

1 [General Plan Maps - Urban Design Element and Van Ness Area Plan - California Pacific  
2 Medical Center - Cathedral Hill Campus]

3 **Ordinance amending the General Plan, Map 5 of the Urban Design Element, to reflect**  
4 **the proposed maximum plan dimensions and maximum diagonal plan dimensions of**  
5 **385 feet and 466 feet, respectively, for the Cathedral Hill Campus Hospital site and 265**  
6 **feet and 290 feet, respectively, for the Cathedral Hill Campus Medical Office Building**  
7 **site; Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral**  
8 **Hill Campus Hospital and Cathedral Hill Campus Medical Office Building as the Van**  
9 **Ness Medical Use Subdistrict and increase the floor area ratio to 7.5:1 for the Cathedral**  
10 **Hill Campus Medical Office Building site; Map 2 of the Van Ness Area Plan, to create a**  
11 **230-V height/bulk district coterminous with the Hospital site; and adopting findings,**  
12 **including environmental findings, Planning Code, Section 340, findings, and findings of**  
13 **consistency with the General Plan and the priority policies of Planning Code, Section**  
14 **101.1.**

15 NOTE: Additions are *single-underline italics Times New Roman*;  
16 deletions are ~~*strike-through italics Times New Roman*~~.  
17 Board amendment additions are double-underlined;  
18 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. 18882, the Commission conducted a

1 duly noticed public hearing on the General Plan Amendments pursuant to Planning Code  
2 Section 340, found that the public necessity, convenience and general welfare require the  
3 proposed General Plan Amendments, adopted the General Plan Amendments, and  
4 recommended them for approval to the Board of Supervisors. A copy of Planning  
5 Commission Resolution No. 18882 is on file with the Clerk of the Board of Supervisors in File  
6 No. 130509, and the Board hereby incorporates those findings by reference.

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 Maps 4 and 5 of the  
10 General Plan Urban Design Element, and the Van Ness Area Plan to accommodate the Near-  
11 Term Projects at the Cathedral Hill and St. Luke's Campuses described in California Pacific  
12 Medical Center's Long Range Development Plan ("LRDP") (Ordinances No. \_\_\_\_\_ and  
13 \_\_\_\_\_) for the reasons set forth in Planning Commission Motion No. 18883, and the  
14 Board hereby incorporates these findings herein by reference.

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

1 Code Section 21000 et seq.), adopted by the Planning Commission on May 23, 2013, in  
2 Motion No. 18880. Said Motion is on file with the Clerk of the Board of Supervisors in File No.  
3 120357.

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

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

17 (b) Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan of  
18 the General Plan of the City and County of San Francisco shall be amended to change the  
19 Floor Area Ratio (FAR) of the site identified for a medical office building within the proposed  
20 Van Ness Medical Use Subdistrict (Block 0694/Lots 005, 006, 007, 08, 009, 009A, 010 and  
21 their successor Blocks and Lots) from 7.1:1 to 7.5:1 and to designate the sites identified for  
22 the new hospital and medical office building as the "Van Ness Medical Use Subdistrict"; and

23 (c) Map 2 (Height and Bulk Districts) of the Van Ness Area Plan of the General Plan  
24 of the City and County of San Francisco shall be amended to increase the maximum height of  
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1 the hospital site (Block 0695/Lots 005, 006 and their successor Blocks and Lots) from 130-V  
2 to 230-V.

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

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11 By: AUDREY WILLIAMS PEARSON  
12 Deputy City Attorney

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