



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary CPMC Long Range Development Plan: Initiation of General Plan, Planning Code, and Zoning Map Amendments

HEARING DATE: SEPTEMBER 22, 2011

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 08, 2011

*Case No.:* **Cathedral Hill Campus:** 2009.0885EMTZWCBR  
**St. Luke's Campus:** 2009.0886EMTZWCBR  
**Davies Campus:** 2004.0603ECW

*Project Address:* **Cathedral Hill Campus:** 1100 & 1101 Van Ness Avenue  
**St. Luke's Campus:** 3555 Cesar Chavez Street  
**Davies Campus:** 601 Duboce Avenue

*Zoning/Ht. & Blk.* **Cathedral Hill Campus:** RM-4/130-V  
**St. Luke's Campus:** RH-2/105-E, 65-A  
**Davies Campus:** RH-3/65-D, 130-E

*Proposed Zoning/  
Height & Bulk:* **Cathedral Hill Campus:** Van Ness Avenue Medical Use  
Subdistrict/265-V (hospital site), 130-V (MOB site)  
**St. Luke's Campus:** Cesar Chavez/Valencia Streets Medical Use Special Use  
District/105-E  
**Davies Campus:** No Change

*Assessor's Block/Lot:* **Cathedral Hill Campus:** 0695/005, 006; 0694/005, 006, 007, 008, 009, 009A, 010  
**St. Luke's Campus:** 6575/001, 002; 6576/021 and a portion of San Jose Avenue  
between Cesar Chavez Street and 27th Street  
**Davies Campus:** 3539/001

*Project Sponsor:* Geoffrey Nelson, CPMC  
633 Folsom Street, 5th Floor  
San Francisco, CA 94107  
(415) 600-7206  
[NelsonGK@Sutterhealth.org](mailto:NelsonGK@Sutterhealth.org)

*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

*Recommendation:* **Initiate Amendments to the General Plan, Planning Code, and Zoning Maps**

The action before the Commission is initiation of amendments to the General Plan, Planning Code, and Zoning Map, in order to facilitate near-term projects outlined in California Pacific Medical Center's Long Range Development Plan (LRDP), described below in more detail. Near-term projects at the Cathedral Hill, St. Luke's and Davies Campuses are described below for context, but no General Plan, Planning

Code, or Zoning Map amendments are required for the near-term Davies Campus project. Initiation of these amendments does not involve a decision on the substance of the amendments; it merely introduces the amendments and allows Planning staff to send out public notice of the project. After proper notification, the Commission may hold a public hearing and take action on the proposed amendments.

## PROJECT DESCRIPTION

### Ordinances

The following amendments are being requested as part of CPMC's LRDP:

### CATHEDRAL HILL CAMPUS<sup>1</sup>

#### (1) General Plan Amendments (Case Suffix "M"):

- a. Van Ness Area Plan
  - i. Van Ness Area Plan Text: The Van Ness Area Plan's Objectives and Policies would be amended to support a high density medical center that is consistent with the City's Better Streets Plan at the intersection of Van Ness Avenue and Geary Boulevard and to reflect various elements of this use.
  - ii. Map 1 (Generalized Land Use and Density Plan): Currently, medical centers are not identified in the land use objectives for Van Ness Avenue under the Van Ness Area Plan. The Project would amend the Van Ness Area Plan Map 1 to:
    1. Designate the sites proposed for the new hospital and medical office building ("MOB") as "The Van Ness Medical Use Subdistrict,"
    2. Increase the allowable Floor Area Ratio (FAR) for the hospital site (Block 0695/Lots 005, 006 and their successor Blocks and Lots: the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets) from 7:1 to 9:1; and for the MOB site (Block 0694/Lots 005, 006, 007, 008, 009, 009A, 010 and their successor Blocks and Lots bounded by Van Ness Avenue, Geary Street, one property west of Polk Street, and Cedar Street) from 7:1 to 7.5:1.
  - iii. Map 2 (Height and Bulk Districts): Currently the height/bulk district in the project area is 130-V. The Project would amend the Van Ness Area Plan Map 2 to create a 265-V District coterminous with the hospital site.
- b. Urban Design Element
  - i. Height Map (Map 4): Currently, the maximum height allowed under the Urban Design Element Height Map is 240'-0" for the Medical Center properties. This map would be amended to reflect the proposed height maximum of 265'-0", for the hospital site.

#### (2) Planning Code Text Amendments (Case Suffix "T"):

- a. Amend the Van Ness Special Use District (Planning Code Section 243) to create a new Van Ness Medical Use Subdistrict (encompassing the proposed hospital and MOB blocks and the connecting underground pedestrian Tunnel), which would include the following provisions:
  - i. Allow an FAR of up to 9:1 for the hospital site, and up to 7.5:1 for the MOB Site [§124(d)];

---

<sup>1</sup> The Cathedral Hill Campus is at times also referred to as the Van Ness & Geary Campus.

- ii. Allow modification of otherwise applicable standards for building projections (§136.1) to allow for coverage of drop-off and entry areas required by medical facilities;
- iii. Allow modification of otherwise applicable standards for obstructions over streets or alleys [§136(c)(1)(B)] for vertical dimension and horizontal projections to allow architectural features that achieve appropriate articulation of building facades and that reduce pedestrian level wind currents;
- iv. Allow modification through Conditional Use Authorization of otherwise applicable standards for street frontage requirements (§145.1) as necessary for large-plate medical facilities on sloping sites with multiple frontages.
- v. Allow modification through CU of otherwise applicable parking standards for medical centers (§ 151 and 204.5), provided that the amount of parking shall not exceed 150% of the number of spaces otherwise allowed by the Planning Code.
- vi. Allow modification of otherwise applicable loading standards for medical centers [§ 154(b)], to allow for provision of appropriate loading facilities unique to medical centers;
- vii. Allow modification through Conditional Use Authorization of otherwise applicable bulk standards (§ 270 and 271) to allow for the unique massing requirements of medical facilities;

**(3) Planning Code Map Amendments (Case Suffix "Z"):**

- a. Amend Planning Code Land Use Map SU02 to show the boundaries of the Van Ness Medical Use Subdistrict (hospital site, MOB site, and underground tunnel).
- b. Amend Height and Bulk Map HT02 to show a change from a 130-V to a 265-V Height and Bulk District for the hospital site.

**ST. LUKE'S CAMPUS**

**(1) General Plan Amendments (Case Suffix "M"):**

- a. Urban Design Element
  - i. Height Map (Map 4): Currently, the maximum height allowed under the Urban Design Element Height Map is 88'-0" for the Medical Center properties. This map would be amended to reflect the proposed height maximum of 105'-0", for the St. Luke's Campus (all of Assessor's Block 6575, Lot 021 in Block 6576, and a portion of San Jose Avenue between Cesar Chavez Street and 27th Street that will be vacated as part of the project, and their successor Blocks and Lots). The existing St. Luke's Hospital is zoned for a height of 105'-0", and is built to a height of 158'-0", both of which are not in conformity with this Map.

**(2) Planning Code Text Amendments (Case Suffix "T"):**

- a. Planning Code Article 2 Text Amendment to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District, to increase the permissible FAR from 2.25:1.0 to 2.5:1.0 for a medical center within the boundaries of the St. Luke's Campus [add §124(k)].

**(3) Planning Code Map Amendments (Case Suffix "Z"):**

- a. Amend Planning Code Special Use District Map SU07 to show the boundaries of the Cesar Chavez/Valencia Streets Medical Use SUD (St. Luke's Campus boundaries, as described above).
- b. Amend Height and Bulk Map HT07 to show a change from 65-A to 105-E for the site of the new St. Luke's Hospital [Block 6576; Lot 021, the portion of San Jose Avenue

described above and their successor Block(s) and Lot(s)] consistent with the mapped height throughout the remainder of the St. Luke's Campus.

CPMC's Long Range Development Plan also seeks approval by the Board of Supervisors of a proposed Development Agreement ("DA"), the contents of which are described in more detail under the *Issues and Other Considerations* section of this report.

### **Project Summary**

The near-term projects outlined in CPMC's LRDP will result in a five campus system with three acute care hospitals – Davies, St. Luke's, and Cathedral Hill – providing 903 licensed beds and three full-service emergency departments (one at each of the acute care hospitals). As described below, the Davies Hospital North Tower was retrofitted in 2008 to remain operational to 2030. The St. Luke's Hospital will be replaced by a new hospital built on campus, adjacent to the existing hospital. The California and Pacific Campuses will remain operational as acute care hospitals until the proposed Cathedral Hill is constructed and operational. Once the proposed hospital is built, the acute care services at California and Pacific Campuses will be transferred to the Cathedral Hill Hospital, the outpatient services at the California Campus will be transferred to the Pacific Campus, the California Campus will be sold, and the Pacific Campus will become an outpatient facility<sup>2</sup>. The specific near-term projects are summarized below and described in greater detail the following sections (plans and renderings are available on the Department's website at [cpmc.sfplanning.org](http://cpmc.sfplanning.org); hard copies will be provided in packets for the "action" hearing, which will be scheduled at a later date):

- Construction of a new 555-bed acute care hospital on the west side of Van Ness Avenue between Geary Boulevard and Post Street;
- Construction of a new MOB on the east side of Van Ness Avenue between Geary and Cedar Streets;
- Construction of a new 80-bed acute-care hospital on the St. Luke's Hospital campus (requiring the vacation of a portion of San Jose Avenue);
- Demolition of the existing St. Luke's Hospital (only after occupancy of the new hospital) and the subsequent construction of a new MOB/expansion building at the location of the existing hospital; and
- Construction of a new Neuroscience Institute/MOB at the Davies Campus.

### **Cathedral Hill Campus**

The Cathedral Hill Medical Center will include a new acute care hospital, a new medical office building (MOB), and a pedestrian tunnel under Van Ness Avenue to connect the two facilities.

The proposed Cathedral Hill Hospital will be a 555-bed, 265'-0" tall, 15-story, approximately 882,962 gsf acute care hospital. The hospital may include, but is not limited to tertiary care programs, including: cardiac surgery; heart, kidney, liver and tissue transplantation; robotic surgery; women's and children's programs including maternity, pediatrics and neonatal intensive care; and a 12,000 sf emergency department. It will also include retail space, a cafeteria, education and conference space; a private, outdoor courtyard for patients, visitors, and staff; and a three-level underground parking garage with 513 parking spaces. All vehicular access to the main drop-off and parking levels will be from Geary

---

<sup>2</sup> Projects at the California and Pacific Campuses are being evaluated at a program-level as part of CPMC's LRDP EIR. There are no pending near-term projects under review for these two campuses.

Boulevard and Post Street, with emergency vehicle (ambulance) access from Post Street. Large vehicle loading and private vehicle access to the emergency department will be from Franklin Street.

Although the proposed hospital is not subject to San Francisco Building Code and the Green Building Ordinance, CPMC has committed to “building green”, and is seeking LEED Certified status for the Cathedral Hill Hospital.

The proposed MOB will be across Van Ness Avenue from the hospital, on a site bound by Van Ness Avenue, Geary Street, Cedar Street, and one property west of Polk Street. The MOB will be nine stories tall, approximately 130'-0" in height, and will contain approximately 261,691 gsf of floor area and 542 off-street parking spaces on seven underground levels. The MOB will provide office space to physicians who will admit patients to the hospital, and other ancillary services, such as retail space along Van Ness Avenue and Geary Street. The MOB will be internally connected to the hospital through a pedestrian tunnel below Van Ness Avenue. The MOB's main vehicular access will be from Cedar Alley (ingress and egress) and Geary Street (ingress only). The primary patient drop off and one-of-two main pedestrian entrances will occur on Cedar Alley at the west end of the block, near the corner of Van Ness Avenue. The other main pedestrian entrance will be mid-block on Van Ness Avenue.

The MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Silver certification.

Additional medical office space will be provided within the existing building at 1375 Sutter Street, which is currently a mixture of retail, office, and medical office space. That building will be renovated, retaining the existing retail and parking spaces; an additional 60 parking spaces required as the result of increased medical office use within the building will be provided off-site within the Cathedral Hill Hospital's underground parking garage.

### **St. Luke's Campus**

The proposal for St. Luke's Hospital includes the construction of a new 146,410 gsf, five-story and approximately 99' tall, 80-bed acute care hospital, sited on the campus' existing surface parking lot and over a portion of the to-be-vacated San Jose Avenue that has been closed for use as a street since 1968 (and is currently used for parking for the St. Luke's Campus under an encroachment permit). Based on the recommendations of the Blue Ribbon Panel<sup>3</sup>, the new hospital will be sited such that the existing hospital can remain in continuous operation during the new hospital's construction. The hospital may include, but is not limited to, inpatient medical care, diagnostic and treatment space, surgical care, critical care, labor and delivery, post-partum care, and an expanded emergency department. It will also include a cafeteria and an enclosed loading area.

Although the proposed hospital is not subject to San Francisco Building Code and the Green Building Ordinance, CPMC has committed to “building green”, and is seeking LEED Certified status for the St. Luke's Replacement Hospital.

---

<sup>3</sup> In 2008, a Blue Ribbon Panel was established in recognition of the importance of St. Luke's in order to advise the planning efforts for the campus. The panel was charged with creating a viable plan for an acute care hospital and outpatient services at St. Luke's that would meet the health care needs of the communities it serves. The Blue Ribbon Panel recommended that CPMC continue to provide critical services to the community, including (1) Building a new acute-care community hospital on the site of the St. Luke's Campus that will allow for the continuation of care within the existing hospital until construction is completed; (2) Demolishing the existing hospital after services are transferred into the new hospital; (3) Integrating the medical staffs at St. Luke's and CPMC; and, (4) Maintaining critical services at St. Luke's including an emergency department, OB/GYN unit, medical/surgical unit, urgent care unit, primary and urgent pediatrics, an intensive care unit, and a new Center of Excellence on Senior Health.

Following the demolition of the existing hospital, CPMC will construct an entry plaza adjacent to the hospital entrance on Cesar Chavez Street, along with a courtyard and public pedestrian pathway in the former San Jose Avenue right-of-way between Cesar Chavez Street and 27<sup>th</sup> Street. CPMC will also then construct a new 104,008 gsf, five-story and approximately 100'-tall MOB in its place. The MOB will include medical office space for doctors admitting patients to the hospital, and will include retail, educational, and conference space, along with a four level underground garage with approximately 220 parking spaces. Vehicular access to the underground parking garage will be from Cesar Chavez and Valencia Streets.

The MOB will be entitled at the same time as the hospital, but the design will continue to be refined with planning staff while the new hospital is being built since the medical office building cannot be built until the existing hospital is demolished. Once built, the new MOB will connect internally with the new hospital.

The MOB is subject to San Francisco's Green Building Ordinance, and will achieve a minimum of LEED Silver certification.

### **Davies Campus**

In 2004, CPMC submitted plans with the City outlining the creation of a 46,006 gsf, four-story medical office building (aka Neuroscience Institute), on a portion of the campus that is currently occupied by sections of two surface parking lots containing 64 surface parking spaces. The new Neuroscience Institute would consolidate CPMC's neuroscience programs in a new building at the Davies Campus. At the time of this original application, the project was not considered part of the proposed CPMC Seismic Compliance Hospital Replacement program (also called the Four Campus Master Plan). The Planning Commission approved the Neuroscience Institute project in June 2007; however, in September 2007 the Board of Supervisors heard the environmental appeal (Case No. 2004.0603E), overturned the environmental document (Final Mitigated Negative Declaration), and voted to require that the Neuroscience Institute project be evaluated in the context of CPMC's future development plans.

There have been no changes to the Neuroscience Institute project since the Commission's previous approval, other than (1) the addition of an emergency generator located south of the proposed building (screened from Noe Street); and (2) design changes to the new sidewalk along Noe Street from a meandering path to a more straight path of travel, consistent with the City's Better Streets Plan

## **SITE DESCRIPTION AND PRESENT USE**

CPMC currently operates a four-campus hospital system with four acute care hospitals – Davies, California, Pacific, and St. Luke's Campuses – providing a total of 1,174 licensed beds and four full-service emergency departments (one at each hospital). The system has more staffed beds and a higher average daily inpatient census than any other hospital in San Francisco: it handles almost one-third of the total hospital discharges, about half of the babies born in the City, and almost one-third of the City's emergency department visits.

### **Cathedral Hill Campus**

The site of the proposed Cathedral Hill Hospital currently contains the Cathedral Hill Hotel and Office Building. The site occupies a full city block – bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street – and contains approximately 106,000 square feet of lot area. The site slopes downward to the east along Post Street and Geary Boulevard, and slopes downward to the south along Franklin Street and Van Ness Avenue. The hotel is 10 stories above grade and 176 feet tall, and the adjacent office building is 11 stories above grade and 180'-tall; these buildings are both vacant, and together they contain approximately 381,791gsf of floor area.

The site of the proposed Cathedral Hill Medical Office Building (MOB) is located on the east side of Van Ness Avenue, between Geary and Cedar Streets (Geary Boulevard becomes Geary Street east of Van Ness Avenue). The site contains approximately 36,200 sf of lot area, and slopes downward to the east along Cedar and Geary Streets, and slopes downward to the south along Van Ness Avenue and the eastern edge of the Project site near Polk Street. The site currently contains seven parcels with a variety of ground floor commercial uses (all of which are vacant), five residential dwelling units, and 20 residential hotel units on upper floors. CPMC has relocated all but two of the households and recently executed relocation agreements with the remaining two.

The sites of the future Cathedral Hill Hospital and MOB are located within the RC-4 Zoning District (Residential-Commercial, High Density), Van Ness Special Use District, Van Ness Automobile Special Use District, and 130-V Height and Bulk District.

The RC-4 Zoning District is intended to provide a mixture of high-density dwellings with supporting commercial uses. Hospitals are permitted in this District with Conditional Use authorization.

The Van Ness Avenue Special Use District controls help to implement the objectives and policies of the Van Ness Avenue Plan, which is a part of the General Plan. The key goals of the Van Ness Avenue Plan are to (i) create of a mix of residential and commercial uses along Van Ness Avenue, (ii) preserve and enhance of the pedestrian environment, (iii) encourage the retention and appropriate alteration of architecturally and historically significant and contributory buildings, (iv) conserve the existing housing stock, and (v) enhance the visual and urban design quality of the street. The controls of the special use district include a requirement that new residential uses be provided at a 3:1 ratio to net new nonresidential uses, which can be modified or waived through a Conditional Use Authorization for an institutional use that serves an important public need that cannot reasonably be met elsewhere in the area.

### **St. Luke's Campus**

St. Luke's Hospital is located in the southeastern quadrant of the City and occupies a full city block, totaling approximately 3.6 acres. It is bounded by Cesar Chavez Street, Valencia Street, Duncan Street, San Jose Avenue, and 27<sup>th</sup> Street. The campus currently contains eight buildings, totaling approximately 451,868gsf of floor area and 329 parking spaces. It is licensed for 229 beds, and has 32,000 square feet dedicated to diagnostics, treatment, and an emergency room.

More specifically, the campus includes the following facilities:

- The **St. Luke's Hospital Tower** has 12 stories above ground and one story below ground, is approximately 197,983 gsf, and is primarily used for inpatient care, skilled nursing, and administrative support. There are eight surface parking spaces north of the Hospital Tower.
- The **1957 Building** has four stories above ground and is approximately 31,724 gsf. It is primarily used for the Emergency Department, diagnostic and treatment space, and support space. There are 106 parking spaces associated with this building; 74 spaces on a surface parking lot; and 32 street spaces along San Jose Avenue.
- The **1912 Building** has four stories above ground, is approximately 26,280 gsf, and is primarily used for hospital administration, outpatient care, diagnostic and treatment space, support space, and the chapel.
- The **Monteagle Medical Center** has eight stories above ground and one story below ground and is approximately 90,005 gsf which includes medical office space, outpatient care space, diagnostic and treatment space, and support space.

- The **Redwood Administration Building** is a portable one-story building containing approximately 2,400 gsf which is used for hospital administration.
- The **Hartzell Building** has two stories above ground and one story below ground and has approximately 18,506 gsf primarily used for office and educational uses for the Samuel Merritt School of Nursing.
- The **Duncan Street Parking Garage** is two stories above ground and contains approximately 83,370 gsf for 215 parking spaces. There are an additional 114 off-street surface parking spaces on the St. Luke's Campus, including in a surface parking lot to the west of San Jose Avenue, for a total of 329 parking spaces.
- The one story **MRI Trailer** provides 1,600 gsf and is used for diagnostic and treatment space.

Several buildings on the campus are connected to each other: the Hospital Tower, the 1957 Building, the 1912 Building, and the Montegale Medical Center connect north to south through internal corridors at various levels; and the MRI Trailer is connected via an enclosed passageway to the 1912 Building.

The St. Luke's Campus is located in the RH-2 Zoning District (Residential House, Two-Family), which allows a hospital with a Conditional Use Authorization. The RH-2 Districts are devoted to one-family and two-family houses. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

### **Davies Medical Center**

The Davies Campus is an entire city block, comprising approximately 7.2 acres, bounded by Duboce Avenue, Noe, 14<sup>th</sup>, and Castro Streets. The Campus includes approximately 501,000 gross square feet of floor area within five buildings: the Davies Hospital North Tower, the Davies Hospital South Tower, the Rehabilitation Center, the 45 Castro Medical Office Building, and a 283-space parking garage. The campus also includes 207 additional off-street surface parking spaces, for a campus total of 490 off-street parking spaces.

The Davies Campus is located in the RH-3 Zoning District (Residential House, Three-Family), which allows a hospital with a Conditional Use authorization. The RH-3 Districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. Nonresidential uses are more common in these areas than in RH-2 Districts.

CPMC has completed several construction projects over the last few years at the Davies Campus, including the seismic strengthening of the North Tower, which contains the acute care hospital facilities. Rehabilitation of Davies' acute care hospital to an "SPC-2" level (described below) meets the requirements of SB 1953 allows it to operate until 2030.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

### **Cathedral Hill Campus**

The neighborhoods surrounding the Cathedral Hill Medical Center site include Cathedral Hill, the Tenderloin, the Polk district, the Western Addition, Civic Center, Little Saigon, Japantown and Lower Pacific Heights. Although the surrounding neighborhoods contain predominately low- and mid-rise structures, there are a number of large-scale high-rise apartment buildings<sup>4</sup> and several large commercial

---

<sup>4</sup> Including the Cathedral Hill Towers building at 1200 Gough Street, the Sequoias Apartment building at 1400 Geary Boulevard, and the Daniel Burnham Court complex at 1 Daniel Burnham Court.



buildings<sup>5</sup> in the Van Ness Avenue corridor. The Cathedral Hill neighborhood is also known for its prominent houses of worship, including St. Mary's Cathedral, St. Mark's Lutheran Church, First Unitarian Universalist Church of San Francisco, and Hamilton Square Baptist Church.

### **St. Luke's Campus**

The St. Luke's Campus is in the greater Mission neighborhood, surrounded by the Inner Mission, Outer Mission, Glen Park, Bernal Heights, Precita Valley, Diamond Heights and Noe Valley neighborhoods. The neighborhood contains a mix of residential uses, including single-family dwellings, duplexes and small apartment buildings. Retail uses are scattered through the area, mainly on Cesar Chavez, Mission, and Valencia Streets. On Mission Street, retail stores and other commercial uses form a continuous corridor of commercial activity. Mission Street draws shoppers, customers and business clients from beyond the immediate neighborhood of the St. Luke's Campus.

### **Davies Medical Center**

The neighborhoods surrounding the Davies Campus are predominantly zoned RH-3 (Residential, House, Three-Family) and P (Public). The general character of the surrounding area is a mixture of two- and three-family dwellings ranging in height between three and four stories tall. Duboce Park is directly across Duboce Avenue and to the north of the Davies Medical Center.

## **ENVIRONMENTAL REVIEW**

The proposed Ordinance to initiate amendments to the Planning Code, Zoning Maps, and General Plan would result in no physical impact on the environment. The proposed Ordinances are exempt from environmental review under Section 15378(b)(5) of the CEQA Guidelines.

The hearing on the Final Environmental Impact Report for the CPMC Long Range Development Plan has not yet been scheduled, but all necessary CEQA findings and documents will be available in the Department's case report four weeks prior to that hearing.

## **HEARING NOTIFICATION REQUIREMENTS**

Initiation of Planning Code and General Plan Amendments does not require public notice, although the date of this initiation hearing has been posted on the Department's website for several weeks.

## **PUBLIC COMMENT**

- While there was extensive public comment at the Draft Environmental Impact Report hearing on September 23, 2010, and at the informational hearings on March 10, 2011, May 12, 2011, and June 9, 2011, Planning staff has not received any correspondence specifically regarding the initiation hearing.

## **ISSUES AND OTHER CONSIDERATIONS**

- **CPMC's Seismic Safety Requirements:** CPMC's LRDP is driven by California's strict seismic standards for hospitals. Currently, CPMC operates a four campus hospital system with four acute care hospitals: Davies, California, Pacific, and St. Luke's. Due to state law, specifically the 1972 Alquist Priolo Act, as amended by Senate Bill (SB) 1953 and subsequent legislation, all acute care

---

<sup>5</sup> Including the AMC Theaters at 1000 Van Ness Avenue, the Holiday Inn at 1500 Van Ness Avenue, and the former Ellis Brooks Chevrolet Dealership at the corner of Van Ness Avenue and Bush Street.

hospitals must meet or exceed performance standards intended to result in the hospitals being life-safe or operational after a major earthquake. CPMC is one of four hospitals in the City currently planning to build new facilities to comply with Structural Performance Category (SPC) 5, the most stringent seismic requirements of SB 1953; UCSF and SF General Hospital are under construction, while CPMC and Chinese Hospital have applications pending with the Planning Department.

The Structural Performance Categories are ratings of seismic safety. They range from SPC-1, the lowest possible structural performance category (wherein buildings pose a significant risk of collapse and a danger to the public after a strong earthquake), to SPC-5, the highest category (wherein buildings are in compliance with the structural provisions of SB 1953 and are projected to be able to remain not just life-safe but operational following strong ground motion).

SPC ratings 4, 3, and 2 are assumed to remain life-safe after a major seismic event, but not necessarily fully operational. Acute care hospitals with SPC ranking 1, considered a collapse hazard, must have been retrofitted by 2008, or have elected to rebuild their hospital to an SPC-5 standard by 2013. Successor legislation to SB 1953, including SB 1661, SB 608, and most recently SB 90, have added progress reporting requirements and allowed for compliance extensions to accommodate, among other things, the time required to receive local approvals to build. Via SB 90, for example, an extension beyond 2013 is available, but a final deadline (with completion no later than 2020) is not set until hospitals can evidence a reliable funding and construction plan for compliance.

None of CPMC's existing facilities currently meet an SPC rating of 5. Only the Davies Campus was able to be retrofitted to SPC-2 by the 2008 deadline, allowing CPMC to provide acute care services in the rehabilitated buildings until 2030. The remaining three campuses – California, Pacific, and St. Luke's Campuses – have some or all component facilities currently rated SPC-1 and are required to be retrofitted or rebuilt as described above. Below is a list of CPMC's current acute-care hospitals' SPC ratings (and number of respective buildings on campus at each rating):

- California: SPC-1 (10 buildings), SPC-4 (1 building), SPC-5 (1 building);
- Pacific: SPC-1 (2 buildings);
- St. Luke's: SPC-1 (1 building), SPC-2 (1 building), SPC-4 (1 building);
- Davies: SPC-1 (2 buildings), SPC-2 (2 buildings)

- **Development Agreement ("DA"):** A DA is in general terms a contract between the City and the developer that provides greater security and flexibility to both parties and can result in greater public benefits in exchange for developer certainty. Development Agreements are typically used for large-scale projects with substantial infrastructure investment and multi-phase build outs. Should the commission certify the EIR and decide to approve the project, the intent is for the City and CPMC to enter into a DA. Although the City and CPMC have made progress on the key terms of the proposed DA, there is remaining work to be done. The hearings for the EIR Certification and the entitlement or "action" (including recommendations for approval or disapproval of the DA), will not be scheduled until the final agreement is resolved. A memo from the Office of Economic and Workforce Development that will provide more information about the proposed DA will be forthcoming early next week.
- **Process:** The following provides an outline of the process and timeline for the Planning Commission's upcoming review of CPMC's Long Range Development Plan:

- **September 8, 2011:** The Planning Commission will receive a packet two weeks in advance of the September 22, 2011 initiation hearing, including the following documents: this Executive Summary; draft ordinances for the proposed Planning Code, Zoning Map, and General Plan amendments; and a draft Resolution to initiate the aforementioned ordinances.

Please note that all plans and renderings for CPMC's proposed five new near-term buildings are available on the Department's website at [cpmc.sfplanning.org](http://cpmc.sfplanning.org). Although copies of these renderings have been previously distributed to the Commission, copies of the plans and renderings will be redistributed to the Commission in the packets for the Action Hearing, and are therefore not included in this initiation packet.

- **EIR Certification and Entitlement Action Hearing:** This hearing has not yet been scheduled. The City and CPMC have mutually agreed not to schedule this hearing until the parties have agreed on the terms that would be included in a DA. A Final EIR will be circulated to the Commission and public, together with the proposed DA. A hearing date will be set approximately **four weeks** thereafter, providing staff with sufficient time to properly notice the project, and for the Commission to review the EIR.

## REQUIRED COMMISSION ACTION

The proposed draft Resolution is before the Commission so that it may recommend approval or disapproval of initiation of amendments to the Planning Code, Zoning Maps and General Plan.

## BASIS FOR RECOMMENDATION

- Although the Department typically initiates General Plan and Planning Code amendments to a specific hearing date, the Department proposes initiation without a specific hearing date so that there is more certainty for the Commission and public about CPMC's hearing schedule. When the terms of the proposed DA have been agreed upon, the Department will provide approximately four weeks' notice to the Commission and public, which will provide a realistic hearing date for all interested parties. Since the initiation hearing does not result in any decision about the project, it allows the City and CPMC to focus on completing the EIR, the substance of the proposed DA and the merits of the project rather than negotiating available hearing dates.
- The Department believes the Commission should initiate the amendments to the Planning Code, Zoning Maps and General Plan necessary to implement the CPMC Long Range Development Plan so that it may recommend approval or disapproval of the Ordinances to the Board of Supervisors at a future hearing.

<b>RECOMMENDATION:</b>	<b>Approval to Initiate the General Plan, Planning Code, and Zoning Map Amendments</b>
------------------------	----------------------------------------------------------------------------------------

### Attachments:

Draft Resolution

Draft Ordinances:

- Cathedral Hill Campus
  - Draft General Plan Text Amendments
  - Draft General Plan Map Amendments

- Draft Planning Code Text Amendments
  - Draft Zoning Map Amendments
- St. Luke's Campus
  - Draft General Plan Map Amendment
  - Draft Planning Code Text Amendments
  - Draft Zoning Map Amendments



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Resolution No. \_\_\_\_\_

HEARING DATE: SEPTEMBER 22, 2011

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 08, 2011

*Case No.:* **Cathedral Hill Campus:** 2009.0885EMTZWCBRS  
**St. Luke's Campus:** 2009.0886EMTZWCBRS  
**Davies Campus:** 2004.0603ECW

*Project Address:* **Cathedral Hill Campus:** 1100 & 1101 Van Ness Avenue  
**St. Luke's Campus:** 3555 Cesar Chavez Street  
**Davies Campus:** 601 Duboce Avenue

*Zoning/Ht. & Blk.* **Cathedral Hill Campus:** RM-4/130-V  
**St. Luke's Campus:** RH-2/105-E, 65-A  
**Davies Campus:** RH-3/65-D, 130-E

*Proposed Zoning/  
Height & Bulk:* **Cathedral Hill Campus:** Van Ness Avenue Medical Use  
Subdistrict/265-V (hospital site), 130-V (MOB site)  
**St. Luke's Campus:** Cesar Chavez/Valencia Streets Medical Use Special Use  
District/105-E  
**Davies Campus:** No Change

*Assessor's Block/Lot:* **Cathedral Hill Campus:** 0695/005, 006; 0694/005, 006, 007, 008, 009, 009A, 010  
**St. Luke's Campus:** 6575/001, 002; 6576/021, and a portion of San Jose Avenue  
between Cesar Chavez Street and 27<sup>th</sup> Street  
**Davies Campus:** 3539/001

*Project Sponsor:* Geoffrey Nelson, CPMC  
633 Folsom Street, 5th Floor  
San Francisco, CA 94107  
(415) 600-7206  
[NelsonGK@Sutterhealth.org](mailto:NelsonGK@Sutterhealth.org)

*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

*Recommendation:* **Initiate Amendments to the General Plan, Planning Code, and Zoning Maps**

INITIATING AMENDMENTS TO THE GENERAL PLAN, PLANNING CODE, AND ZONING MAPS, PURSUANT TO PLANNING CODE SECTIONS 302(b) AND 340, IN ORDER TO FACILITATE THE NEAR-TERM PROJECTS OUTLINED IN CALIFORNIA PACIFIC MEDICAL CENTER'S LONG RANGE DEVELOPMENT PLANS, INCLUDING: (1) AMENDMENTS TO THE TEXT AND MAPS OF THE GENERAL PLAN'S VAN NESS AREA PLAN IN ORDER TO SUPPORT A

HIGH DENSITY MEDICAL CENTER AT VAN NESS AVENUE AND GEARY BOULEVARD; (2) AMENDMENTS OF MAP 4 (HEIGHT MAP) OF THE GENERAL PLAN'S URBAN DESIGN ELEMENT FOR CONFORMITY; (3) AMENDMENTS TO PLANNING CODE SECTION 124 TO ALLOW A FLOOR AREA RATIO OF 9:1 FOR A HOSPITAL AND 7.5 FOR A MEDICAL OFFICE BUILDING WITHIN THE VAN NESS SPECIAL USE DISTRICT, MEDICAL USE SUBDISTRICT; (4) AMENDMENTS TO PLANNING CODE SECTION 124 TO ADD SUBSECTION (k) TO ALLOW A FLOOR AREA RATIO OF 2.5:1 WITHIN THE CESAR CHAVEZ/VALENCIA STREETS MEDICAL USE SPECIAL USE DISTRICT; (5) AMENDMENTS TO PLANNING CODE SECTION 243 TO ALLOW THE CREATION OF THE "VAN NESS MEDICAL USE SUBDISTRICT"; (6) AMENDMENT OF ARTICLE 2 OF THE PLANNING CODE TO CREATE PLANNING CODE SECTION 249.XX, THE "CESAR CHAVEZ/VALENCIA STREETS MEDICAL USE SPECIAL USE DISTRICT"; (7) AMENDMENTS TO SECTIONAL MAPS HT02 AND HT07 TO INCREASE THE PERMITTED HEIGHTS AT THE CATHEDRAL HILL HOSPITAL SITE AND ST. LUKE'S HOSPITAL SITE TO 265'-0" AND 105'-0", RESPECTIVELY; AND (8) CONFORMING MAP AMENDMENTS TO SECTIONAL MAPS SU02 AND SU07 TO REFLECT THE VAN NESS MEDICAL USE SUBDISTRICT AND THE CESAR CHAVEZ/VALENCIA STREETS MEDICAL USE SPECIAL USE DISTRICT, RESPECTIVELY.

## PREAMBLE

WHEREAS, California Pacific Medical Center (hereinafter "CPMC") currently operates four acute care medical centers in San Francisco, which are the California Campus, the Pacific Campus, the St. Luke's Campus, and the Davies Campus; and

WHEREAS, CPMC is a significant part of the health services sector in San Francisco, providing almost one-third of hospital inpatient and emergency room care in San Francisco, and delivering more than 7,000 babies annually; and

WHEREAS, CPMC is important to the economy of San Francisco, being the second largest private employer in San Francisco, with approximately 49% of employees being San Francisco residents; and

WHEREAS, CPMC's current acute care facilities at the California, Pacific, and St. Luke's Campuses are comprised largely of buildings with a Structural Performance Category (SPC) rating of 1 – the lowest possible Structural Performance Category – meaning they pose a significant risk of collapse and a danger to the public after a strong earthquake; and

WHEREAS, California State Law (the Alquist Priolo Act of 1972, as amended by Senate Bill 1953 and successor legislation) requires that acute care hospital facilities that are rated SPC-1 be retrofitted to at least an SPC-2 rating or rebuilt (to SPC-5, the highest level of seismic readiness) by certain deadlines mandated by the State; and

WHEREAS, CPMC would face great difficulty and significant delay in rebuilding their acute care facilities on-site at the California and Pacific Campuses due to site constraints that would preclude them from undertaking new construction while continuing operation of the existing inpatient service at the same time; and

WHEREAS, the Cathedral Hill hotel and 1255 Post Street office building sites were selected for the location of a new acute care hospital because it met CPMC's site selection objectives, including: (1) being available for sale; (2) being large enough to accommodate the co-location of acute care services from the California and Pacific Campuses; (3) preventing the interruption of existing services at the California and Pacific Campuses during the construction of seismically compliant replacement facilities; (4) being located on geologically stable soil; (5) being at a major transit nexus; and (6) the availability of adjacent properties for the construction of a medical office building; and

WHEREAS; construction of a new acute care hospital to replace the St. Luke's Hospital can occur on the existing St. Luke's Campus without interruption to existing acute care services, so long as the City vacates the portion of San Jose Avenue between Cesar Chavez and 27<sup>th</sup> Streets that is currently closed to through traffic pursuant to an encroachment permit issued by the City in 1968 and is used by CPMC for surface parking; and

WHEREAS, construction of the new Cathedral Hill Hospital is expected to take the greatest amount of time, approximately 4.5 years, including demolition; and

WHEREAS, on June 10, 2010, CPMC filed applications requesting amendments to the General Plan, Planning Code, and Zoning Maps in order to facilitate the construction of two new acute care hospitals and three new medical office buildings, all of which are part of CPMC's Long Range Development Plans; and

WHEREAS, the construction of two new acute care hospitals and three new medical office buildings by CPMC in San Francisco will significantly benefit the City's economy, providing up to approximately 1,500 construction jobs during the peak of construction; and

WHEREAS, the General Plan and Planning Code were not created with the new construction of hospitals as a focused land use typology, and thus do not recognize the complexity, site and Building Code constraints, and health care delivery intricacies therein; and

WHEREAS, the proposed Ordinances are intended to resolve the aforementioned issues by amending the Van Ness Area Plan to support a high density medical center at the transit nexus of Van Ness Avenue and Geary Boulevard, creating the "Van Ness Medical Use Subdistrict" and "Cesar Chavez/Valencia Streets Medical Use Special Use District", and by modifying Zoning and General Plan text and maps to accommodate the proposed medical center districts; and

WHEREAS, should the Planning Commission (hereinafter "Commission") certify the EIR and make or recommend the necessary approvals for the project, the Commission and the Board of Supervisors will also consider a proposed Development Agreement (DA) by and between the City and County of San Francisco and California Pacific Medical Center regarding certain aspects of the activities outlined in CPMC's Long Range Development Plan, including the near-term projects; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed Ordinances on September 22, 2011; and

WHEREAS, this Resolution to initiate amendments to the General Plan, Planning Code, and Zoning Maps has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Guidelines Section 15378(b)(5); and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinances amending the General Plan, Planning Code and Zoning Maps, which Ordinances are attached hereto and incorporated herein by reference;

**MOVED**, that pursuant to Planning Code Sections 302(b) and 340, the Commission Adopts a Resolution to Initiate amendments to the General Plan, Planning Code, and Zoning Maps;

**AND BE IT FURTHER MOVED**, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan, Planning Code, and Zoning Map amendments contained in the draft Ordinances, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on September 22, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NOES:

ABSENT:



Resolution No. \_\_\_\_\_  
Hearing Date: September 22, 2011

Case No.'s: **2009.0885, 2009.0886, 2004.0603**  
CPMC Long Range Development Plans

1 [General Plan – Van Ness Area Plan Amendments]

2  
3 **Ordinance amending the San Francisco General Plan by amending the Van Ness Area**  
4 **Plan in order to facilitate the development of a high density medical center at the**  
5 **transit nexus of Van Ness Avenue and Geary Boulevard and reflect various elements of**  
6 **this use; and adopting findings, including environmental findings, Planning Code**  
7 **Section 340 findings, and findings of consistency with the General Plan and the priority**  
8 **policies of Planning Code Section 101.1.**

9 NOTE: Additions are single-underline italics Times New Roman;  
10 deletions are ~~strike-through italics Times New Roman~~.  
11 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough normal~~.

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

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

15 A. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340, any  
16 amendments to the General Plan shall first be considered by the Planning Commission and thereafter  
17 recommended for approval or rejection by the Board of Supervisors. On \_\_\_\_\_, by Resolution No.  
18 \_\_\_\_\_, the Commission conducted a duly noticed public hearing on the General Plan Amendments  
19 pursuant to Planning Code Section 340, found that the public necessity, convenience and general welfare  
20 required the General Plan Amendments, adopted the General Plan Amendments, and recommended them for  
21 approval to the Board of Supervisors. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on file  
22 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

23 B. The Board finds that this ordinance is, on balance, in conformity with the priority policies of  
24 Planning Code Section 101.1 and consistent with the General Plan as it is proposed for amendment herein for  
25

1 the reasons set forth in Planning Commission Motion No. \_\_\_\_\_, and the Board hereby incorporates  
2 these findings herein by reference.

3 C. On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Planning Commission certified as  
4 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the California Pacific  
5 Medical Center Long-Range Development Plan. A copy of Planning Commission Resolution No. \_\_\_\_\_ is  
6 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_. Said findings are on file with the  
7 Clerk of the Board of Supervisors in File No. \_\_\_\_\_. In accordance with the actions contemplated  
8 herein, this Board adopts findings, including a statement of overriding considerations, pursuant to the California  
9 Environmental Quality Act (California Public Resources Code Section 21000 et seq.). A copy of said findings is  
10 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

11 Section 2. The Board of Supervisors hereby approves the following amendments to the Van Ness Area  
12 Plan of the San Francisco General Plan. The proposed amendments to the San Francisco General Plan's Van  
13 Ness Area Plan, will facilitate the development of a seismically-safe high density medical center at the transit  
14 nexus of Van Ness Avenue and Geary Boulevard. The purpose and benefits of the development of a high  
15 density medical center at this location are fully described in the Findings in Board of Supervisors File No.  
16 \_\_\_\_\_. The Board hereby incorporates those findings herein by reference.

17 The Van Ness Area Plan of the General Plan of the City and County of San Francisco is hereby  
18 amended to read as follows:

19 **OBJECTIVE 1**

20 Continue existing commercial use of the Avenue and add a significant increment of new housing.

21 Although there are 18 buildings containing 980 dwelling units in this subarea most of the buildings are in non-  
22 residential use.

23 This section of Van Ness Avenue is one of the few areas in the city where new housing can be  
24 accommodated with minimal impacts on existing residential neighborhoods and public services.

1 Some of the features that make the area attractive for medium density mixed use development with high  
2 density housing are as follows:

- 3 • This 16 block strip along Van Ness Avenue maintains a "central place" location and identity. The area is  
4 close to the city's major employment center, is well-served by transit, has well developed infrastructure  
5 (roadway, water, sewer and other public services), wide roadway (93+ feet) and sidewalks (16+ feet),  
6 has continuous commercial frontage and numerous attractive, architecturally outstanding buildings.
- 7 • There are a number of large parcels which are substantially under-developed.
- 8 • A height limitation of between 80 and 130 ft. would allow sufficient development to make feasible over  
9 time the construction of housing on under used parcels.
- 10 • The minor streets which bisect most of the blocks within this subarea facilitate access to and from new  
11 developments with minimal affects on major east-west thoroughfares or on Van Ness Avenue.

12 Development of a number of medium density, mixed-use projects with continued non-residential use of  
13 non-residential buildings and would facilitate the transformation of Van Ness Avenue into an attractive mixed use  
14 boulevard.

15 A high-density medical center at the transit nexus of Van Ness Avenue and Geary would support Van Ness  
16 Avenue's redevelopment as a mixed use boulevard as set forth in Policy 1.6 below.

17 POLICY 1.6 Allow a medical center at the intersection of Van Ness Avenue and Geary Boulevard.

18 A medical center at this location would support redevelopment of Van Ness Avenue as a mixed use boulevard by diversifying  
19 the mix of nonresidential uses, maximizing utilization of the major bus lines/transit node, and locating medical care and  
20 essential emergency services in close proximity of the City's dense urban core and at a central location for both day and  
21 nighttime population groups within the City; it would also create opportunities for improved streetscape and pedestrian  
22 amenities at a key transit nexus that are consistent with the Better Streets Plan.

## 23 OBJECTIVE 5

24 ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND  
25 DEFINES AND GIVES VARIETY TO THE AVENUE.

1 Topography and Street Pattern

2 Van Ness Avenue is the central north-south spine and one of the widest streets in the City. Bounded by  
3 Civic Center and the Bay and characterized by excellent views, the Avenue defines and links many adjacent  
4 neighborhoods, including through its substantial transit resources. In connecting Market Street to the Bay, Van Ness  
5 forms the western edge of the inner city and separates the Nob and Russian Hill neighborhoods from Pacific  
6 Heights. The Avenue also provides access between a number of focal points, including landmark buildings,  
7 cultural centers, important view corridors and the Bay. The juxtaposition on the Avenue of large monumental  
8 structures with fine-grain urban fabric to the east creates an exciting contrast within the cityscape.

9 POLICY 5.1 Establish height controls to emphasize topography, adequately frame the great width of the  
10 Avenue, and support the redevelopment of the Avenue as a diverse, mixed use boulevard and transit corridor.

11 Existing height limits on the Avenue generally range from 40 feet at the northern end to 130 feet in the  
12 central portion. This height differentiation responds to topographic conditions as well as land use patterns,  
13 maintaining distinctions between areas of different character. For example, height districts are gradually tapered  
14 from 130 feet around the hilltop at Washington Street to 80 feet at Pacific Avenue and further to 65 and 40 feet  
15 towards the Bay shoreline.

16  
17 Although the majority of existing height controls are adequate to define both the overall topography as  
18 well as the great width of the Avenue, the height limit between California and Pacific Streets should be lowered  
19 from the existing 130/105-ft. level to 80 ft. in order to facilitate the transition between the greater building heights  
20 along the southern part of the Avenue and the mostly low-rise residential development north of Broadway.  
21 Development to maximum height should be closely monitored to minimize blocking views between the high  
22 slopes on both sides of the Avenue. Good proportion between the size of a street and that of its buildings is  
23 important for streets to be interesting and pleasant places. The proposed height limits, combined with the Van  
24 Ness Plan's proposed bulk controls, encourage definition of the 93-foot wide Avenue.

The height limit for the block bounded by Geary Boulevard, Franklin Street, Post Street and Van Ness Avenue is established at 265 feet as indicated on Map 2 to accommodate development of a medical center that will maximize use of the major transit nexus at this location and give variety to the avenue by diversifying the mix of non-residential uses and enhancing the streetscape.

POLICY 5.2 Encourage a regular street wall and harmonious building forms along the Avenue.

New development should create a coherent street wall along the Avenue through property line development at approximately the same height. Since block face widths are constant, a regularized street wall encourages buildings of similar scale and massing.

Nevertheless, some variety of height is inevitable and desirable due to the need to highlight buildings of historical and architectural significance and meet other Objectives of the Plan.

#### OBJECTIVE 8

CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD.

Projects located at the transit nexus of Van Ness Avenue and Geary Boulevard will be deemed to promote and to be consistent with Objective 8 and each of Policies 8.1 through 8.10 if they (i) include an integrated streetscape plan that incorporates – among other elements – planting sidewalk treatment, street lighting and street furniture, and that is generally consistent with the streetscape guidelines regarding such elements in Chapter 6 of the Better Streets Plan; and (ii) locate and design any sidewalk vaults or sub sidewalk spaces so that they are compatible with such streetscape plan.

Section 3. This Section is uncoded.

In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the General Plan that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

1 This Ordinance shall not be construed to effectuate any unintended amendments. Any additions or deletions not  
2 explicitly shown as described above, omissions, or other technical and non-substantive differences between this  
3 Ordinance and the General Plan that are contained in this legislation are purely accidental and shall not  
4 effectuate an amendment to the General Plan. The Board hereby authorizes the City Attorney, in consultation  
5 with the Clerk and other affected City departments, to make those necessary adjustments to the published  
6 General Plan, including non-substantive changes such as renumbering or relettering, to ensure that the  
7 published version of the General Plan is consistent with the laws that this Board enacts.

8  
9 Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

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

12 By: \_\_\_\_\_  
13 AUDREY WILLIAMS PEARSON  
14 Deputy City Attorney

[General Plan Map Amendments – CPMC: Cathedral Hill Campus]

**Ordinance amending the General Plan of the City and County of San Francisco by 1) amending Map 4 of the Urban Design Element to allow for development up to a height of 265 feet on the block bounded by Van Ness Avenue, Geary Boulevard, Franklin and Post Streets; 2) amending Map 1 of the Van Ness Area Plan, to designate the sites of the proposed Cathedral Hill Hospital and Medical Office Building as the Van Ness Medical Use Subdistrict; and 3) amending Map 2 of the Van Ness Area Plan to create a 265-V height/bulk district coterminous with the Hospital site; and adopting findings, including environmental findings, Planning Code Section 340 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

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

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

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

A. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Commission conducted a duly noticed public hearing on the General Plan Amendments pursuant to Planning Code Section 340, found that the public necessity, convenience and general welfare



1 require the proposed General Plan Amendments, adopted the General Plan Amendments, and recommended  
2 them for approval to the Board of Supervisors. A copy of Planning Commission Resolution No. \_\_\_\_\_ is  
3 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and the Board hereby incorporates  
4 those findings by reference.

5 B. The Board finds that this ordinance is, on balance, in conformity with the priority policies of  
6 Planning Code Section 101.1 and consistent with the General Plan as it is proposed for amendmentt herein for  
7 the reasons set forth in Planning Commission Motion No. \_\_\_\_\_, and the Board hereby incorporates  
8 these findings herein by reference.

9 C. On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Planning Commission certified as  
10 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the California Pacific  
11 Medical Center Long-Range Development Plan. A copy of Planning Commission Resolution No. \_\_\_\_\_ is  
12 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_. Said findings are on file with the  
13 Clerk of the Board of Supervisors in File No. \_\_\_\_\_. In accordance with the actions contemplated  
14 herein, this Board adopt findings, including a statement of overriding considerations, pursuant to the California  
15 Environmental Quality Act (California Public Resources Code Section 21000 et seq.) Said findings are on file  
16 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and are incorporated herein by reference.

17  
18 Section 2. The Board of Supervisors hereby approves an amendment to the General Plan, as follows:

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

23 (2) Map 1 (Generalized Land Use and Density Plan) of the Van Ness Area Plan of the General Plan  
24 of the City and County of San Francisco shall be amended to change the Floor Area Ratio (FAR) of the hospital  
25 site (Block 0695/Lots 005, 006 and their successor Blocks and Lots) from 7.1:1.0 to 9.0:1.0 and to change the

1 FAR of the site identified for a medical office building within the Van Ness Medical Use Subdistrict (Block  
2 0694/Lots 005, 006, 007, 08, 009, 009A, 010 and their successor Blocks and Lots) from 7.1:1.0 to 7.5:1.0 and to  
3 designate the sites identified for the new hospital and medical office building as the "Van Ness Medical Use  
4 Subdistrict"; and

5 (3) Map 2 (Height and Bulk Districts) of the Van Ness Area Plan of the General Plan of the City and  
6 County of San Francisco shall be amended to increase the maximum height of the hospital site (Block 0695/Lots  
7 005, 006 and their successor Blocks and Lots) from 130-V to 265-V.  
8

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

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

13 By: \_\_\_\_\_  
14 AUDREY WILLIAMS PEARSON  
15 Deputy City Attorney  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 [Planning Code – Section 124; Van Ness Special Use District Amendments; Van Ness Medical Use Subdistrict.]

2  
3 **Ordinance amending the San Francisco Planning Code by 1) amending Section 124 to**  
4 **allow a floor area ratio of 9:1 for a hospital and 7.5:1 for a medical office building within**  
5 **the Van Ness Special Use District, Medical Use Subdistrict; and 2) amending Section**  
6 **243 to include the establishment of the Van Ness Medical Use Subdistrict and**  
7 **associated controls; and adopting findings, including environmental findings, Planning**  
8 **Code Section 302 findings, and findings of consistency with the General Plan and the**  
9 **priority policies of Planning Code Section 101.1.**

10 NOTE: Additions are single-underline italics Times New Roman;  
11 deletions are ~~strike-through italics Times New Roman~~.  
12 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough-normal~~.

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

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

16 (a) In accordance with the actions contemplated herein, this Board adopt findings, including a  
17 statement of overriding considerations, pursuant to the California Environmental Quality Act (California Public  
18 Resources Code Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in  
19 File No. \_\_\_\_\_.

20 (b) On \_\_\_\_\_, the Planning Commission conducted a duly noticed public hearing on the  
21 proposed Planning Code amendments and, by Resolution No. \_\_\_\_\_ recommended them for  
22 approval. The Planning Commission found that the proposed Planning Code amendment was, on balance,  
23 consistent with the City's General Plan, as it is proposed for amendment, and with Planning Code Section  
24 101.1(b). A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
25 \_\_\_\_\_ and is incorporated herein by reference.

1 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments  
2 will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission  
3 Motion No. \_\_\_\_\_ and the Board incorporates such reasons herein by reference. A copy of Planning  
4 Commission Motion No. \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No.  
5 \_\_\_\_\_

6 (d) The Board finds that these Planning Code amendments are on balance consistent with the San  
7 Francisco General Plan, as it is proposed to be amended, and with the priority policies of Planning Code Section  
8 101.1 for the reasons set forth in Planning Commission Motion No. \_\_\_\_\_ and the Board hereby  
9 incorporates such reasons herein by reference.

10  
11 Section 2. The San Francisco Planning Code is hereby amended by amending Section 124, to  
12 read as follows:

13 (a) Except as provided in Subsections (b), (c) and (e) of this Section, the basic floor area ratio limits  
14 specified in the following table shall apply to each building or development in the districts indicated.

15 [TABLE 124 omitted; no changes to table]

16 (b) In R, NC, and Mixed Use Districts, the above floor area ratio limits shall not apply to dwellings or  
17 to other residential uses. In Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to  
18 institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.

19 (c) In a C-2 District the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-  
20 4 or RC-4 District than to any other R District, and 10.0 to 1 for a lot which is nearer to a C-3 District than to any  
21 R District. The distance to the nearest R District or C-3 District shall be measured from the midpoint of the front  
22 line, or from a point directly across the street therefrom, whichever gives the greatest ratio.

23 (d) In the Van Ness Special Use District, as described in Section 243 of this Code, the basic floor  
24 area ratio limit shall be 7.0 to 1 where the height limit is 130 feet and 4.8 to 1 where the height limit is 80 feet.

1 Within the Van Ness Medical Use Subdistrict, the basic floor area ratio limit shall be 9.0 to 1 for a hospital and 7.5 to 1 for a  
2 medical office building, subject to Conditional Use Authorization for a hospital, medical center or other medical institution.

3 (e) In the Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code,  
4 the basic floor area ratio limit in any C District shall be 5.0 to 1.

5 (f) For buildings in C-3-G and C-3-S Districts other than those designated as Significant or  
6 Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor  
7 area ratio limits set forth above may be approved for construction of dwellings on the site of the building  
8 affordable for 20 years to households whose incomes are within 150 percent of the median income as defined  
9 herein, in accordance with the conditional use procedures and criteria as provided in Section 303 of this Code.  
10 For buildings in the C-3-G District designated as Significant or Contributory pursuant to Article 11 of this Code,  
11 additional square footage above that permitted by the base floor area ratio limits set forth above up to the gross  
12 floor area of the existing building may be approved, in accordance with the conditional use procedures and  
13 criteria as provided in Section 303 of this Code, where: (i) TDRs (as defined by Section 128(a)(5)) were  
14 transferred from the lot containing the Significant or Contributory building prior to the effective date of the  
15 amendment to Section 124(f) adding this paragraph when the floor area transferred was occupied by a non-profit  
16 corporation or institution meeting the requirements for exclusion from gross floor area calculation under Section  
17 102.9(b)(15) of this Code; (ii) the additional square footage includes only the amount necessary to accommodate  
18 dwelling units and/or group housing units that are affordable for not less than 50 years to households whose  
19 incomes are within 60 percent of the median income as defined herein together with any social, educational, and  
20 health service space accessory to such units; and (iii) the proposed change in use to dwelling units and  
21 accessory space and any construction associated therewith, if it requires any alternation to the exterior or other  
22 character defining features of the Significant or Contributory Building, is undertaken pursuant to the duly  
23 approved Permit to Alter, pursuant to Section 1110; provided, however, that the procedures otherwise required  
24 for a Major Alteration as set forth in sections 1111.2 - 1111.6 shall be deemed applicable to any such Permit to  
25 Alter.

1                   (1)     Any dwelling approved for construction under this provision shall be deemed a  
2 "designated unit" as defined below. Prior to the issuance by the Director of the Department of Building Inspection  
3 ("Director of Building Inspection") of a site or building permit to construct any designated unit subject to this  
4 Section, the permit applicant shall notify the Director of Planning and the Director of Property in writing whether  
5 the unit will be an owned or rental unit as defined in Section 401 of this Code.

6                   (2)     Within 60 days after the issuance by the Director of Building Inspection of a site or  
7 building permit for construction of any unit intended to be an owned unit, the Director of Planning shall notify the  
8 City Engineer in writing identifying the intended owned unit, and the Director of Property shall appraise the fair  
9 market value of such unit as of the date of the appraisal, applying accepted valuation methods, and deliver a  
10 written appraisal of the unit to the Director of Planning and the permit applicant. The permit applicant shall supply  
11 all information to the Director of Property necessary to appraise the unit, including all plans and specifications.

12                  (3)     Each designated unit shall be subject to the provisions of Section 413 of this Code. For  
13 purposes of this Subsection and the application of Section 413 of this Code to designated units constructed  
14 pursuant to this Subsection, the definitions set forth in Section 401 of this Code shall apply, with the exception of  
15 the following definitions, which shall supersede the definitions of the terms set forth in Section 401:

16                   (A)     "Base price" shall mean 3.25 times the median income for a family of four  
17 persons for the County of San Francisco as set forth in California Administrative Code Section 6932 on the date  
18 on which a housing unit is sold.

19                   (B)     "Base rent" shall mean .45 times the median income for the County of San  
20 Francisco as set forth in California Administrative Code Section 6932 for a family of a size equivalent to the  
21 number of persons residing in a household renting a designated unit.

22                   (C)     "Designated unit" shall mean a housing unit identified and reported to the  
23 Director by the sponsor of an office development project subject to this Subsection as a unit that shall be  
24 affordable to households of low or moderate income for 20 years.

1 (D) "Household of low or moderate income" shall mean a household composed of  
2 one or more persons with a combined annual net income for all adult members which does not exceed 150  
3 percent of the qualifying limit for a median income family of a size equivalent to the number of persons residing  
4 in such household, as set forth for the County of San Francisco in California Administrative Code Section 6932.

5 (E) "Sponsor" shall mean an applicant seeking approval for construction of a project  
6 subject to this Subsection and such applicants' successors and assigns.

7 (g) The allowable gross floor area on a lot which is the site of an unlawfully demolished building that  
8 is governed by the provisions of Article 11 shall be the gross floor area of the demolished building for the period  
9 of time set forth in, and in accordance with the provisions of, Section 1114 of this Code, but not to exceed the  
10 basic floor area permitted by this Section.

11 (h) In calculating the permitted floor area of a new structure in a C-3 District, the lot on which an  
12 existing structure is located may not be included unless the existing structure and the new structure are made  
13 part of a single development complex, the existing structure is or is made architecturally compatible with the new  
14 structure, and, if the existing structure is in a Conservation District, the existing structure meets or is made to  
15 meet the standards of Section 1109(c), and the existing structure meets or is reinforced to meet the standards  
16 for seismic loads and forces of the 1975 Building Code. Determinations under this Paragraph shall be made in  
17 accordance with the provisions of Section 309.

18 (i) In calculating allowable gross floor area on a preservation lot from which any TDRs have been  
19 transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor  
20 area transferred.

21 (j) Within any RSD, SPD, SLR, SLI or SSO District, live/work units constructed above the floor area  
22 ratio limit pursuant to Section 102.9(b)(19) of this Code shall be subject to the following conditions and  
23 standards:

24 (1) Considering all dwelling units and all live/work units on the lot, existing and to be  
25 constructed, there shall be no more than one live/work unit and/or dwelling unit per 200 square feet of lot area,

1 except that, for projects in the RSD District which will exceed 40 feet in height, and therefore are required to  
2 obtain conditional use approval, the allowable density for dwelling units and live/work units shall be established  
3 as part of the conditional use determination; and

4 (2) The parking requirement for live/work units subject to this subsection shall be equal to  
5 that required for dwelling units within the subject district.

6  
7 Section 3. The San Francisco Planning Code is hereby amended by amending Section 243, to  
8 read as follows:

9  
10 SEC. 243. VAN NESS SPECIAL USE DISTRICT.

11 (a) General. A Special Use District entitled the Van Ness Special Use District, the boundaries of  
12 which are shown on Sectional Map No. ~~2SU~~ SU02 of the Zoning Map, is hereby established for the purposes set  
13 forth below.

14 (b) Purposes. In order to implement the objectives and policies of the Van Ness Avenue Area  
15 Plan, a part of the General Plan, which includes (i) creation of a mix of residential and commercial uses on the  
16 boulevard, (ii) preservation and enhancement of the pedestrian environment, (iii) encouragement of the retention  
17 and appropriate alteration of architecturally and historically significant and contributory buildings, (iv)  
18 conservation of the existing housing stock, ~~and~~ (v) enhancement of the visual and urban design quality of the  
19 street, and (vi) the establishment of an area appropriate for a medical center use (the "Van Ness Medical Use Subdistrict")  
20 to support citywide and regional health care at the transit nexus of Van Ness Avenue and Geary Boulevard; the following  
21 controls are imposed in the Van Ness Special Use District.

22 (c) Controls. All provisions of the City Planning Code applicable to an RC-4 District shall apply except as  
23 otherwise provided in this Section.

24 (1) **Basic Floor Area Ratio.** The basic floor area ratio limit shall be 7.0 to 1 in the 130-foot height  
25 district and 4.8:1 in the 80-foot height district. These limits shall apply to dwellings notwithstanding Section



1 124(b) of this Code, including floor space used for nonaccessory off-street parking, driveways, and maneuvering  
2 areas. The floor area ratio may be increased to up to 9:1 for a hospital and up to 7.5:1 for a medical office building if  
3 located within the Van Ness Medical Use Subdistrict. For definitions of floor area ratio and gross floor area, see  
4 Sections 102.11 and 102.9, respectively. The provisions allowing a floor area premium set forth in Section 125(a)  
5 shall not apply in the Van Ness Special Use District.

6 (2) **Housing Density.** The restrictions on density set forth in Sections 207, 207.1, 208, 209.1 and  
7 209.2 of this Code shall not apply.

8 (3) **Height and Bulk Restrictions.** See Height and Bulk Map No. ~~2H~~ HT02. See Section 270 of this  
9 Code for bulk limits. However, medical centers within the Van Ness Medical Use Subdistrict subject to otherwise  
10 applicable standards for bulk limits per Section 270 and 271(C)(2) shall be permitted to exceed such standards to allow for  
11 unique massing and volume required for medical facilities, if authorized as a conditional use pursuant to Section 303 of this  
12 Code, in lieu of findings otherwise required under Section 271 of this Code.

13 (4) Awnings, canopies and marquees. Awnings, canopies and marquees, as defined in Sections  
14 790.20, 790.26 and 790.58 of this Code, and further regulated by the Building Code and Sections 243(c)(5),  
15 136.2 and 607.3 of this Code, are permitted. However, medical centers within the Van Ness Medical Use Subdistrict  
16 subject to otherwise applicable standards for awnings per Section 136.1 of this Code shall be permitted to exceed such  
17 standards to allow for coverage of patient drop-off and entry areas.

18 (5) Medical Centers within the Van Ness Medical Use Subdistrict subject to otherwise applicable  
19 standards for obstructions over streets or alleys per section 136(c)(1)(B) of this code shall be permitted to exceed such  
20 standards for vertical dimensions and horizontal projections for architectural features to provide visual interest, achieve  
21 appropriate articulation of building facades, and reduce pedestrian level wind currents.

22  
23 ~~(5)(6)~~ **Signs.**

24 (A) Signs located within the Van Ness Special Use District, with the exception of the Civic Center  
25 Special Sign District as described in Section 608.3 of this Code and as shown in Sectional Map SSD, shall be

1 regulated as provided in Article 6, including Section 607.3 which governs signs located in the Van Ness Special  
2 Sign District.

3 (B) Signs on structures designated as landmarks under the provisions of Section 1004 shall be  
4 regulated as provided in Section 607.3(d).

5 ~~(6)~~(7) Rear Yards. The requirements of this Code applicable to rear yards may be modified or  
6 waived by the Zoning Administrator pursuant to Section 307(g) if all of the following conditions are met:

7 (A) The interior block open space formed by the rear yards of abutting properties will not be  
8 adversely affected; and

9 (B) A comparable amount of usable open space is provided elsewhere on the lot or within the  
10 development where it is more accessible to residents; and

11 (C) The access of light and air to abutting properties will not be significantly impeded.

12 This provision shall be administered pursuant to the procedures which are applicable to variances, as  
13 set forth in Sections 306.1 through 306.5 and 308.2 of this Code.

14 ~~(7)~~(8) Required Setbacks. Setbacks for buildings exceeding a height of 50 feet shall be regulated  
15 as provided in Section 253.2 of this Code.

16 ~~(8)~~(9) Limitation of Nonresidential Uses.

17 (A) Residential Uses; Ratio Established. In newly constructed structures, nonresidential uses shall  
18 only be permitted if the ratio between the amount of net additional occupied floor area for residential uses, as  
19 defined in this paragraph below, to the amount of occupied floor area for nonresidential uses in excess of the  
20 occupied floor area of structures existing on the site at the time the project is approved is 3 to 1 or greater. In  
21 additions to existing structures which exceed 20 percent of the gross floor area of the existing structure,  
22 nonresidential uses shall be permitted in the addition in excess of 20 percent only if the ratio between the  
23 amount of occupied floor area for residential use, as defined in this paragraph below, to the area of occupied  
24 floor area for nonresidential use is 3 to 1 or greater. This residential use ratio shall not apply to development  
25 sites in the Van Ness Special Use District which have less than 60 feet of street frontage on Van Ness Avenue

1 and have no street frontage other than the Van Ness Avenue frontage. For purposes of this  
2 Section, "nonresidential uses" shall mean those uses described in Sections 209.2(d) and (e) (hotel, inn, hostel),  
3 209.3(a) (hospital, medical center or other medical institution with in-patient care facilities), 209.4 (community  
4 facilities), 209.6 (public facilities and utilities), 209.7 (vehicle storage and access) and 209.8 (commercial  
5 establishments); in the Automotive Special Use District nonresidential uses include automotive uses as  
6 described in Section 237; "residential use" shall mean those uses described in Sections 209.1 and 209.2(a), (b)  
7 and (c) (dwelling units and group housing).

8 (B) Reduction of Ratio of Residential Uses for Affordable Housing. The Planning Commission may  
9 modify the Van Ness Special Use District residential to nonresidential use ratio between Golden Gate Avenue  
10 and California Street as a conditional use in one of the following ways:

11 (i) In-Lieu Fee. By conditional use, the developer may elect to fulfill the obligation to build housing  
12 by paying an in-lieu fee to the Affordable Housing Fund as provided in Section 413 of this Code. No more than a  
13 50 percent reduction of the required housing for a specific project can be fulfilled by paying an in-lieu fee. Use of  
14 these funds shall provide affordable housing within 2,000 feet of the Van Ness Special Use District. The in-lieu  
15 fee shall be determined by the following formula:

16 (1)  $(\text{Lot Area} \times \text{FAR}) / 4 \times 3 = \text{Residential SQ. FT Requirement}$

17 (2)  $\text{Residential SQ. FT Requirement} - \text{Residential SQ. FT Developed} = \text{LOSS}$

18 (3)  $\text{LOSS} \times \$15 = \text{In-Lieu Fee}$

19 (ii) Providing Affordable Housing. By conditional use, the developer may reduce up to 50 percent of  
20 the required amount of on-site housing by maintaining a portion of that housing as permanently affordable for the  
21 life of the project. Affordable units shall be managed by a nonprofit housing agency through a duly executed  
22 agreement between the project sponsor, the nonprofit agency and the Planning Department. The mix of  
23 affordable units retained in the project shall conform to the overall dwelling unit size mix of the project. The  
24 portion of retained residential which shall be affordable will be determined by calculating the number of market  
25

1 rate units which could be subsidized by the amount of "in-lieu fee" calculated in Paragraph (i) above. The number  
2 of square feet of affordable housing shall be calculated in the following manner:

3 (1) In-Lieu Fee / \$30/square foot subsidy = Square Feet of Affordable Housing Retained in the  
4 Project

5 (iii) Annual Reporting, Evaluation and Adjustments to Affordability and Fee Calculations. The  
6 Department shall report annually to the Planning Commission on the activity and utilization of Section  
7 243(c)(8)(B). Based on an evaluation of this report, the Planning Commission may initiate a modification or  
8 deletion of Section 243(c)(8)(B).

9 The dollar amounts used in the calculation for Paragraphs (i) and (ii) of this Subsection shall be  
10 subject to annual adjustments in accord with Section 413.6(1) of this Code. Affordability shall be defined by rents  
11 or sale prices affordable by households with no more than 80 percent of median income standards developed by  
12 HUD.

13 (iv) If the Commission finds that taking into consideration projects constructed since the effective  
14 date of the Van Ness Special Use District and the housing development potential remaining in the District the  
15 overall objective of adding a substantial increment of new housing on Van Ness Avenue will not be significantly  
16 compromised, the Commission may by conditional use modify the 3:1 housing ratio or may modify the rules  
17 regarding the timing and location of linked projects if in addition to Section 303(c) standards of this Code it finds  
18 that:

19 (1) The project is to provide space for expansion of an established business from an adjacent site  
20 (for this purpose two sites separated by an alley shall be deemed to be adjacent) or,

21 (2) The project is to provide space for an institutional, hotel, medical, cultural or social service use  
22 meeting an important public need which cannot reasonably be met elsewhere in the area, and

23 (3) Housing cannot reasonably be included in the project referred to in (1) and (2) above.

24 The Commission shall consider the feasibility of requiring the project to be constructed in such a  
25 manner that it can support the addition of housing at some later time.

1 (C) Off-Site Provision of Required Residential Space. For the purpose of calculating the 3 to 1 ratio  
2 between residential and nonresidential use, two or more projects for new construction within the Van Ness  
3 Special Use District may be considered and approved together as linked projects. The requirements of  
4 Paragraph (A) above may be satisfied if the aggregate amount of occupied floor area for residential use in two or  
5 more linked projects is at least three times greater than the aggregate amount of occupied floor area for  
6 nonresidential use.

7 (i) Those building permit applicants who wish to link two or more projects for the purpose of  
8 meeting the 3 to 1 residential to nonresidential ratio shall file with the Planning Department a statement of intent  
9 identifying the applications covering the projects that are to be considered and approved together;

10 (ii) When the Planning Department approves an application for a project containing only  
11 nonresidential use and the project is linked to one or more other projects pursuant to the statement of intent filed  
12 with the Department, it shall include as a condition of approval a requirement prohibiting the project sponsor from  
13 commencing any work on the site until the Zoning Administrator issues a written determination that such work  
14 may proceed. The Zoning Administrator shall not issue such a determination until those permits authorizing the  
15 projects containing residential use have been issued and foundations have been completed at each such site;

16 (iii) If a permit for a project containing nonresidential use expires because of delays in the  
17 completion of foundations for linked projects containing residential uses, new permits may be approved for the  
18 nonresidential project within three years of such expiration without regard to the 3 to 1 residential ratio  
19 requirement if a Temporary Certificate of Occupancy or a Permit of Occupancy has been issued for each project  
20 containing residential use;

21 (iv) No building or portion of a building approved as a linked project that contains residential use  
22 required to meet the 3 to 1 residential to nonresidential ratio requirement shall be used for any nonresidential  
23 purposes; provided, however, that this restriction shall no longer apply if 50 percent or more of the non-  
24 residential occupied floor area in the linked projects has been converted to residential use, or has been  
25 demolished, or has been destroyed by fire or other act of God;

1 (v) The Zoning Administrator shall impose as a condition of approval of a permit authorizing the  
2 residential uses of linked projects the requirement that the owner record in the land records of the property a  
3 notice of restrictions, approved as to form by the Zoning Administrator, placed on the use of the property by this  
4 Section.

5 (D) Nonconforming Uses. A use which existed lawfully at the effective date of this Section and  
6 which fails to conform to the use limitation of Section 243(c) (8)(A) above, shall be considered a nonconforming  
7 use and subject to the provisions of Sections 180 through 188 of this Code, including the provisions of Section  
8 182 regarding change of use, except as follows:

9 (i) In calculating the cost of structural alterations pursuant to Section 181(b)(4), the cost of  
10 reinforcing the building to meet the standards for seismic loads and forces of the 1975 Building Code shall not be  
11 included; and

12 (ii) Notwithstanding the provisions of Section 181(b), the structure occupied by the nonconforming  
13 use may be enlarged by an amount equal to 20 percent of the gross floor area of the existing structure.

14 (E) Demolitions. All demolitions of buildings containing residential use and all conversions from  
15 residential uses to nonresidential uses above the ground floor shall be permitted only if authorized as a  
16 conditional use under Section 303 of this Code, unless the Director of the Department of Building Inspection or  
17 the Chief of the Bureau of Fire Prevention and Public Safety determines that the building is unsafe or dangerous  
18 and that demolition is the only feasible means to secure the public safety. When considering whether to grant a  
19 conditional use permit for the demolition or conversion, in lieu of the criteria set forth in Planning Code Section  
20 303, consideration shall be given to the adverse impact on the public health, safety and general welfare of the  
21 loss of housing stock in the district and to any unreasonable hardship to the applicant if the permit is denied. The  
22 definition of residential use shall be as set forth in Section 243(c)(8)(A), but shall not include any guest room in a  
23 building classified as a residential hotel subject to the Residential Hotel Unit Conversion and Demolition  
24 Ordinance.

1 A conditional use permit shall not be required if the demolition permit is sought in order to comply with  
2 a court order directing or permitting the owner to demolish a building because it is unsafe. No person shall be  
3 permitted to construct anything on the site of a demolished building subject to such an order for a period of two  
4 years unless (a) the proposal is for at least the same number and size of dwelling units and guest rooms and the  
5 same amount of nonresidential floor area as that which was demolished or (b) the applicant requests and is  
6 granted an exemption from this requirement on the ground that the applicant has demonstrated that (1) the need  
7 for demolition did not arise because of the deliberate or unreasonable neglect of the maintenance of the building,  
8 or that (2) the restrictions would cause undue hardship to the property owner or that (3) the restrictions would  
9 leave the property without any substantial remaining market value or reasonable use.

10 (F) Residential Parking. Pursuant to Table 151 in Article 1.5 of this Code, the residential parking  
11 requirement shall be one space for each dwelling unit; provided, however, that the Zoning Administrator may  
12 reduce the parking requirement to not less than one space for each four dwelling units pursuant to the  
13 procedures and criteria of Sections 307(g) and (i) of this Code.

14 (G) Medical Center Parking. Notwithstanding any contrary provision of this Code, the maximum parking  
15 provisions for the Van Ness Medical Use Subdistrict shall be either 150% of one parking space for each 8 beds excluding  
16 bassinets, or, 150% of one parking space for each 2,400 square feet of gross floor area devoted to sleeping rooms,  
17 whichever results in the greater amount of permissible parking. Any parking sought up to this maximum but that exceeds the  
18 parking provisions outlined elsewhere in this Code may only be granted by the Planning Commission as a Conditional Use  
19 Authorization.

20 (H) Medical Center Loading. Loading standards for medical centers within the Van Ness Medical Use  
21 Subdistrict applicable under Section 154(b) may deviate from the required minimum dimensions through a Conditional Use  
22 Authorization, provided that the dimensions provided will be sufficient to meet the reasonably foreseeable loading demands  
23 associated with the proposed facility.

24 ~~(G)~~(I) Adult Entertainment Enterprises. The uses described in Section 221(k) of this Code are not  
25 permitted.

1           ~~(H)(J)~~ Other Entertainment Uses. Other Entertainment Uses as defined in Section 790.38 of this  
2 Code shall require notification as set forth in Section 312 of this Code.

3           ~~(H)(K)~~ Formula Retail Uses. Formula Retail uses, as defined in Section 303(i) of this Code, shall be  
4 permitted, subject to a Conditional Use Authorization, in parcels zoned RC-3 or RC-4 that are within the Van  
5 Ness SUD.

6           (L) Medical Center Street Frontages. If authorized as a Conditional Use under Section 303 of this Code, a  
7 medical center within the Van Ness Medical Use Subdistrict may deviate from the street frontage requirements of Section  
8 145.1 of this Code, so long as the Planning Commission finds that the proposed street frontages otherwise achieve the  
9 intended purposes of Section 145.1 to “preserve, enhance and promote attractive, clearly defined street frontages that are  
10 pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses” in the  
11 surrounding areas.

12           ~~(9)(10)~~ Reduction of Ground Level Wind Currents.

13           (A) New buildings and additions to existing buildings shall be shaped, or other wind baffling  
14 measures shall be adopted, so that the development will not cause year-round ground level wind currents to  
15 exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h.  
16 equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating  
17 areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be  
18 designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement.

19           (B) An exception to this requirement may be permitted but only if and to the extent that the project  
20 sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be  
21 adopted without unduly restricting the development potential of the building site in question.

22           (i) The exception may permit the building or addition to increase the time that the comfort level is  
23 exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.



1 (ii) Notwithstanding the above, no exception shall be allowed and no building or addition shall be  
2 permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 m.p.h. for a single hour  
3 of the year.

4 For the purposes of this Section, the term "equivalent wind speed" shall mean an hourly wind speed  
5 adjusted to incorporate the effects of gustiness or turbulence on pedestrians.

6 (d) Van Ness Medical Use Subdistrict – Conditional Use for Medical Center. Within the  
7 Van Ness Medical Use Subdistrict, the boundaries of which are shown on Sectional Map No. SU02 of  
8 the Zoning Map, medical facilities affiliated with the same institution, separated only by a street or  
9 alley, shall be considered a single medical center for purposes of this section.

10 (1) The "Van Ness Medical Use Subdistrict" shall be defined as the area shown on  
11 Sectional Map SU02, to provide medical services by a licensed medical provider. The purpose of the  
12 Subdistrict is to allow for the development of a seismically compliant medical facility with unique  
13 design requirements not otherwise permitted within the Van Ness Special Use District. To the extent  
14 provided in section 243, deviations from the controls of Section 243 shall be permitted in the  
15 Subdistrict relating to bulk, FAR, parking, loading, projections and obstructions over streets and  
16 alleys, and street frontage due to the unique requirements of new medical centers.

17  
18 Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

19  
20 Section 5. This Section is uncoded. In enacting this Ordinance, the Board intends to amend only those  
21 words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any  
22 other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions,  
23 Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under  
24 the official title of the legislation. This Ordinance shall not be construed to effectuate any unintended  
25 amendments. Any additions or deletions not explicitly shown as described above, omissions, or other technical

1 and non-substantive differences between this Ordinance and the Planning Code that are contained in this  
2 legislation are purely accidental and shall not effectuate an amendment to the Planning Code. The Board hereby  
3 authorizes the City Attorney, in consultation with the Clerk and other affected City departments, to make those  
4 necessary adjustments to the published Planning Code, including non-substantive changes such as renumbering  
5 or relettering, to ensure that the published version of the Planning Code is consistent with the laws that this  
6 Board enacts.

7  
8 Section 6. This Section is uncodified. Operative Date. This Ordinance shall become effective only on  
9 the latter of 1) the date that Ordinance \_\_\_\_\_, approving the amendments to the General Plan Urban  
10 Design Element Map 4 and Van Ness Area Plan Maps 1 and 2, to change the height and floor area ratios for the  
11 development of the Cathedral Hill Hospital and Medical Office Building becomes final and effective; 2) Ordinance  
12 \_\_\_\_\_, approving amendments to the Van Ness Area Plan becomes final and effective; or 3) the effective  
13 date of this Ordinance. A copy of said Ordinances are on file with the Clerk of the Board of Supervisors in File  
14 No. \_\_\_\_\_ and are incorporated herein by reference.

15  
16 APPROVED AS TO FORM:

17 DENNIS J. HERRERA, City Attorney

18  
19  
20  
21 By: \_\_\_\_\_

22 AUDREY WILLIAMS PEARSON

23 Deputy City Attorney

[Zoning Map Amendments – CPMC: Cathedral Hill Campus]

**Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU02 and HT02 of the Zoning Map of the City and County of San Francisco to reflect the creation of the Van Ness Medical Use Subdistrict at Assessor's Blocks 0695 (Lots 005, 006) and 0694 (Lots 005, 006, 007, 008, 009, 009A, 010) and to allow an increase in height at Assessor's Block 0695 (Lots 005, 006) in order to allow for a new seismically safe hospital; 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.**

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

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

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

(a) In accordance with the actions contemplated herein, this Board adopts findings, including a statement of overriding considerations, pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are incorporated herein by reference.

(b) On \_\_\_\_\_, the Planning Commission conducted a duly noticed public hearing on the proposed Zoning Map amendments and, by Resolution No. \_\_\_\_\_ recommended them for approval.

The Planning Commission found that the proposed Zoning Map amendments were, on balance, consistent with

the City's General Plan, as it is proposed for amendment, and with Planning Code Section 101.1(b). A copy of said Resolution are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

(c) The Board finds that these Zoning Map amendments are on balance consistent with the General Plan as it is proposed to be amended and with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby incorporates such reasons herein by reference.

(d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates such reasons herein by reference.

Section 2. The San Francisco Planning Code is hereby amended by amending Sectional Map SU02 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 0695 (Lots 005, 006), 0694 (Lots 005, 006, 007, 008, 009, 009A, 010), and their successor Blocks and Lots	Van Ness Medical Use Subdistrict

Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Map HT02 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>
Assessor's Block 0695 (Lots 005, 006), and their successor Blocks and Lots	130-V	265-V

1           Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

2  
3           Section 5. This Section is uncodified. Operative Date. This Ordinance shall become effective only on  
4 the latter of 1) the date that Ordinance \_\_\_\_\_, approving the amendments to the General Plan Urban  
5 Design Element Map 4 and Van Ness Area Plan Maps 1 and 2, to change the height and floor area ratios for the  
6 development of the Cathedral Hill Hospital and Medical Office Building becomes final and effective; 2) Ordinance  
7 \_\_\_\_\_, approving amendments to the Van Ness Area Plan becomes final and effective; or 3) the effective  
8 date of this Ordinance. A copy of said Ordinances is on file with the Clerk of the Board of Supervisors in File No.  
9 \_\_\_\_\_ and are incorporated herein by reference.

10  
11  
12 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

13  
14 By: \_\_\_\_\_  
AUDREY WILLIAMS PEARSON  
15 Deputy City Attorney

[General Plan Map Amendments – CPMC: St. Luke's Campus]

**Ordinance amending the General Plan of the City and County of San Francisco by amending Map 4 of the Urban Design Element to increase the height limit for the California Pacific Medical Center's St. Luke's Campus (Block 6575/Lot 001, 002; Block 6576/Lot 021, and the portion of San Jose Avenue between Cesar Chavez Street and 27<sup>th</sup> Street) to 105 feet; adopting findings, including environmental findings, Section 340 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

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

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

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

A. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Commission conducted a duly noticed public hearing on the General Plan Amendments pursuant to Planning Code Section 340, found that the public necessity, convenience and general welfare required the proposed General Plan amendments, adopted the General Plan Amendments, and recommended them for approval to the Board of Supervisors. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and incorporated by reference herein.

1           B.       The Board finds that this ordinance is, on balance, in conformity with the priority policies of  
2 Planning Code Section 101.1 and consistent with the General Plan as it is proposed for amendments herein for  
3 the reasons set forth in Planning Commission Motion No. \_\_\_\_\_, and the Board hereby incorporates  
4 these findings herein by reference.

5           C.       On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Planning Commission certified as  
6 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the California Pacific  
7 Medical Center Long-Range Development Plan. A copy of Planning Commission Resolution No. \_\_\_\_\_ is  
8 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_. Said findings are on file with the  
9 Clerk of the Board of Supervisors in File No. \_\_\_\_\_. In accordance with the actions contemplated  
10 herein, this Board adopt findings, including a statement of overriding considerations, pursuant to the California  
11 Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file  
12 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and incorporated by reference herein.

13           Section 2. The Board of Supervisors hereby approves an amendment to the General Plan, as follows:  
14 Map 4 (Urban Design Guidelines for Heights of Buildings) of the Urban Design Element of the General Plan of  
15 the City and County of San Francisco shall be amended to change the height for California Pacific Medical  
16 Center's St. Luke's Campus (Block 6575/Lots 001, 002; Block 6576/Lot 021, and the portion of San Jose Avenue  
17 between Cesar Chavez Street and 27<sup>th</sup> Street and their successor Blocks and Lots) from 41-88 feet to 105 feet.

18  
19           Section 3. Effective Date. This ordinance shall become effective 30 days from the date of passage.

20  
21 APPROVED AS TO FORM:  
22 DENNIS J. HERRERA, City Attorney

23 By: \_\_\_\_\_  
24 AUDREY WILLIAMS PEARSON  
25 Deputy City Attorney

[Planning Code – Section 124; Cesar Chavez/Valencia Streets Medical Use Special Use District.]

**Ordinance amending the San Francisco Planning Code by 1) adding Section 124(k) to allow a floor area ratio of 2.5 to 1 in the Cesar Chavez/Valencia Streets Medical Use Special Use District; and 2) adding Section 249.XX to establish the Cesar Chavez/Valencia Streets Medical Use Special Use District; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

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

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

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

(a) In accordance with the actions contemplated herein, this Board adopts findings, including a statement of overriding considerations, pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

(b) On \_\_\_\_\_, the Planning Commission conducted a duly noticed public hearing on the proposed Planning Code amendments and, by Resolution No. \_\_\_\_\_ recommended them for approval. The Planning Commission found that the proposed Planning Code amendment was, on balance, consistent with the City's General Plan, as it is proposed for amendment, and with Planning Code Section



1 101.1(b). A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.

2 \_\_\_\_\_ and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments  
4 will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission  
5 Motion No. \_\_\_\_\_ and the Board incorporates such reasons herein by reference. A copy of Planning  
6 Commission Motion No. \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No.

7 \_\_\_\_\_  
8 (d) The Board finds that these Planning Code amendments are on balance consistent with the  
9 General Plan as it is proposed for amendment and with the priority policies of Planning Code Section 101.1 for  
10 the reasons set forth in Planning Commission Motion No. \_\_\_\_\_ and the Board hereby incorporates  
11 such reasons herein by reference.

12  
13 Section 2. The San Francisco Planning Code is hereby amended by amending Planning Code  
14 Section 124, to read as follows:

15 (a) Except as provided in Subsections (b), (c) and (e) of this Section, the basic floor area  
16 ratio limits specified in the following table shall apply to each building or development in the districts indicated.

17 [TABLE 124 omitted; no changes to table]

18 (b) In R, NC, and Mixed Use Districts, the above floor area ratio limits shall not apply to dwellings or  
19 to other residential uses. In Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to  
20 institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.

21 (c) In a C-2 District the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-  
22 4 or RC-4 District than to any other R District, and 10.0 to 1 for a lot which is nearer to a C-3 District than to any  
23 R District. The distance to the nearest R District or C-3 District shall be measured from the midpoint of the front  
24 line, or from a point directly across the street therefrom, whichever gives the greatest ratio.

1 (d) In the Van Ness Special Use District, as described in Section 243 of this Code, the basic floor  
2 area ratio limit shall be 7.0 to 1 where the height limit is 130 feet and 4.8 to 1 where the height limit is 80 feet.

3 (e) In the Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code,  
4 the basic floor area ratio limit in any C District shall be 5.0 to 1.

5 (f) For buildings in C-3-G and C-3-S Districts other than those designated as Significant or  
6 Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor  
7 area ratio limits set forth above may be approved for construction of dwellings on the site of the building  
8 affordable for 20 years to households whose incomes are within 150 percent of the median income as defined  
9 herein, in accordance with the conditional use procedures and criteria as provided in Section 303 of this Code.  
10 For buildings in the C-3-G District designated as Significant or Contributory pursuant to Article 11 of this Code,  
11 additional square footage above that permitted by the base floor area ratio limits set forth above up to the gross  
12 floor area of the existing building may be approved, in accordance with the conditional use procedures and  
13 criteria as provided in Section 303 of this Code, where: (i) TDRs (as defined by Section 128(a)(5)) were  
14 transferred from the lot containing the Significant or Contributory building prior to the effective date of the  
15 amendment to Section 124(f) adding this paragraph when the floor area transferred was occupied by a non-profit  
16 corporation or institution meeting the requirements for exclusion from gross floor area calculation under Section  
17 102.9(b)(15) of this Code; (ii) the additional square footage includes only the amount necessary to accommodate  
18 dwelling units and/or group housing units that are affordable for not less than 50 years to households whose  
19 incomes are within 60 percent of the median income as defined herein together with any social, educational, and  
20 health service space accessory to such units; and (iii) the proposed change in use to dwelling units and  
21 accessory space and any construction associated therewith, if it requires any alternation to the exterior or other  
22 character defining features of the Significant or Contributory Building, is undertaken pursuant to the duly  
23 approved Permit to Alter, pursuant to Section 1110; provided, however, that the procedures otherwise required  
24 for a Major Alteration as set forth in sections 1111.2 - 1111.6 shall be deemed applicable to any such Permit to  
25 Alter.

1                   (1)     Any dwelling approved for construction under this provision shall be deemed a  
2 "designated unit" as defined below. Prior to the issuance by the Director of the Department of Building Inspection  
3 ("Director of Building Inspection") of a site or building permit to construct any designated unit subject to this  
4 Section, the permit applicant shall notify the Director of Planning and the Director of Property in writing whether  
5 the unit will be an owned or rental unit as defined in Section 401 of this Code.

6                   (2)     Within 60 days after the issuance by the Director of Building Inspection of a site or  
7 building permit for construction of any unit intended to be an owned unit, the Director of Planning shall notify the  
8 City Engineer in writing identifying the intended owned unit, and the Director of Property shall appraise the fair  
9 market value of such unit as of the date of the appraisal, applying accepted valuation methods, and deliver a  
10 written appraisal of the unit to the Director of Planning and the permit applicant. The permit applicant shall supply  
11 all information to the Director of Property necessary to appraise the unit, including all plans and specifications.

12                  (3)     Each designated unit shall be subject to the provisions of Section 413 of this Code. For  
13 purposes of this Subsection and the application of Section 413 of this Code to designated units constructed  
14 pursuant to this Subsection, the definitions set forth in Section 401 of this Code shall apply, with the exception of  
15 the following definitions, which shall supersede the definitions of the terms set forth in Section 401:

16                   (A)     "Base price" shall mean 3.25 times the median income for a family of four  
17 persons for the County of San Francisco as set forth in California Administrative Code Section 6932 on the date  
18 on which a housing unit is sold.

19                   (B)     "Base rent" shall mean .45 times the median income for the County of San  
20 Francisco as set forth in California Administrative Code Section 6932 for a family of a size equivalent to the  
21 number of persons residing in a household renting a designated unit.

22                   (C)     "Designated unit" shall mean a housing unit identified and reported to the  
23 Director by the sponsor of an office development project subject to this Subsection as a unit that shall be  
24 affordable to households of low or moderate income for 20 years.

1 (D) "Household of low or moderate income" shall mean a household composed of  
2 one or more persons with a combined annual net income for all adult members which does not exceed 150  
3 percent of the qualifying limit for a median income family of a size equivalent to the number of persons residing  
4 in such household, as set forth for the County of San Francisco in California Administrative Code Section 6932.

5 (E) "Sponsor" shall mean an applicant seeking approval for construction of a project  
6 subject to this Subsection and such applicants' successors and assigns.

7 (g) The allowable gross floor area on a lot which is the site of an unlawfully demolished building that  
8 is governed by the provisions of Article 11 shall be the gross floor area of the demolished building for the period  
9 of time set forth in, and in accordance with the provisions of, Section 1114 of this Code, but not to exceed the  
10 basic floor area permitted by this Section.

11 (h) In calculating the permitted floor area of a new structure in a C-3 District, the lot on which an  
12 existing structure is located may not be included unless the existing structure and the new structure are made  
13 part of a single development complex, the existing structure is or is made architecturally compatible with the new  
14 structure, and, if the existing structure is in a Conservation District, the existing structure meets or is made to  
15 meet the standards of Section 1109(c), and the existing structure meets or is reinforced to meet the standards  
16 for seismic loads and forces of the 1975 Building Code. Determinations under this Paragraph shall be made in  
17 accordance with the provisions of Section 309.

18 (i) In calculating allowable gross floor area on a preservation lot from which any TDRs have been  
19 transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor  
20 area transferred.

21 (j) Within any RSD, SPD, SLR, SLI or SSO District, live/work units constructed above the floor area  
22 ratio limit pursuant to Section 102.9(b)(19) of this Code shall be subject to the following conditions and  
23 standards:

24 (1) Considering all dwelling units and all live/work units on the lot, existing and to be  
25 constructed, there shall be no more than one live/work unit and/or dwelling unit per 200 square feet of lot area,

except that, for projects in the RSD District which will exceed 40 feet in height, and therefore are required to obtain conditional use approval, the allowable density for dwelling units and live/work units shall be established as part of the conditional use determination; and

(2) The parking requirement for live/work units subject to this subsection shall be equal to that required for dwelling units within the subject district.

(k) In the Cesar Chavez/Valencia Streets Medical Use Special Use District, as described in Section 249.XX of this Code, the basic floor area ratio limit shall be 2.5 to 1, subject to Conditional Use Authorization of a hospital, medical center or other medical institution.

Section 3. The San Francisco Planning Code is hereby amended by adding Planning Code Section 249.XX, to read as follows:

SEC. 249. XX – CESAR CHAVEZ/ VALENCIA STREETS MEDICAL USE SPECIAL USE DISTRICT

(a) General. A Special Use District entitled the Cesar Chavez/Valencia Streets Medical Use Special Use District, the boundaries of which are shown on Sectional Map No. SU07 of the Zoning Map, is hereby established for the purposes set forth below.

(b) Purposes. To provide the floor area ratio necessary to develop an improved and expanded medical center – including medical office building – on the site that has been long occupied by the existing St. Luke’s Hospital and Medical Center and to allow compliance with State of California mandates for seismically safe hospitals at the current St. Luke’s site, there shall be a Cesar Chavez/Valencia Streets Medical Use Special Use District consisting of Assessor’s Block 6576, Lot 021 and Assessor’s Block 6575, Lots 001 and 002, and their successor Blocks and Lots, bounded to the south by Duncan Street, San Jose Avenue, and 27<sup>th</sup> Street; to the north by Cesar Chavez Street; to the east by Valencia Street; and to the west by Guerrero Street, as designated on Section Map SU07 of the Zoning Map of the City and County of San Francisco.

1           (c) Controls. All the applicable provisions of the Planning Code for the RH-2 Districts shall apply within this  
2 Special Use District except for the following:

3           (1) Floor Area Ratio. A floor area ratio of up to 2.5:1.0 shall be permitted by Conditional Use Authorization,  
4 if such Conditional Use Authorization is part of a hospital, medical center – including a medical office building – or other  
5 medical institution.

6           Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.  
7

8           Section 5. This Section is uncoded. In enacting this Ordinance, the Board intends to amend only  
9 those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or  
10 any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions,  
11 Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under  
12 the official title of the legislation. This Ordinance shall not be construed to effectuate any unintended  
13 amendments. Any additions or deletions not explicitly shown as described above, omissions, or other technical  
14 and non-substantive differences between this Ordinance and the Planning Code that are contained in this  
15 legislation are purely accidental and shall not effectuate an amendment to the Planning Code. The Board hereby  
16 authorizes the City Attorney, in consultation with the Clerk and other affected City departments, to make those  
17 necessary adjustments to the published Planning Code, including non-substantive changes such as renumbering  
18 or relettering, to ensure that the published version of the Planning Code is consistent with the laws that this  
19 Board enacts.  
20

21           Section 6. This Section is uncoded. Operative Date. This Ordinance shall become effective only on  
22 the latter of the date that Ordinance \_\_\_\_\_, approving the amendments to the General Plan Urban Design  
23 Element Map 4, changing the height for the Cesar Chavez/Valencia Streets Medical Use Special Use District,  
24 becomes final and effective, or the effective date of this Ordinance. A copy of said Ordinance is on file with the  
25 Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

By: \_\_\_\_\_  
AUDREY WILLIAMS PEARSON  
Deputy City Attorney

[Zoning Map Amendments – CPMC: St. Luke's Campus]

**Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU07 and HT07 of the Zoning Map of the City and County of San Francisco to reflect the creation of the Cesar Chavez/Valencia Streets Medical Use Special Use District at 3555 Cesar Chavez Street and to allow an increase in height throughout the western portion of the California Pacific Medical Center's St. Luke's Campus (Block 6576; Lot 021 and a portion of San Jose Avenue between Cesar Chavez and 27th Streets) in order to allow for a new seismically safe replacement hospital; 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.**

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

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

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

(a) In accordance with the actions contemplated herein, this Board adopts findings, including a statement of overriding considerations, adopted by the Planning Commission on \_\_\_\_\_ pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are incorporated herein by reference.



(b) On \_\_\_\_\_, the Planning Commission conducted a duly noticed public hearing on the proposed Zoning Map amendments and, by Resolution No. \_\_\_\_\_ recommended them for approval. The Planning Commission found that the proposed Zoning Map amendments were, on balance, consistent with the San Francisco General Plan, as it is proposed for amendment, and with Planning Code Section 101.1(b). A copy of said Resolution are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

(c) The Board finds that these Zoning Map amendments are on balance consistent with the General Plan as it is proposed for amendment and with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby incorporates such reasons herein by reference.

(d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates such reasons herein by reference.

Section 2. The San Francisco Planning Code is hereby amended by amending 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

Section 3. The San Francisco Planning Code is hereby amended by amending 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</u>	<u>Height and Bulk Districts</u>
--------------------------------	----------------------------------	----------------------------------

	<u>to be Superseded</u>	<u>Hereby Approved</u>
Assessor's Blocks 6576 (Lot 021) and its successor Block(s) and Lot(s).	65-A	105-E
San Jose Avenue (between Cesar Chavez and 27th Streets) and its successor Block(s) and Lot(s).	Not applicable	105-E

Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 5. This Section is uncodified. Operative Date. This Ordinance shall become effective only on the latter of the date that Ordinance \_\_\_\_\_, approving the amendments to the General Plan Urban Design Element Map 4, changing the height for the Cesar Chavez/Valencia Streets Medical Use Special Use District, becomes final and effective, or the effective date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

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

By: \_\_\_\_\_  
AUDREY WILLIAMS PEARSON  
Deputy City Attorney