

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

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

10 NOTE: Additions are *single-underline italics Times New Roman*;  
11 deletions are *strike-through italics Times New Roman*.  
12 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough 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 \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Planning  
20 Commission conducted a duly noticed public hearing on the General Plan Amendments  
21 pursuant to Planning Code Section 340, found that the public necessity, convenience and  
22 general welfare required the General Plan Amendments, adopted the General Plan  
23 Amendments, and recommended them for approval to the Board of Supervisors. A copy of  
24 Planning Commission Resolution No. \_\_\_\_\_ is on file with the Clerk of the Board of  
25 Supervisors in File No. \_\_\_\_\_.

1 (b) The Board finds that this ordinance is, on balance, in conformity with the priority  
2 policies of Planning Code Section 101.1 and consistent with the General Plan as it is  
3 proposed for amendment herein, and in the related ordinances amending Maps 4 and 5 of the  
4 General Plan Urban Design Element and Maps 1 and 2 of the Van Ness Area Plan to  
5 accommodate the Near-Term Projects at the Cathedral Hill and St. Luke's Campuses  
6 described in California Pacific Medical Center's Long Range Development Plan (Ordinance  
7 Nos. \_\_\_\_\_ and \_\_\_\_\_) for the reasons set forth in Planning Commission  
8 Motion No. \_\_\_\_\_, and the Board hereby incorporates these findings herein by  
9 reference.

10 (c) On \_\_\_\_\_, by Motion No. \_\_\_\_\_, the Planning  
11 Commission certified as adequate, accurate and complete the Final Environmental Impact  
12 Report ("FEIR") for the California Pacific Medical Center Long Range Development Plan. A  
13 copy of Planning Commission Motion No. \_\_\_\_\_ is on file with the Clerk of the Board  
14 of Supervisors in File No. \_\_\_\_\_. In accordance with the actions contemplated  
15 herein, this Board has reviewed the FEIR, and adopts and incorporates by reference, as  
16 though fully set forth herein, the findings, including a statement of overriding considerations  
17 and the mitigation monitoring and reporting program, pursuant to the California Environmental  
18 Quality Act (California Public Resources Code Section 21000 et seq.), adopted by the  
19 Planning Commission on \_\_\_\_\_, in Motion No. \_\_\_\_\_. A copy  
20 of said motion is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and  
21 is incorporated herein by reference.

22 Section 2. The Board of Supervisors hereby approves the following amendments to  
23 the Van Ness Area Plan of the San Francisco General Plan. The proposed amendments to  
24 the San Francisco General Plan's Van Ness Area Plan will facilitate the development of a  
25

1 seismically safe high density medical center at the transit nexus of Van Ness Avenue and  
2 Geary Boulevard.

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

5 OBJECTIVE 1

6 CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT  
7 INCREMENT OF NEW HOUSING.

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

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

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

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

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

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

6 POLICY 1.6 Allow a medical center at the intersection of Van Ness Avenue and Geary  
7 Boulevard.

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

14  
15 OBJECTIVE 5

16 ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN  
17 PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

18 Topography and Street Pattern

19 Van Ness Avenue is the central north-south spine and one of the widest streets in the  
20 City. Bounded by Civic Center and the Bay and characterized by excellent views, the Avenue  
21 defines and links many adjacent neighborhoods, including through its substantial transit  
22 resources. In connecting Market Street to the Bay, Van Ness forms the western edge of the  
23 inner city and separates the Nob and Russian Hill neighborhoods from Pacific Heights. The  
24 Avenue also provides access between a number of focal points, including landmark buildings,  
25 cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of

1 large monumental structures with fine-grain urban fabric to the east creates an exciting  
2 contrast within the cityscape.

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

6 Existing height limits on the Avenue generally range from 40 feet at the northern end to  
7 130 feet in the central portion. This height differentiation responds to topographic conditions  
8 as well as land use patterns, maintaining distinctions between areas of different character. For  
9 example, height districts are gradually tapered from 130 feet around the hilltop at Washington  
10 Street to 80 feet at Pacific Avenue and further to 65 and 40 feet towards the Bay shoreline.

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

21 The height limit for the block bounded by Geary Boulevard, Franklin Street, Post Street and  
22 Van Ness Avenue is established at 265 feet as indicated on Map 2 to accommodate development of a  
23 medical center that will maximize use of the major transit nexus at this location and give variety to the  
24 avenue by diversifying the mix of non-residential uses and enhancing the streetscape.

1 POLICY 5.2 Encourage a regular street wall and harmonious building forms along the  
2 Avenue.

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

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

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

17  
18 POLICY 11.3 Encourage the retention and appropriate alteration of contributory  
19 buildings.

20 There is another group of buildings, listed in Appendix B, which are not of sufficient  
21 importance to justify their designation as landmarks. Nevertheless these buildings, referred to  
22 as contributory buildings, possess architectural qualities which are in harmony with the  
23 prevailing characteristics of the more significant landmark quality buildings. These buildings  
24 contribute to the character of the street and should be retained if possible.

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

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

11           Section 4. This Section is Uncodified. Effective Date. This ordinance shall become  
12           effective 30 days from the date of passage.

13  
14           APPROVED AS TO FORM:  
15           DENNIS J. HERRERA, City Attorney

16           By: \_\_\_\_\_  
17                      AUDREY WILLIAMS PEARSON  
18                      Deputy City Attorney