

1 [Planning Code, Zoning Map - California Pacific Medical Center: St. Luke's Campus]

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3 **Ordinance amending the Planning Code, Zoning Map, Sectional Maps SU07 and HT07,**
4 **to reflect the creation of the Cesar Chavez/Valencia Streets Medical Use Special Use**
5 **District at the California Pacific Medical Center's St. Luke's Campus (Assessor's Block**
6 **No. 6575, Lot Nos. 001 and 002, Assessor's Block No. 6576, Lot No. 021, and a portion**
7 **of San Jose Avenue between Cesar Chavez Street and 27th Street); to allow increased**
8 **heights in the western portion of the California Pacific Medical Center's St. Luke's**
9 **Campus (all of Assessor's Block No. 6575, Assessor's Block No. 6576, Lot No. 21, and**
10 **a portion of San Jose Avenue between Cesar Chavez Street and 27th Street) in order to**
11 **allow for a new seismically safe replacement hospital; and adopting findings, including**
12 **environmental findings, Section 302, findings, and findings of consistency with the**
13 **General Plan and the priority policies of Planning Code, Section 101.1.**

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

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

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

21 (a) On April 26, 2012, by Motion No. 18588, the Planning Commission certified as
22 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
23 California Pacific Medical Center Long Range Development Plan. On March 12, 2013, the
24 Board of Supervisors, in Motion No. 13-042, affirmed the decision of the Planning
25 Commission to certify the FEIR and rejected the appeal of the FEIR certification. Copies of

1 Planning Commission Motion No. 18588 and Board of Supervisors Motion No. M13-042 are
2 on file with the Clerk of the Board of Supervisors in File Nos. 120459 and 120550. In
3 accordance with the actions contemplated herein, this Board has reviewed the FEIR, and the
4 FEIR Addendum for the revised CPMC LRDP Project, and adopts and incorporates by
5 reference, as though fully set forth herein, the findings, including a statement of overriding
6 considerations and the mitigation monitoring and reporting program, pursuant to the California
7 Environmental Quality Act (California Public Resources Code Section 21000 et seq.), adopted
8 by the Planning Commission on May 23, 2013, in Motion No. 18880. A copy of said motion is
9 on file with the Clerk of the Board of Supervisors in File No. 120357.

10 (b) On May 23, 2013, the Planning Commission conducted a duly noticed public
11 hearing on the proposed Zoning Map amendments and, by Resolution No. 18884,
12 recommended them for approval. The Planning Commission found that the proposed Zoning
13 Map amendments were, on balance, consistent with the City's General Plan, as it is proposed
14 for amendment, and with Planning Code Section 101.1(b). A copy of said Resolution is on file
15 with the Clerk of the Board of Supervisors in File No. 120360 and is incorporated herein by
16 reference.

17 (c) Pursuant to Planning Code Section 302, this Board finds that these Zoning Map
18 amendments will serve the public necessity, convenience, and welfare for the reasons set
19 forth in Planning Commission Resolution No. 18884 and the Board incorporates such reasons
20 herein by reference. A copy of Planning Commission Resolution No. 18884 is on file with the
21 Clerk of the Board of Supervisors in File No. 120360.

22 (d) The Board finds that these Zoning Map amendments are on balance consistent
23 with the San Francisco General Plan, as it is proposed to be amended, and with the priority
24 policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission
25 Motion No. 18883 and the Board hereby incorporates such reasons herein by reference.

1 Section 2. The San Francisco Planning Code is hereby amended by amending
 2 Sectional Map SU07 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 6575 (Lots 001, 002), 6576 (Lot 021); San Jose Avenue (between Cesar Chavez and 27 th Street) and their successor Blocks and Lots.	Cesar Chavez/Valencia Streets Medical Use Special Use District

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12 Section 3. The San Francisco Planning Code is hereby amended by amending
 13 Sectional Map HT07 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>
The portion of the St. Luke's Campus site that begins 45' from the northwest corner of the property in an easterly direction along the north property line; then runs 134' easterly along the north property line; then runs perpendicular 228' southerly to a point perpendicular to the south property line; then runs 134' westerly	65-A (no applicable Height and Bulk Districts for San Jose Avenue between Cesar Chavez and 27th Streets)	145-E

<p>1 along the south property line; then 2 returns 228' in a northerly direction to 3 the beginning point) from 41'-88' to 4 145'.</p>		
<p>5 The remainder of Lot 21 of 6 Assessor's Block 6576, Assessor's 7 Block 6575, San Jose Avenue 8 (between Cesar Chavez and 27th 9 Streets) and their successor Block(s) 10 and Lot(s).</p>	<p>65-A and 105-E (no applicable Height and Bulk Districts for San Jose Avenue between Cesar Chavez and 27th Streets)</p>	<p>105-E</p>

11 Section 4. This section is uncodified. Effective Date and Operative Date. This
12 ordinance shall become effective 30 days from the date of passage. This Ordinance shall
13 become operative only on (and no rights or duties are affected until) the later of (a) 30 days
14 from the date of its passage, or (b) the date that Ordinance _____ becomes effective.
15 A copy of said Ordinance is on file with the Clerk of the Board of Supervisors in File No.
16 130510.

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

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21 By: _____
AUDREY W. PEARSON
Deputy City Attorney

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