



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan, Zoning Map, and Planning Code Text Amendment Initiation

HEARING DATE: MAY 21, 2015

Project Name: 302 Silver Avenue
Case Number: 2011.1323MTZ
Initiated by: Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
Staff Contact: Tina Chang, Planner
tina.chang@sfgov.org, 415-575-9108
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
anmarie.rodgers@sfo.org, 415-558-6395
Recommendation: **Initiate the Proposed Ordinances**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

INTRODUCTION

The action before the Commission is the initiation of amendments to the General Plan, Zoning Map and Planning Code text further described below, to allow the Commission to consider adoption of the Jewish Home of San Francisco Special Use District on or after June 25, 2015.

The site affected by the proposed amendments is bounded by Silver Avenue, Mission Street, Avalon Avenue and Lisbon Street and is currently occupied by the Jewish Home, which is initiating the amendments. The Jewish Home is a residential care facility established in 1871, specializing in programs, services and care for older adults. The Home may also provide some specialized programs for seniors who are less independent and who need a day program where they receive specialized attention and care. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations and will continue to do so with the project.

The full project scope, which will be presented to the Commission in greater detail at a hearing scheduled for June 25, 2015, includes the demolition of the Main/ West/ Infirmary Building, approximately 50,600 square feet, and the new construction of two buildings (1A and 1B), totaling approximately 264,984 square feet, which would house up to 210 Residential Care Facility for the Elderly (RCFE) units (assisted living and memory care) licensed by the California Department of Social Services, adding up to 245 additional residents. The Home currently contains 374 skilled nursing facility units licensed by the California Department of Public Health, accommodating 374 residents and 509 employees and volunteers. The project would bring the total number of units serving older adults (including skilled nursing and RCFE) units to 584 and resident count to 619. In addition to RCFE and skilled nursing facilities, the Home also plans to make available approximately 45,100 square feet of existing and new

facilities to “The Square”, providing personal services such as a fitness center, medical offices, and recreational facilities, to seniors across the City. Approximately 58 additional parking spaces, for a total 224 parking spaces, 25 Class 1 and 14 Class 2 bicycle parking spaces would be added to the site, to accommodate the additional residents, visitors, staff and Square users. The new buildings front Mission Street and Avalon Avenue, and will provide up to 4,600 square feet of ground floor retail along Mission Street, bringing active uses to the street. The proposed building along Mission Street is 6 stories, reaching approximately 80-feet. Along Avalon Avenue, the proposed building drops to 4 stories with a height reaching approximately 65-feet, for greater compatibility with residential uses across the street.

Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20 day notice period, after which the Commission may hold a hearing and take action on the proposed General Plan, Zoning Map and Planning Code amendments.

GENERAL PLAN AMENDMENT, MAP 5

The proposed General Plan amendment would amend Map 5, “Urban Design Guidelines for Bulk of Buildings” to exclude Assessor’s Block 5952 Lot 002 from the shading that limits the height of the parcel to 40-feet, and maximum plan and diagonal dimension of a structure to 110-feet and 125-feet, respectively.

The Way It Is Now:

Urban Design Map 5 of the General Plan shows a 40-foot height limit and a 110-foot by 125-foot bulk limit for the property currently occupied by the Jewish Home at Assessors Block 5952, Lot 002.

The Way It Would Be:

Urban Design Map 5 of the General Plan would be amended to remove the shading at Block 5952, Lot 002, limiting structures on the subject parcel to a 40-foot height and 110-foot by 125-foot bulk limit. Annotation to make note of the Jewish Home of San Francisco District and Height and Bulk District Map No. 11 (HT 11) would be added to footnotes of Map 5, where footnotes for other General Plan, Map 5 amendments are located.

PLANNING CODE AMENDMENT, ZONING MAP

The proposed Zoning Map amendment would amend the following maps to reflect the creation of the Jewish Home of San Francisco Special Use District (Assessor’s Block 5952, Lot 002) and to allow an increase in height within portions of the SUD to no more than 80-feet.

1. Special Use District Map No. 11 (SU11) and
2. Height & Bulk District Map No. 11 (HT11),

The Way It Is Now:

1. Special Use District Map No. 11 (SU11) does not currently show the boundaries of the Jewish Home of San Francisco Special Use District, located on Assessor’s Block 5952, Lot 002.
2. Height & Bulk District Map No. 11 (HT11) shows a 50-X height and bulk limit for Assessor’s Block 5952, Lot 002.

The Way It Would Be:

1. Special Use District Map No. 11 (SU11) would be amended to show the boundaries of the Jewish Home of San Francisco Special Use District, located on Assessor's Block 5952, Lot 002.
2. Height & Bulk District Map No. 11 (HT11) would be amended to show a 50/65/80-X height and bulk limit for Assessor's Block 5952, Lot 002.

PLANNING CODE AMENDMENT, TEXT

The proposed Planning Code text amendment would add a new section within Section 249.72 to establish the Jewish Home of San Francisco Special Use District to augment existing residential care facilities with additional licensed residential care facility and supportive uses, and would include controls pertaining to:

- **Planned Unit Development:** The SUD would permit a Planned Unit Development modification to allow a limited number of non-residential uses within the District that would not be required to serve only residents in the immediate vicinity.
- **Floor Area Ratio:** The SUD would allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1.
- **Off-Street Automobile Parking:** No more than 224 off-street parking spaces would be permitted within the Special Use District as an accessory use. Any parking proposed above the 224 parking space maximum shall not be accessory parking, but shall require conditional use authorization, pursuant to Planning Code Section 157.
- **Signs:** The SUD would comply with Article 6 provisions as they apply to NC-3 Zoning Districts, with the exceptions identified below, to allow appropriate wayfinding to and within the site, as well as identification of the Home.

The Way It Is Now:

The Planning Code does not currently include a section for the Jewish Home of San Francisco Special Use District.

- **Planned Unit Development.** Planning Code Section 209.1 requires conditional use approval uses being sought by the Project Sponsor, including religious institutions, and Planning Code Section 304 permits commercial uses necessary to serve residents of the immediate vicinity subject to limitations for NC-1 Districts under the code, however does not allow certain uses proposed by the Home, including outpatient clinics, and for such uses to serve residents outside the immediate vicinity of the subject property.
- **Floor Area Ratio:** the permitted floor area ratio is 1.8:1.
- **Off-Street Automobile Parking:** Planning Code Section 151.1 permits up to 1 parking space per 10 residents for a Residential Care Facility and allows up to 150 percent of the required number of parking spaces, where three or more spaces are required, to be considered accessory. With the Home's expansion, up to 619 residents are expected, requiring 62 parking spaces. Planning Code Section 151 would allow up to 135 parking spaces to be considered accessory. It should be noted that in 2002, the Home attained conditional use authorization for up to 189 parking spaces, however elected to provide 166 parking spaces as providing 189 spaces proved prohibitively expensive.
- **Signs:** Planning Code Section 606, pertaining to Residential Districts would apply.

The Way It Would Be:

A new section would be created to add the Jewish Home of San Francisco Special Use District, providing the following controls:

- **Planned Unit Development:** The SUD would permit Planned Unit Development modification, granted via conditional use authorization pursuant to Planning Code Section 304 and allow uses within the District, including Health Services (e.g. medical office, laboratories and outpatient clinics), acute care psychiatric hospital uses, Institutional Uses (e.g. religious facilities, adult day care, assembly and social services), Personal Services, administrative office space, and other Retail Uses, intended to serve residents, visitors and employees of the Residential Care Facility and neighbors in the immediate vicinity. Such uses would not be limited to only serving residents in the immediate vicinity.
- **Floor Area Ratio:** The SUD would allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1.
- **Off-Street Automobile Parking:** No more than 224 off-street parking spaces may be permitted within the Special Use District. Any parking proposed above the 224 parking space maximum shall not be accessory parking, but shall require conditional use authorization, pursuant to Planning Code Section 157.
- **Signs:** The SUD would require that signage comply with Planning Code Section 607, specifically NC-3 Zoning Districts, except that up to four identifying signs within the SUD shall be permitted. Additionally, the height of wall signs shall not exceed 30 feet on the wall to which the sign is attached.

ISSUES AND CONSIDERATIONS

- The subject site, Assessor's Block 5952 Lot 002, is currently occupied by Jewish Home. The General Plan, Zoning Map and Planning Code text amendments allow for the Home's expansion as proposed.
- The project is currently undergoing environmental review. A draft Preliminary Mitigated Negative Declaration (PMND) will be published on May 20th. A Mitigated Negative Declaration is expected to be finalized within 30 days of the publication date, if no appeals are filed.
- The project is also pursuing a Planned Unit Development, which will be heard by the Planning Commission on the same date as the adoption hearing of the subject legislative amendments, currently planned for June 25, 2015.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may approve or disapprove the initiation of the General Plan, Zoning Map, and Planning Code amendments.

RECOMMENDATION

The Department recommends that the Commission *initiate* the proposed amendments and adopt the attached Draft Resolutions so that the Commission may consider approval of the Ordinances on or after June 25, 2015.

BASIS FOR RECOMMENDATION

The Department recommends initiation of the proposed amendments, so the Commission can consider the value of both the proposed project and associated amendments at a later date. Currently, the Department anticipates a combined hearing on both the project and the ordinances on or after June 25, 2015.

ENVIRONMENTAL REVIEW

The project is currently undergoing environmental review. A draft Preliminary Mitigated Negative Declaration (PMND) will be published on May 20th and is expected to be finalized within 30 days of the publication date, if no appeals are filed. The Project's Mitigation Monitoring and Reporting Program (MMRP) will be provided for the Commission's review and approval with the June 25, 2015 (or later) Commission packet.

PUBLIC COMMENT

As of the date of this report, the Planning Department has received 3 letters from members of the public expressing specific concerns with the project, related to the removal of trees, active street frontage, parking and traffic. The Jewish Home held a community meeting in January 2015, to present the Home's latest iteration of the expansion, and respond to community feedback in-person. The Home has conducted various outreach efforts over the past several years to discuss its development plans. Recent outreach includes presentations to various community groups between January and April of 2015, including the Oceanview, Merced Heights, Ingleside – Neighbors in Action (OMI-NIA), Excelsior Action Group (EAG), Outer Mission Merchants and Residents Association (OMMRA) and Excelsior District Improvement Association (EDIA).

RECOMMENDATION: Initiate the Proposed Ordinances
--

Attachments:

Draft Commission Resolution for General Plan Amendment
Draft Commission Resolution for Planning Code and Map Amendment
Draft General Plan Amendment Ordinance
Draft Planning Code and Map Amendment Ordinance
Zoning Map
Special Use District Map
Block Book Map
Sanborn Map
Aerial Photographs



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution No. XXXX

HEARING DATE: MAY 21, 2015

Project Name: 302 Silver Avenue
Case Number: 2011.1323M
Initiated by: Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
Staff Contact: Tina Chang, Planner
tina.chang@sfgov.org, 415-575-9108
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
anmarie.rodgers@sfov.org, 415-558-6395
Recommendation: **Initiate the General Plan Amendment and Adopt the Draft Resolution**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MOTION OF INTENT TO INITIATE AN AMENDMENT TO THE GENERAL PLAN IN ORDER TO FACILITATE THE EXPANSION AND ENHANCEMENT OF AN EXISTING RESIDENTIAL CARE FACILITY, INCLUDING AN AMENDMENT TO GENERAL PLAN MAP 5 OF THE URBAN DESIGN ELEMENT TO CHANGE THE BULK DESIGNATION SHOWN ON THE MAP FOR ASSESSOR'S BLOCK 5952, LOT 002 AND ADDING A NOTE TO MAP 5.

PREAMBLE

WHEREAS, the Jewish Home of San Francisco (hereinafter, "Jewish Home") is a residential care facility established in 1871, specializing in programs, services and care for older adults. The Home may also provide some specialized programs for seniors who are less independent and who need a day program where they receive specialized attention and care. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations; and

WHEREAS, among the most pressing issues in long-term care is the inconsistent and unreliable approach to Medi-Cal reimbursement based on the financial condition of the State of California. This has resulted in fluctuating and major operating deficits for the Jewish Home, which undermines the long-term sustainability of the organization. The Jewish Home, along with other residential care facilities and senior care service providers, faces changes as more Baby Boomers reach retirement age, bringing new demands, expectations and concerns about the rest of their lives; and

WHEREAS, this presents many challenges for the Jewish Home, including the need to accommodate patients who are living longer, but often with multiple chronic illnesses, including dementia and Alzheimer's, a population that is ill-prepared financially for retirement, and seniors who prefer independence to traditional institutional living approaches, but who can become isolated and suffer from inadequate care when remaining at home; and

WHEREAS, the Jewish Home, like many residential care facilities, has aging buildings, and it is a major undertaking at a substantial cost to renovate and rebuild the facilities to contemporary residential care, life safety and seismic standards; and

WHEREAS, to address these challenges, the Jewish Home proposes to develop a modern residential care facility that serves a broader spectrum of the senior population in a diversity of settings. The project would construct facilities to allow people to age in place as long as possible, with the ability to vary the types and level of care that residents receive over time. the project would allow the Jewish Home to create a contemporary continuum of high quality, innovative and compassionate care that would be accessible and attractive to a broad cross-section of older adults; and

WHEREAS, the proposed project would shift the existing Jewish Home from a predominantly Skilled Nursing Facility ("SNF") to a combination SNF and Residential Care Facility for the Elderly ("RCFE") model, serving a range from more able seniors, to frail elderly, to those with memory care needs. RCFE facilities and services are licensed and monitored by the State of California. In RCFE facilities, there is a substantial "care" component--and the "residential" and "care" components are inseparable. The licensing triggers a panoply of special requirements related to the physical space and service requirements. Among other things, RCFE facilities must be built to a special construction typology, designed to standards for occupants with reduced mobility, and inspected by the Department of Social Services (DSS) for compliance with safety and sanitary regulations. The licensing also mandates a baseline level of services, including personal assistance and care; regular observation of physical, mental, emotional and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care; and

WHEREAS, the proposed project would also enhance the Jewish Home's existing services for residents, and make many of them available to other, non-resident seniors as part of the RCFE through the Square, an innovative venue with senior-oriented services to support seniors who reside in their own homes, as well as their caregivers. Senior visitors who are members of the facility would be able to use residential care facility support services such as clinics, a beauty salon, wellness services, education and entertainment, site-serving pharmacy, among others. The Jewish Home would also provide some specialized programs for seniors who are not independent and who need a day program where they receive specialized attention and care. Studies show that the second largest cause of death in the elderly population is depression due to isolation. The Square is designed to offer preventative care and help older adults thrive; and

WHEREAS, this diverse mix of uses would contribute to an improved overall fiscal health of the Jewish Home, and the Jewish Home would not be forced to rely extensively on unstable and diminishing public funding to honor its mission and its ongoing community commitments to the frail and vulnerable elderly; and

WHEREAS, the facility would also allow the Jewish Home to continue its track record of community involvement and associated community benefits such as delivering exceptional care to frail, vulnerable seniors, including charitable support, , promoting and protecting the community's health by advancing and sharing knowledge, collaborating in educational opportunities for adults, engaging in ongoing research to develop new therapies for disorders of aging, diseases of the elderly, and prevention of age-associated diseases, partnering with local high schools, colleges and universities on service learning programs and internships, serving as a worksite for vulnerable populations, sponsoring the Excelsior Street Festival, and partnering with the Mission Bay Community Church to host a weekly food pantry; and

WHEREAS, the project would include improvement of the street and sidewalk scape along the Mission Street frontage, the corner of Mission and Silver, and the corner of Mission Street and Avalon Avenue. The improvements would include the addition of new street trees and the widening of the sidewalk to include small plaza areas. The sidewalk improvements along Mission Street would include significant greening and new hardscape, incorporating three public spaces that would be extended from the existing curb onto the Jewish Home's property at the Silver/Mission plaza area, across from the Tingley Street intersection, and a small plaza space at the corner of Avalon Avenue and Mission Street; and

WHEREAS, all pertinent documents may be found in the files of the Department, and Jonas Ionin is the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinances amending the General Plan, Planning Code and Zoning Maps, which Ordinances are attached hereto and incorporated herein by reference;

MOVED, that pursuant to Planning Code Sections 340, the Commission Adopts a Motion of Intent to Initiate an amendments to the General Plan;

AND BE IT FURTHER MOVED, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendment contained in the draft Ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing.

I hereby certify that the foregoing RESOLUTION was ADOPTED by the San Francisco Planning Commission on May 21, 2015.

Jonas Ionin
Commission Secretary

Resolution No. XXXX
Hearing Date: May 21, 2015

Case No.'s: 2011.1323M

AYES:

NOES:

ABSENT:



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution No. XXXX

HEARING DATE: MAY 21, 2015

Project Name: 302 Silver Avenue
Case Number: 2011.1323TZ
Initiated by: Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
Staff Contact: Tina Chang, Planner
tina.chang@sfgov.org, 415-575-9108
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
anmarie.rodgers@sfov.org, 415-558-6395
Recommendation: **Initiate the Zoning Map and Planning Code Amendments and Adopt the Draft Resolution**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

INITIATING AMENDMENTS TO THE PLANNING CODE AND ZONING MAPS, PURSUANT TO PLANNING CODE SECTIONS 340 AND 302, IN ORDER TO FACILITATE THE EXPANSION AND ENHANCEMENT OF AN EXISTING RESIDENTIAL CARE FACILITY, INCLUDING 1) AMENDMENT OF PLANNING CODE TEXT TO ADD SECTION 249.72 TO ESTABLISH THE JEWISH HOME OF SAN FRANCISCO SPECIAL USE DISTRICT, TO ALLOW ADDITIONAL USES, PERMITTED BY PLANNED UNIT DEVELOPMENT, AND TO INCLUDE PROVISIONS REGARDING FLOOR AREA RATIO, OFF-STREET AUTOMOBILE PARKING AND SIGNAGE; AND 2) AMENDMENTS TO SPECIAL USE DISTRICT MAP SU11 AND HEIGHT AND BULK DISTRICT MAP HT11 TO REFLECT THE CREATION OF THE SPECIAL USE DISTRICT AND ALLOW AN INCREASE IN HEIGHT WITHIN PORTIONS OF THE SPECIAL USE DISTRICT FROM 50'-0" TO UP TO 80'-0".

PREAMBLE

WHEREAS, the Jewish Home of San Francisco (hereinafter, "Jewish Home") is a residential care facility established in 1871, specializing in programs, services and care for older adults. The Home may also provide some specialized programs for seniors who are less independent and who need a day program where they receive specialized attention and care. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations; and

WHEREAS, among the most pressing issues in long-term care is the inconsistent and unreliable approach to Medi-Cal reimbursement based on the financial condition of the State of California. This has resulted in fluctuating and major operating deficits for the Jewish Home, which undermines the long-term sustainability of the organization. The Jewish Home, along with other residential care facilities and senior care service providers, faces changes as more Baby Boomers reach retirement age, bringing new demands, expectations and concerns about the rest of their lives; and

WHEREAS, this presents many challenges for the Jewish Home, including the need to accommodate patients who are living longer, but often with multiple chronic illnesses, including dementia and Alzheimer's, a population that is ill-prepared financially for retirement, and seniors who prefer independence to traditional institutional living approaches, but who can become isolated and suffer from inadequate care when remaining at home; and

WHEREAS, the Jewish Home, like many residential care facilities, has aging buildings, and it is a major undertaking at a substantial cost to renovate and rebuild the facilities to contemporary residential care, life safety and seismic standards; and

WHEREAS, to address these challenges, the Jewish Home proposes to develop a modern residential care facility that serves a broader spectrum of the senior population in a diversity of settings. The project would construct facilities to allow people to age in place as long as possible, with the ability to vary the types and level of care that residents receive over time. the project would allow the Jewish Home to create a contemporary continuum of high quality, innovative and compassionate care that would be accessible and attractive to a broad cross-section of older adults; and

WHEREAS, the proposed project would shift the existing Jewish Home from a predominantly Skilled Nursing Facility ("SNF") to a combination SNF and Residential Care Facility for the Elderly ("RCFE") model, serving a range from more able seniors, to frail elderly, to those with memory care needs. RCFE facilities and services are licensed and monitored by the State of California. In RCFE facilities, there is a substantial "care" component--and the "residential" and "care" components are inseparable. The licensing triggers a panoply of special requirements related to the physical space and service requirements. Among other things, RCFE facilities must be built to a special construction typology, designed to standards for occupants with reduced mobility, and inspected by the Department of Social Services (DSS) for compliance with safety and sanitary regulations. The licensing also mandates a baseline level of services, including personal assistance and care; regular observation of physical, mental, emotional and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care; and

WHEREAS, the proposed project would also enhance the Jewish Home's existing services for residents, and make many of them available to other, non-resident seniors as part of the RCFE through the Square, an innovative venue with senior-oriented services to support seniors who reside in their own homes, as well as their caregivers. Senior visitors who are members of the facility would be able to use residential care facility support services such as clinics, a beauty salon, wellness services, education and entertainment, site-serving pharmacy, among others. The Jewish Home would also provide some specialized programs for seniors who are not independent and who need a day program where they receive specialized attention and care. Studies show that the second largest cause of death in the elderly

population is depression due to isolation. The Square is designed to offer preventative care and help older adults thrive; and

WHEREAS, this diverse mix of uses would contribute to an improved overall fiscal health of the Jewish Home, and the Jewish Home would not be forced to rely extensively on unstable and diminishing public funding to honor its mission and its ongoing community commitments to the frail and vulnerable elderly; and

WHEREAS, the facility would also allow the Jewish Home to continue its track record of community involvement and associated community benefits such as delivering exceptional care to frail, vulnerable seniors, including charitable support, collaborating in educational opportunities for adults, engaging in ongoing research to develop new therapies for disorders of aging, diseases of the elderly, and prevention of age-associated diseases, partnering with local high schools, colleges and universities on service learning programs and internships, serving as a worksite for vulnerable populations, sponsoring the Excelsior Street Festival, and partnering with the Mission Bay Community Church to host a weekly food pantry; and

WHEREAS, the project would include improvement of the street and sidewalk scape along the Mission Street frontage, the corner of Mission and Silver, and the corner of Mission Street and Avalon Avenue. The improvements would include the addition of new street trees and the widening of the sidewalk to include small plaza areas. The sidewalk improvements along Mission Street would include significant greening and new hardscape, incorporating three public spaces that would be extended from the existing curb onto the Jewish Home's property at the Silver/Mission plaza area, across from the Tingley Street intersection, and a small plaza space at the corner of Avalon Avenue and Mission Street; and

WHEREAS, on December 14, 2012, the Jewish Home submitted a request to amend (1) the Planning Code to create a Special Use District ("SUD") that would facilitate the enhancement and expansion of the existing residential care facility for the elderly by augmenting existing facilities with licensed RCFE facilities as well as supportive uses, including controls pertaining to permitted uses under Planning Code Section 209.1, floor area ratio, off-street automobile parking and signage; and (2) Special Use District Map No. 11 (SU11) and Height & Bulk District Map No. 11 (HT11) to increase portions of the SUD from 50-X to 65-X and 80-X; and

WHEREAS, the proposed Ordinances are intended to help facilitate the Jewish Home's plans to redevelop its site by modifying the Planning Code and Zoning Map to provide the ability to construct additional residential care facility and support uses at the site and allow for a more sustainable and service-rich facility; and

WHEREAS, this Resolution to initiate amendments to the Planning Code and Zoning Maps has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Guidelines Section 15378(b)(5); and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, and Jonas Ionin is the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinances amending the Planning Code and Zoning Maps, which Ordinances are attached hereto and incorporated herein by reference;

MOVED, that pursuant to Planning Code Section 302(b), the Commission Adopts a Motion of Intent to Initiate Amendments to the Planning Code and Zoning Maps;

AND BE IT FURTHER MOVED, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code and Zoning Map amendments contained in the draft Ordinances, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on May 21, 2015.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

This page intentionally blank.

1 [General Plan Amendment - Urban Design Element Map 5]

2
3 **Ordinance amending the San Francisco General Plan by amending Map 5 of the Urban**
4 **Design Element to change the bulk designation shown on the Map for Assessor's**
5 **Block 5952, Lot 002 and adding a note to Map 5; adopting and making findings**
6 **regarding the Mitigated Negative Declaration prepared in compliance with the**
7 **California Environmental Quality Act; and making findings of consistency with the**
8 **General Plan and the eight priority policies of Planning Code Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
12 **Board amendment additions** are in Arial font.
13 **Board amendment deletions** are in ~~Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
18 hereby finds and determines that:

19 (a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340,
20 any amendments to the General Plan shall first be considered by the Planning Commission
21 and thereafter recommended for approval or rejection by the Board of Supervisors. On
22 _____, 2015, by Resolution No. _____, the Planning Commission conducted
23 a duly noticed public hearing on this General Plan Amendment pursuant to Planning Code
24 Section 340, found that the public necessity, convenience and general welfare required the
25 General Plan Amendment, adopted the General Plan Amendment, and recommended it for

1 approval to the Board of Supervisors. A copy of Planning Commission Resolution No.
2 _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

3 (b) The Board finds that this ordinance is, on balance, in conformity with the priority
4 policies of Planning Code Section 101.1 and consistent with the General Plan as it is
5 proposed for amendment herein for the reasons set forth in Planning Commission Motion No.
6 _____, and the Board hereby incorporates these findings herein by reference.

7 (c) On _____, 2015, the Planning Department's Environmental Review
8 Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San
9 Francisco Special Use District, this General Plan Amendment, a Planning Code Amendment
10 and the proposed improvements, and determined that the MND was adequate, accurate and
11 complete, and reflected the independent judgment of the Planning Department. A copy of this
12 Determination and the MND is on file with the Clerk of the Board of Supervisors in File No.
13 _____. The Planning Commission adopted the MND and a Mitigation Monitoring and
14 Reporting Program in its Resolution No. _____ on _____, 2015. In accordance with the
15 actions contemplated herein, this Board has reviewed the MND and the record as a whole,
16 and adopts and incorporates by reference, as though fully set forth herein, the findings,
17 including the Mitigation Monitoring and Reporting Program, pursuant to the California
18 Environmental Quality Act (California Public Resources Code Section 21000 et seq.), adopted
19 by the Planning Commission on _____, 2015, in Resolution No. _____. A copy of
20 said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and
21 is incorporated herein by reference. The Planning Department, Jonas Ionin, is the custodian
22 of records, located in File No. _____, at 1650 Mission Street, Fourth Floor, San Francisco,
23 California.

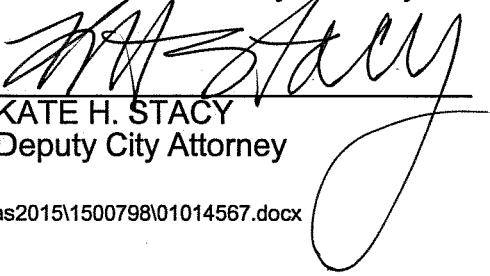
1 Section 2. The San Francisco General Plan is hereby amended by amending Map 5 of
2 the Urban Design Element to delete Assessor's Block 5952, Lot 002 from the shaded portion
3 of Map 5 showing the Urban Design Guidelines for Bulk of Buildings and adding a Note to
4 Map 5 to read as follows: See Jewish Home of San Francisco Special Use District, Planning Code
5 Section 249.72, and San Francisco Zoning Map SU011.
6

7 Section 3. Effective Date. This ordinance shall become effective 30 days after
8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
10 of Supervisors overrides the Mayor's veto of the ordinance.
11

12 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
13 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
14 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
15 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
16 additions, and Board amendment deletions in accordance with the "Note" that appears under
17 the official title of the ordinance.
18

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

21 By:

22 
KATE H. STACY
Deputy City Attorney

23 n:\legana\as2015\1500798\01014567.docx
24
25

This page intentionally blank.

1 [Planning Code and Zoning Maps — Creation of Jewish Home of San FranciscoSpecial Use District]

2

3 **Ordinance amending the Planning Code and Sectional Maps SU11 and HT11 to reflect the creation of the**
4 **Jewish Home of San Francisco Special Use District (Assessor's Block 5952, Lot 002) ("SUD"); to allow an**
5 **increase in height within portions of the SUD; and adopting findings, including environmental findings**
6 **about the negative declaration and mitigation monitoring and reporting plan, Planning Code Section 302**
7 **findings, and findings of consistency with the General Plan and the eight priority policies of Planning**
8 **Code Section 101.1.**

9

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

10

11

12

13

Be it ordained by the People of the City and County of San Francisco:

14

15

Section 1. Findings.

16

17

(a) On _____, the Planning Commission reviewed and considered the Final Mitigated Negative
18 Declaration ("FMND") prepared for this project and the Planning Code, Zoning Map and General Plan
19 amendments, and found that the contents of said report and the procedures through which the FMND was
20 prepared, publicized and reviewed complied with the California Environmental Quality Act (California Public
21 Resources Code Sections 21000 et seq.)("CEQA"), 14 California Code of Regulations Sections 15000 et seq.
22 (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). By Motion
23 No. _____, the Planning Commission found that the FMND was adequate, objective, and reflected the
24 independent analysis and judgment of the Planning Commission. The Planning Commission adopted findings of
25 no significant impacts associated with the Project and adopted the FMND and a mitigation monitoring and

1 reporting plan ("MMRP") in Planning Commission Resolution No. _____. A copy of the FMND, Planning
2 Commission Motion No. ____ and Planning Commission Resolution No. _____ are on file with the Clerk of
3 the Board of Supervisors in File No. _____. [If there is no appeal of the MND, then we'll have to change these
4 findings.] In accordance with the actions contemplated herein, this Board has reviewed the FMND and adopts
5 and incorporates by reference, as though full set forth herein, the findings, including the MMRP, , adopted by the
6 Planning Commission in Motion No. _____.

7 (b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the
8 actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority
9 policies of Planning Code Section 101.1. The Board adopts and incorporates by reference, as though full set
10 forth herein, the findings adopted by Planning Commission Resolution No. _____. A copy of said Resolution is
11 on file with the Clerk of the Board of Supervisors in File No. _____.

12 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will
13 serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission
14 Resolution No. _____ and the Board incorporates such reasons herein by reference, as though fully
15 set forth herein. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the
16 Board of Supervisors in File No. _____.

17
18 Section 2. The Planning Code is hereby amended by adding Section 249.72, thereto, to read as follows:

19 SEC. 249.72 Jewish Home of San Francisco Special Use District. A Special Use District entitled the Jewish
20 Home of San Francisco Special Use District ("District"), the boundaries of which are shown on Special Use District Map
21 SU11 of the Zoning Map of the City and County of San Francisco, is hereby established for the purpose set out below.

22 (a) Purpose. The purpose of the District is to facilitate the provision of a Residential Care Facility for the elderly,
23 accomplished by augmenting existing residential care facilities with additional residential care facility and supportive uses,
24 beyond those typically permitted within a Residential Care Facility as defined in Planning Code Section 102 that will
25 provide a comprehensive array of programs, services, and levels of housing and care to reach a broader spectrum of the

1 senior population, including both resident and non-resident seniors. The District will facilitate an institutional development
2 pattern appropriate for a Residential Care Facility for the elderly, while also respecting the surrounding neighborhood
3 context. To achieve this purpose, this District will:

- 4 _____ (1) Provide skilled nursing facilities and licensed residential care facilities for the elderly, and
- 5 _____ (2) Provide a range of uses and services to residents, visitors, employees, and the general public. Such
6 uses may be accessory to the Residential Care Facility, or their own principle uses, when permitted. These uses may
7 include, Health Service Uses (including but not limited to medical office, laboratories and outpatient clinics), acute care
8 psychiatric hospital uses, other Institutional Uses, (including but not limited to religious facilities, adult day care, assembly
9 and social services), Personal Services, administrative office space, and Retail Uses.

10 _____ (b) Controls. Applicable provisions of the Planning Code shall apply except as otherwise provided in this Section.
11 In the event of a conflict between other provisions of the Planning Code and the provisions set forth in this Special Use
12 District, the provisions set forth in this Planning Code Section 249.72 shall control.

13 _____ (1) Planned Unit Development. In this Special Use District, exceptions from otherwise
14 applicable requirements of the Planning Code may be appropriate in order to further the goals set forth in this
15 Section 249.72 to provide care for the elderly. Therefore, outpatient uses, acute care psychiatric hospital uses and
16 all other uses listed in Section 249.72(a)(2) may be included as an accessory use pursuant to Section
17 703.2(b)(1)(C); the SUD shall be considered a single development lot for purposes of that subsection. The
18 foregoing accessory uses may be permitted as a Planned Unit Development pursuant to Planning Code Section
19 304(d)(5) except that such uses shall not be limited to serving only residents of the immediate vicinity. Section
20 703.2(b)(1)(C) governs only for defining establishing controls for permitted accessory uses within the Special Use
21 District, and except as provided in subsection (5) below as to signage, the Neighborhood Commercial controls do
22 not otherwise apply to the SUD.

23 _____ (2) Floor Area Ratio. The permitted floor area ratio for any individual lot contained within the District
24 shall not exceed 2.1:1. However, the cumulative floor area ratio for the entire District shall not exceed 1.8:1.

1 _____ (3) **Rear Yards.** *The rear yard requirements of Planning Code Sections 134 shall not apply to any Non-*
2 *Residential use within this District.* _____

3 (4) **Off-Street Automobile Parking.** *No more than a total of 224 off-street accessory parking spaces may*
4 *be permitted within this Special Use District, provided that any parking proposed above the 224 parking space maximum*
5 *shall not be considered accessory parking but as a principal use that shall require conditional use authorization. In*
6 *considering an application for a conditional use for any such parking, the Planning Commission shall consider the criteria*
7 *set forth in Section 157 of this Code.*

8 _____ (5) **Signs.** *Signage shall be regulated as provided in Section 607.1 of this Code for an NC-3 District,*
9 *except that up to four identifying signs within the Special Use District shall be permitted, and the height of wall signs shall*
10 *not exceed 30 feet on the wall to which the sign is attached.*

11
12 Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Map SU11 of
13 the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Zoning Designation to be</u>	<u>Zoning Designation Hereby</u>
	<u>Superseded</u>	<u>Approved</u>
Block 5952, Lot 002	<u>RH-2</u>	<u>Jewish Home of San Francisco</u>
		<u>Special Use District</u>

19 Section 4. The San Francisco Planning Code is hereby amended by amending Sectional Map HT11 of
20 the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Zoning Designation to be</u>	<u>Zoning Designation Hereby</u>
	<u>Superseded</u>	<u>Approved</u>
Block 5952, Lot 002	<u>50-X</u>	<u>50/65/80-X</u>

1 Section 5. Effective Date and Operative Date. This ordinance shall become effective 30 days after
2 enactment, provided that this ordinance shall not become effective unless and until the related General Plan
3 Amendment contained in Board of Supervisors File No. _____ becomes effective. Enactment occurs when the
4 Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance, within ten
5 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the Ordinance.

6 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend
7 only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts,
8 diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as
9 additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note"
10 that appears under the official title of the ordinance.

11
12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14 By: _____
15 KATE H. STACY
16 Deputy City Attorney

This page intentionally blank.

Exhibits

This page intentionally blank.

Parcel Map

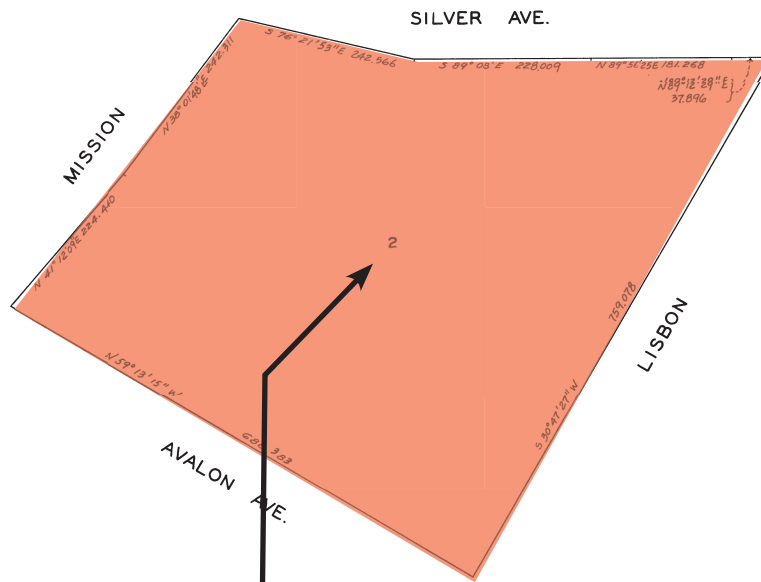
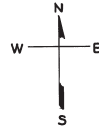
© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

LOTS MERGED
LOT 18 INTO LOT 1 1947

5952

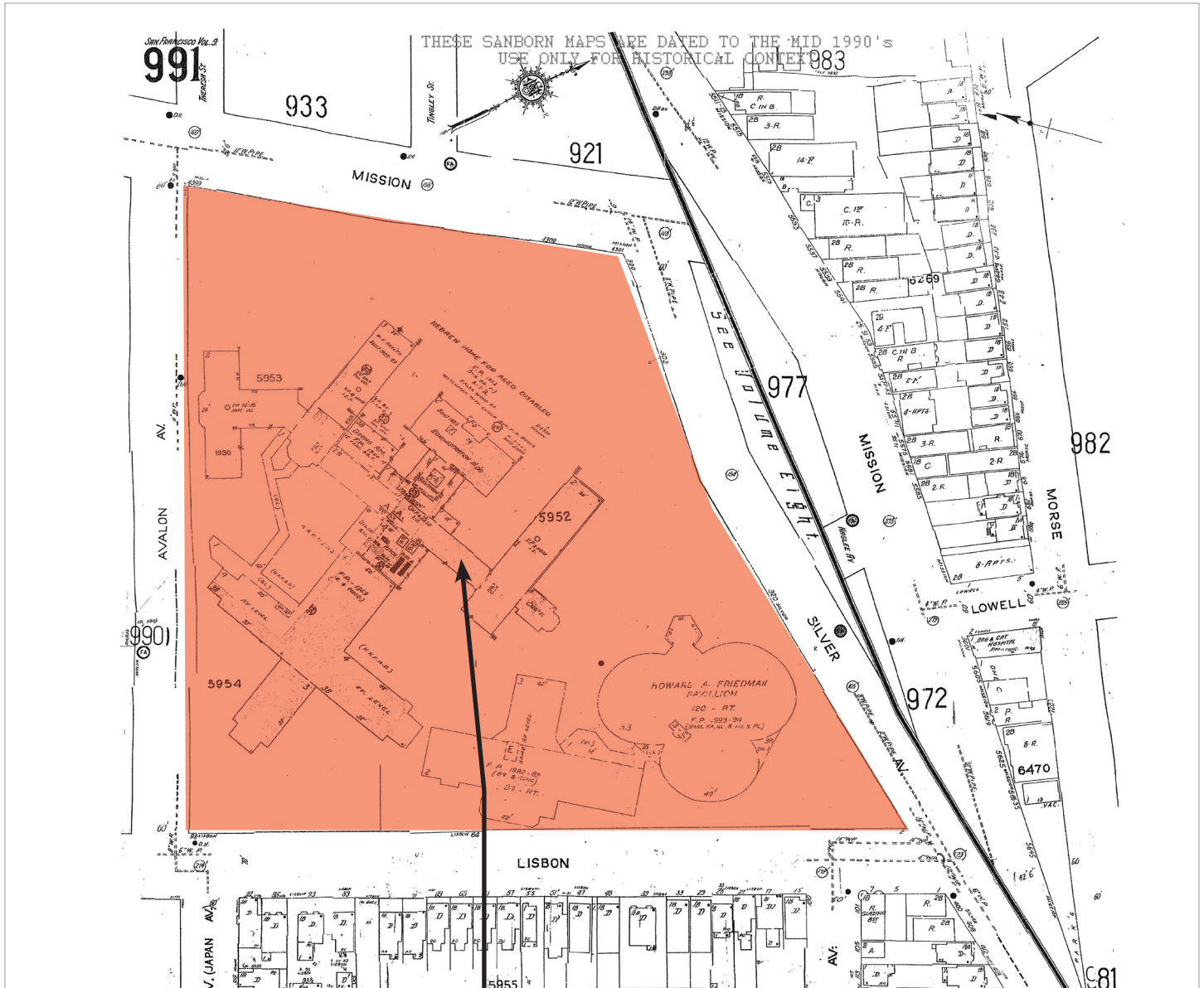
HEBREW ORPHANAGE ASYLUM

REVISED	'64



Subject Parcel

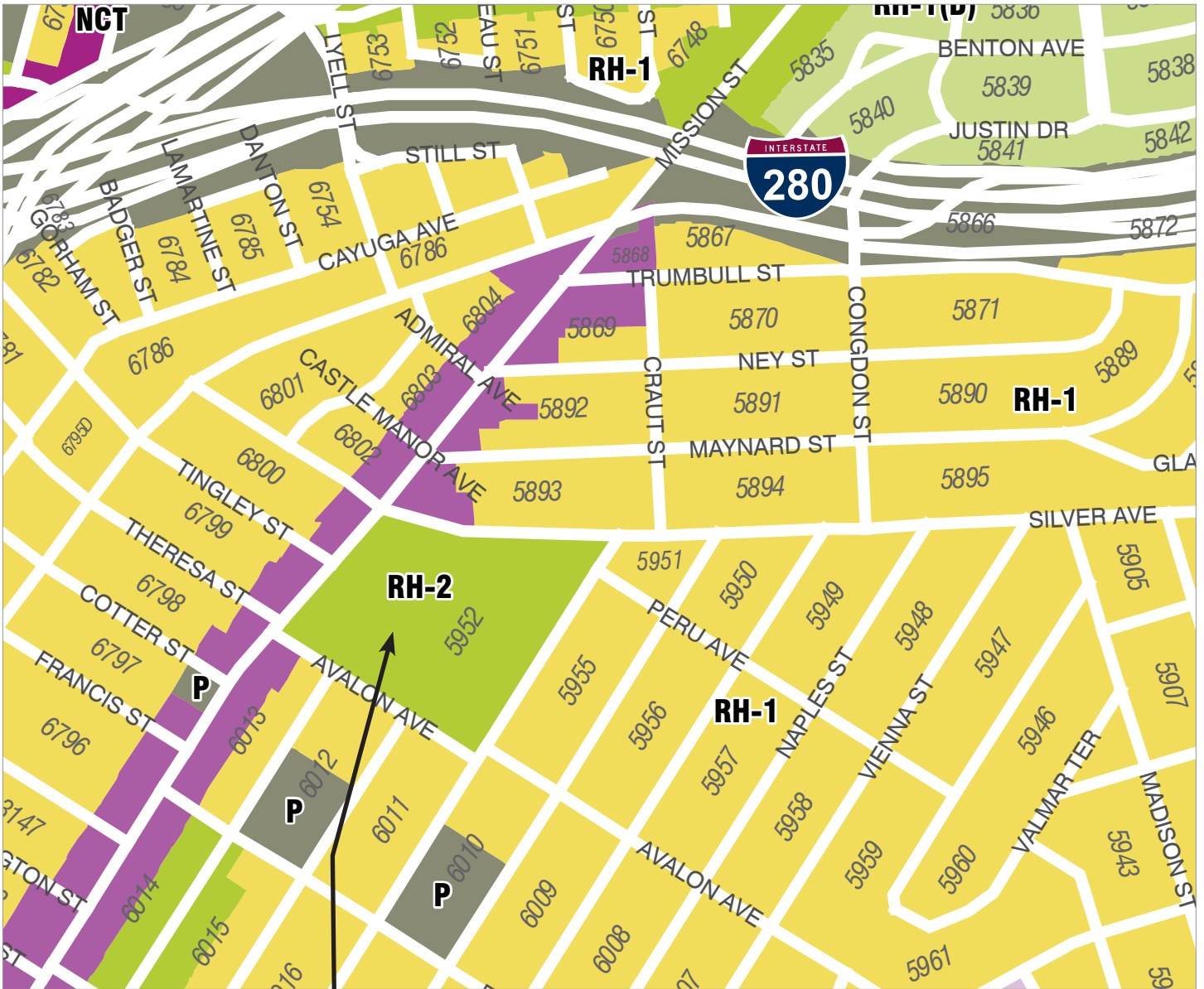
Sanborn Map



Subject Property

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

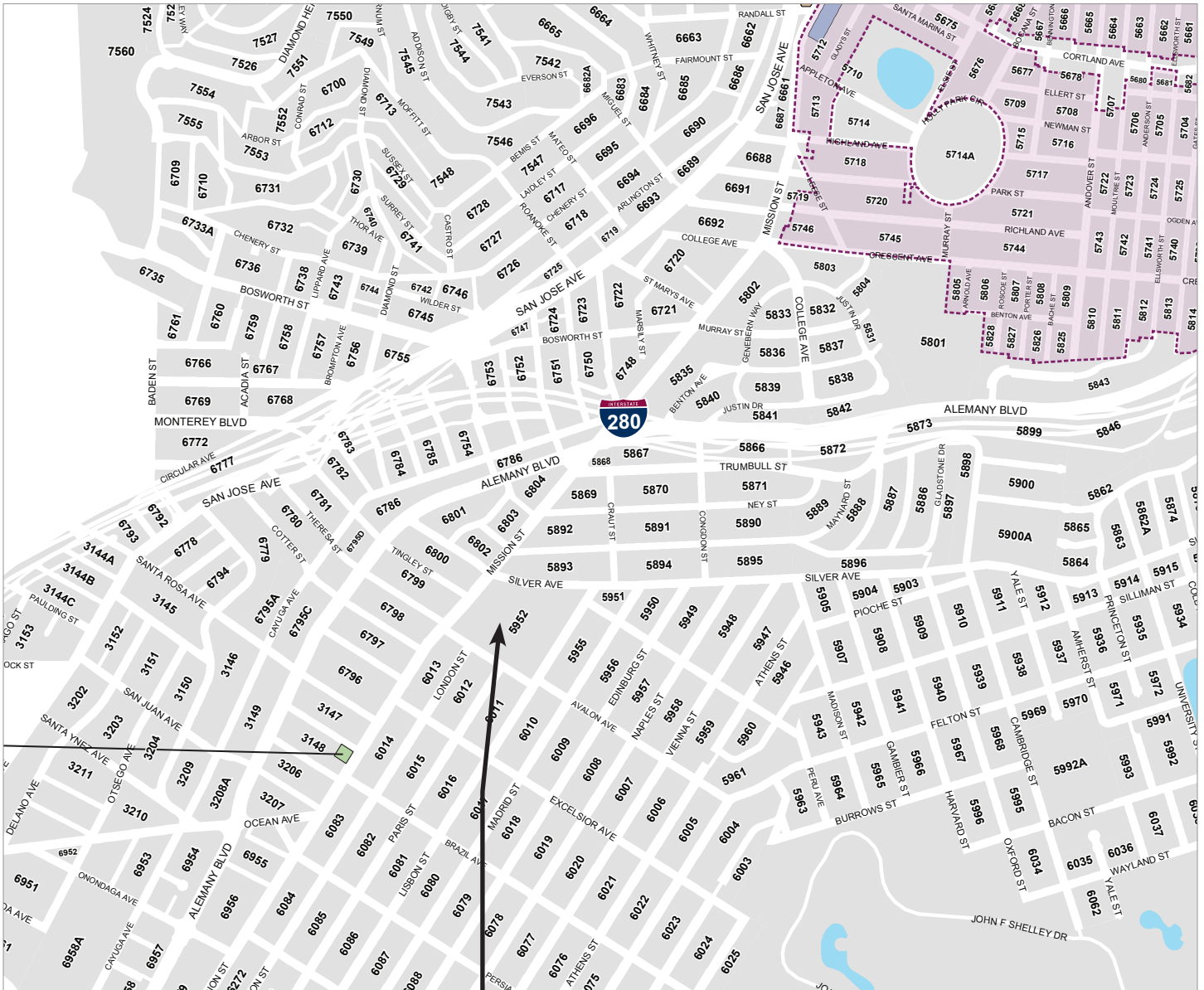
Zoning Map



Subject Property

Jewish Home
Case Number 2011.1323MTZ
302 Silver Ave.
Block 5952 Lot 002

Special Use Map 11 (SU11)

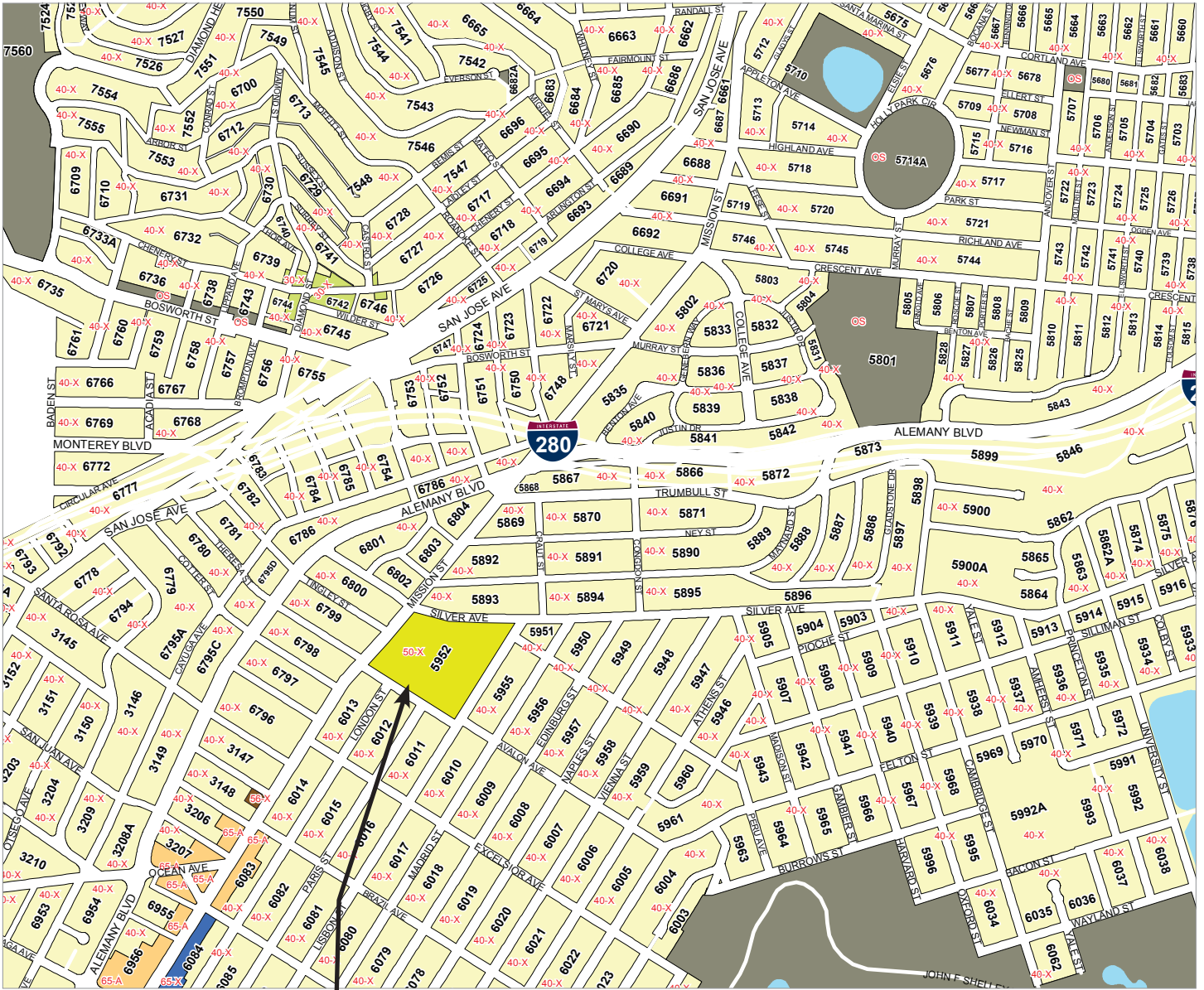


Subject Property

SAN FRANCISCO
PLANNING DEPARTMENT

Jewish Home
Case Number 2011.1323MTZ
Legislative Amendments Initiation
302 Silver

Height Map 11 (HT11)



Subject Property

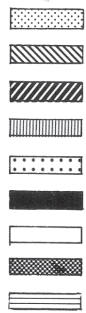
SAN FRANCISCO
PLANNING DEPARTMENT

Jewish Home
Case Number 2011.1323MTZ
302 Silver Ave.
Block 5952 Lot 002

General Plan Map 5



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



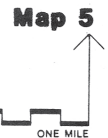
<p>40 ft</p> <p>80 ft</p> <p>40 ft*</p> <p>40 ft</p> <p>60 ft</p> <p>150 ft</p>	<p>Guidelines Apply Above Height Of</p> <p>Guidelines For Maximum Plan Dimension</p>	<p>110 ft</p> <p>110 ft</p> <p>110 ft*</p> <p>250 ft</p> <p>250 ft</p> <p>250 ft</p>	<p>Guideline For Maximum Diagonal Plan Dimension</p>	<p>125 ft</p> <p>125 ft</p> <p>140 ft*</p> <p>300 ft</p> <p>300 ft</p> <p>300 ft</p>
---	--	--	--	--

Bulk Regulated By Height Controls

OPEN SPACE: Any Development Subject To Review

1. See Chinatown Area Plan
2. See Downtown Plan
3. See Rincon Hill Plan

*** Also Applies To Point Towers Where Designated In Urban Design Guidelines For Height Of Buildings.**



MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

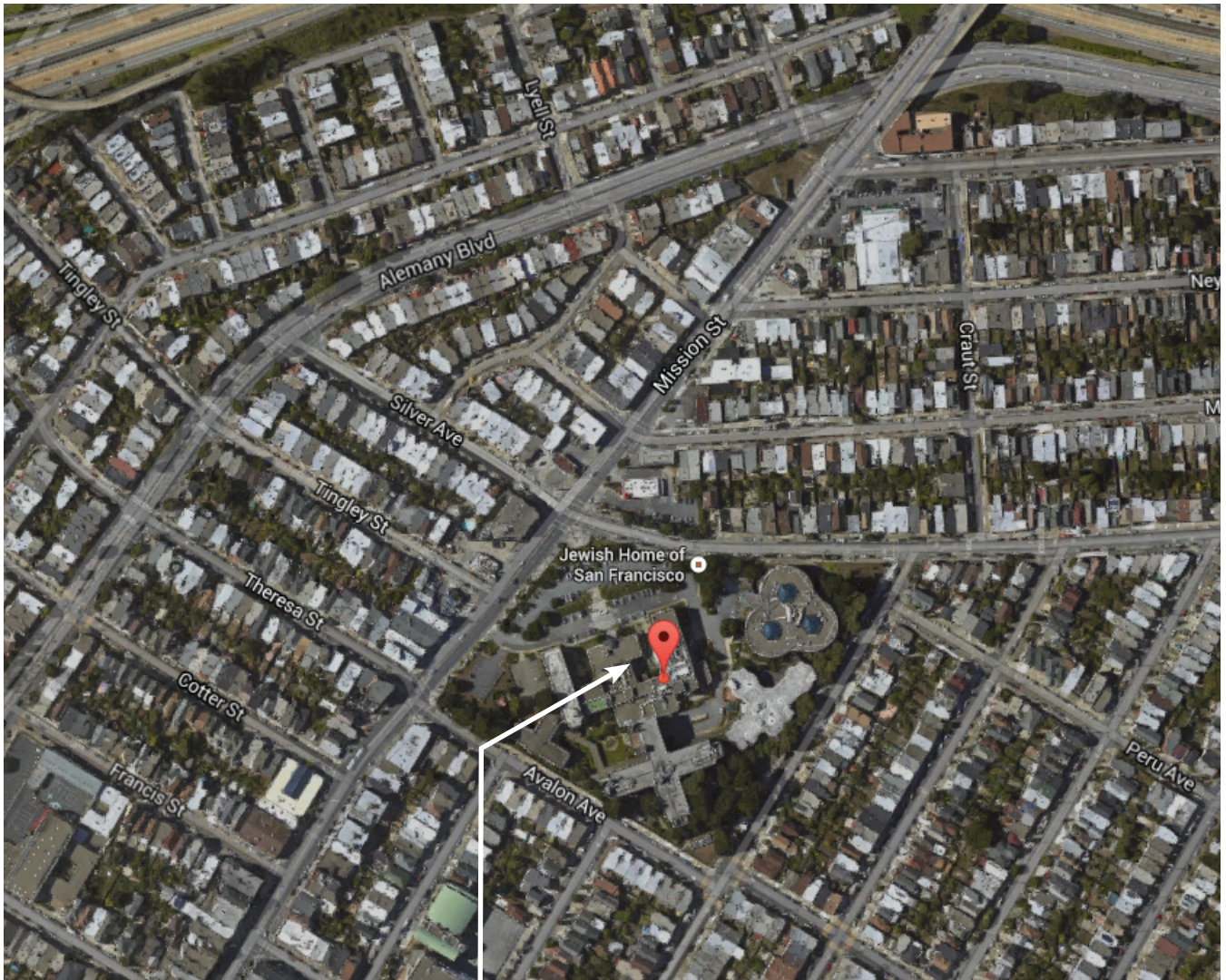
- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place a "T" (cross shape) on the parcels with a similar "T" on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan
- Delete shadings, add + at AB3796 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans"
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

- Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"
- Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"
- Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

Subject Property

Aerial



Subject Property