



**To:** Corey Teague, Zoning Administrator, City and County of San Francisco  
**Cc:** Andrew Perry, Kalyani Agnihotri, Tay Via (Coblentz, Patch, Duffy & Bass)  
**From:** Vahram Massehian, CPMC  
**Date:** June 20, 2024

**Re: California Pacific Medical Center (CMPC) IMP Update**

**Background:**

Section 304.5 (“Institutional Master Plans”) of the Planning Code requires that an Institutional Master Plan (IMP) be on file with the Planning Department, describing existing and anticipated future development and thereafter, at intervals of two years, that an Update be filed describing the current status of the IMP.

CPMC filed an IMP in December 2008. This IMP was reviewed by Planning and the Department of Public Health, resulting in Planning Commission action to close public hearing and accept the 2008 IMP as complete on November 19, 2009. CPMC filed IMP Updates on October 28, 2011, and April 9, 2013, and under its 2013 Development Agreement (DA), CPMC submitted annual compliance statements in lieu of IMP Updates, with a final DA compliance statement submitted on May 30, 2024.

**2024 Update to the 2008 Institutional Master Plan:**

Section 304.5(f) requires that an IMP Update include a description of all projects<sup>1</sup> that:

- 1) have been completed since the most recent submission,
- 2) are ongoing, including a description of status and estimated timetables for completion,
- 3) are scheduled to begin within the coming 24 months, including estimated timetables for the commencement, progress, and completion of such projects, and
- 4) are no longer being considered by the institution.

**Projects that have been completed since the most recent submission:**

**Mission Bernal Campus:**

- Installation of an underground water storage tank serving the Mission Bernal Hospital, completed July 2024.
- Construction of the Mission Bernal Lower Plaza, completed April 2023.

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<sup>1</sup> In addition to the projects listed below, there have been and will continue to be various renovations to existing facilities that do not trigger an IMP, including tenant improvements, mechanical systems replacement, and similar scopes of work.

**Ongoing projects:**

**Mission Bernal Campus:**

- Design, permitting and construction of Mission Bernal Public Improvement Projects including Guerrero Plaza (refer to DA Exhibit H). This group of projects commenced in 2017 and is estimated to be completed by mid-2028.

**Projects scheduled to begin in next 24 months<sup>2</sup>:**

**Van Ness Campus:**

- Continued hospital buildout and internal hospital tenant improvements. This work is estimated to commence in December 2024, with a target completion date of April 2026.

**Mission Bernal Campus:**

- Mission Bernal Care Complex Medical Office Building. This project is estimated to commence in early to mid-2025, with a target completion date of mid-2028.
- Continued hospital buildout and internal hospital tenant improvements. This work is estimated to commence in February 2025, with a target completion date of mid-2027.

**Projects no longer being considered:**

None

**Minor Changes to Inpatient Facilities:**

DA Exhibit F, Section 6a.iv provided a process by which CPMC may reduce or eliminate a program, service, or service line with 6 months' notice to the City and a meet and confer period. Both the Planning Department and DPH were made aware of the Labor & Delivery unit closure at Mission Bernal Hospital during the term of the DA and have been engaged in discussions with CPMC regarding that closure. Those discussions continue with CPMC's April 9, 2024 Proposition Q notice and consolidation of Labor & Delivery at Van Ness Hospital, with an anticipated hearing later this year.

The Labor & Delivery beds at Mission Bernal Hospital would be converted to Medical/Surgical unit beds, as part of the continued hospital buildout and internal hospital tenant improvements described above.

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<sup>22</sup> All pursuant to the 2013 entitlements for the Van Ness and Mission Bernal Campuses.