

2.4 CALIFORNIA CAMPUS

2.4.1 EXISTING CONDITIONS

OVERVIEW

The 4.9-acre California Campus, in the Presidio Heights neighborhood, is located on one entire block (Assessor’s Block 1016) and portions of two other blocks (Assessor’s Blocks 1015 and 1017). The California Campus is bounded by Sacramento Street to the north, Spruce Street to the east, California Street to the south, and roughly Cherry Street to the west (with five California Campus buildings west of Cherry Street). Table 2-8, “California Campus: Existing Site Characteristics”; Table 2-9, “California Campus: Project Summary Table”; Figure 2-41, “California Campus Area” (page 2-133); and Figure 2-42, “California Campus—Existing Site Plan” (page 2-135) altogether characterize and graphically depict existing conditions at the California Campus. The figures are presented at the end of Section 2.4, beginning on page 2-133.

Table 2-8 California Campus—Existing Site Characteristics					
Address	Assessor’s Block/Lot(s)	Building Square Footage	Zoning District	Height/Bulk District	Present Use
3698 California Street	1017/028 and 027	167,079	RM-2	80-E	Breast Cancer Center, skilled nursing facility, Alzheimer’s Residential Care Unit
3700 California Street	1016/002 and 003	360,157	RM-2	80-E	Hospital
	1016/004, 005, 006, 007, 008, 009		RH-2		
3801 Sacramento Street	1016/001 and 002	69,111	RM-2	80-E	Outpatient/research
460 Cherry Street	1015/053	88,400	RM-2	80-E	Parking garage
3838 California Street	1015/054	204,000	RM-2	80-E	Medical office building
3848–3850 California Street	1015/016	4,890	RM-2	40-X	Office
3905 Sacramento Street	1015/052	25,600	RH-2	40-X	Medical office building
3773 Sacramento Street	1017/028	17,000	RM-2	80-E	Parking garage
3901 Sacramento Street*	1015/001	8,300	RH-2	40-X	Residential
Total	–	944,537	–	–	–
Notes: * This building is identified as 401–419 Cherry Street by the Assessor’s Office. RH-2 = House, Two-Family; RM-2 = Mixed (Apartments and Houses), Moderate Density Source: Data compiled by AECOM in 2009.					

Figure 2-41 (page 2-133) illustrates the location of the California Campus, assessor's block and lot numbers, and existing zoning and height and bulk designations. Figure 2-42 (page 2-135) illustrates the existing California Campus site plan and its environs.

Existing zoning on the California Campus is residential, primarily RM-2 (Residential, Mixed Districts, Moderate Density); the exception is the northwest portion of the campus, which is zoned RH-2 (Residential, House Districts, Two-Family) (Figure 2-41). Although the California Campus is zoned residential, the existing campus was built through exemptions provided by previously approved CU authorization as a PUD. The California Campus is located mainly within the 80-E Height and Bulk District; the northwest portion of the campus is located in the 40-X Height and Bulk District.³¹ Table 2-8 summarizes, by block and lot, the existing zoning and height and bulk districts applicable on the California Campus. The base allowable FAR limit for the California Campus is 1.8:1.³²

The California Campus consists of nine existing buildings. Details of the existing uses and buildings are further described below. Figure 2-42 illustrates the existing California Campus site plan and its environs. Please note that all square footage (sq. ft.) numbers listed in this section are approximate, whether or not this is specified for a particular use or building.

PRIMARY BUILDINGS

3700 California Street Hospital

The most prominent building on the California Campus is the six-story 3700 California Street Hospital (Assessor's Block 1016, Lots 002–009). The hospital site is zoned RM-2 on Lots 002 and 003 and RH-2 on Lots 004–009 and is located within the 80-E Height and Bulk District. The primary uses of this six-story, 91-foot-tall, approximately 360,200-sq.-ft. hospital are diagnostic and treatment space (approximately 78,400 sq. ft.),³³ medical support (94,400 sq. ft.), inpatient-care space (77,500 sq. ft.), and outpatient-care space (33,100 sq. ft.). The hospital is licensed for 299 beds, of which 186 are in use (Table 2-2, "CPMC Existing and Proposed LRDP Licensed Hospital Bed Uses," page 2-10). Nonpediatric acute-care and Emergency Department operations at the California Campus were closed in 1994 and consolidated at the Pacific Campus. A pediatric Emergency Department was opened at the California Campus in October 2008.

³¹ As specified in Section 260 of the Planning Code, the 80-E and 40-X Height and Bulk Districts allow maximum building heights of 80 feet and 40 feet, respectively. As indicated in Planning Code Section 270, the "E" bulk designation requires additional setbacks for portions of buildings above 65 feet in height.

³² The California Campus was built before the adoption of the base allowable FAR limit for this area of the city and has an existing FAR of 3.13:1.

³³ Includes the Prenatal Diagnosis Center, the expanded Neonatal Intensive Care Unit, and additional pediatric services, including the Pediatric Unit, Intensive Care Unit, and Pediatric Emergency Department.

Category (numbers for building uses below depict square footage)	3698 California St. (Marshall Hale)	3700 California Street Hospital	3801 Sacramento Street OPR	460 Cherry Street Parking Garage	3838 California Street MOB	3848-3850 California Street Offices	3905 Sacramento Street MOB	3773 Sacramento St. Parking Garage	3901 Sacramento St. Residential *	Existing Uses— Total	Existing Uses Retained in 3838 California MOB 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	—
Diagnostic and 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	—
Residential Alzheimer's	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 and Electrical Floors	4,356	14,853	8,253	—	2,000	—	—	—	—	29,462	—
Loading	977	—	1,483	—	—	—	—	—	—	2,460	—
Total sq. ft.	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	6	6	7	6	9	3	3	below grade	4	—	—
Stories Underground	—	1	2	—	3	—	1	1	—	—	—

Notes: MOB = Medical Office Building; OPR = Outpatient/Research Building; sq. ft = square feet

Source: California Pacific Medical Center. 2008. *California Pacific Medical Center 2008 Institutional Master Plan*. San Francisco, CA. Prepared by the Marchese Company, Inc., San Francisco, CA. Available: <http://www.cpmc.org/plans/links/>

3801 Sacramento Street Outpatient/Research Building

The 3801 Sacramento Street Outpatient/Research Building (Assessor's Block 1016, Lots 001 and 002) is located at the southwest corner of Sacramento and Maple Streets and is zoned RM-2 and located within the 80-E Height and Bulk District. This seven-story (plus two stories below ground), 99-foot-tall, approximately 69,100-sq.-ft. facility is used for outpatient care and research.

3698 California Street (former Marshall Hale Hospital)

The former Marshall Hale Hospital building at 3698 California Street (Assessor's Block 1017, Lots 027 and 028) is across Maple Street from the 3700 California Street Hospital. This six-story, 60-foot-tall, approximately 167,100-sq.-ft. facility includes skilled nursing facility (SNF) care (approximately 27,000 sq. ft.), diagnostic and treatment space (61,400 sq. ft.), support space (19,800 sq. ft.), and the Alzheimer's Residential Care Unit (15,800 sq. ft.). This facility is licensed for 101 SNF beds, of which 93 are in use. The former Marshall Hale Hospital building is zoned RM-2 and located within the 80-E Height and Bulk District.

CALIFORNIA CAMPUS EAST OF MAPLE STREET

3773 Sacramento Street Parking Garage

The existing 3773 Sacramento Street parking garage (Assessor's Block 1017, Lot 028) is immediately north of and attached to the 3698 California Street building (Figure 2-42, page 2-135). The 3773 Sacramento Street parking garage is an approximately 17,000-sq.-ft., 36-space underground parking facility that is one level below-grade. The 3773 Sacramento Street parking garage is zoned RM-2 and located within the 80-E Height and Bulk District.

CALIFORNIA CAMPUS WEST OF CHERRY STREET

On the portion of the California Campus west of Cherry Street, all on Assessor's Block 1015, are the following buildings, from east to west:

3901 Sacramento Street³⁴ Building

This four-story, 38-foot-tall building is located at the corner of Sacramento and Cherry Streets (Lot 001). This is an eight-unit, multifamily residential building of approximately 8,300 sq. ft.

3905 Sacramento Street MOB

This three-story plus single-story basement, 40-foot-tall building (Lot 052), located immediately west of 3901 Sacramento Street, consists of approximately 26,500 sq. ft. of MOB space.

³⁴ This building is identified as 401–419 Cherry Street by the Assessor's Office.

460 Cherry Street Parking Garage

Located at the corner of California and Sacramento Streets (Lot 053), this six-story, 51-foot-tall aboveground parking structure occupies approximately 88,400 sq. ft. and contains 290 parking spaces.

3838 California Street MOB

This nine-story, 103-foot-tall MOB (approximately 204,000 sq. ft.) is located west of the 460 Cherry Street Parking Garage (Lot 054). The building includes medical office space (approximately 78,900 sq. ft.), diagnostic and treatment space (2,400 sq. ft.), support space (3,300 sq. ft.), building infrastructure (10,000 sq. ft., retail space (1,500 sq. ft.), lobby space (900 sq. ft.), and mechanical and electrical space (2,000 sq. ft.). In addition, there is a 105,000-sq.-ft., 120-space, three-story underground parking garage.

3848–3850 California Street

This three-story, 37-foot-tall building, located immediately west of the 3838 California Street MOB, includes approximately 4,900 sq. ft. of office space (Lot 016).

Of these properties, the 3901 Sacramento Street building and 3905 Sacramento Street MOB are zoned RH-2 and located within the 40-X Height and Bulk District. The 460 Cherry Street Parking Garage and the 3838 California Street MOB are zoned RM-2 and located within the 80-E Height and Bulk District, while the 3848–3850 California Street building is zoned RM-2 and located within the 40-X Height and Bulk District.

OTHER PARKING AND LOADING SPACES

In addition to the structured parking described above, there are two surface parking lots on the California Campus: an 81-space parking lot on the east end of the campus, east of the 3698 California Street building (approximately 13,200 sq. ft.); and a 25-space parking lot west of Cherry Street, south of the 3905 Sacramento Street MOB (6,400 sq. ft.).

A service entrance is located between the 3700 California Street Hospital and the 3801 Sacramento Street Outpatient/Research Building, with access from Maple Street. The 3698 California Street building has an off-street loading area with two loading spaces, also accessed from Maple Street. Loading areas are shown in Figure 2-42 (page 2-135).

Vehicular access to campus parking lots and parking garages is available via California, Cherry, Maple, and Sacramento Streets. Two off-street loading docks/service entrances are located along and accessed from Maple Street, while a third off-street loading dock is accessed from the east side of the 3698 California Street building via the surface parking lot. There are five passenger drop-off zones along California, Cherry, and Sacramento

Streets. The ambulance entrance and bays to the existing 3700 California Street Hospital are accessed from Cherry Street (Figure 2-42). Pedestrian access to the campus is mainly from California Street.

LOCAL STREETS NETWORK AND EXISTING SITE ACCESS

The California Campus is bounded by residential uses. Local streets around the campus, such as Sacramento Street to the north, Maple Street to the east, and Cherry Street to the west are residential streets and not major thoroughfares. The campus is accessed from Sacramento Street to the north, Maple Street to the east, California Street to the south, and Cherry Street to the west. California Street connects to the north-south Park Presidio Boulevard/State Route 1, a major arterial street approximately 1 mile west of the campus, which in turn links to northbound U.S. 101 just south of the Golden Gate Bridge. Southbound U.S. 101 is approximately 3 miles to the southeast and accessible via Van Ness Avenue. The California Campus is accessible by both public transit and automobile from west and east of the campus via California Street, and from the north and south primarily via Arguello Boulevard. Presidio Avenue, four blocks east of the campus, provides secondary north-south access, including access to U.S. 101, State Route 1, and the north and south Bay Area.

The California Campus is well served by transit: four Muni bus lines—the 1-California (on the campus block), 2-Clement (on the campus block), 33-Stanyan (on the campus block), and the 38-Geary (two blocks south on Geary Boulevard) pass near the campus. In addition, the California Campus is served by the CPMC intercampus shuttle system, with service to and from the Pacific Campus.

2.4.2 PROPOSAL FOR THE CALIFORNIA CAMPUS

No substantial changes are proposed at the California Campus in the near term; no demolition or alteration of existing structures is proposed. All project components described below are long term. Table 2-9, “California Campus: Project Summary Table,” provides a detailed description of the existing and proposed uses at the California Campus.

After the proposed Cathedral Hill Hospital opens in 2015, all inpatient functions (approximately 77,500 sq. ft.) in the California Campus’s 3700 California Street Hospital would be transferred to the Cathedral Hill Campus. CPMC plans to sell the California Campus as early as possible after the relocation of inpatient functions. The 299 existing acute-care beds at the California Campus would be transferred to the proposed Cathedral Hill Hospital under the LRDP (Table 2-2, “CPMC Existing and Proposed LRDP Licensed Hospital Bed Uses,” page 2-10). The majority of CPMC uses and programs would continue at the California Campus until completion of the proposed ACC and ACC Addition at the Pacific Campus, at which time the Pacific Campus would absorb almost all remaining CPMC-related uses at the California Campus. A small amount of CPMC-operated space (approximately 2,400 sq. ft.) at the 3838 California Street MOB (primarily outpatient imaging and blood drawing)

would be leased from the buyer of the California Campus property indefinitely. Thus, it is expected that by about 2020 almost all CPMC-related use of the California Campus would cease.

Future uses by subsequent purchasers are speculative in nature. It is assumed that a prospective purchaser would ultimately seek to renovate and/or redevelop the California Campus; however, the nature, timing, and extent of development are unknown at this time and are therefore beyond the scope of this EIR. Redevelopment that would require the most modest changes and new entitlements could include, for example, retaining certain spaces (e.g., the 3801 Sacramento Street Outpatient/Research Building, the MOBs, and the 460 Cherry Street and 3773 Sacramento Street parking garages) for their current uses, and renovating other major facilities (e.g., the 3700 California Street Hospital and the 3698 California Street building) for nonacute-care use such as outpatient medical services. It is also possible that a prospective purchaser could seek approvals for more substantial changes to the site.³⁵

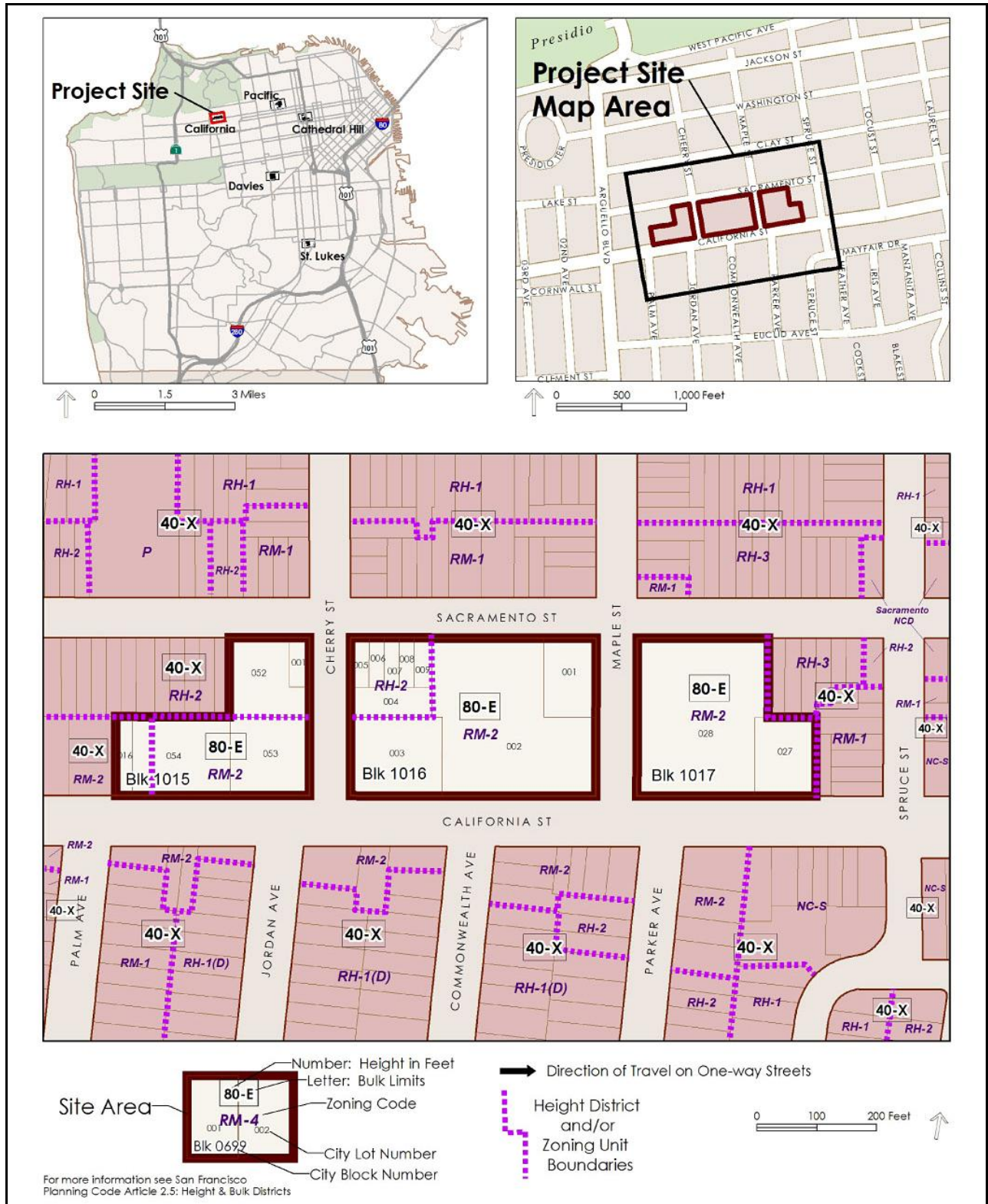
2.4.3 CONSTRUCTION SCHEDULE AND ACTIVITIES

No construction activities are assumed for the California Campus.

2.4.4 REQUIRED PROJECT APPROVALS FOR THE CALIFORNIA CAMPUS

As noted earlier, CPMC plans to sell the California Campus after nearly all medical functions have been relocated to the proposed Cathedral Hill Campus, and to lease back space for certain CPMC-operated medical uses and programs from the buyer of the California Campus property until approximately 2020. As at the Pacific Campus, once the major inpatient functions at the California Campus are relocated to the proposed Cathedral Campus, a Planning Code text amendment would be required for CPMC to continue operating the California Campus's previously approved medical center use without inpatient care. CPMC would require an amendment to Planning Code Section 209.3(a) to allow previously approved medical uses to continue without inpatient care in a residential district once inpatient uses cease. Additional entitlements required for any future proposed change in use at the California Campus would be identified at the time the change is proposed and would be subject to separate project-specific environmental review under CEQA.

³⁵ See also Chapter 6, "Alternatives," of this EIR for a description of the No Project Alternative, which includes the same assumptions for the California Campus. Because future development plans at the California Campus would not be carried out by CPMC and have not yet been determined, the No Project Alternative does not analyze a specific development proposal. However, for purposes of the transportation analysis in Section 4.5, "Transportation and Circulation", this EIR conservatively assumes that the existing levels of activity would continue in the future at the California Campus under both the project and the No Project Alternative.

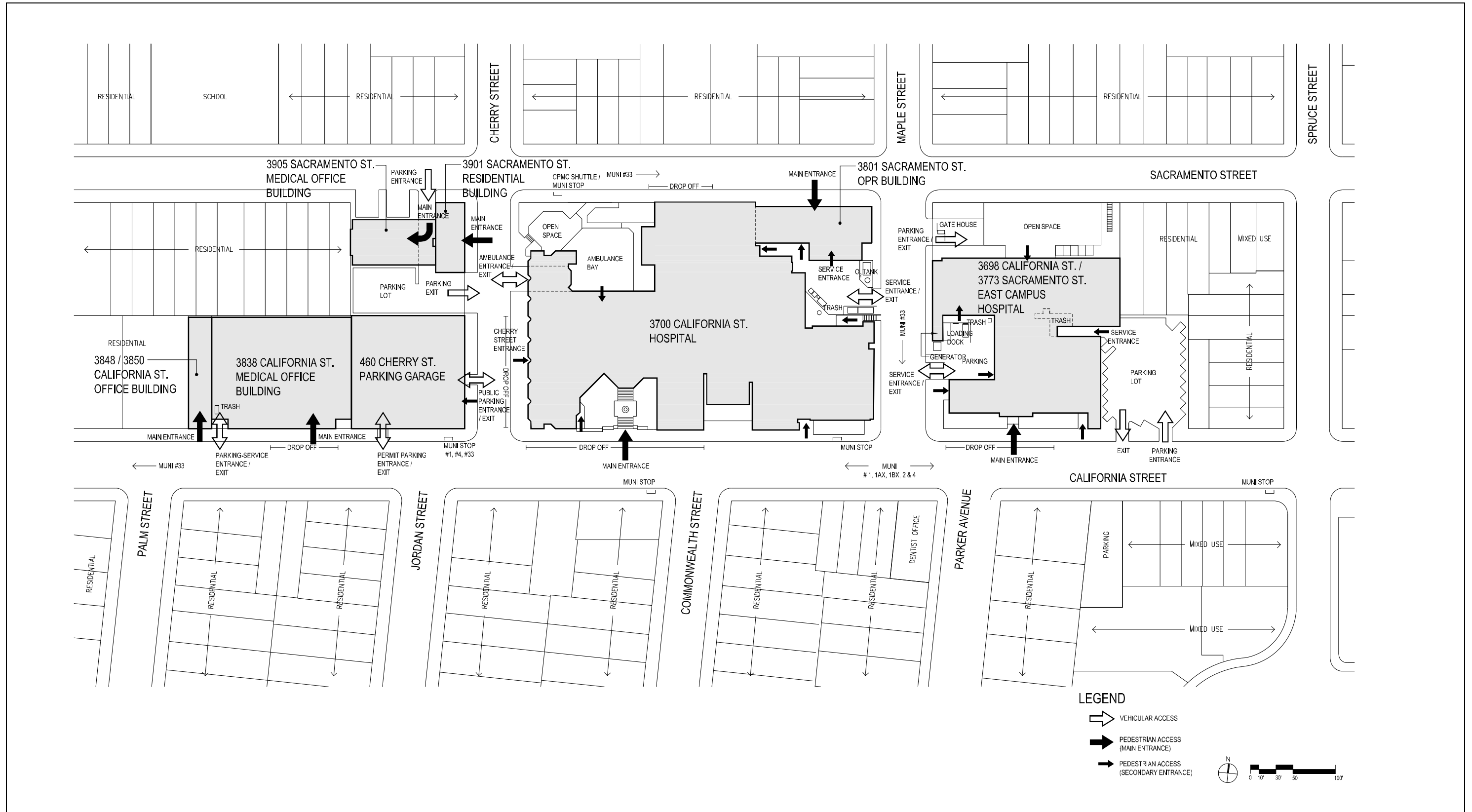


Sources: City and County of San Francisco Department of Public Works GIS; data compiled by AECOM in 2009

California Campus Area

Figure 2-41

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Source: SmithGroup 2010

California Campus—Existing Site Plan

Figure 2-42

