

1 [General Plan Maps - Urban Design Element - California Pacific Medical Center St. Luke's
2 Campus]

3 **Ordinance amending the General Plan, Map 4 of the Urban Design Element, to increase**
4 **the height limit for the California Pacific Medical Center's St. Luke's Campus**
5 **(Assessor's Block No. 6575, Lot No. 001-002, Assessor's Block No. 6576, Lot 021, and**
6 **the portion of San Jose Avenue between Cesar Chavez Street and 27th Street) to 145**
7 **feet for a portion of the St. Luke's Campus Hospital site where the hospital tower will**
8 **be located, and 105 feet for the balance of the Campus; Map 5 of the Urban Design**
9 **Element, to reflect the proposed maximum plan dimensions and maximum diagonal**
10 **plan dimensions of 229 feet and 285 feet, respectively, for the St. Luke's Campus**
11 **Hospital site and 204 feet and 228 feet, respectively, for the St. Luke's Medical Office**
12 **Building site; and adopting findings, including environmental findings, Section 340,**
13 **findings, and findings of consistency with the General Plan and the priority policies of**
14 **Planning Code, Section 101.1.**

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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;
19 Board amendment deletions are ~~strikethrough 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 May 23, 2013, by Resolution No. 18881, the Commission conducted a duly

1 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section
2 340, found that the public necessity, convenience and general welfare required the proposed
3 General Plan Amendments, adopted the General Plan Amendments, and recommended them
4 for approval to the Board of Supervisors. A copy of Planning Commission Resolution No.
5 18881 is on file with the Clerk of the Board of Supervisors in File No. 130510, and
6 incorporated by reference herein.

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

16 C. On April 26, 2012, by Motion No. 18588, the Planning Commission certified as
17 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
18 California Pacific Medical Center LRDP. On March 12, 2013, by adoption of Motion M13-042,
19 the Board affirmed the decision of the Planning Commission to certify the FEIR, and rejected
20 the appeal of Planning Commission Motion 18588. A copy of Planning Commission Motion
21 No.18588, and Board of Supervisors Motion No. M13-042 are on file with the Clerk of the
22 Board of Supervisors in File Nos. 120549 and 120550. In accordance with the actions
23 contemplated herein, this Board has reviewed the FEIR, and the FEIR Addendum for the
24 revised CPMC LRDP Project, and adopts and incorporates as though fully set forth herein, the
25 findings, including a statement of overriding considerations and the mitigation monitoring and

1 reporting program, pursuant to the California Environmental Quality Act (California Public
2 Resources Code Section 21000 et seq.) adopted by the Planning Commission on May 23,
3 2013, in Motion No. 18880. Said Motion is on file with the Clerk of the Board of Supervisors in
4 File No. 120357.

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6 Section 2. The Board of Supervisors hereby approves an amendment to the General
7 Plan, as follows:

8 (a) Map 4 (Urban Design Guidelines for Height of Buildings) of the Urban Design
9 Element of the General Plan of the City and County of San Francisco shall be amended to
10 change the height for the proposed St. Luke's Campus Hospital tower site (the portion of the
11 St. Luke's Campus site that begins 45' from the northwest corner of the property in an easterly
12 direction along the north property line; then runs 134' easterly along the north property line;
13 then runs perpendicular 228' southerly to a point perpendicular to the south property line; then
14 runs 134' westerly along the south property line; then returns 228' in a northerly direction to
15 the beginning point) from 41'- 88' to 145'; and the balance of the Campus (the overall Campus
16 consisting of Block 6575/Lots 001, 002; Block 6576/Lot 021, and the portion of San Jose
17 Avenue between Cesar Chavez Street and 27th Street and their successor Blocks and Lots)
18 from 41-88' to 105'.

19 (b) Map 5 (Urban Design Guidelines for Bulk of Buildings) of the Urban Design
20 Element of the General Plan of the City and County of San Francisco shall be amended to
21 change the maximum plan dimensions and maximum diagonal plan dimensions for the
22 proposed St. Luke's Campus Hospital site from 110' and 125', respectively, to 229' and 285',
23 respectively, and to change the maximum plan dimensions and maximum diagonal plan
24 dimensions for the proposed St. Luke's Campus Medical Office Building site from 110' and
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1 125', respectively, to 204' and 228', respectively, as those sites are described in the California
2 Pacific Medical Center's Long Range Development Plan.

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

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

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By: _____
Audrey Williams Pearson
Deputy City Attorney

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