

LEGISLATIVE DIGEST

[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.

Existing Law

835 and 845 Jackson Street (Block 0192, Lot 041) are on the south side of Jackson Street, between Powell and Stockton Streets in Chinatown. The properties are within the Chinatown Residential Neighborhood Commercial District and within a 65-N Height and Bulk District.

Amendments to Current Law

The proposed legislation would amend the Planning Code to create a new Chinese Hospital Special Use District (SUD) that would overlay the existing zoning. The controls of the new SUD would control where they differ from the existing zoning. The SUD would add a new criterion for the Planning Commission to consider in granting a conditional use authorization within the SUD—namely whether the proposed project facilitates the development of a new Chinese Hospital. Additionally, the SUD would allow the Planning Commission to approve uses that exceed the use size maximums set forth in Section 121.4 as a conditional use. The new SUD would provide for new signage at the site, provide an alternative criterion for approval of a lot size conditional use, set the floor area ratio for hospitals and medical centers at 6.8:1, modify open space and streetscape and pedestrian improvements requirements, exempt the project from the maximum street frontage requirements of section 145.3, and set hours of operation for hospitals and medical centers within the SUD at 24 hours per day, seven days per week.

The proposed legislation would amend the Zoning Map to create the new SUD and provide for a 110-G Height and Bulk District within the SUD.

Background Information

The Chinese Hospital proposes to replace the buildings located at 835 Jackson Street (the 1924-era original hospital building, now used for administration and outpatient services and the related parking structure) with a new eight-story hospital and to convert the existing hospital at 845 Jackson Street to a medical center use with outpatient clinic services.