



San Francisco
Planning

3400 LAGUNA STREET

CEQA, COA, CUA APPEAL

Megan Calpin

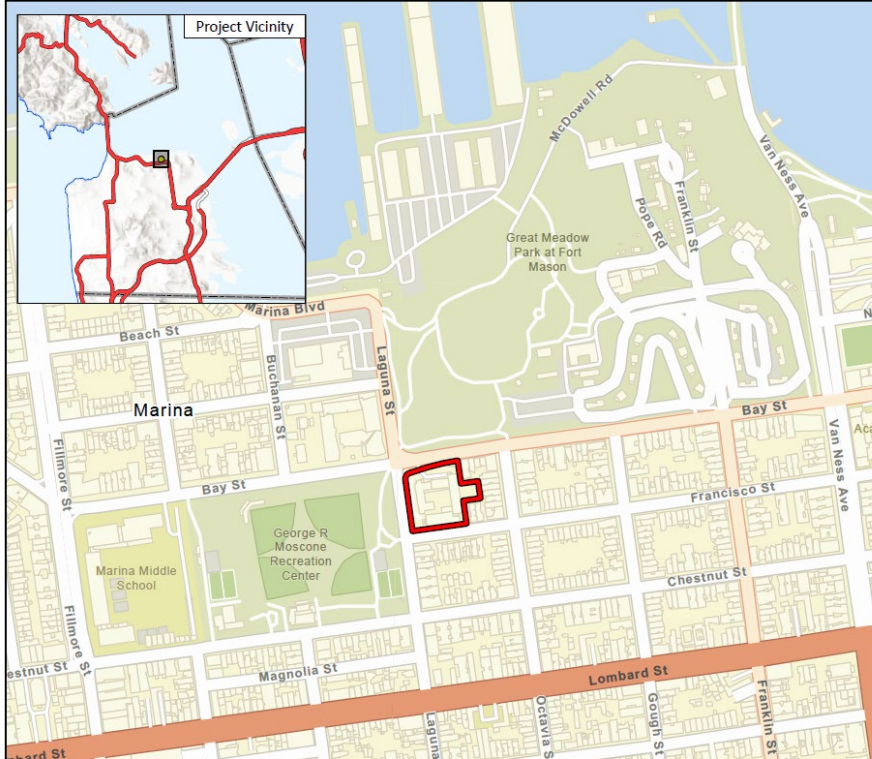
Senior Planner, Environmental Planning Division

Rich Sucre

Deputy Director, Current Planning Division

June 17, 2025

PROJECT SITE



Source: LSA Associates, 2024



Source: San Francisco Planning, 2023

PROJECT SUMMARY

Existing building area: 83,200 sq. ft.

Proposed change: + 58,380 sq. ft., including 23 new residential care suites

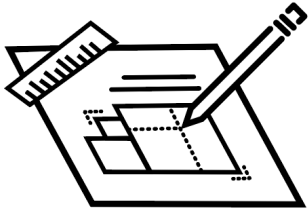
Proposed total area: 141,580 sq. ft.

- Demolish two existing non-historic buildings
- + 2 new buildings
- + Below-grade garage with off-street parking
- + Renovate two existing buildings
- + Restore historic resources

Total of proposed residential care suites: 109



FEIR CERTIFICATION APPEAL TOPICS



PROJECT DESCRIPTION



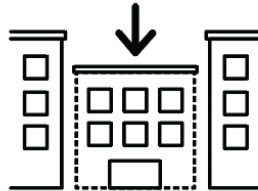
PUBLIC NOTICE



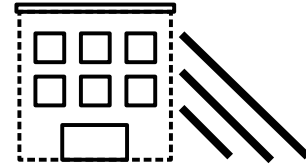
TRANSPORTATION



AESTHETICS



ALTERNATIVES



SHADOW

THE DEPARTMENT PROPERLY NOTIFIED INTERESTED PARTIES

- Planning Code section 306.3 does not apply to CEQA review.
- The planning department acted properly in notifying only interested parties, agencies, and organizations of the April 3 Responses to Comments publication and the April 17 FEIR certification hearing date.



NO TRAFFIC HAZARDS WOULD BE CREATED

- Freight vehicles entering the roadway would be further from the Bay and Laguna intersection.
- Freight and passenger vehicles would be restricted to right only turns out of the new driveway.
- The proposed project would meet its peak freight and passenger loading demands.



CEQA APPEAL CONCLUSION

EIR Certification appeal requirements under Chapter 31.16

- Does the EIR adequately comply with the requirements of CEQA?

Yes, and the appellant has not provided evidence that the EIR does not comply with CEQA.

CERTIFICATE OF APPROPRIATENESS

Modify Condition of Approval 1.

- The Planning Department agrees that Condition of Approval 1 is unnecessary. The project, as designed, complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks as required for COA approvals. Additionally, the HPC's approval found the Project to comply with this finding.
- The Department further recommends the modification to the condition as the Permit Streamlining Act applies to the Project and requires a 90-day review timeline following certification of an Environmental Impact Report (EIR).

CONDITIONAL USE AUTHORIZATION

- **Modify Finding 6(L).** For consistency with our recommendation on the CoA, the Department recommends modifying Finding 6(L). The Permit Streamlining Act applies to the proposed Project, which requires a 90-day review timeline following certification of an Environmental Impact Report (EIR).
- For all other issues, the Planning Commission's approval of the project was proper and in accordance with applicable procedures and regulations. The project underwent appropriate interagency review to address traffic and loading, and no violations of the existing Conditional Use or Planning Code were identified. The Commission's decision was grounded in a balance of applicable policy objectives and findings required under Planning Code Sections 303 and 304.



San Francisco
Planning

THANK YOU

Megan Calpin
Senior Planner

Rich Sucre
Deputy Director

APPEAL STAFF

Lisa Gibson, Environmental Review Officer

Joy Navarrete, Principal Environmental Planner

Allison Vanderslice, CEQA Cultural Resources Team Manager

Justin Greving, Senior CEQA Preservation Planner

Jeff Horn, Senior Current Planner

Charles Enchill, Senior Preservation Planner