

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).**

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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

Supervisor Chiu
BOARD OF SUPERVISORS

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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