



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JULY 12, 2012

DEIR and C&R can be found at <http://tinyurl.com/meacases>

Date: June 28, 2012
Case No.: 2008.0762E
Project Address: **835-845 JACKSON STREET**
Zoning: Chinese Hospital Special Use District (after passage of SUD legislation)
110-G Height and Bulk District (after passage of SUD legislation)
Block/Lot: 192/41
Project Sponsor: Chinese Hospital Association
835-845 Jackson Street
San Francisco, CA 94133
Attn: Linda Schumacher
Staff Contact: Devyani Jain (415) 575-9051
devyani.jain@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CHINESE HOSPITAL REPLACEMENT PROJECT ("PROJECT"), AT 835-845 JACKSON STREET (ASSESSOR'S BLOCKS-LOT 0192, 041).

MOVED, that the San Francisco Planning Commission (the "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2008.0762E (the "Project"), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (the "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").
 - A. The Department determined that an Environmental Impact Report (EIR) was required and provided public notice of that determination by publication in a newspaper of general circulation on May 18, 2011.
 - B. On April 16, 2012, the Department published the Draft Environmental Impact Report (DEIR) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of

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- the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on April 16, 2012.
 - D. On April 16, 2012, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
 - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on April 16, 2012.
2. The Commission held a duly advertised public hearing on said DEIR on May 17, 2012 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on May 31, 2012.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 30-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on June 28, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at Department offices.
 4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department offices at 1650 Mission Street, and are part of the record before the Commission.
 6. On July 12, 2012, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
 7. The Planning Commission hereby does find that the FEIR concerning File No. 2008.0762E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE

COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.

8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the FEIR and the variants, would have the following project-level and cumulative significant unavoidable environmental impacts:
 - A. Demolition of the Medical Administration Building would result in significant and unavoidable historic architectural resources impacts on an individual historic resource (the Medical Administration Building) and on the NRHP/CRHR-eligible Chinatown historic district;
 - B. Construction of the replacement hospital would result in a significant unavoidable historic architectural resources impact on the NRHP/CRHR-eligible Chinatown historic district;
 - C. Demolition of the Medical Administration Building and construction of the replacement hospital would result in a cumulatively considerable contribution to significant adverse impacts on the NRHP/CRHR-eligible Chinatown historic district; and
 - D. Construction of the project would generate substantial levels of PM_{2.5} and other toxic air contaminants, including diesel particulate matter, that could substantially affect sensitive receptors and this would be a significant and unavoidable air quality-related health risk impact.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on _____.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: _____