

[Zoning Map - California Pacific Medical Center: Cathedral Hill Campus]

Ordinance amending the San Francisco Planning Code Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Block Nos. 0695 (Lot Nos. 005, 006) and 0694 (Lot Nos. 005, 006, 007, 008, 009, 009A, 010); 2) allow an increase in height at Assessor's Block No. 0695 (Lot Nos. 005, 006) in order to allow for a new seismically safe hospital; and 3) adopt findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

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

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

Section 1. On _____, by Motion No. _____, the Planning Commission certified as adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the California Pacific Medical Center Long-Range Development Plan. A copy of Planning Commission Motion No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____. In accordance with the actions contemplated herein, this Board has reviewed the FEIR, and adopts and incorporates by reference as though fully set forth herein the findings, including a statement of overriding considerations and mitigation monitoring and reporting program, pursuant to the California Environmental Quality Act (California Public Resources Code section 21000 et seq.), adopted by the

1 Planning Commission on _____ in Motion No. _____. Said
2 Motion is on file with the Clerk of the Board of Supervisors in File No. _____.

3 (b) On _____, the Planning Commission conducted a duly
4 noticed public hearing on the proposed Zoning Map amendments and, by Resolution No.
5 _____ recommended them for approval. The Planning Commission found that the
6 proposed Zoning Map amendments were, on balance, consistent with the City's General Plan,
7 as it is proposed for amendment, and with Planning Code Section 101.1(b). A copy of said
8 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and
9 is incorporated herein by reference.

10 (c) The Board finds that these Zoning Map amendments are on balance consistent
11 with the General Plan, as it is proposed to be amended, and with the Priority Policies of
12 Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
13 _____ and the Board hereby incorporates such reasons herein by reference.

14 (d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
15 amendments will serve the public necessity, convenience, and welfare for the reasons set
16 forth in Planning Commission Resolution No. _____ and the Board incorporates
17 such reasons herein by reference.

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19 Section 2. The San Francisco Planning Code is hereby amended by amending
20 Sectional Map SU02 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
Assessor's Blocks 0695 (Lots 005, 006), 0694 (Lots 005, 006, 007, 008, 009, 009A, 010), and their successor Blocks and Lots	Van Ness Medical Use Subdistrict

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1 Section 3. The San Francisco Planning Code is hereby amended by amending
2 Sectional Map HT02 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts Hereby Approved</u>
Assessor's Block 0695 (Lots 005, 006), and their successor Blocks and Lots	130-V	265-V

8
9 Section 4. This section is uncodified. Effective Date and Operative Date. This
10 ordinance shall become effective 30 days from the date of passage. This Ordinance shall
11 become operative only on (and no rights or duties are affected until) the later of (a) 30 days
12 from the date of its passage, or (b) the date that Ordinance _____, and Ordinance
13 _____ have both become effective. Copies of said Ordinances are on file with the
14 Clerk of the Board of Supervisors in File No. _____.

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

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18 By: _____
Audrey Williams Pearson
19 Deputy City Attorney