

[Planning Code and Zoning Map - Chinese Hospital Special Use District]

Ordinance amending the San Francisco Planning Code by adding Section 249.69 to create the Chinese Hospital Special Use District for the properties at 835 and 845 Jackson Street (Assessor's Block No. 0192, Lot No. 041) to facilitate development of the Chinese Hospital Replacement Project; amending Sectional Maps ZN01, HT01, and SU01 of the San Francisco Zoning Map to reflect the Chinese Hospital Special Use District; and making findings, including environmental findings and findings of consistency with the General Plan and 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) General Plan and Planning Code Findings.

(1) On _____, at a duly noticed public hearing, the Planning Commission in Resolution No. _____ found that the proposed Planning Code amendments contained in this ordinance were consistent with the City's General Plan, as proposed to be amended, and with Planning Code Section 101.1(b). In addition, the Planning Commission recommended that the Board of Supervisors adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board finds that the proposed Planning Code amendments contained in this ordinance are on balance consistent

1 with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth
2 in said Resolution.

3 (2) Pursuant to Planning Code Section 302, the Board finds that the proposed
4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
5 Planning Commission Resolution No. _____, which reasons are incorporated herein
6 by reference as though fully set forth.

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

15 The Planning Commission found the Final EIR was adequate, accurate and objective,
16 reflected the independent analysis and judgment of the Department and the Commission, and
17 that the summary of comments and responses contained no significant revisions to the Draft
18 EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA
19 Guidelines, and Chapter 31. Additionally, Planning Department staff prepared a Mitigation
20 Monitoring and Reporting Program ("MMRP") for the Project, which is attached to Planning
21 Commission Motion No. _____. The Final EIR, the MMRP and all supporting
22 documents and files have been made available to the public, the Planning Commission, and
23 this Board for review, consideration and action.
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1 The Planning Commission Secretary is the custodian of records for the Project's
2 environmental review, located in the File for Case No. 2008.0762E, at 1650 Mission Street,
3 Fourth Floor, San Francisco, California.

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

17 (c) General Findings.

18 (1) The properties commonly known as 835 and 845 Jackson Street on Block 0192,
19 Lot 041 are located on the south side of Jackson Street, between Powell and Stockton Streets
20 in the Chinatown area of the City and County of San Francisco. The properties are within the
21 Chinatown Residential Neighborhood Commercial District and within a 65-N Height and Bulk
22 District. Block 0192, Lot 041 currently contains three (3) structures: 835 Jackson Street
23 currently serves as a medical administration building for hospital administration and outpatient
24 healthcare services, 845 Jackson Street is the existing five-story hospital, and behind 835
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1 Jackson Street is a three-story parking structure. No undeveloped space currently exists for
2 the development of a new hospital. A map showing the location of Block 0192, Lot 041 is on
3 file with the Clerk of the Board of Supervisors in File No. _____ and is
4 incorporated herein by reference.

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

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

18 Section 2. The San Francisco Planning Code is hereby amended by adding Section
19 249.69, to read as follows:

20 SEC. 249.69 CHINESE HOSPITAL SPECIAL USE DISTRICT.

21 (a) Purposes. In order to facilitate the development of a new Chinese Hospital located at
22 835 and 845 Jackson Street, (Assessor's Block 0192, Lot 041), which development will insure the
23 retention and continuation of general acute health care services to local residents, the Chinese
24 Hospital Special Use District ("Chinese Hospital SUD") is established as shown on Sectional Map
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1 SU01 of the Zoning Map of the City and County of San Francisco. The Chinese Hospital SUD consists
2 of Assessor's Block 0192, Lot 041.

3 (b) Controls. All provisions of the Planning Code currently applicable to the Chinatown
4 Residential Neighborhood Commercial District ("CRNC") shall apply to the Chinese Hospital SUD,
5 except as specifically provided in this Section 249.69. The following controls shall apply in the Chinese
6 Hospital SUD:

7 (1) Conditional Use Authorizations. In making determinations on applications for
8 conditional use authorizations under Section 303 of this Code, the Planning Commission shall consider
9 the purposes set forth in subsection (a) above, in addition to the criteria set forth in Section 303. In
10 addition to the conditionally permitted uses in the CRNC District, uses that exceed the use size
11 maximums set forth in Section 121.4 shall be permitted as a conditional use.

12 (2) Signs. In addition to any signs permitted in the CRNC District (including as provided in
13 Section 607.2), the following shall be permitted:

14 (A) One sign, which may be illuminated 24 hours per day, seven days per week, up to 28 feet
15 in width, with an area not to exceed 42 square feet, placed on top of a marquee that is no greater than
16 58 feet in width, projecting no more than 6 feet from the façade of the building and not exceeding
17 twenty feet in height at the principal entrance to the hospital; and

18 (B) One sign, which may be illuminated 24 hours per day, seven days per week, up to 12 feet
19 in width with an area not to exceed 12 square feet, placed on top of a marquee that is no greater than
20 14 feet in width, projecting no more than 6 feet from the façade of the building and not exceeding a
21 twenty feet in height at the emergency entrance to the hospital.

22 (3) Lot Size. In addition to the criteria of Section 303 of the Code and Section b(1) above,
23 and in lieu of the criteria in Section 121.3, the Planning Commission shall consider whether the
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proposed use will serve the neighborhood, in whole or in significant part, when making determinations on applications for conditional use authorizations under Section 121.3.

(4) Floor Area Ratio. The applicable floor area ratio for hospitals or medical centers shall be 6.8:1.

(5) Open Space Requirements. For institutional developments exceeding 10,000 gross square feet, the requirements of Section 135.1 shall not apply, provided that:

(A) Any such development provide one square foot of usable open space for every 130 square feet of gross floor area; and

(B) The design of the open space is approved by the Planning Commission.

(6) Streetscape and Pedestrian Improvements. The requirements of Section 138.1(c)(1) shall not apply, provided that a landscape and street improvement plan for a project and/or any adjacent street or alley space is approved by the Planning Commission.

(7) Maximum Street Frontages. The requirements of Section 145.3 governing street frontages shall not apply.

(8) Hours of Operation. Hospitals and medical centers may operate 24 hours per day, seven days per week.

Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Map ZN01 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Use Districts to be Superseded	Use Districts Hereby Approved
835 and 845 Jackson Street, Assessor's Block 0192, Lot 041	Chinatown Residential Neighborhood Commercial District	Chinese Hospital Special Use District

	("CRNC")	
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Section 4. The San Francisco Planning Code is hereby amended by amending Sectional Map HT01 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Height and Bulk District to be Superseded	Height and Bulk District Hereby Approved
835 and 845 Jackson Street, Assessor's Block 0192, Lot 041	65-N	110-G

Section 5. The San Francisco Planning Code is hereby amended by amending Sectional Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Special Use District Hereby Approved
835 and 845 Jackson Street, Assessor's Block 0192, Lot 041	Chinese Hospital Special Use District

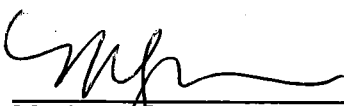
Section 6. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 7. 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 Planning Code 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.

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

Supervisor Chiu
BOARD OF SUPERVISORS

By:



Marlena G. Byrne
Deputy City Attorney

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Supervisor Chiu
BOARD OF SUPERVISORS