

1 [General Plan Map - California Pacific Medical Center: Cathedral Hill Campus]

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3 **Ordinance amending the General Plan of the City and County of San Francisco by: 1)**
 4 **amending Map 4 of the Urban Design Element to allow for development up to a height**
 5 **of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and**
 6 **Post Streets; 2) amending Map 5 of the Urban Design Element to reflect the proposed**
 7 **maximum plan dimensions and maximum diagonal plan dimensions of 385' and 466',**
 8 **respectively, for the Cathedral Hill Hospital site and 265' and 290', respectively, for the**
 9 **Cathedral Hill Medical Office Building site; 3) amending Map 1 of the Van Ness Area**
 10 **Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office**
 11 **Building as the Van Ness Medical Use Subdistrict; and 4) amending Map 2 of the Van**
 12 **Ness Area Plan to create a 265-V height/bulk district coterminous with the Hospital site;**
 13 **and adopting findings, including environmental findings, Planning Code Section 340**
 14 **findings, and findings of consistency with the General Plan and the priority policies of**
 15 **Planning Code Section 101.1.**

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

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

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

22 (a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
 23 340, any amendments to the General Plan shall first be considered by the Planning
 24 Commission and thereafter recommended for approval or rejection by the Board of
 25 Supervisors. On _____, by Resolution No. _____, the

1 Commission conducted a duly noticed public hearing on the General Plan Amendments
2 pursuant to Planning Code Section 340, found that the public necessity, convenience and
3 general welfare require the proposed General Plan Amendments, adopted the General Plan
4 Amendments, and recommended them for approval to the Board of Supervisors. A copy of
5 Planning Commission Resolution No. _____ is on file with the Clerk of the Board
6 of Supervisors in File No. _____, and the Board hereby incorporates those
7 findings by reference.

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

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

1 Said Motion is on file with the Clerk of the Board of Supervisors in File No. _____,
2 and is incorporated herein by reference.

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4 Section 2. The Board of Supervisors hereby approves amendments to the General
5 Plan, as follows:

6 (a) Map 4 (Urban Design Guidelines for Height of Buildings) of the Urban Design
7 Element of the General Plan of the City and County of San Francisco shall be amended to
8 change the height for the site identified for a hospital within the proposed Van Ness Medical
9 Use Subdistrict (Block 0695/Lots 005, 006 and their successor Blocks and Lots) from 161-240
10 feet to up to 265 feet;

11 (b) Map 5 (Urban Design Guidelines for Bulk of Buildings) of the Urban Design
12 Element of the General Plan of the City and County of San Francisco shall be amended to
13 change the bulk limits for the site identified for the proposed Cathedral Hill Hospital (Block
14 0695/Lots 005, 006 and their successor Blocks and Lots) from a maximum plan dimension of
15 110' and maximum diagonal plan dimension of 140' to a maximum plan dimension of 385' and
16 maximum diagonal plan dimension of 466', and to change the bulk limits for the site identified
17 for the proposed Cathedral Hill Medical Office Building (Block 0694/Lots 005, 006, 007, 008,
18 009, 009A, 010 and their successor Blocks and Lots) from a maximum plan dimension of 110'
19 and maximum diagonal plan dimension of 125' to a maximum plan dimension of 265' and
20 maximum diagonal plan dimension of 290'.

21 (c) Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan of
22 the General Plan of the City and County of San Francisco shall be amended to change the
23 Floor Area Ratio (FAR) of the hospital site (Block 0695/Lots 005, 006 and their successor
24 Blocks and Lots) from 7.1:1.0 to 9.0:1.0 and to change the FAR of the site identified for a
25 medical office building within the proposed Van Ness Medical Use Subdistrict (Block

1 0694/Lots 005, 006, 007, 08, 009, 009A, 010 and their successor Blocks and Lots) from
2 7.1:1.0 to 7.5:1.0 and to designate the sites identified for the new hospital and medical office
3 building as the “Van Ness Medical Use Subdistrict”; and

4 (d) Map 2 (Height and Bulk Districts) of the Van Ness Area Plan of the General Plan
5 of the City and County of San Francisco shall be amended to increase the maximum height of
6 the hospital site (Block 0695/Lots 005, 006 and their successor Blocks and Lots) from 130-V
7 to 265-V.

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9 Section 3. This section is uncodified. Effective Date. This ordinance shall become
10 effective 30 days from the date of passage.

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

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15 By: AUDREY WILLIAMS PEARSON
16 Deputy City Attorney