

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 ~~strikethrough-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 <sup>th</sup> 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

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'.

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).

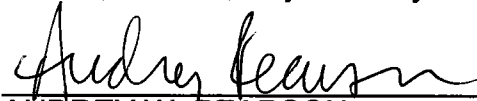
65-A and 105-E (no  
applicable Height and  
Bulk Districts for San  
Jose Avenue between  
Cesar Chavez and 27th  
Streets)

105-E

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 146-13 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

20  
21 By:

  
22 AUDREY W. PEARSON  
Deputy City Attorney

23 n:\speclas2013\1100299\00846034.doc

24  
25 Mayor Lee  
BOARD OF SUPERVISORS



# City and County of San Francisco

## Tails Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 120360

**Date Passed:** July 09, 2013

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

June 15, 2012 Land Use and Economic Development Committee - CONTINUED

June 25, 2012 Land Use and Economic Development Committee - CONTINUED

July 09, 2012 Land Use and Economic Development Committee - CONTINUED

July 16, 2012 Land Use and Economic Development Committee - CONTINUED TO CALL OF THE CHAIR

June 17, 2013 Land Use and Economic Development Committee - REFERRED WITHOUT RECOMMENDATION

June 25, 2013 Board of Supervisors - PASSED, ON FIRST READING

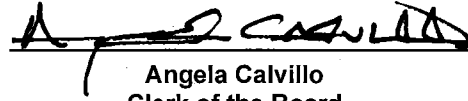
Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

July 09, 2013 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 120360

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
7/9/2013 by the Board of Supervisors of the  
City and County of San Francisco.



Angela Calvillo  
Clerk of the Board



Mayor

July 11, 2013

Date Approved