



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 30, 2013
Case No. Case No. 2008.0762R
Chinese Hospital, Major Encroachment

Block/Lot No.: AB 01092/041

Project Sponsor: Linda Schumacher, COO Chinese Hospital
Chinese Hospital
845 Jackson Street
San Francisco, CA 94133

Referred By: Rassendyll Dennis
Bureau of Street Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103

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Recommendation: Finding the project, on balance, is **in conformity** with
the General Plan

*Recommended
By:* 
John Rahaim, Director of Planning

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PROJECT DESCRIPTION

We are in receipt of your letter dated October 30, 2012, as revised on January 30, 2013, requesting that the Planning Department consider a General Plan Referral application concerning the installation of a fuel oil storage tank; four PG&E transformer vaults; sewer lines; two water storage tanks; a rain water storage tank; and, a pump station vault, pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The proposed project calls for the City to grant a major encroachment permit for under the sidewalk of Jackson Street and the portion of James Alley owned by the City and County of San Francisco.

ENVIRONMENTAL REVIEW

The proposed project received CEQA clearance under Case No. 2008.0762E, Chinese Hospital Replacement Project Initial Study, finalized on 05/16/11.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the following relevant objectives and policies of the General Plan. The Objectives and Policies are shown in **bold font**, policy text is in regular font, and staff comments are in *italic font*.

URBAN DESIGN ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRICE AND OPPORTUNITY

Urban Design Principle 14

Vehicle-free or pedestrian-priority spaces contribute to pedestrian comfort and the public life of the city.

Urban Design Principle 16

Alleys and small streets which are usable as part of the general network of pedestrian and service ways are potential areas of activity and interest.

Comment: James Alley is designed to become a high-quality pedestrian route and public space for city residents and visitors to the hospital.

POLICY 4.11

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

POLICY 4.14

Remove and obscure distracting and cluttering elements.

Comment: Undergrounding the fuel oil and rainwater storage tank maintains maximum open space for pedestrians and improves visual quality.

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 2.2

Promote citizen action as a means of voluntarily conserving natural resources and improving environmental quality.

Comment: The installation of the rainwater storage tank will help diminish the load on the City's stormwater system.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan

Attachments:

Attachment 1 – Project description.

cc: Neil Hrushowy, Planning Department

PLANNING CODE SECTION 101.1(B) PROVISIONS- EIGHT PRIORITY POLICIES

Planning Code Section 101.1(b) establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1(b) in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The project would not affect neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
The Project would not affect the City's housing stock or neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The Project will not affect the supply of affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The Project would not adversely impede MUNI transit service or overburden city streets and neighborhood parking.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
The Project would not affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The Project, limited to underground infrastructure improvements, would not adversely affect City preparedness against injury or loss of life in an earthquake. All development would be constructed consistent with current Building and Seismic Codes and regulations.
7. That landmarks and historic buildings be preserved.
The Project would not affect any landmark or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The Project would have no adverse effect on parks and open space or their access to sunlight and vistas.

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DESCRIPTION OF PROJECT ELEMENTS INCLUDED IN CASE 2008.0762R

ATTACHMENT 1

Note: Referenced Exhibits available for review in Docket 2008.0762R)

Chinese Hospital is seeking the approval for the construction and installation of underground tanks and vaults:

1. One (1) 5,000 gallon fuel oil storage tank beneath the sidewalk on Jackson Street.
2. Four (4) PG&E electrical transformer vaults beneath the sidewalk on Jackson Street.
3. Sewer lines from the new hospital, parallel to the property line, but beneath the sidewalk on Jackson Street.
4. Two (2) Enmc 5,000 gallon water storage tanks on James Alley. One-half of James Alley is owned by Chinese Hospital. The other one-half is owned by the City. The storage tanks will be installed on Chinese Hospital property but will extend partially into the public alley.
5. A rain water storage tank on James Alley. The tank will be installed on Chinese Hospital property but will extend partially into the public alley.
6. A pump station vault on James Alley. The vault will be installed on Chinese Hospital property but will extend partially into the public alley.

