "Clay Street Tunnel."

[2] The Health Sciences Library at 2395 Sacramento Street is designated as Landmark No. 115 under Article 10 of the Planning Code.

Clay and Webster Streets is the 2400 Clay Street Medical Office Building on Assessor's Block 612, Lot 8, which is three stories tall and houses the Maas Plastic Surgery Clinic, a non-CPMC clinic which leases the building from CPMC.

In addition to the structured parking at 2405 Clay Street, there are parking lots owned by CPMC such as the parking lot north of the 2333 Buchanan Street Hospital (about 18,000 gsf), the former Clay Street Hill lot (about 29,500 gsf), the 2300 California Street parking lot (about 15,000 gsf), and the parking associated with the 2315 Sacramento Street Residential Building (about 4,320 gsf).

The buildings south of Sacramento Street do not have loading spaces. The buildings surrounding Clay Street between Webster and Buchanan Streets share three loading spaces.

Pacific Campus Buildings to Be Demolished

The following buildings would be demolished as the proposed project is implemented: 2330 Clay Street (about 16,000 gsf), 2340-2360 Clay Street (about 71,616 gsf), 2200 Webster Street (about 63,840 gsf), 2351 Clay Street (about 140,144 gsf), and 2324 Sacramento Street (about 2,464 gsf). See Attachment A – Pacific Campus, for their respective uses and land use and height and bulk designations.

Proposed Changes to the Pacific Campus

In 2011, the 28,980-gsf 2323 Sacramento Street Building (Mental Health Center) would be renovated and converted to a medical office building, providing about 26,805 gsf of medical office space.[3] Also in 2011, the residential structures at 2329 Sacramento Street (about 16,950 gsf, 12 units) and 2315 Sacramento Street (about 10,220 gsf, 6 units, not habitable and currently vacant) would be renovated and improved for residential uses related to CPMC.[4] Upon completion of the Cathedral Hill Hospital in 2014, the transfer of the 2333 Buchanan Street Hospital acute care and emergency department functions to Cathedral Hill would permit the renovation of portions of the 300,800-gsf hospital building at 2333 Buchanan Street while other portions remained in use. It would be converted into the Ambulatory Care Center (ACC), which would have outpatient care (about 23,184 gsf), diagnostic and treatment services (about 116,448 gsf), and Alzheimer's residential care (about 32,405 gsf). Medical support services (about 56,604 gsf), hospital administration (about 11,742 gsf), cafeteria (about 6,859 gsf), and lobby (about 5,384 gsf) would make up the remainder of the major uses. Renovated portions of the building would be reopened for use in 2016. The vacant building at 2018 Webster

[3] Mental Health Center operations would be relocated to join the existing mental health facilities at the Davies Campus in the Hospital South Tower.
[4] CPMC will be undertaking studies to determine the feasibility of renovating these structures; it is not currently anticipated that the condition of 2315 or 2329 Sacramento Street will necessitate demolition.

Street (formerly retail) would be converted to administrative offices (about 5,300 gsf) for the Institute for Health and Healing. When the conversion of 2333 Buchanan Street Hospital into the 2333 Buchanan Street ACC is substantially complete, CPMC would relocate to the ACC the uses currently in 2340-2360 Clay Street (Annex Building Medical Office Building), 2200 Webster Street (Gerbode Research Building), 2351 Clay Street (Stanford Building), and the Clay Street Tunnel, which connects 2351 Clay Street and 2340-2360 Clay Street; CPMC would then demolish these buildings. The resulting vacant site would be excavated to construct a "T"-shaped, two-level, 22-foot-deep, approximately 166,580-gsf underground parking structure joining Webster and Sacramento Streets. (See *Site Proposed Plan*, Exhibit C.2.R.) This structure, the Webster St. / Sacramento St. Underground Parking Garage, would provide about 269 parking spaces and would be completed by 2018.

CPMC proposes to construct two new buildings on the main campus: the approximately 204,916-gsf Ambulatory Care Center Addition (ACC Addition) and the North-of-Clay Parking Garage, both anticipated to be completed in 2019. (See Pacific Campus, *Section AA*, Exhibit C.4.R.) The 138-foot-tall, nine-story ACC Addition would be built above the proposed Webster St. / Sacramento St. Underground Parking Garage where the 2351 Clay Street (Stanford Building) and 2324 Sacramento Street Clinic are currently located, immediately west of 2333 Buchanan Street. The ACC Addition would be joined to the adjacent 2333 Buchanan Street ACC at three lower floors, with the upper floors separate. The ground level would provide an additional access to the Webster/Sacramento underground parking below, loading space, a lobby, and medical support space. The second level would contain education and conference space, outpatient space, and the remaining support space. The third level would have diagnostic and treatment space and would abut the cafeteria in the adjoining 2333 Buchanan St. Building. The fourth level would contain diagnostic and treatment space, and would connect directly to the lobby level of 2333 Buchanan and, via a rebuilt elevated pedestrian bridge, to the existing 2100 Webster Street Building. Levels 5, 6, 7, and 8 would be devoted to medical offices and outpatient care, and there would be a penthouse devoted to mechanical space. The remainder of the building space would be infrastructure and central plant. Above the Webster St. / Sacramento St. Underground Parking Garage, a drive would connect the intersection of Webster and Clay Streets to an exit on Sacramento Street. This drive would provide off-street drop-off, loading, and parking access for the Pacific Campus. As a result of these changes, the new main entrance to the campus would become the lobby level of the proposed ACC Addition, on the east side of the new internal driveway.

The proposed 323,060-gsf North-of-Clay Parking Garage would be constructed on the northern portion of the proposed Underground Parking Garage on the sites currently occupied by the 2200 Webster Street, 2340-2360 Clay Street, 2330 Clay Street, and the Buchanan Street parking lot. (See Pacific Campus, *Section BB*, Exhibit C.5.R.) The six-story plus mechanical penthouse (above Webster Street) North-of-Clay Parking

Garage would be about 85 feet tall (as measured from Webster Street) and contain about 623 parking spaces. Parking would be available on the six floors and the roof. Combined with the underground parking, a total of about 892 spaces of new structured parking is proposed on the main block of the campus.

Two additional floors of structured parking (about 150 spaces) would be added to the existing 411-space Clay St. / Webster St. Parking Garage at 2405 Clay Street. (See Pacific Campus, *Section AA*, Exhibit C.4.R.) The renovated structure would be about 60 feet in height (40 feet as measured from Webster Street) and would contain a total of about 226,314 gsf and a total of 561 parking spaces. The addition would be completed in 2019.

No changes are contemplated for the remaining buildings on the Pacific Campus: the 2400 Clay Street MOB; the 2100 Webster Street MOB; or the 2300 California Street MOB.

Transportation to the Pacific Campus

The Pacific Campus and the Pacific Heights residential neighborhood in which the campus is located are not easily accessed by freeway. The campus is accessible from the west and east by a series of major thoroughfares, most notably California Street. The primary route from the south is Webster Street. The segment of Clay Street within the main campus block of Washington, Webster, Buchanan, and Sacramento Streets was vacated and sold to CPMC by the City in 1969.

The Pacific Campus is well served by transit through a series of bus routes. The 22-Fillmore bus route serves Fillmore Street, one block west of Webster Street. The 1-California bus route serves Sacramento Street, and the 12-Folsom-Pacific and 24-Divisadero routes serve Jackson and Washington Streets north of the campus.

PACIFIC CAMPUS SITE ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

The CPMC Long Range Development Plan Project would require the following for the Pacific Campus:

1. A finding that the proposed project is consistent with the General Plan and the priority policies in Planning Code Section 101.1.
2. Modification of the existing Planned Unit Development for the campus to allow demolition, construction, and renovation/conversion as proposed; approval of buildings over 40 ft. in height; exceptions from bulk limits, FAR, rear yard, open space, and off-street parking requirements.
3. Planning Code Amendment to permit an Ambulatory Care Center in a residential zoning district.
4. Health Commission recommendation for Hospital closure under Proposition Q.
5. Project Authorization - Annual Office Limit.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

No habitable housing would be displaced. Private doctors currently leasing space in the 2340-2350 Clay Street Building would be temporarily displaced until the ACC Addition could be constructed. It is expected that they would be able to find nearby space for lease during this period.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the Long Range Development Plan Project.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

A Shadow Study Application has been filed for this campus; it will be amended for any buildings that are taller than the ones included in the application now on file.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

Approximately 93 trees and large shrubs with trunks 4 inches or greater in diameter would need to be removed for construction. Fourteen of these trees are street trees. The remaining 79 trees and shrubs are in planters and beds. A list of the trees and a plot plan are attached to this application. The removed trees would be replaced with an equal or greater number of trees on the campus.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

1. Webster Street / Sacramento Street Underground Parking Garage, North-of-Clay Parking Garage, and Ambulatory Care Center Addition Site: At the northeast corner, the building site slopes moderately down to the west from Buchanan Street (about a 20-foot change in elevation over about a 170-foot distance), and slightly down to the north from Clay Street to Washington Street.[5] To the south, the building site is level to Sacramento Street, and further down to the west to Webster Street. Overall, the ground surface slopes moderately down from the northeast corner to the southwest corner (about a 25-foot change in elevation over about a 240-foot distance). A geotechnical report for the site was attached to the initial application.

2. Clay Street /Webster Street Garage addition: The building site slopes down slightly to the west from Webster Street, and to the south from Clay Street. The ground surface ranges from about Elevation 235 feet at the northeast corner of the site to 205 feet at the southwest corner.

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

The Pacific Campus consists of 15 buildings containing hospital, medical research, medical diagnosis and treatment, medical office, library, residential, and parking uses. As is typical of medical facilities, CPMC and private-physician tenants store and use various hazardous materials. CPMC uses an assortment of liquid and solid hazardous materials, and compressed gases, under permit from the San Francisco Hazardous Materials Unified Program Agency (HMUPA). The types of hazardous materials that could be present include infectious materials; radioactive materials; therapeutic chemicals and pharmaceuticals; and toxic, carcinogenic, ignitable, corrosive, reactive, and explosive substances. Most hazardous waste is transferred to the Hazardous Waste Storage Area in the Gerbode Building pending disposal. Waste solvents, generated in the laboratories and machine shop, are removed directly from the site by a licensed hazardous waste hauler for recycling or disposal. Biohazardous waste is transferred to the Biohazardous Waste Storage Area at the Stanford Building pending disposal. Radioactive waste liquids are allowed to decay to permitted levels, then discharged to the sanitary sewer system under a wastewater discharge permit. Radioactive waste solids are transferred to the Radioactive Waste Storage Room at the Gerbode Building pending disposal.

Existing buildings to be demolished may contain lead-based paint, asbestos, mercury, and PCBs (in fluorescent light fixtures). Most of the buildings were built on sites previously occupied by other structures (mostly residential). Where prior buildings have been demolished prior to the construction of the existing building, residual lead paint and asbestos may be present, which may be encountered during site redevelopment. Where excavation for foundations or basements has previously occurred, residual lead and asbestos may have been removed.

Regarding parking structures and lots, wastes from automobiles include metals, petroleum hydrocarbons, and asbestos. Such wastes accidentally released in the parking facilities are generally discharged to the combined sewer.

To investigate the possibility that hazardous materials may be present as a result of existing or prior land uses, Phase I Environmental Site Assessments are being prepared for the buildings north of Sacramento Street that would be demolished and replaced or renovated, as part of the Long Range Development Plan. These Phase I reports will be submitted to the Planning Department when complete. CPMC is studying the buildings south of Sacramento to determine the feasibility of renovating these structures, and will

[5] All elevations are referenced to City of San Francisco Datum in feet. All elevations are from Brian Kangas Faulk, *California Pacific Medical Center, Topographic Survey, Pacific Campus,* April 1, 2002.

undertake Phase I studies where appropriate.

g) What type of foundation system is proposed for the project?

The foundation system for all proposed new structures is expected to be continuous, cast-in-place reinforced concrete mats, 4 to 5 feet thick, with perimeter retaining walls.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

1. Webster St./Sacramento St. Underground Parking Garage: Depth of excavation would be 25 feet to 75 feet deep; 176,000 cubic yards of soil to be removed.
2. North-of-Clay Parking Garage: This building would be constructed above the Webster St. / Sacramento St. Underground Parking Garage building. Thus, no excavation would be required.
3. Ambulatory Care Center Addition: This building would be constructed above the Webster St. / Sacramento St. Underground Parking Garage building. An additional 5,000 cubic yards of soil would be removed.
4. Clay St. / Webster St. Parking Garage addition: This addition would be constructed on top of the existing Garage, thus no excavation would be required.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

The Health Sciences Library at 2395 Sacramento Street is designated as Landmark No. 115 under Article 10 of the Planning Code. The building is also included in *Here Today*. It is proposed to be retained as part of the project. There are no other designated landmarks or rated historic buildings on the Pacific Campus. No portion of the campus is within any historic district.

ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

California Campus

Site Information

Site Address(es):	See Attachment A – California Campus		
Nearest Cross Streets:	Maple Street, California Street, Sacramento Street, and Cherry Street		
Assessor's Block(s)/Lot(s):	See Attachment A – California Campus	Zoning District(s):	RM-2, RH-2
Site Square Footage:	4.9 acres	Height/Bulk District(s):	80-E, 40-X
Present or Previous Use of the Site:	California Pacific Medical Center, California Campus See Attachment A – California Campus		

Project Description

Please Check All That Apply:

____	Addition	____	Change of Use	____	New Construction	_____	Lot Split/Subdivision
____	Alteration	____	Demolition	____	Zoning Change	_____	Other

Please Describe Proposed Use:	Campus expected to be sold with portions leased back by CPMC; hospital and outpatient functions moved to Cathedral Hill and Pacific Campuses
Estimated Construction Cost:	No new construction proposed on the California Campus; see Long Range Development Plan Project Overview subsection
Previous Environmental Review:	n/a Case No.:

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment B - California Campus on pp. 4-5, following the Project Summary Tables.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A – California Campus

Address	Assessor's Block/ Lot	Site (acres)	Building Gross Square Footage	Zoning District	Height/ Bulk District	Present Use
3698 California Street	1017 / 28 & 27		167,079	RM-2	80-E	Breast Cancer Center, skilled nursing facility
3700 California Street Hospital	1016 / 2, 3, 4, 5, 6, 7, 8, & 9		360,157	RM-2	80-E	Hospital
3801 Sacramento Street	1016 / 1 & 2		69,111	RM-2	80-E	Outpatient / Research
460 Cherry Street	1015 / 53		88,400	RM-2	80-E	Parking garage
3838 California Street	1015 / 54		204,000[1]	RM-2	80-E	Medical Office Building
3848/3850 California Street	1015 / 16		4,890	RM-2	80-E	Office
3905 Sacramento Street	1015 / 52		25,600	RH-2	40-X	Medical Office Building
3773 Sacramento Street	1017 / 28		17,000	RM-2	80-E	Parking garage
3901 Sacramento Street	1015 / 1		8,300	RH-2	40-X	Residential
Total		4.9 acres	957,536			

[1] The floor area for 3838 California Street was incorrectly reported in the original application and is corrected here.

California Campus
Project Summary Table
by Building

Category Gross Square Footage (GSF)	**3698 California Street (Marshall Hale)**	**3700 California Street Hospital**	**3801 Sacramento OPR**	**460 Cherry Parking Garage**	**3838 California MOB**	**3848/3850 California Offices**	**3905 Sacramento MOB**	**3773 Sacramento Parking Garage**	**3901 Sacramento Residential Building**	**Existing Uses - Total**	**Existing Uses to be Retained in 3838 Cal after 2020**
Residential									8,300	8,300	-
Hotel										-	-
Retail		4,943			1,500					6,443	-
Office						4,890				4,890	-
Medical Office					78,868		25,600			104,468	-
Light Industrial										-	-
Parking - Structured				88,400	105,000			17,000		210,400	-
Medical Center											-
Hospital Administration	6,953	15,569	2,231							24,753	
Cafeteria		4,064								4,064	
Education / Conference	13,936	5,850								19,786	
Inpatient Care		77,452								77,452	
Skilled Nursing Care	26,935									26,935	
Outpatient Care	6,211	33,111	30,263							69,585	
Diagnostics & Treatment	61,356	78,388			2,400					142,144	2,400
Emergency Department											-
Support	19,742	94,425	13,797		3,332					131,296	
Research			5,587							5,587	-
Res'l Alzheimers	15,802									15,802	
Other										-	-
Lobby	1,166	4,890			900					6,956	
Building Infrastructure	9,645	24,251	7,497		10,000					51,393	
Central Plant		2,361								2,361	
Mechanical & Electrical Floors	4,356	14,853	8,253		2,000					29,462	
Loading	977	-	1,483							2,460	
Total GSF	167,079	360,157	69,111	88,400	204,000	4,890	25,600	17,000	8,300	944,537	2,400
Dwelling Units	25 beds								8	8	
Hotel Rooms										-	-
Parking Spaces - Structured		7		290	120			36		453	
Parking Spaces - Surface	81						25			106	
Loading Spaces	2	1								3	
Number of Buildings	1	1	1	1	1	1	1	1	1	9	
Height of Buildings	60	91	99	51	103	37	40	-	38		
Number of Stories	4	6	7	6	9	3	3	below grade	4		
Stories Underground		1	2		3		1	1			

ATTACHMENT B - California Campus

California Campus Existing Conditions

The California Campus, in the Presidio Heights neighborhood, is located on the block surrounded by California, Cherry, Maple, and Sacramento Streets, and on adjacent blocks. (See California Campus, *Site Existing Plan,* Exhibit D.1.R.) The campus is licensed for 400 beds, of which 242 are in use. Emergency department operations at California Campus were closed in 1994 and consolidated at the Pacific Campus. The California Campus has nine buildings, which are listed with their corresponding Assessor's Block and Lot information in Attachment A. The most prominent building on the California Campus is the six-story 3700 California Street Hospital (about 360,157 gsf), which has as its primary uses approximately 78,388 gsf of diagnostics and treatment space, about 94,425 gsf of medical support, about 77,452 gsf of inpatient care space, and about 33,111 gsf of outpatient care space. Across Maple Street are 3698 California Street (the former Marshall Hale Hospital) and 3773 Sacramento Street, a 36-space parking garage (about 17,000 gsf) attached to 3698 California Street. The 3698 California Street facility has as its primary uses skilled nursing care (about 26,935 gsf), diagnostics and treatment space (about 61,356 gsf), support space (about 19,742 gsf), and the Alzheimer's residential care unit (about 15,802 gsf). In early 2007, some renovations were completed at the California Campus to consolidate women and children's services.[2]

West of Cherry Street are five campus buildings. The 290-car parking garage at 460 Cherry Street is at the corner with California Street. West of 460 Cherry Street, fronting California Street, is the 3838 California Street Medical Office Building. It is a nine-story building, with three basement floors, and has about 78,868 gsf of medical office space, about 2,400 gsf of diagnostic and treatment space, about 3,332 gsf of support space, about 2,000 gsf of mechanical and electrical space, and 120 structured parking spaces in three below-grade levels. West of 3838 California Street is the three-story, 4,890-gsf 3848-3850 California Street Office Building. Along Sacramento Street are the four-story, 8,300-gsf 3901 Sacramento Street Residential Building and the three-story, 25,600-gsf 3905 Sacramento Street Medical Office Building.

In addition to the 290 spaces of structured parking at 460 Cherry Street, there is a 81-space parking lot next to 3698 California Street (about 13,230 sq. ft.) and a 25-space parking lot south of the 3905 Sacramento Street MOB (about 6,372 gsf). There is a loading area between the 3700 California Street Hospital and 3801 Sacramento Street that has one loading space, and a loading area for 3698 California Street with two loading spaces.

[2] The new and renovated services in the 3700 California Street Hospital include the Prenatal Diagnosis Center, the expanded Neonatal Intensive Care Unit, and additional pediatric services, including the Pediatric Unit and the Intensive Care Unit (ICU).

Proposed Changes to the California Campus

When the proposed Cathedral Hill Hospital opens in 2015, all of the inpatient functions in the 3700 California Street Hospital at the California Campus would be transferred there. CPMC plans to sell the California Campus as early as possible following the relocation of inpatient functions, and to lease back space for certain CPMC-operated medical uses, which would remain until the proposed Pacific Campus Ambulatory Care Center and Ambulatory Care Center Addition (ACC Addition) have been completed.[3] It is expected that by 2020 almost all use of the California Campus would cease. An alternative option will be considered if the campus is needed to provide new healthcare services resulting from major advances in healthcare that cannot be accommodated at other campuses.

Transportation to the California Campus

The California Campus is located in a residential area of San Francisco and is not easily accessible by freeway. It is reached from the west and east by a series of major thoroughfares, most notably California Street. The primary route from the north or south is Arguello Boulevard, which forms the western end of the block west of Cherry Street. A secondary north-south access thoroughfare is Presidio Avenue, four blocks to the east of the campus, which provides access to Highway 101, Highway 1, and the North and South Bay. The local streets around the campus, such as Sacramento Street, Maple Street, and Jordan Avenue, are residential streets and are not major thoroughfares.

The California Campus is served by mass transit. Muni bus routes 1-California, 1BX-California Express, 2-Clement, and 4-Sutter run along California Street. The 33-Stanyan bus route turns around at the campus.

[3] Alzheimer's treatment and some outpatient uses would remain at the California Campus until the completion of the Ambulatory Care Center at the Pacific Campus in 2016. The outpatient services of Ambulatory Surgery and Outpatient GI Lab would remain at the California Campus until 2016. Certain diagnostics and treatment uses would remain at the California Campus until the completion of the ACC Addition at the Pacific Campus in 2019. Physical Therapy & Occupational Therapy, Diabetes Services, Breast Health, Pathology and Clinical Lab, and Imaging Services would remain at California until 2018. CPMC would lease back 2,400 gsf of space in the 3838 California Street Building for two existing diagnostics and treatment uses: outpatient imaging and blood drawing. These two proposed ongoing services would be leased back indefinitely.

CALIFORNIA CAMPUS SITE ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

The Long Range Development Plan would require the following for the California Campus:

1. A finding that the proposed project is consistent with the General Plan and the priority policies in Planning Code Section 101.1.
2. Variance from Planning Code Parking requirements once inpatient uses leave campus and outpatient parking requirements come into effect.
3. Health Commission recommendation for Hospital closure under Proposition Q.
4. Planning Code Amendment to permit a nonconforming use in a residential zoning district.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

CPMC campus medical uses would be transferred off the campus over an approximately 5-year period from 2015-2019. Medical uses would be relocated to the new Cathedral Hill hospital or at other CPMC facilities. Space leased by private doctors may also be displaced by the potential buyers of the property and buildings.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the Long Range Development Plan Project.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

No new structures are proposed at the California Campus.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

No trees are proposed to be removed at the California Campus.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

The building site slopes down from Sacramento Street on the north to California Street on the south, and from Spruce Street on the east to Maple Street on the west. The elevation at the northeast corner is 254 feet. At the southwest corner, the elevation is 224 feet.[4]

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

The California Campus consists of nine buildings whose uses include hospital, diagnosis and treatment, skilled nursing and Alzheimer's patient care, medical office, residential and parking. The types of hazardous materials that could be present include infectious materials; radioactive materials; therapeutic chemicals and pharmaceuticals; and toxic, carcinogenic, ignitable, corrosive, reactive, and explosive substances. Biohazardous wastes and chemical hazardous wastes are transferred to biohazardous and hazardous waste storage lockers in the loading dock area of 3700 California Street Hospital, pending removal and disposal by licensed waste contractors. Radioactive wastes are collected daily by a licensed radioactive waste contractor from various locations on the campus for disposal offsite.

Because of the age of the buildings, asbestos, lead, mercury, and PCBs (in fluorescent light fixtures) may be present. Residual lead and asbestos from buildings demolished in the past may be present in soil. Where excavation for foundations or basements has previously occurred, residual lead and asbestos may have been removed.

In parking structures and lots, wastes from automobiles may include metals, petroleum hydrocarbons, and asbestos. Such wastes accidentally released in the parking facilities are generally discharged to the combined sewer.

CPMC intends to sell the campus and expects the campus to continue to have medical uses; CPMC would lease back portions of the campus until about 2020, and smaller portions thereafter. No new construction is proposed.

g) What type of foundation system is proposed for the project?

No new buildings are proposed at the California Campus.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

No new buildings are proposed at the California Campus.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

There are no designated landmarks and no rated historic buildings on the California Campus. No portion of the campus is within any historic district.

[4] All elevations are referenced to City of San Francisco Datum in feet. All elevations are from Brian Kangas Faulk, *California Pacific Medical Center, Topographic Survey, California Campus*, October 24, 2001.

ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

Davies Campus

Site Information

Site Address(es):	Block bounded by Duboce Avenue, Noe Street, 14th Street, Castro Street		
Nearest Cross Streets:	Duboce Avenue, Noe Street, 14th Street, Castro Street		
Assessor's Block(s)/Lot(s):	Block 3539, Lot 001	Zoning District(s):	RH-3
Site Square Footage:	7.2 acres	Height/Bulk District(s):	65-D, 130-E
Present or Previous Use of the Site:	California Pacific Medical Center, Davies Campus See Attachment A – Davies Campus		

Project Description

Please Check All That Apply:

X	Addition		Change of Use	X	New Construction		Lot Split/Subdivision
	Alteration	X	Demolition		Zoning Change		Other

Please Describe Proposed Use:	Medical Campus: Hospital and medical offices; proposed use includes two new medical office buildings, one with subsurface parking.		
Estimated Construction Cost:	See Long Range Development Plan Project Overview subsection		
Previous Environmental Review:	Submitted June 24, 2004	Case No.:	2004.0603E
	December 12, 1991	Case No.:	87.847E

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment B – Davies Campus on pp. 4-6, following the Project Summary Tables.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A – Davies Campus

Address	Assessor's Block/ Lot	Site (acres)	Building Gross Square Footage	Zoning District	Height/ Bulk District	Present Use
45 Castro Street	Block 3539, Lot 001		62,934	RH-3	65-D	Medical Office Building
Davies Hospital - North Tower	Block 3539, Lot 001		187,808	RH-3	130-E	Hospital
Davies Hospital - South Tower[1]	Block 3539, Lot 001		136,666	RH-3	65-D	Hospital
Castro Street and 14th Street Parking Garage	Block 3539, Lot 001		112,608	RH-3	65-D	Parking Garage
Total, Existing		7.2 acres	500,016			

[1] For the purposes of this environmental review, the Rehabilitation Center is considered part of the Davies Hospital South Tower.

Davies Campus
Project Summary Table
by Building

Category Gross Square Footage (GSF)	Retain North & South Tower	Retain 45 Castro MOB	Demo Castro / 14th Parking Garage	Existing Uses - Total		Existing Uses to be Retained - Total	Noe Street MOB (1)	New Construction Castro / 14th MOB	New Construction Total	Project Totals
Residential				-						
Hotel				-						
Retail	752			752		752	1,000		1,000	1,752
Office				-		-				
Medical Office	11,764	62,934		74,698		74,698	17,800	60,000	77,800	152,498
Light Industrial				-		-				
Parking - Structured			112,608	112,608		-		184,000	184,000	184,000
Medical Center				-		-				
Hospital Administration	33,175			33,175		33,175				33,175
Cafeteria	5,599			5,599		5,599				5,599
Education / Conference	5,350			5,350		5,350				5,350
Inpatient Care	86,159			86,159		86,159				86,159
Skilled Nursing Care	22,265			22,265		22,265				22,265
Outpatient Care	30,574			30,574		30,574			-	30,574
Diagnostics & Treatment	49,017			49,017		49,017	24,000		24,000	73,017
Emergency Department	3,755			3,755		3,755				3,755
Support	49,748			49,748		49,748				49,748
Research				-		-				-
Other				-		-				
Lobby	1,478			1,478		1,478	4,000	1,500	5,500	6,978
Building Infrastructure	4,229			4,229		4,229		14,400	14,400	18,629
Central Plant	16,064			16,064		16,064				16,064
Mechanical & Electrical Floors	4,545			4,545		4,545	3,300	5,000	8,300	12,845
Loading				-		-				
Total GSF	324,474	62,934	112,608	500,016		387,408	50,100	264,900	315,000	702,408
Dwelling Units										
Hotel Rooms										
Parking Spaces - Structured			283	283		-	-	490	490	490
Parking Spaces - Surface	207			207		143				143
Loading Spaces	3			3		3	1		1	4
Number of Buildings	2	1	1	4		3	1	1	2	5
Height of Buildings	66	67					57	45		
Number of Stories	5 (N) 3 (S)	4	3				4	3		
Stories Underground	4 (N) 2 (S)	1					-	4		

(1) The Noe Street MOB was proposed in Case No. 2004.0603E; it has now been incorporated into the Long Range Development Plan Project.
(2) During the Construction of the Castro / 14th MOB, 238 spaces of temporary parking would be provided on campus.

ATTACHMENT B – Davies Campus

Davies Campus Existing Conditions

There are four buildings on the Davies Campus: the Davies Hospital North Tower, the Davies Hospital South Tower, the 45 Castro Medical Office Building (45 Castro MOB), and the Castro St. / 14th St. Parking Garage. (See Davies Campus, *Site Existing Plan*, Exhibit E.1.R.)

The North Tower has five above-ground stories as measured from the lobby entrance on the west side of the building (Lobby Level through Level 4) and four below-ground levels (Levels A through D, Level D being the lowest). (See Davies Campus, *Section AA*, Exhibit E.4.R, *Section BB*, Exhibit E.5.R, and *Section CC*, Exhibit E.6.) The approximately 187,808-gsf North Tower is primarily used for inpatient care, diagnostic and treatment space, education and conference space, and support; it has an emergency department. As discussed in the Long Range Development Plan Overview subsection, Senate Bill 1953 mandates that all California hospitals shall, by January 1, 2008, be able to remain "life safe" following a major seismic event. To comply, under the direction of the California Office of Statewide Health Planning and Development (OSHPD), which regulates all inpatient facilities, CPMC completed a seismic upgrade of the Davies Hospital North Tower in 2007, and the building now meets current seismic requirements through 2030. Some interior renovations are now underway (see p. 6).

The approximately 136,666-gsf South Tower has three stories above ground and two below and is primarily used as a skilled nursing facility, outpatient care, and diagnostic and treatment space. A portion of the South Tower is at times referred to in other documents as a separate building, the Rehabilitation Center, but for the purposes of this application, the Rehabilitation Center is included within the South Tower. A semi-enclosed rehabilitation terrain park, designed to provide physical therapy features in a semi-outdoor environment for Rehabilitation Center patients, was completed in November 2007. The terrain park is located in the existing sunken landscaped area between the parking garage and the Davies Hospital South Tower.

The 45 Castro MOB (about 62,934 gsf) has four stories above ground and one below ground. The three-story Castro St. / 14th St. Parking Garage is a non-enclosed ramp structure of about 112,608 gsf, with parking for about 283 vehicles. There are currently 311 licensed beds in the Davies Hospital (North Tower and South Tower, combined), of which about 190 are in use. After the proposed Long Range Development Plan is implemented and the retrofit work at Davies Campus is completed, there would be about 223 licensed and in-use beds on the campus.

Proposed Changes to the Davies Campus Within the Long Range Development Plan Project

Under the CPMC Long Range Development Plan Project, two new medical office buildings (MOBs) are proposed. The first, the Noe Street MOB, proposed to open in 2012, would be constructed on the portion of the Davies Campus currently occupied by a surface parking lot at the corner of Noe Street and Duboce Avenue. (See Davies Campus, *Site Proposed Plan*, Exhibit E.2.R.) The Noe Street MOB would be less than 40 feet high as measured by the Planning Code along Duboce Avenue; portions would be up to 57 feet high as measured from Noe Street. The building would have approximately 50,100 gsf of space and would have four stories above ground with no additional parking. (See Davies Campus, *Section CC*, Exhibit E.6.) The building would have about 24,000 gsf of diagnostics and treatment space (including an EEG clinic and a neuromuscular clinic), about 17,800 gsf of medical office space, and about 4,000 gsf of lobby space. There would also be about 1,000 gsf of retail space for a pharmacy and 3,300 gsf of mechanical space. The fourth floor would connect with the A level in the Davies Hospital North Tower corridors, providing pedestrian access from the entry of the proposed Noe Street MOB to the rest of the Davies Campus by elevator. The completion of the Noe Street MOB would allow the consolidation of complementary neuroscience departments, including neuroscience/neurosurgery, microsurgery, and acute rehabilitation at the Davies Campus.[2]

The second medical office building proposed for the Davies Campus, to be completed in 2020, would be constructed on the portion of the Davies Campus currently occupied by the Castro St. / 14th St. Parking Garage. (See Davies Campus, *Site Proposed Plan*, Exhibit E.2.R, and *Proposed Massing Diagrams*, Exhibit E.3.R.) This existing 283-space garage on the southwest corner of the campus would be demolished. The proposed Castro St. / 14th Street building would be approximately 35 feet in height as measured on the Castro Street façade and approximately 45 feet in height as measured from the pedestrian entrance on the internal campus driveway. The Castro St. / 14th St. MOB would contain about 80,900 gsf of above-ground space and an additional 184,000 gsf in four below-ground parking floors, Levels P1 through P4, which would provide 490 parking spaces. The building would contain about 60,000 gsf of medical office space, about 14,400 gsf of building infrastructure, about 1,500 gsf of lobby space, and about 5,000 gsf of mechanical and electrical space. To provide parking for the campus during the demolition of the existing parking structure and construction of the new building, a temporary demountable parking structure would be constructed on the southeast corner of the campus accessed from 14th Street. The main pedestrian entrance would be from the entrance drive serving

[2] A building for this site was analyzed in the December 12, 1991 Environmental Impact Report and was approved (Case No. 87.847E). More recently, a Mitigated Negative Declaration was issued for a medical office building on this site (Case No. 2004.0603E), but the Planning Commission's approval of the Mitigated Negative Declaration was overturned on appeal by the San Francisco Board of Supervisors on September 18, 2007, with the direction to analyze the Noe Street MOB as part of CPMC's long-term facilities planning.

the center of the campus. The temporary parking structure would be dismantled directly after the completion of the MOB.

Transportation to the Davies Campus

The Davies Campus is readily accessible by car or transit. The campus is located in the Duboce Triangle neighborhood and is not easily accessible to freeways. The four streets adjacent to the hospital are all two-way. Castro Street, to the west of campus, is a major north-south thoroughfare; 14th Street is a secondary east-west thoroughfare. Market Street is located several blocks south and east of the Davies Campus. The campus is approximately equidistant to the Castro Street and Church Street underground Muni stations. The heavily used N-Judah light rail line stops across Duboce Avenue from the campus, the 24-Divisadero bus route runs along Castro Street, and the 37-Corbett bus route travels along 14th Street.

Ongoing OSHPD Projects at the Davies Campus (Not Part of Long Range Development Plan)

Some minor interior construction is underway or planned that is related to the recently completed seismic retrofitting of the North Tower and the rearrangement of space on the campus caused by that retrofitting work. The North Tower, the retrofit thereof, and the related projects are under the review of OSHPD and are not part of the Long Range Development Plan Project that is the subject of this application.

Renovations Related to Acute Rehabilitation Services: The acute rehabilitation floor in the third floor of the South Tower will move to the now seismically upgraded Floors 1 and 2 of the North Tower, temporarily displacing the hand clinic practice to temporary trailers on the Middle 14th Street Parking Lot. The hand clinic will be moved to the upper floor of the South Tower once construction is complete. The clinical lab will be moved into the North Tower, and there will be improvements to the kitchen, the physical therapy gym, and new acute rehabilitation offices in the South Tower. These interior rearrangements and related construction were started in late 2006 and will continue through early 2010.

Renovations Related to the Neuroscience Program: In order to accommodate the enhanced neuroscience program, an interventional radiology suite is being added within the existing operating rooms. Replacement of the existing CT scanner is anticipated by March 2008.

Other Davies Campus improvements: The emergency department will be enhanced with a private waiting room and triage area, as well as an improved treatment area for stroke patients. This work is anticipated to be started in 2008 and completed in late 2010.

DAVIES CAMPUS SITE ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

The Long Range Development Plan Project would require the following for the Davies Campus:

1. A finding that the proposed project is consistent with the General Plan and the priority policies in Planning Code Section 101.1.
2. Modification of the existing Planned Unit Development for the campus to allow new medical office buildings.
3. Exceptions to the rear yard and FAR requirements.
4. Project Authorization - Annual Office Limit.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

No businesses or housing would be displaced.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the Long Range Development Plan Project.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

A Shadow Study Application has been filed for the Castro St. / 14th St. Medical Office Building. The Noe Street MOB does not exceed 40 feet in height as measured by the Planning Code.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

Approximately 100 trees with trunks 4 inches or greater in diameter would need to be removed for construction of the Noe Street Medical Office Building and the Castro St. / 14th St. Medical Office Building. Nine of the trees to be removed are street trees. The remaining trees are in planters and beds. The Arborist's Report filed previously for the Noe Street MOB under Case No. 2004.0603E is attached.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

The Castro St. / 14th Street MOB building site slopes down from Castro Street on the west to Noe Street on the east and is approximately level from Duboce Street on the north to 14th Street on the south. The elevation at Castro Street is 227 feet and the elevation on the east side of the building site is 209 feet.[3] The Noe Street MOB site is generally flat, but bordered on its west edge by an approximately 30-foot retaining wall that is proposed to be removed and replaced. A geotechnical report for the site was attached to the initial application.

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

Noe Street Medical Office Building Site: The site of the proposed Noe St. MOB is currently a surface parking lot. Wastes from automobiles include metals, petroleum hydrocarbons, and asbestos. Automotive wastes accidentally released in the parking lots are generally discharged to the combined sewer. (The same is true for the existing parking lots where the proposed temporary parking garage would be built.) Soils under the Noe St. MOB parking lot have been disturbed by previous site grading activities.

Castro St. / 14th St. Medical Office Building Site: The site currently contains a parking garage. As noted above, automobiles release metals, petroleum hydrocarbons, and asbestos. Automotive wastes accidentally released in the parking facility are discharged to the sewer.

To investigate the possibility that hazardous materials may be present as a result of existing or prior land uses, Phase I ESA's are being prepared for the sites of proposed facilities. These Phase I reports will be submitted to the Planning Department when complete.

g) What type of foundation system is proposed for the project?

The foundation system for both buildings is proposed to be drilled piers or micropiles. If a rock layer is encountered, the foundation would be spread footings.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

Yes, for the Noe St. / Duboce Avenue MOB, approximately 6 feet of excavation would be required, producing an estimated 6,000 cubic yards of soil. At the Castro Street / 14th Street MOB, the four parking levels below grade would require excavation to a depth of about 43 feet and would require excavation of an estimated 63,000 cubic yards of soil. Construction of the temporary parking structure would include some incidental movement of soils, estimated at less than 500 cubic yards.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

According to the Planning Department's Parcel Information Database, the Planning Department's 1976 Architectural Survey identified the Assessor's Block comprising the Davies Campus as Architecturally Significant (AS). A parking garage at 14th and Castro Streets is the only building proposed to be demolished for the project. No portion of the campus is within any historic district. According to *Preservation Bulletin No. 16*, "An 'AS' rating is an indication that the Department has additional information on the building but not that the building is an 'historic resource' under CEQA."

[3] All elevations are referenced to City of San Francisco Datum in feet. All elevations are from Brian Kangas Faulk, *California Pacific Medical Center, Topographic Survey, Davies Campus, March 18, 2004.*

ENVIRONMENTAL EVALUATION APPLICATION REVISION

FEBRUARY 21, 2008

St. Luke's Campus

Site Information

Site Address(es):	See Attachment A – St. Luke's Campus		
Nearest Cross Streets:	Valencia Street, Cesar Chavez, San Jose Avenue		
Assessor's Block(s)/Lot(s):	See Attachment A – St. Luke's Campus	Zoning District(s):	RH-2
Site Square Footage:	3.6 acres	Height/Bulk District(s):	105-E, 65-A
Present or Previous Use of the Site:	California Pacific Medical Center, St. Luke's Campus See Attachment A – St. Luke's Campus		

Project Description

Please Check All That Apply:

____ Addition	____ Change of Use	____ New Construction	_____ Lot Split/Subdivision
____ Alteration	____ Demolition	____ Zoning Change	_____ Other

Please Describe Proposed Use:	TBD – See Long Range Development Plan Overview subsection
Estimated Construction Cost:	See Long Range Development Plan Project Overview subsection
Previous Environmental Review:	n/a Case No.:

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment B - St. Luke's Campus on pp. 4-5, following the Project Summary Tables.

Case No. 2005.0555E (For Staff Use Only)

ATTACHMENT A – St. Luke's Campus

Address	Assessor's Block/ Lot	Site (acres)	Building Gross Square Footage	Zoning District	Height/ Bulk District	Present Use
3555 Cesar Chavez - St. Luke's Hospital Tower	6575 / 001		197,983	RH-2	105-E	Hospital
3555 Cesar Chavez - St. Luke's 1957 Building	6575 / 001		31,724	RH-2	105-E	Emergency Department, Surgery, Diagnostics
3555 Cesar Chavez - St. Luke's 1912 Building	6575 / 001		26,280	RH-2	105-E	Administration
3555 Cesar Chavez – Redwood Administration Building	6575 / 001		2,400	RH-2	105-E	Administration
1580 Valencia – Monteagle Medical Center	6575 / 001		90,005	RH-2	105-E	Medical Offices, Clinic space, Outpatient Care
555 San Jose Avenue – Hartzell Building	6575 / 001		18,506	RH-2	105-E	Leased to Samuel Merritt School of Nursing; Support, Offices, Education
MRI Trailer	6575 / 001		1,600	RH-2	105-E	Diagnostics
Duncan Street Parking Garage	6575 / 001		83,370	RH-2	105-E	Parking (210 spaces)
Total[1]		3.6 acres	451,868			

[1] CPMC also currently leases about 10,134 gsf of space off-campus in the buildings at 1640 and 1650 Valencia Street for a pediatric and women's clinic. This leased space is temporary and not part of the St. Luke's Campus.

St. Luke's Campus
Existing Uses Summary Table
by Building

Category Gross Square Footage (GSF)	**St. Luke's Hospital Tower**	**St. Luke's 1957 Building (1)**	**St. Luke's 1912 Building**	**1580 Valencia (Monteagle)**	**MRI Trailer**	**Redwood Admin Building**	**Duncan St. Parking Garage**	**555 San Jose (Hartzell)**	**Existing Uses - Total**
Residential									-
Hotel									-
Retail	873			1,648					2,521
Office						2,400		8,974	11,374
Medical Office				49,717					49,717
Light Industrial									-
Parking - Structured							83,370		83,370
Medical Center									-
Hospital Administration	1,865	1,459	4,114						7,438
Cafeteria	3,471								3,471
Education / Conference	9,107	1,559						286	10,952
Inpatient Care	52,089								52,089
Skilled Nursing Care	25,637								25,637
Outpatient Care	1,315		4,201	1,549					7,065
Diagnostics & Treatment	17,234	14,124	7,081	15,815	1,600				55,854
Emergency Department		7,060							7,060
Support	51,540	3,516	9,421	5,781				2,927	73,185
Research	6,668								6,668
Other									-
Lobby	1,384		442	870				196	2,892
Building Infrastructure	26,053	3,579	1,021	10,257				892	41,802
Central Plant									-
Mechanical & Electrical Floors		427		4,368				5,111	9,906
Loading	747							120	867
Total GSF	197,983	31,724	26,280	90,005	1,600	2,400	83,370	18,506	451,868
Dwelling Units									
Hotel Rooms									
Parking Spaces - Structured							214		214
Parking Spaces - Surface	13	111							124
Loading Spaces	2								2
Number of Buildings	1	1	1	1	1	1	1	1	8
Height of Buildings	158	52	53	102	12	12	28	34	
Number of Stories	12	4	4	8	1	1	2	2	
Stories Underground	1			1				1	

(1) The 111 surface parking spots associated with the St. Luke's 1957 Building are located across San Jose Avenue.

ATTACHMENT B - St. Luke's Campus

St. Luke's Campus Existing Conditions

The St. Luke's Campus at 3555 Cesar Chavez Street is located on the block surrounded by Cesar Chavez Street, San Jose Avenue, Duncan Street, and Valencia Street, with a parking lot west of San Jose Avenue. (See St. Luke's Campus, *Site Existing Plan*, Exhibit F.1.) The campus is licensed for 229 beds, of which 150 are acute and sub-acute[2] care beds and 79 are skilled nursing beds. The buildings on the St. Luke's Campus were constructed over a period of 64 years. All occupied buildings on campus except the Hartzell Building connect to one another through internal corridors. The nine structures that make up the St. Luke's Campus are listed with their corresponding Assessor's Block and Lot information in Attachment A. Built in 1970, the most prominent building on the St. Luke's Campus is the 12-story St. Luke's Hospital Tower (about 197,983 gsf), which has as its primary uses approximately 52,089 gsf of inpatient space, approximately 25,637 gsf of skilled nursing space, and 51,540 gsf of support space. The St. Luke's 1957 Building has as its primary uses the emergency department (about 7,060 gsf), diagnostics and treatment space (about 14,124 gsf), and support space (about 3,516 gsf). The St. Luke's 1912 Building primarily houses hospital administration, outpatient space (the Diabetes Center), chapel, diagnostics and treatment space (7,081 gsf), and support space (9,421 gsf). The 90,005-gsf 1580 Valencia Street Building, also known as the Monteagle Medical Center, contains mainly medical office space (49,717 gsf), outpatient space (1,549 gsf), diagnostics and treatment space (15,815 gsf), and support space (5,781 gsf). Additional hospital administration space is contained in the Redwood Building. The Samuel Merritt School of Nursing, which is not part of CPMC, leases the Hartzell Building at 555 San Jose Avenue from CPMC. The Duncan Street Parking Garage provides off-street parking for 214 cars, and there are two surface parking lots across San Jose Avenue containing a total of 111 parking spots.[3]

Ongoing and Planned Construction at St. Luke's Campus (not part of Long Range Development Plan)

First, the St. Luke's Hospital Tower requires mitigation upgrades to structurally stabilize the building to meet basic immediate life safety standards. This upgrade is currently in design; once completed, it will not bring the Tower into compliance with the standards set by SB 1953 for operation as an inpatient facility. Second, there are other near-term improvements to the OSHPD buildings, the St. Luke's Tower and the St. Luke's 1957 Building, which would not be part of the Long Range Development Plan Project for the purposes of the California Environmental Quality Act, but which are discussed here for context. These are non-seismic

[2] Sub-acute care is defined as care more intensive than that received by skilled nursing, but less intensive than acute care.
[3] St. Luke's Healthcare Center (SLHCC) leases two off-campus structures across the street from the main hospital block at 1640 and 1650 Valencia. The space is used for the pediatric and women's care clinics, a midwives program, and offices for state-mandated social workers.

renovations of the interior spaces that are scheduled for completion in late 2009, and would include improvements to outpatient and clinical services.

Also anticipated in the near term, the St. Luke's Healthcare Center (SLHCC), which includes the pediatric and women's care clinics, the midwives program, and offices for state-mandated social workers, will be relocated from 1640 and 1650 Valencia Street onto the St. Luke's Campus and will occupy about 4,000 gsf of the Monteagle building.

Proposed Changes to the St. Luke's Campus

At the St. Luke's Campus, a public-private planning process is being developed under the guidance of Supervisor Michela Alioto-Pier and Dr. Mitch Katz, Director of San Francisco's Department of Public Health, to ensure California Pacific Medical Center (CPMC) plays its appropriate part in promoting the health care needs of all San Franciscans. A "Blue Ribbon" panel of leaders in health, business, community, and labor is being convened to develop a viable plan for an acute care hospital and outpatient services at CPMC's St. Luke's Campus which complements and is supported by CPMC's current institutional plan for its other campuses. Once that process has reached its conclusion and CPMC puts forward a project for this campus, it will be incorporated into the analysis.

Transportation to the St. Luke's Campus

The St. Luke's Campus is bordered to the south and west by residential neighborhoods and to the north and east by mixed residential/commercial districts, and is easily accessible both by transit and automobile. It is reached from the west and east by Cesar Chavez Street, and from the north and south primarily by Valencia Street and South Van Ness Avenue. The local streets around the campus, such as Duncan Street, Tiffany Street, and 27th Avenue, are residential streets and are not major thoroughfares. U.S. Highway 101 is approximately one mile to the east via Cesar Chavez Street.

The St. Luke's Campus is well served by mass transit. Muni bus route 26-Valencia runs along Valencia and Mission Streets, with the nearest stop at the corner of Cesar Chavez and Valencia Streets; the 27-Bryant runs along Cesar Chavez and Valencia Streets; the 14-Mission and 49-Van Ness-Mission run on Mission Street, with stops at Mission and Cesar Chavez Streets; and the 67-Bernal Heights heads north on Valencia Street next to the campus. The 24th Street BART Station is four blocks from the campus on Mission Street. Local bicycle routes providing access to the campus include a Class 3 bike route on Cesar Chavez Street, and a dedicated on-street Class 2 bike lane on Valencia Street.

ST. LUKE'S CAMPUS SITE ENVIRONMENTAL ISSUES

Please respond to all questions below **in complete sentences**. If not applicable to your project, explain why. For lengthy responses, attach separate sheets.

a) Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe.

A "Blue Ribbon" panel of leaders in health, business, community, and labor is being convened to develop a viable plan for an acute care hospital and outpatient services at CPMC's St. Luke's Campus which complements and is supported by CPMC's current institutional plan for its other campuses. Once that process has reached its conclusion and CPMC puts forward a project for this campus, it will be incorporated into the analysis.

b) Would the proposed project displace any existing housing or business use? If so, please describe.

No businesses or housing would be displaced.

c) Would the proposed project exceed any of the thresholds specified in the *Transportation Impact Analysis Guidelines for Environmental Review*? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at 558-5972). If a Transportation Study is required, two separate fees are necessary to cover Planning Department management and review of consultant-prepared transportation studies: 1) payable to the San Francisco Planning Department for $17,686.00 and 2) payable to Department of Parking and Traffic for $400.00.

A transportation study will be prepared for the proposed CPMC Long Range Development Plan Project.

Would the proposed project exceed 40 feet in height per Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application at the Planning Information Counter at 1660 Mission Street.

See item (a) above.

d) Would the proposed project remove any trees with a trunk 4 inches in diameter or greater or any trees taller than 20 feet? If so please submit a plot plan showing the location, size and common and botanic name(s) of each such tree.

See item (a) above.

One tree on campus, the Moreton Bay Fig Tree, at 3555 Cesar Chavez Street, is currently under consideration as a Landmark Tree per Public Works Code Section 810.

e) Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped. Please explain and, if steeply sloped provide a geotechnical or soils report.

The campus is level. No geotechnical report has been prepared. See item (a) above.

f) To your knowledge have any hazardous materials ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available.

The St. Luke's Campus includes inpatient and outpatient services, diagnosis and treatment, medical offices, education, and parking. As discussed for the Pacific and California Campuses, the types of hazards that could be present include infectious materials; radioactive materials; therapeutic chemicals and pharmaceuticals; and toxic, carcinogenic ignitable, corrosive, reactive, and explosive substances.

Prior uses of the site are unknown; an Environmental Site Assessment has not been performed. Because of the age of the existing buildings, asbestos, lead, and PCBs (in fluorescent light fixtures) may be present.

The campus includes parking structures and lots. Wastes from automobiles include metals, petroleum hydrocarbons, and asbestos. Apart from landscaped areas, the site is entirely paved. Automotive wastes accidentally released in the parking areas are generally discharged to the combined sewer.

See item (a) above.

g) What type of foundation system is proposed for the project?

See item (a) above.

h) Would construction of the proposed project involve any soils disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed.

See item (a) above.

i) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.

No portion of the campus is within any historic district. Multiple buildings on campus are more than 50 years old (St. Luke's 1912 Building [the original hospital], St. Luke's 1957 Building, Monteagle Medical Center).