

1 [General Plan - Van Ness Area Plan - California Pacific Medical Center - Cathedral Hill
2 Campus]

3 **Ordinance amending the San Francisco General Plan by amending the Van Ness Area**
4 **Plan in order to facilitate the development of a high density medical center at the**
5 **transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of**
6 **this use; and adopting findings, including environmental findings, Planning Code,**
7 **Section 340, findings, and findings of consistency with the General Plan and the**
8 **priority policies of Planning Code, Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;
10 deletions are *strike-through italics Times New Roman*.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~striketrough normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
15 hereby finds and determines that:

16 (a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
17 340, any amendments to the General Plan shall first be considered by the Planning
18 Commission and thereafter recommended for approval or rejection by the Board of
19 Supervisors. On May 23, 2013, by Resolution No. 18882, the Planning Commission
20 conducted a duly noticed public hearing on the General Plan Amendments pursuant to
21 Planning Code Section 340, found that the public necessity, convenience and general welfare
22 required the General Plan Amendments, adopted the General Plan Amendments, and
23 recommended them for approval to the Board of Supervisors. A copy of Planning
24
25

1 Commission Resolution No. 18882 is on file with the Clerk of the Board of Supervisors in File
2 No. 130508.

3 (b) The Board finds that this ordinance is, on balance, in conformity with the priority
4 policies of Planning Code Section 101.1 and consistent with the General Plan as it is
5 proposed for amendment herein, and in the related ordinances amending Map 5 of the
6 General Plan Urban Design Element, and Map 1 of the Van Ness Area Plan to accommodate
7 the Near-Term Projects at the Cathedral Hill and St. Luke's Campuses described in California
8 Pacific Medical Center's Long Range Development Plan ("LRDP") (Ordinances No. 145-13
9 and 146-13) for the reasons set forth in Planning Commission Motion No. 18883, and
10 the Board hereby incorporates these findings herein by reference.

11 (c) On April 26, 2012 by Motion No. 18588, the Planning Commission certified as
12 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
13 California Pacific Medical Center LRDP. On March 12, 2013, the Board of Supervisors, in
14 Motion No. 13-042 affirmed the decision of the Planning Commission to certify the FEIR and
15 rejected the appeal of the FEIR certification. Copies of Planning Commission Motion No.
16 18588 and Board of Supervisors Motion No. M13-042 are on file with the Clerk of the Board of
17 Supervisors in File Nos. 120459 and 120550. In accordance with the actions contemplated
18 herein, this Board has reviewed the FEIR, and the FEIR Addendum for the revised CPMC
19 LRDP Project, and adopts and incorporates by reference, as though fully set forth herein, the
20 findings, including a statement of overriding considerations and the mitigation monitoring and
21 reporting program, pursuant to the California Environmental Quality Act (California Public
22 Resources Code Section 21000 et seq.), adopted by the Planning Commission on May 23,
23 2013, in Motion No. 18880. Said motion is on file with the Clerk of the Board of Supervisors in
24 File No. 120357.

1 Section 2. The Board of Supervisors hereby approves the following amendments to
2 the Van Ness Area Plan of the San Francisco General Plan. The proposed amendments to
3 the San Francisco General Plan's Van Ness Area Plan will facilitate the development of a
4 seismically safe high density medical center at the transit nexus of Van Ness Avenue and
5 Geary Boulevard.

6 The Van Ness Area Plan of the General Plan of the City and County of San Francisco
7 is hereby amended to read as follows:

8 OBJECTIVE 1

9 CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT
10 INCREMENT OF NEW HOUSING.

11 Although there are 18 buildings containing 980 dwelling units in this subarea
12 most of the buildings are in non-residential use.

13 This section of Van Ness Avenue is one of the few areas in the city where new housing
14 can be accommodated with minimal impacts on existing residential neighborhoods and public
15 services.

16 Some of the features that make the area attractive for medium density mixed use
17 development with high density housing are as follows:

- 18 • This 16 block strip along Van Ness Avenue maintains a "central place" location and
19 identity. The area is close to the city's major employment center, is well-served by
20 transit, has well developed infrastructure (roadway, water, sewer and other public
21 services), wide roadway (93+ feet) and sidewalks (16+ feet), has continuous
22 commercial frontage and numerous attractive, architecturally outstanding buildings.
- 23 • There are a number of large parcels which are substantially under-developed.
- 24 • A height limitation of between 80 and 130 ft. would allow sufficient development to
25 make feasible over time the construction of housing on under used parcels.

- 1 • The minor streets which bisect most of the blocks within this subarea facilitate access
2 to and from new developments with minimal affects on major east-west thoroughfares
3 or on Van Ness Avenue.

4 Development of a number of medium density, mixed-use projects with continued non-
5 residential use of non-residential buildings and would facilitate the transformation of Van Ness
6 Avenue into an attractive mixed use boulevard.

7 *A high-density medical center at the transit nexus of Van Ness Avenue and Geary would support*
8 *Van Ness Avenue's redevelopment as a mixed use boulevard as set forth in Policy 1.6 below.*

9 *POLICY 1.6 Allow a medical center at the intersection of Van Ness Avenue and Geary*
10 *Boulevard.*

11 *A medical center at this location would support redevelopment of Van Ness Avenue as a*
12 *mixed use boulevard by diversifying the mix of nonresidential uses, maximizing utilization of the major*
13 *bus lines/transit node, and locating medical care and essential emergency services in close proximity of*
14 *the City's dense urban core and at a central location for both day and nighttime population groups*
15 *within the City; it would also create opportunities for improved streetscape and pedestrian amenities at*
16 *a key transit nexus that are consistent with the Better Streets Plan.*

17
18 **OBJECTIVE 5**

19 **ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN**
20 **PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.**

21 **Topography and Street Pattern**

22 Van Ness Avenue is the central north-south spine and one of the widest streets in the
23 City. Bounded by Civic Center and the Bay and characterized by excellent views, the Avenue
24 defines and links many adjacent neighborhoods, *including through its substantial transit*
25 *resources.* In connecting Market Street to the Bay, Van Ness forms the western edge of the

1 inner city and separates the Nob and Russian Hill neighborhoods from Pacific Heights. The
2 Avenue also provides access between a number of focal points, including landmark buildings,
3 cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of
4 large monumental structures with fine-grain urban fabric to the east creates an exciting
5 contrast within the cityscape.

6 POLICY 5.1 Establish height controls to emphasize topography, adequately frame the
7 great width of the Avenue, and support the redevelopment of the Avenue as a diverse, mixed use
8 boulevard and transit corridor.

9 Existing height limits on the Avenue generally range from 40 feet at the northern end to
10 130 feet in the central portion. This height differentiation responds to topographic conditions
11 as well as land use patterns, maintaining distinctions between areas of different character. For
12 example, height districts are gradually tapered from 130 feet around the hilltop at Washington
13 Street to 80 feet at Pacific Avenue and further to 65 and 40 feet towards the Bay shoreline.

14 Although the majority of existing height controls are adequate to define both the
15 overall topography as well as the great width of the Avenue, the height limit between
16 California and Pacific Streets should be lowered from the existing 130/105-ft. level to 80 ft. in
17 order to facilitate the transition between the greater building heights along the southern part of
18 the Avenue and the mostly low-rise residential development north of Broadway. Development
19 to maximum height should be closely monitored to minimize blocking views between the high
20 slopes on both sides of the Avenue. Good proportion between the size of a street and that of
21 its buildings is important for streets to be interesting and pleasant places. The proposed
22 height limits, combined with the Van Ness Plan's proposed bulk controls, encourage definition
23 of the 93-foot wide Avenue.

24 The height limit for the block bounded by Geary Boulevard, Franklin Street, Post Street and
25 Van Ness Avenue is established at 230 feet as indicated on Map 2 to accommodate development of a

1 medical center that will maximize use of the major transit nexus at this location and give variety to the
2 avenue by diversifying the mix of non-residential uses and enhancing the streetscape.

3 POLICY 5.2 Encourage a regular street wall and harmonious building forms along the
4 Avenue.

5 New development should create a coherent street wall along the Avenue through
6 property line development at approximately the same height. Since block face widths are
7 constant, a regularized street wall encourages buildings of similar scale and massing.
8 Nevertheless, some variety of height is inevitable and desirable due to the need to highlight
9 buildings of historical and architectural significance and meet other Objectives of the Plan.

10 OBJECTIVE 8: CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE
11 WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A
12 RESIDENTIAL BOULEVARD.

13 Projects located at the transit nexus of Van Ness Avenue and Geary Boulevard will be deemed
14 to promote and to be consistent with Objective 8 and each of Policies 8.1 through 8.10 if they (i)
15 include an integrated streetscape plan that incorporates – among other elements – planting, sidewalk
16 treatment, street lighting and street furniture, and that is generally consistent with the streetscape
17 guidelines regarding such elements in Chapter 6 of the Better Streets Plan; and (ii) locate and design
18 any sidewalk vaults or sub sidewalk spaces so that they are compatible with such streetscape plan.

19
20 POLICY 11.3 Encourage the retention and appropriate alteration of contributory
21 buildings.

22 There is another group of buildings, listed in Appendix B, which are not of sufficient
23 importance to justify their designation as landmarks. Nevertheless these buildings, referred to
24 as contributory buildings, possess architectural qualities which are in harmony with the
25


1 prevailing characteristics of the more significant landmark quality buildings. These buildings
2 contribute to the character of the street and should be retained if possible.

3 Notwithstanding the foregoing, contributory buildings may be demolished to accommodate a
4 medical center at the transit nexus of Van Ness Avenue and Geary Street, provided that any
5 replacement structure or structures must be designed to contribute to the character of the street and be
6 in harmony with the more significant landmark quality buildings in the vicinity as appropriate.

7 Section 3. This Section is uncodified. In enacting this Ordinance, the Board intends to
8 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
9 punctuation, charts, diagrams, or any other constituent part of the General Plan that are
10 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
11 Board amendment deletions in accordance with the "Note" that appears under the official title
12 of the Legislation.

13 Section 4. This Section is uncodified. Effective Date. This ordinance shall become
14 effective 30 days from the date of passage.

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17 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

18 By: 
19 AUDREY WILLIAMS PEARSON
20 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 130508

Date Passed: July 09, 2013

Ordinance amending the General Plan, Van Ness Area Plan, in order to facilitate the development of a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard, and reflect various elements of this use; and adopting findings, including environmental findings, Planning Code, Section 340, findings, and findings of consistency with the General Plan and the priority policies of Planning Code, Section 101.1.

June 17, 2013 Land Use and Economic Development Committee - REFERRED WITHOUT RECOMMENDATION

June 25, 2013 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

July 09, 2013 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 130508

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 7/9/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

July 11, 2013

Date Approved