



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

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
rick.crawford@sfgov.org
Recommendation: **Initiate the General Plan Amendment**

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PROJECT DESCRIPTION

The project is to initiate amendments to the General Plan in order to facilitate the Chinese Hospital replacement project. The amendments include the Chinatown Area Plan Policy 1.2 and Map 1, "Generalized Height Plan". The Chinese Hospital campus 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 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 proposed new hospital will be an acute care hospital with 54 acute care beds and a new skilled nursing facility with 22 beds. The new hospital building will be seven-stories over a basement and 110 feet tall with a floor area of 101,545 square feet. The hospital replacement project was identified in the most recent Institutional Master Plan for Chinese Hospital that was accepted by the Planning Commission on May 19, 2011.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Jackson Street between Stockton and Powell Streets and is occupied by the 43,368 square foot, five-story Chinese Hospital, the 29,793 square foot, five-story, Medical Administration Building and the 15,000 square foot, two-story, Chinese Hospital Parking Garage. The project site is approximately 22,516 square feet in area.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Chinatown neighborhood. The area surrounding the project site features a mix of residential, retail, restaurant, educational, and institutional uses. The Ping Yuen Housing

complex is located nearby, as are the Chinatown Public Library and the Gordon Lau Public Elementary School.

REQUESTED ACTION

The Chinese Hospital replacement project requires the amendment of “Policy 1.2 Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown’s streets” within the Chinatown Area Plan to add the language, “other than construction within the Chinese Hospital Special Use District” to the second paragraph of the Policy. The Chinese Hospital replacement project also requires the amendment of “Map 1 – Generalized Height Plan” of the Chinatown Area Plan to reference a height limit of 110 feet for the property at 835-845 Jackson Street, Block 0192, Lot 041.

ENVIRONMENTAL REVIEW

The requested General Plan Amendment initiation will not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)). 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. The Department is currently preparing a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the project. Certification of the final EIR will be considered by the Planning Commission at a public hearing scheduled for July 12, 2012.

HEARING NOTIFICATION

The requested General Plan Amendment Initiation does not require public notification, aside from listing in the published agenda for the Planning Commission hearing. Should the Planning Commission initiate the General Plan Amendment, the Commission will make a formal recommendation to the Board of Supervisors at a future hearing, which will be publicly noticed in accordance with the requirements of the Planning Code.

PUBLIC COMMENT

- To date, the Department has received no communications from the public regarding the requested initiation of the General Plan Amendment.

ISSUES AND OTHER CONSIDERATIONS

The Chinese Hospital replacement project is driven by two factors, California’s strict seismic standards for hospitals, and Chinese Hospital Association’s need to respond to the anticipated healthcare needs of the community.

- **Seismic Safety Requirements:** The first purpose of the Chinese Hospital replacement project is to fulfill its role as an essential facility in the event of a major disaster in the City by building a replacement hospital that meets the seismic safety requirements for acute-care facilities as

defined in Senate Bill 195321 and as regulated by the Office of Statewide Hospital Planning and Development (OSHPD). The existing 1979 Chinese Hospital building is rated under OSHPD standards as a Structural Performance Category-3 (SPC-3) structure, which means that it can remain in operation beyond January 1, 2030. However, an SPC-3 rating under Senate Bill 1953, the State law requiring the evaluation of the seismic performance of hospitals, indicates that the structure may experience structural damage that does not significantly jeopardize life, but may not be repairable or functional following strong ground motion. The proposed replacement hospital is designed to meet OSHPD requirements under the California Building Code and to meet hospital industry standards for patient safety, patient privacy, and infection control. The Replacement Hospital will be designed to be a SPC-5 structure, the highest category, to provide greater assurance that the Chinatown community, and the City at large, will be effectively served by a functional hospital after a major earthquake.

- **Community Healthcare Needs:** The second purpose of the Chinese Hospital replacement project is to respond to the anticipated healthcare needs of the community; the demands of physicians and patients for higher quality medical facilities and services; advancements in healthcare services, equipment, and technology; and the healthcare industry's adoption of improved or remodeled physical facilities to implement "best" healthcare practices for patient care and safety. In siting, sizing, and designing the proposed facility, the Project Sponsor took into consideration the licensing requirements for acute-care hospitals under the California Code of Regulations. Under these requirements, a hospital must provide all eight basic services (Medical Staff, Nursing Services, Surgical Services, Anesthesia, Clinical Laboratory, Radiological, Pharmaceutical, and Dietetic Services) within the hospital building to be considered an acute-care hospital and provide care to inpatients.

The California Building Code (CBC) identifies the following required elements that must be reproduced in each nursing unit serving acute-care patients:

- Nurses' station and nursing supervisor office,
- Staff toilets,
- A multi-purpose room,
- Clean utility,
- Soiled utility,
- A medication room,
- Clean linen storage,
- Nourishment area,
- An ice machine,
- Equipment storage,
- Gurney and wheelchair storage or alcove,
- Emergency equipment storage,
- A housekeeping room and,
- Isolation rooms with anterooms.

Other critical adjacencies include the location of the Stage 2 recovery area to the Operating Rooms and Post Anesthesia Care Unit (Stage I recovery), travel distances for ancillary services such as the laboratory, respiratory and pharmacy staff and adequate space for Central Sterile Processing. Under the CBC, a hospital is required to have a written Infection Control Program for the surveillance, prevention, and control of infections. Building Code regulations require

hospitals to have a Central Sterile Supply area that provides the clear separation of soiled work areas, clean work areas, sterilizing space and the storage of clean and sterile supplies and equipment. Additionally, the CBC requires sterile and non-sterile supplies to be stored separately to avoid risk of cross-contamination. The proposed design is intended to provide additional space for these required functions, provide a better working environment for physicians and staff members, and enhance the efficiency of hospital operations.

Several key design challenges exist with the proposed hospital replacement project, however. The small footprint of the project limits the number of patient rooms on each floor to a number that is below the optimal and efficient number of patient beds per nursing unit. The CBC defines the minimum requirements for hospital facilities. Most inpatient units designed in hospitals today have at least 20 beds per nursing unit to efficiently manage staffing and effectively use the support spaces required under Section 12 of the California Building Code. The Replacement Hospital will be able to fit only 18 beds per floor. Due to the December 2007 commencement of OSHPD review for the Replacement Hospital, the 2001 CBC requirements are applicable to the project and incorporated in its design. The proposed Replacement Hospital design has other limitations in that there will be no space on the Chinese Hospital campus for a permanent storeroom or engineering shop, both of which will have to be provided within nearby leased space. In addition, due to space constraints in the Replacement Hospital, dietary services and laboratory services must be located in the adjacent 1979 Chinese Hospital building instead of in the Replacement Hospital building.

- **Skilled Nursing Beds:** In order to promote the efficient functioning of the hospital, the project sponsor designed the Replacement Hospital to include skilled nursing facility beds. The average of age of inpatients at Chinese Hospital is 76 years of age. Many of these patients require skilled level of care after discharge from the hospital and cannot be safely discharged to their homes. The number of skilled nursing beds is limited in San Francisco, so placing discharged patients is challenging for Chinese Hospital. These patients often stay longer than necessary in the higher cost, acute-care setting when they could be safely discharged to a skilled level of care, freeing up the acute-care bed for another patient who needs a higher level of care.
- **Process:** The following provides an outline of the process and timeline for the review and possible approval of the Chinese Hospital replacement project:
 - **June 7, 2012:** The Planning Commission considers the initiation of amendments to the General Plan, Chinatown Area Plan Policy 1.2 and Map 1, "Generalized Height Plan".
 - **June 28, 2012:** The Planning Department will publish the Comments and Responses to the Draft Environmental Impact Report.
 - **July 12, 2012:** The Planning Commission will consider the Certification of the EIR, recommendations to the Board of Supervisors regarding the adoption of amendments to the General Plan, Chinatown Area Plan, amendments to the Zoning Ordinance and Zoning Maps to create the Chinese Hospital Special Use District (SUD), and Conditional Use authorization for the replacement hospital building.
 - **July 23, 2012:** The Board of Supervisors Land Use Committee would conduct a hearing on the proposed General Plan amendments and the proposed SUD.

- o **September 4, 2012:** The Board of Supervisors would consider adoption of the proposed General Plan amendments and the proposed SUD.

REQUIRED COMMISSION ACTION

In order for the General Plan Amendment to proceed, the Commission must first approve a Resolution of Intent to initiate the General Plan Amendment. Should the Commission initiate the General Plan Amendment; the Commission will make a formal recommendation to the Board of Supervisors at a future public hearing. The Chinese Hospital replacement project will require additional approvals by the Planning Commission and the Board of Supervisors, which will be considered at future public hearings.

Initiation of the General Plan Amendment does not constitute a recommendation that the Board of Supervisors approve the Amendment, nor does it constitute an approval of the projects associated with the Amendment.

BASIS FOR RECOMMENDATION

- The Chinese Hospital replacement project was identified in the most recent Institutional Master Plan for Chinese Hospital that was accepted by the Planning Commission on May 19, 2011. The proposed General Plan Amendment is necessary to implement the Institutional Master Plan.
- The Chinese Hospital proposes to replace the building at 835 Jackson Street and the related parking structure with a new seven-story hospital and convert the existing hospital at 845 Jackson Street to a medical administrative office building with outpatient clinic services to provide for the future healthcare needs of Chinatown and the local community, and to comply with the seismic retrofit requirements for all acute care hospitals imposed by the Office of the Statewide Health Planning and Development (“OSHPD”).
- Chinese Hospital replacement project will construct a new hospital building well suited for modern healthcare practices and procedures that require more spacious facilities for new medical equipment leading to improved healthcare quality and safety for patients, and a safe and accessible work environment for hospital staff.
- The project will create a new 22-bed skilled nursing facility that will improve the transition of patients from the acute care setting.
- The project will promote the preservation of the Chinatown community, and conserve and protect the existing cultural and economic diversity of the Chinatown neighborhood by providing essential healthcare services to the Chinatown area and community residents.
- On May 8, 2012 The Board of Supervisors adopted a resolution urging the Planning Commission to initiate and consider amendments to the General Plan concerning Chinese Hospital Special Use District and replacement project (Board File No. 120480)

RECOMMENDATION:	Initiate the General Plan Amendment
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Attachments:

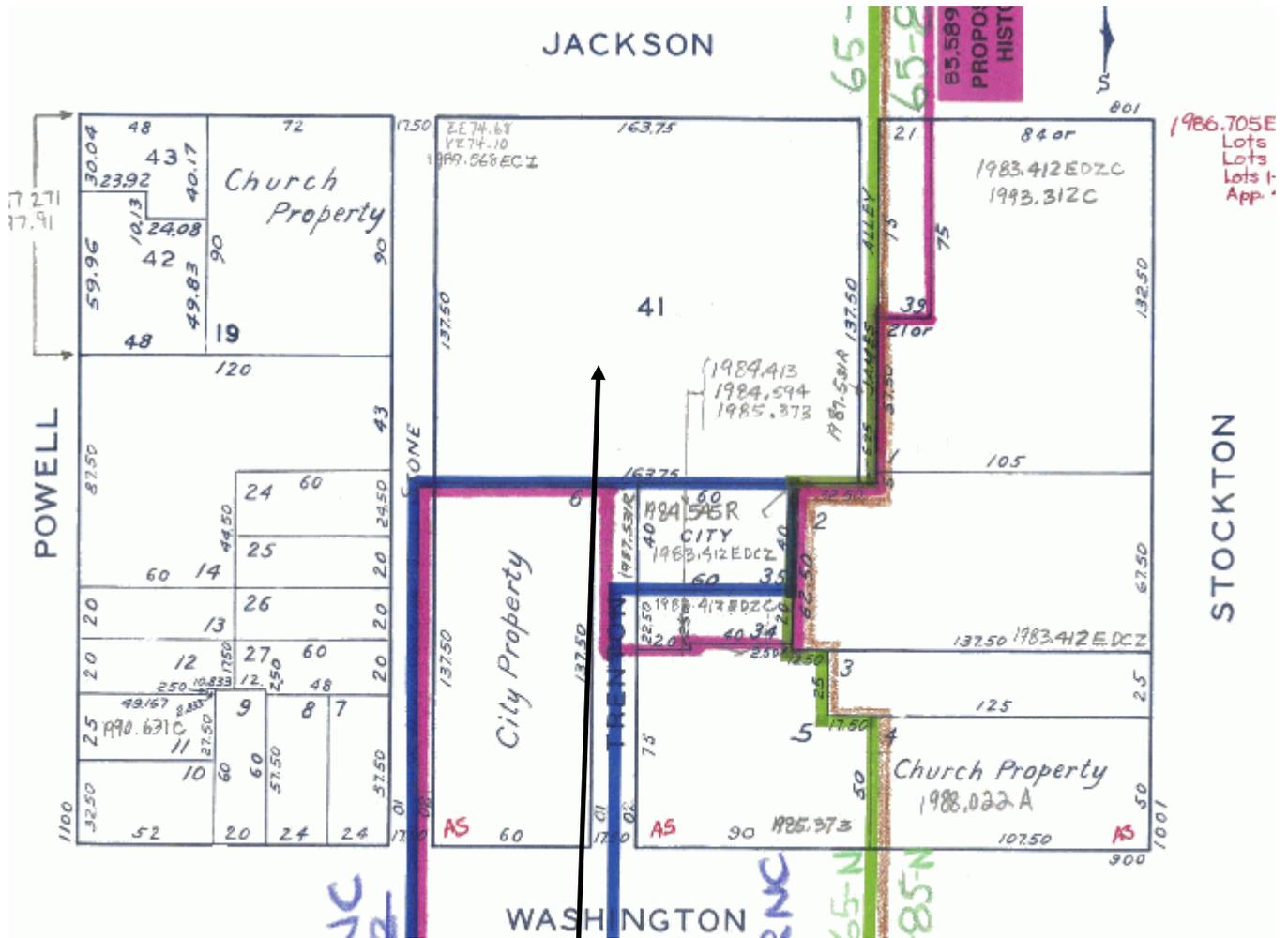
Parcel Map

Sanborn Map
Zoning District Map
Height and Bulk District Map
Aerial Photograph
Site Photograph
Context Photograph
Existing and Proposed Chinatown Area Plan Map 1 "Generalized Height Plan"
Draft Resolution
Draft General Plan Amendment Ordinance
Board of Supervisors, Resolution Urging Initiation and Consideration of Amendments to the General Plan

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photo | <input type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photo | <input type="checkbox"/> SHPO Review |

Exhibits above marked with an "X" are included in this packet _____ RC Planner's Initials

Parcel Map

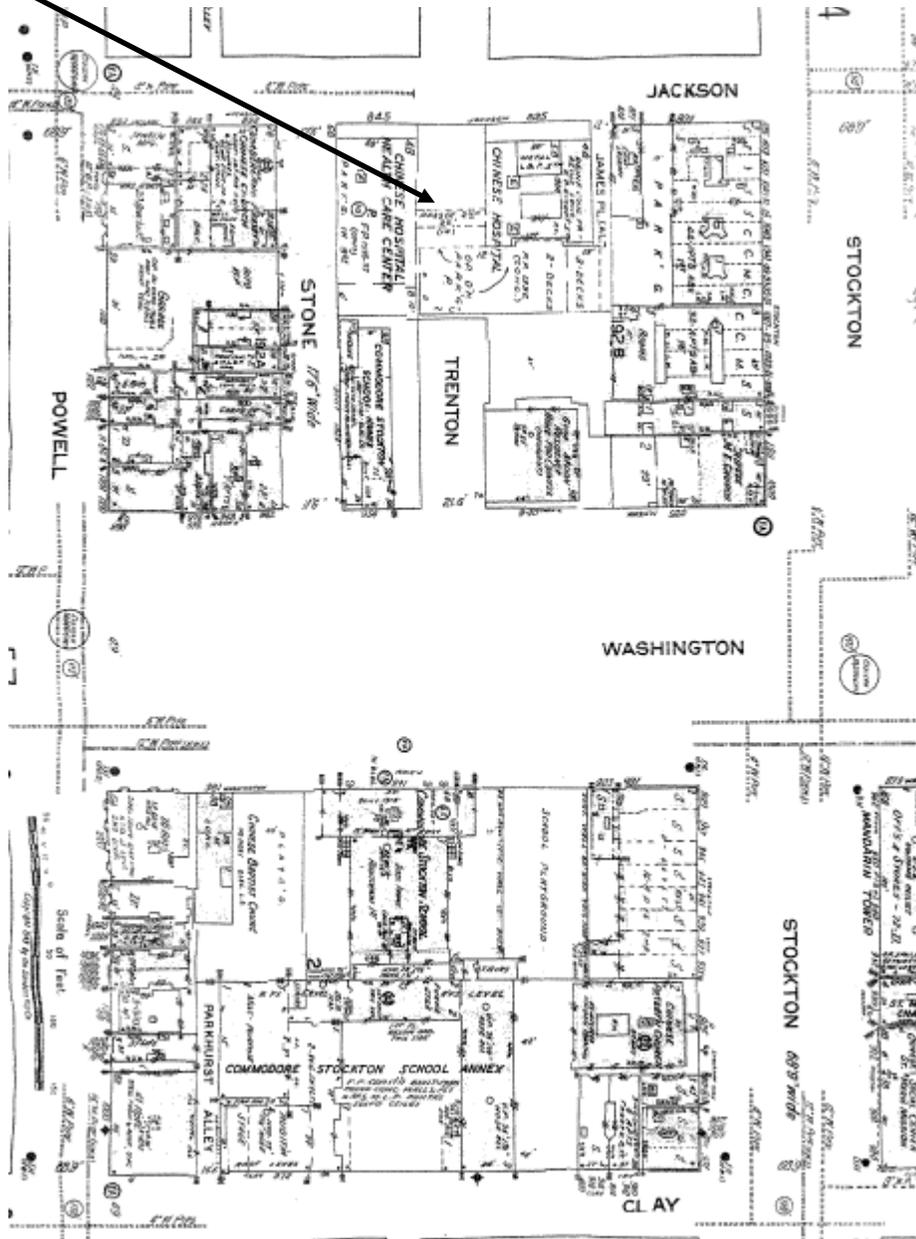


SUBJECT PROPERTY

General Plan Amendment Initiation Hearing
 Case Number 2008.0762
Chinese Hospital
 835-845 Jackson Street

Sanborn Map*

SUBJECT PROPERTY

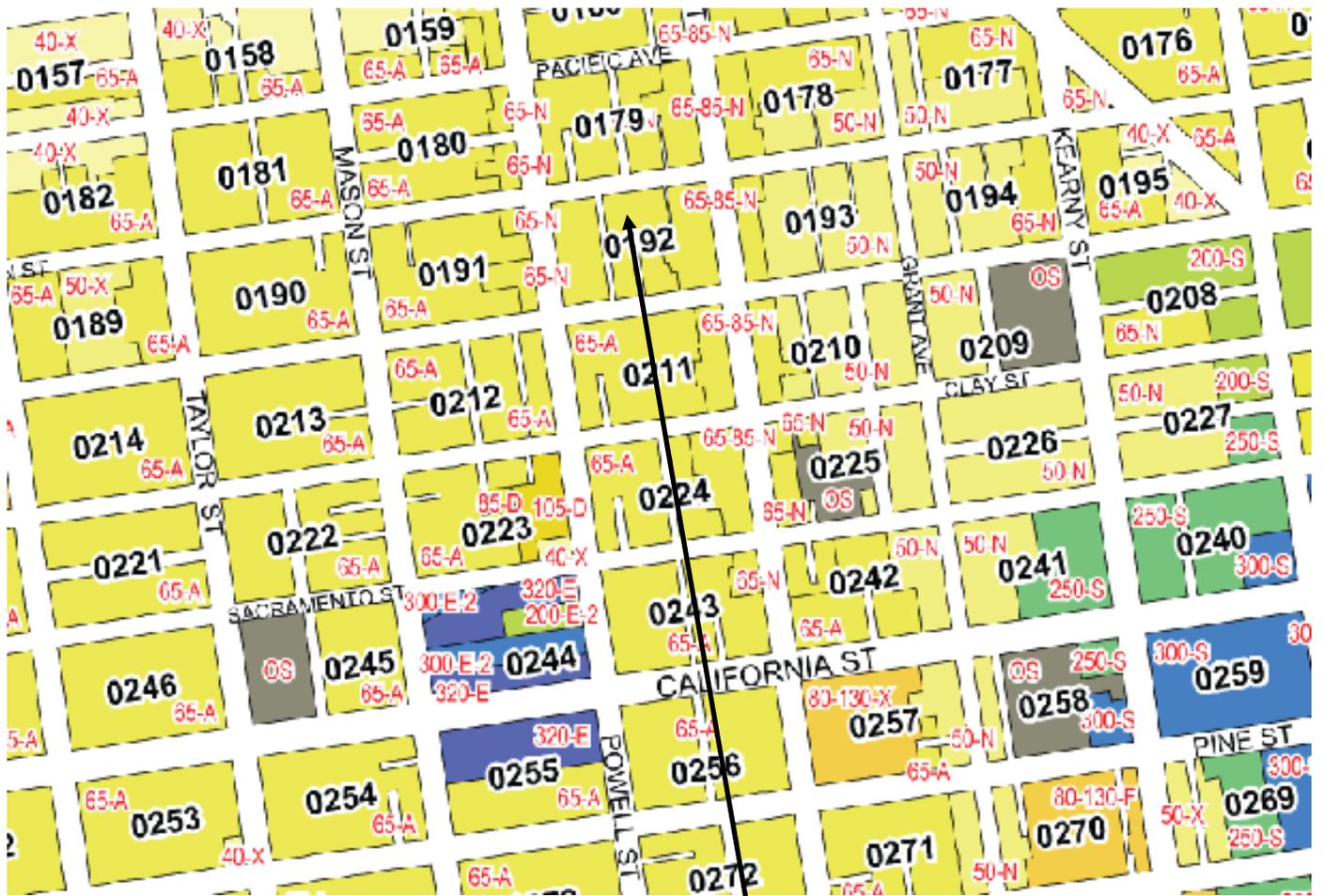


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



General Plan Amendment Initiation Hearing
Case Number 2008.0762
Chinese Hospital
835-845 Jackson Street

Height and Bulk Map



SUBJECT PROPERTY



General Plan Amendment Initiation Hearing
Case Number 2008.0762
Chinese Hospital
835-845 Jackson Street

Aerial Photo



SUBJECT PROPERTY



General Plan Amendment Initiation Hearing
Case Number 2008.0762
Chinese Hospital
835-845 Jackson Street

Site Photo



MAB—835 Jackson



Hospital—845 Jackson Street

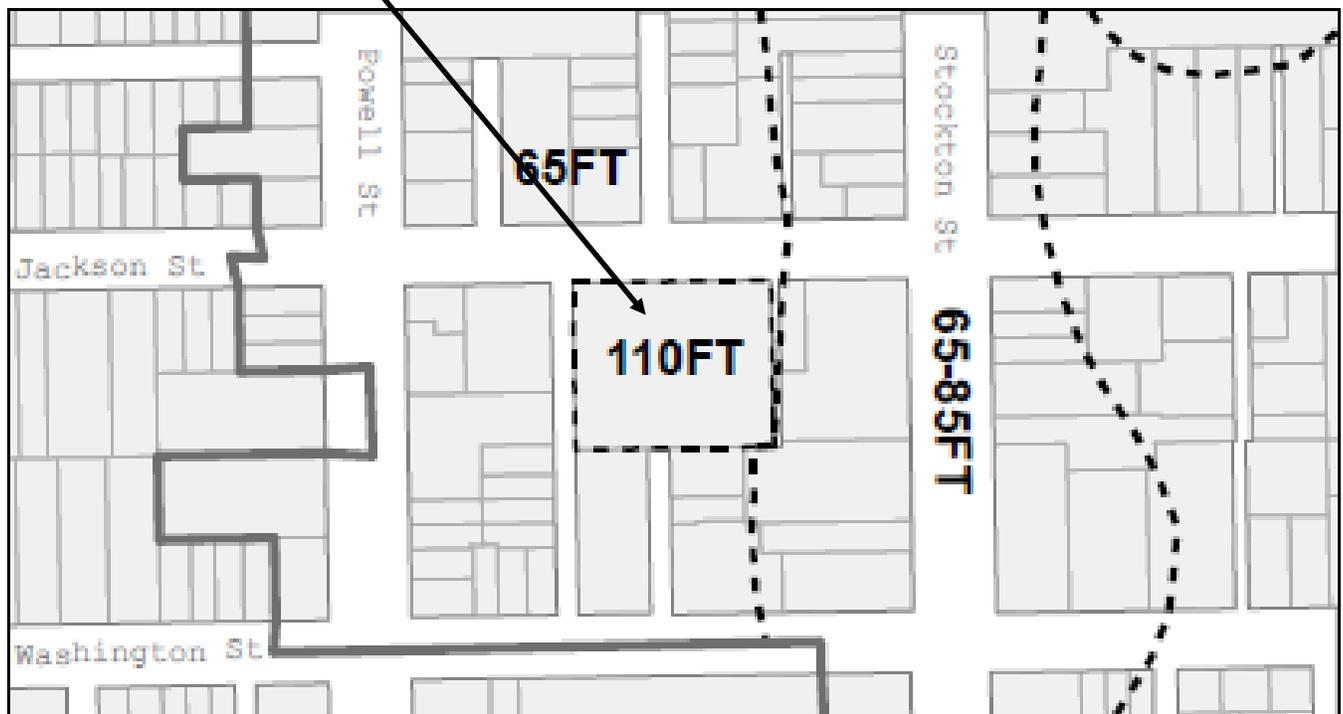
Context Photo

SW View of Jackson Street From Stockton Street



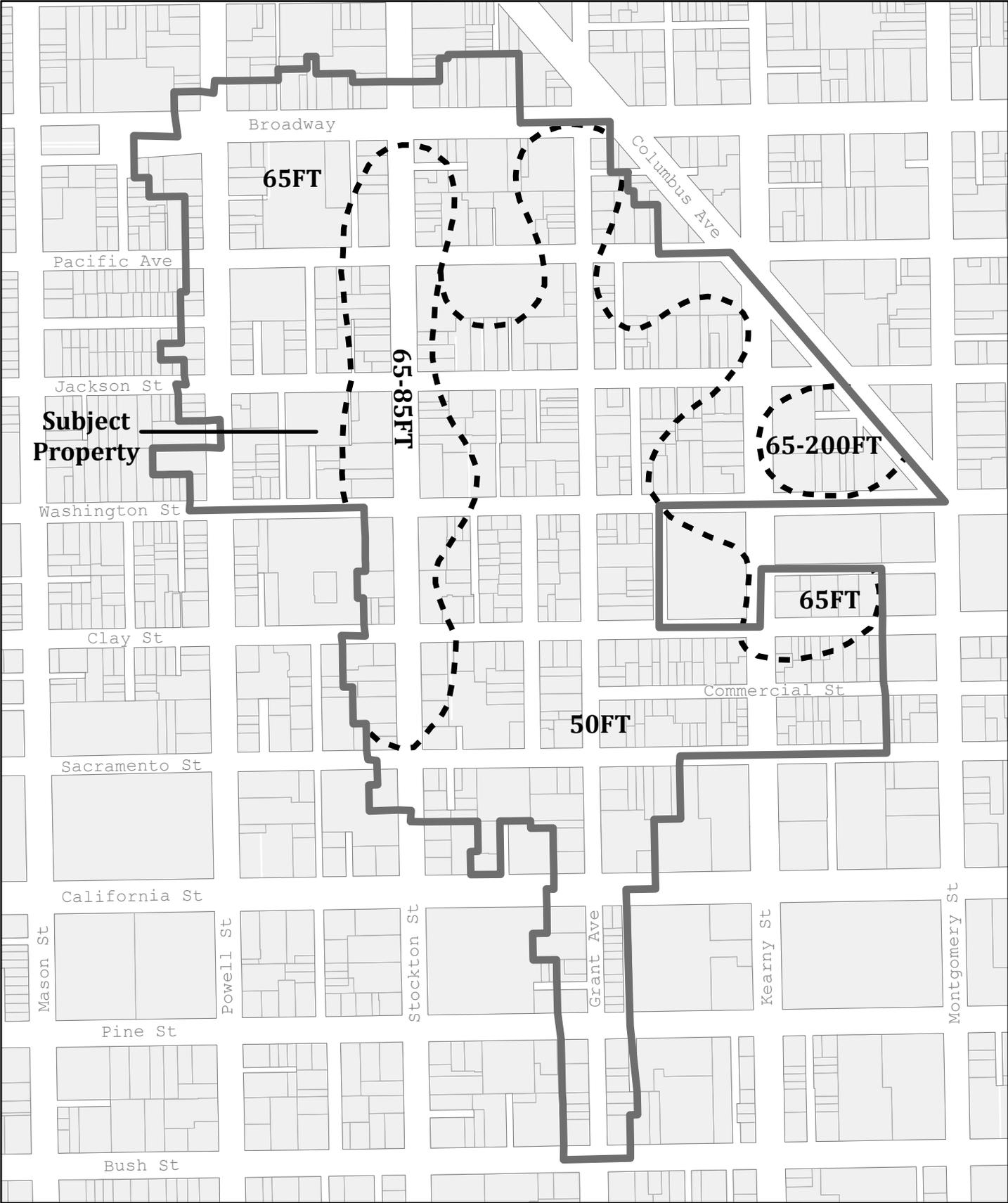
General Plan Amendment Initiation Hearing
Case Number 2008.0762
Chinese Hospital
835-845 Jackson Street

General Plan Chinatown Area Plan Map 1



General Plan Amendment Initiation Hearing
Case Number 2008.0762
Chinese Hospital
835-845 Jackson Street

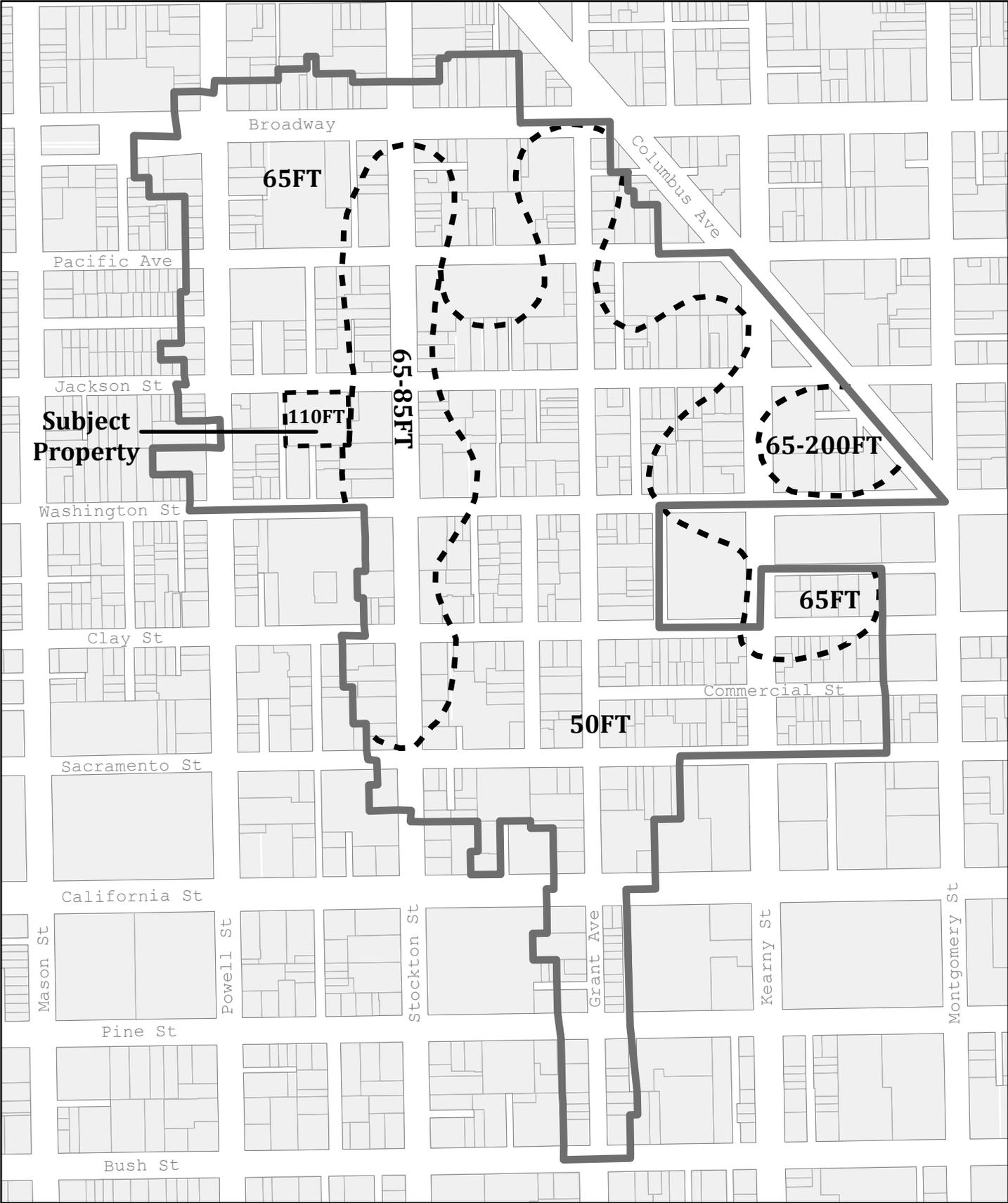
GENERAL PLAN - CHINATOWN AREA PLAN MAP 1



**GENERALIZED HEIGHT PLAN
EXISTING**

Map 1

GENERAL PLAN - CHINATOWN AREA PLAN MAP 1



**GENERALIZED HEIGHT PLAN
PROPOSED**

Map 1



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

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
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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:

NOES:

ABSENT:

ADOPTED: June 7, 2012

1 [General Plan Amendment—Chinese Hospital Special Use District]

2

3 **Ordinance amending the San Francisco General Plan by amending Policy 1.2 and Map**
4 **1 of the Chinatown Area Plan to facilitate development of the Chinese Hospital**
5 **Replacement Project at 835 and 845 Jackson Street (Assessor's Block 0192, Lot 041);**
6 **and making findings, including environmental findings and findings of consistency**
7 **with the General Plan and Planning Code sections 101.1 and 340.**

8

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

11

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
14 hereby finds and determines that:

15 (a) General Plan and Planning Code Findings.

16 (1) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
17 340, any amendments to the General Plan shall first be considered by the Planning
18 Commission and thereafter recommended for approval or rejection by the Board of
19 Supervisors. On _____, the Commission conducted a duly noticed public hearing on
20 the proposed General Plan Amendments pursuant to Planning Code Section 340 and, by
21 Resolution No. _____, adopted the General Plan Amendments, and recommended
22 them for approval to the Board of Supervisors. A copy of Planning Commission Resolution
23 No. _____ is on file with the Clerk of the Board of Supervisors in File No.

24

25

1 (2) The Board of Supervisors finds that the proposed General Plan amendments
2 are in conformity with the priority policies of Planning Code Section 101.1 and on balance is
3 consistent with the General Plan as it is proposed for amendment herein, and hereby adopts
4 the findings set forth in Planning Commission Resolution No. _____ and
5 incorporates such findings herein by reference.

6 (3) Pursuant to Planning Code Section 340, the Board finds that the proposed
7 General Plan amendments will serve the public necessity, convenience and welfare for the
8 reasons set forth in Planning Commission Resolution No. _____, which reasons are
9 incorporated herein by reference as though fully set forth.

10 (b) Environmental Findings. On _____, at a duly noticed public hearing,
11 the Planning Commission, reviewed and considered a Final Environmental Impact Report
12 (Final EIR) for the Chinese Hospital Replacement Project (Project) and found that the
13 contents of the Final EIR and the procedures through which the Final EIR was prepared,
14 publicized, and reviewed complied with the provisions of California Environmental Quality Act
15 (California Public Resources Code section 21000 *et seq.*) ("CEQA"), 14 California Code of
16 Regulations sections 15000 *et seq.* ("the CEQA Guidelines"), and Chapter 31 of the San
17 Francisco Administrative Code ("Chapter 31").

18 The Planning Commission found the Final EIR was adequate, accurate and objective,
19 reflected the independent analysis and judgment of the Department and the Commission, and
20 that the summary of comments and responses contained no significant revisions to the Draft
21 EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA
22 Guidelines, and Chapter 31. Additionally, Planning Department staff prepared a Mitigation
23 Monitoring and Reporting Program ("MMRP") for the Project, which is attached to Planning
24 Commission Motion No. _____. The Final EIR, the MMRP and all supporting
25

1 documents and files have been made available to the public, the Planning Commission, and
2 this Board for review, consideration and action.

3 The Planning Commission Secretary is the custodian of records for the Project's
4 environmental review, located in the File for Case No. 2008.0762E, at 1650 Mission Street,
5 Fourth Floor, San Francisco, California.

6 On _____, at a duly noticed public hearing, in recommending approval of the
7 proposed Planning Code amendments and approving the Project, the Planning Commission
8 adopted approval findings under CEQA, including findings rejecting alternatives and adopting
9 a statement of overriding considerations, by Motion No. _____. Additionally, the
10 Planning Commission adopted the MMRP, which is attached to Planning Commission Motion
11 No. _____ and incorporated by reference. Planning Commission Motion No.
12 _____ and the MMRP are on file with the Clerk of the Board of Supervisors in File
13 No. _____ and are hereby incorporated herein by reference as though fully set forth
14 in this Ordinance. This Board finds that these Planning Code amendments are within the
15 scope of the Final EIR and the Planning Commission's adopted CEQA findings and MMRP.
16 This Board hereby affirms the Planning Commission's certification of the Final EIR and adopts
17 the CEQA approval findings set forth in Planning Commission Motion No. _____ as
18 its own and adopts the MMRP.

19 (c) General Findings.

20 (1) The properties commonly known as 835 and 845 Jackson Street on Block 0192,
21 Lot 041 are located on the south side of Jackson Street, between Powell and Stockton Streets
22 in the Chinatown area of the City and County of San Francisco. The properties are within the
23 Chinatown Residential Neighborhood Commercial District and within a 65-N Height and Bulk
24 District. Block 0192, Lot 041 currently contains three (3) structures: 835 Jackson Street
25 currently serves as a medical administration building for hospital administration and outpatient

1 healthcare services, 845 Jackson Street is the existing five-story hospital, and behind 835
2 Jackson Street is a three-story parking structure. No undeveloped space currently exists for
3 the development of a new hospital.

4 (2) To provide for the future healthcare needs of Chinatown and the local
5 community and to comply with the seismic retrofit requirements for all acute care hospitals
6 imposed by the Office of Statewide Health Planning and Development ("OSHPD"), the
7 Chinese Hospital, which is a community-owned nonprofit organization, proposes to replace
8 the buildings located at 835 Jackson Street (the 1924-era original hospital building, now used
9 for administration and outpatient services and the related parking structure) with a new eight-
10 story hospital and convert the existing hospital at 845 Jackson Street to a medical center use
11 with outpatient clinic services. Without amendment, the Planning Code would not allow the
12 proposed development of a new hospital on the site, and the Chinatown Area Plan of the
13 General Plan would not permit the requisite height and design of the Chinese Hospital Project.

14 (3) The Chinese Hospital Special Use District is being established and these
15 conforming amendments to the General Plan are being proposed in order to allow the sponsor
16 to develop a new Chinese Hospital on the subject site to the proposed bulk and height.

17
18 Section 2. The San Francisco General Plan is hereby amended by amending Policy 1.2
19 of the Chinatown Area Plan, to read as follows:

20 POLICY 1.2 Promote a building form that harmonizes with the scale of existing
21 buildings and width of Chinatown's streets.

22 The Chinatown area is primarily composed of small-scaled buildings. Most existing
23 buildings are quite low and due to the pattern of the lots, many are relatively short in depth as
24 well. The typical lot size is only 3,500 square feet. The few large buildings in the area intrude
25 into this fine-scaled texture of development. Further development along these lines would

1 severely damage the appearance of this historic part of the city and would also produce
2 deeply shadowed streets.

3 Urban design guidelines should be applied to new construction in Chinatown, other than
4 construction within the Chinese Hospital Special Use District, in order to (1) integrate new
5 buildings into the dominant fine scale of development characterized by small varied buildings
6 in a manner that does not create sharp contrasts in scale or significantly alter the texture of
7 the area as viewed from surrounding areas and (2) maintain the unifying rhythm of facade
8 widths and the general scale of street walls as viewed from the streets. Generally, buildings
9 above a height of 40 feet should not exceed a width (measured parallel to the street) of 50 to
10 75 feet or a maximum diagonal of 100 feet. As buildings approach these dimensions,
11 increasingly stronger measures will be required to minimize the apparent bulk and scale of the
12 project and insure a harmonious fit with the contextual setting. Larger projects may
13 necessitate division of the facade into independent designs, changes of height of several
14 floors and setbacks to achieve the desired relationship.

15 These design controls have been presented as guidelines rather than rigid rules. This
16 is essential given the wide range of sites and situations in which a project may be proposed.
17 The ultimate development potential in a given property is dependent not only on the zoning
18 and height limit but also on the nature of surrounding development.

19
20 Section 3. The Board of Supervisors hereby approves the following amendments to
21 Map 1 of the Chinatown Area Plan of the General Plan:

22 Map 1 of the Chinatown Area Plan is amended to reference a height limit of 110 feet on
23 Block 0192, Lot 041.

1 Section 4. The Board of Supervisors hereby approves the following amendment to the
2 General Plan Land Use Index:

3 The Land Use Index shall be updated as necessary to reflect the amendments set forth
4 in Sections 2 and 3, above.

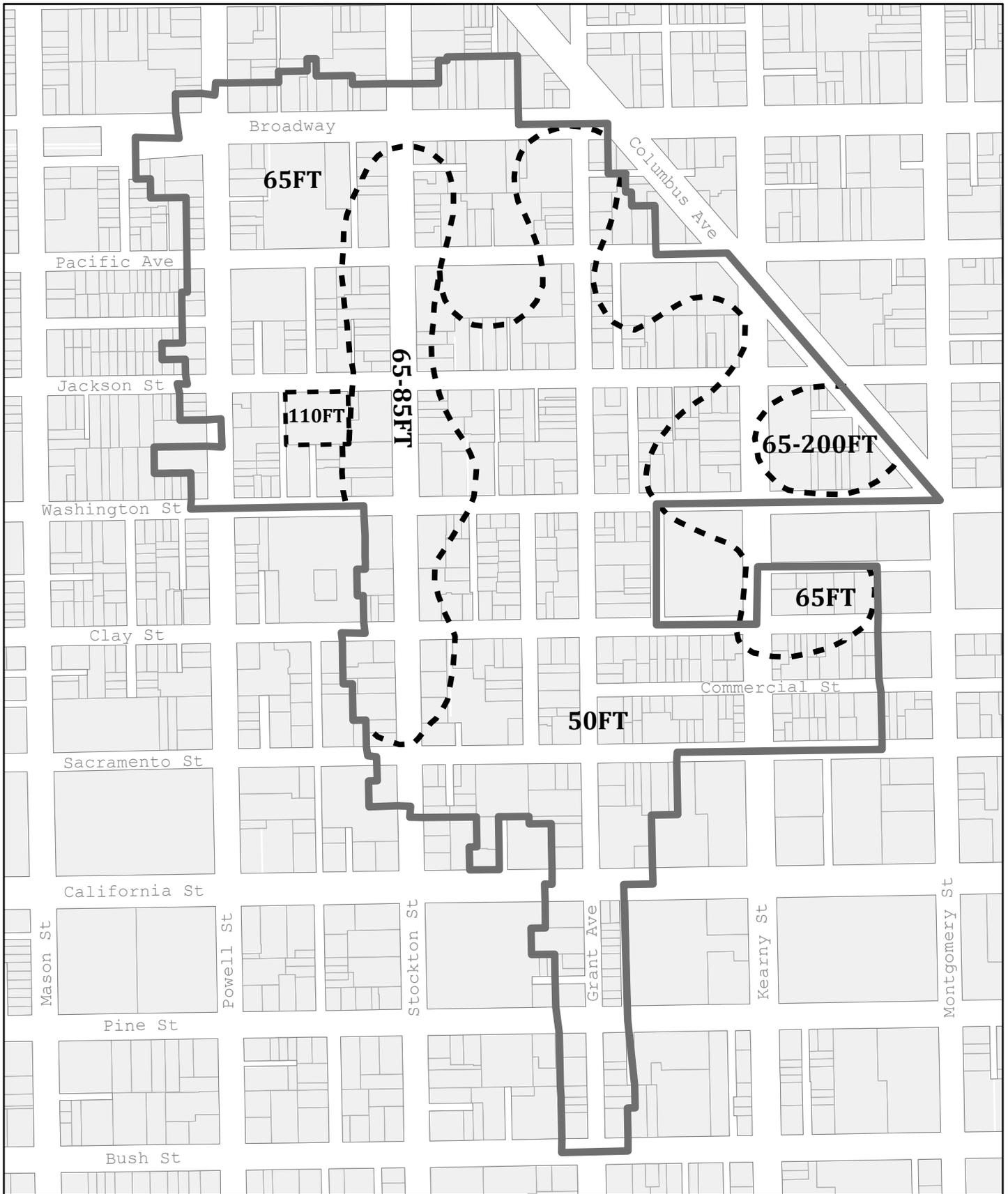
5
6 Section 5. Effective Date. This ordinance shall become effective 30 days from the
7 date of passage.

8
9 Section 6. In enacting this Ordinance, the Board intends to amend only those words,
10 phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams,
11 or any other constituent part of the General Plan that are explicitly shown in this legislation as
12 additions, deletions, Board amendment additions, and Board amendment deletions in
13 accordance with the "Note" that appears under the official title of the legislation.

14
15 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

16
17 By:


18 Marlena G. Byrne
Deputy City Attorney



GENERALIZED HEIGHT PLAN

Map 1

1 [Urging the Planning Commission to Initiate and Consider Amendments to the General Plan
2 Concerning the Chinese Hospital Special Use District and Replacement Project]

3 **Resolution urging the Planning Commission to initiate and consider amendments to**
4 **Policy 1.2 and Map 1 of the Chinatown Area Plan of the San Francisco General Plan as**
5 **part of the Chinese Hospital Replacement Project (835 and 845 Jackson Street,**
6 **Assessor's Block No. 0192, Lot No. 041).**

7
8 WHEREAS, The Chinese Hospital has provided healthcare to residents of Chinatown
9 and San Francisco since 1899, first as the Tung Wah Dispensary and then in 1925 as the
10 Chinese Hospital. The Chinese Hospital is a community-owned nonprofit organization, and is
11 the only independent community hospital in San Francisco. The Chinese Hospital is governed
12 by a community based board of trustees who represent Chinese family associations and
13 benevolent organizations of Chinatown; and

14 WHEREAS, The Chinese Hospital serves as a center for healthcare, healthcare
15 education and wellness services for local residents and the Chinese community in the Bay
16 Area. More than 90% of the Chinese Hospital's patients are residents of San Francisco and
17 almost 40% are from the Chinatown, North Beach and surrounding residential neighborhoods.
18 Approximately 90% of the Chinese Hospital's patients speak Chinese as their primary
19 language; and

20 WHEREAS, In 2009 and 2010, the Chinese Hospital had approximately 4,000
21 emergency visits to its urgent care center, provided healthcare services to almost 2,000 acute
22 care patients, and performed 4,500 outpatient surgeries. More than 90% of its acute care
23 patients were 60 years or older and about 90% were Medicare and Medi-Cal patients; and

24 WHEREAS, To provide for the future healthcare needs of Chinatown and the local
25 community, and to comply with the seismic retrofit requirements for all acute care hospitals

1 imposed by the Office of the Statewide Health Planning and Development (“OSHPD”), the
2 Chinese Hospital proposes to replace the building at 835 Jackson Street and the related
3 parking structure with a new eight-story hospital and convert the existing hospital at 845
4 Jackson Street to a medical administrative office use building with outpatient clinic services
5 (“Proposed Project”). The Proposed Project would not displace any residential uses or
6 demolish any residential buildings as it would be developed on its existing parcels; and

7 WHEREAS, The Proposed Project would be well suited for modern healthcare
8 practices and procedures that require more spacious facilities for new medical equipment
9 leading to improved healthcare quality and safety for patients, and a safe and accessible work
10 environment for hospital staff. In particular, the Proposed Project would permit the hospital to
11 replace its two, three and four-bed patient rooms with single patient rooms and utilize modern
12 medical equipment. In addition, the Proposed Project would provide a new 22-bed skilled
13 nursing facility to improve the transition of patients from the acute care setting while they
14 recover from inpatient procedures. By providing these essential healthcare services to the
15 Chinatown area and the community residents, the Proposed Project would promote the
16 preservation the Chinatown community, and thereby conserve and protect the existing cultural
17 and economic diversity of the Chinatown neighborhood; and

18 WHEREAS, The Chinese Hospital and its agents (Project Sponsor) has applied to the
19 City for environmental review of the Proposed Project. A Draft Environmental Impact Report
20 (Draft EIR) was published on April 16, 2012, the Planning Commission will hold a public
21 hearing and receive public comment on the Draft EIR on May 17, 2012, and the Planning
22 Department will accept written public comment on the Draft EIR from April 16, 2012 through
23 May 31, 2012; and

24 WHEREAS, The Planning Department will prepare a Responses to Comments
25 document, responding to any comments received on the Draft EIR during the public comment

1 period, and the Planning Commission will hold a public hearing to consider certification of the
2 Final EIR; and

3 WHEREAS, The new development would be inconsistent with the design guidelines set
4 forth in the Chinatown Area Plan of the General Plan, and such General Plan would not permit
5 the requisite height and design of the proposed development. Accordingly, to allow for the
6 new development, thereby permitting the Chinese Hospital to satisfy the healthcare needs of
7 Chinatown and the local community, improve the healthcare quality and safety for patients,
8 and comply with the retrofit requirements of OSHPD, the Project Sponsor proposes to amend
9 Policy 1.2 and Map 1 of the Chinatown Area Plan of the General Plan; and now, therefore, be
10 it

11 RESOLVED, That the Board of Supervisors urges the Planning Commission to initiate
12 and consider those proposed amendments to Policy 1.2 and Map 1 of the Chinatown Area
13 Plan of the General Plan that are included in the attached ordinance, consistent with the
14 proposed Chinese Hospital Replacement Project.

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