



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution 18642

HEARING DATE: JUNE 7, 2012

*Date:* May 31, 2012  
*Case No.:* 2008.0762M  
*Project Address:* 835-845 JACKSON STREET  
*Zoning:* Chinatown Residential Neighborhood Commercial District  
65-N Height and Bulk District  
*Block/Lot:* 0192/041  
*Project Sponsor:* Linda Schumacher  
Chinese Hospital Association  
835-845 Jackson Street  
San Francisco, CA 94133  
*Staff Contact:* Rick Crawford – (415) 558-6358  
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**RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO INITIATE AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN (1) TO AMEND POLICY 1.2 OF THE CHINATOWN AREA PLAN TO EXEMPT PROPERTIES IN THE CHINATOWN HOSPITAL SPECIAL USE DISTRICT FROM THE DESIGN CRITERIA FOR BULK AND MASSING FOR NEW CONSTRUCTION AND TO AMEND “MAP 1 – GENERALIZED HEIGHT PLAN” OF THE CHINATOWN AREA PLAN TO REFERENCE A HEIGHT LIMIT OF 110 FEET ON BLOCK 0192, LOT 041.**

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.

WHEREAS, the Chinese Hospital campus (835-845 Jackson Street) currently consists of the Chinese Hospital at 845 Jackson Street, built in 1979; the Medical Administration Building at 835 Jackson Street (the original Chinese Hospital, built in 1924); and the Chinese Hospital Parking Garage, located directly behind the 1924 Medical Administration Building. The Chinese Hospital Association, the Project Sponsor, proposes to demolish the Medical Administration Building and the parking garage, construct a new, hospital building in their place, and remodel and refurbish the existing hospital building (the “Project”). The proposed new hospital would be an acute care hospital with 54 acute care beds (the same number of licensed acute-care beds as in the existing Chinese Hospital) and a new skilled nursing facility with 22 beds.

WHEREAS, the project requires the amendment of Policy 1.2 of the Chinatown Area Plan to exempt properties in the Chinatown Hospital Special Use District from the design criteria for bulk and massing for new construction; and

WHEREAS, the project requires the amendment of “Map 1 – Generalized Height Plan” of the Chinatown Area Plan to reference a height limit of 110 feet on Block 0192, Lot 041

WHEREAS, the General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors; and

WHEREAS, the General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents; and

WHEREAS, On April 16, 2012, the Department published a draft Environmental Impact Report (EIR) for the Chinese Hospital Replacement Project for public review (case no. 2008.0762E). The draft EIR was available for public comment until May 31, 2012. On May 17, 2012, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. Certification of the final EIR will be considered by the Planning Commission at a public hearing scheduled for July 12, 2012 before the proposed General Plan amendment would be considered for approval; and

WHEREAS, on May 8, 2012, the Board of Supervisors initiated a rezoning to amend (1) the San Francisco Planning Code by adding Section 249.69 to create the Chinese Hospital Special Use District and (2) the San Francisco Zoning Map Sectional Maps ZN01, HT01, and SU01 to show the Chinese Hospital Special Use District; and

WHEREAS, on May 8, 2012, Supervisor Chiu introduced a resolution before the Board of Supervisors urging the Planning Commission to initiate and consider amendments to the General Plan concerning the Chinese Hospital Special Use District and replacement project; and

WHEREAS, the project would promote the public necessity, convenience, and general welfare in that it would construct a new hospital building that is crucial for the continued operation and success of the Chinese Hospital and the Chinatown community that it supports. The project also serves to bring the Chinese Hospital into compliance with current laws and regulations, such as the Americans with Disabilities Act and SB 1953 (the Alfred E. Alquist Hospital Seismic Safety Act of 1983). Upon completion, the project would be well suited for modern healthcare practices and procedures that require more spacious facilities for new medical equipment, the comfort and safety of patients, and a safe and accessible work environment for hospital staff. The project would allow the Chinese Hospital to replace its two, three, and four-bed patient rooms with single patient rooms that utilize modern medical equipment. It would also create a new 22-bed skilled nursing facility that would improve the transition of patients from the acute care setting. By providing these healthcare services to the Chinatown area and the community residents, the project would promote the preservation of the Chinatown community, and thereby conserve and protect the existing cultural and economic diversity of the Chinatown neighborhood; 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 involved therein; and

WHEREAS, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the project, and has been approved by the Office of the City Attorney as to form;

WHEREAS, The Proposed Ordinance would amend the San Francisco General Plan by (1) amending Map 1 – Generalized Height Plan” of the Chinatown Area Plan to reference a height limit of 110 feet on Block 0192, Lot 041 and (2) amending Policy 1.2 of the Chinatown Area Plan to exempt properties in the Chinatown Hospital Special Use District from the design criteria for bulk and massing for new construction;

**MOVED**, that pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate an amendment to the General Plan;

**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 amendments in a draft ordinance, approved as to form by the City Attorney, to be considered at a duly noticed public hearing on or after July 20, 2012..

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on June 7, 2012.

Linda D. Avery  
Commission Secretary

AYES: Antonini, Bordon, Fong, Miguel, Sugaya, Wu  
NOES: none  
ABSENT: Moore  
ADOPTED: June 7, 2012