

BOARD of SUPERVISORS



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MEMORANDUM

Date: July 8, 2025

To: Sarah Dennis Phillips, Director, Planning Department

From:  Angela Calvillo, Clerk of the Board, Board of Supervisors

Subject: Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street
(File No. 250560)

On June 17, 2025, the Board of Supervisors approved Motion No. M25-074, (File No. 250560 - Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street); and enacted on June 17, 2025.

Please find a copy for your office's information and consideration.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Member of the Board of Supervisors, Supervisor Stephen Sherrill
Dan Sider, Chief of Staff, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jeff Horn, Staff Contact, Planning Department
Adam Thongsavat, Liaison to the Board of Supervisors, Mayor's Office
Aly Bonde, Policy Director, Mayor's Office

1 [Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street]

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3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 21727, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; conditionally**
6 **approving a Conditional Use Authorization for the same Planning Case and property**
7 **with a revision to the findings, subject to the adoption of written findings by the Board**
8 **in support of this determination.**

9 WHEREAS, The project (Project) at 3400 Laguna Street (Assessor’s Parcel Block No.
10 0471, Lot No. 003, within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X
11 Height and Bulk Districts) identified in Planning Case No. 2022-009819CUA, proposes to
12 amend an existing Planned Unit Development (PUD) to allow the demolition of two of the five
13 existing buildings (the Perry Connector and the Health Care Center) and construct two new
14 buildings (the Bay Building and the Francisco Building) in the same locations as the
15 demolished structures, renovate two of the other existing buildings, and make improvements
16 to the Julia Morgan building; the project will add approximately 58,380 square feet of
17 institutional use and increase the number of residential care suites from 86 to 109; and

18 WHEREAS, The Planning Commission, through its Motion No. 21726, dated April 17,
19 2025, certified a Final Environmental Impact Report for the Project; and

20 WHEREAS, On April 17, 2025, the Planning Commission found the Project consistent
21 with the General Plan, and the eight priority policy findings of the Planning Code, Section
22 101.1, for the reasons set forth in Planning Commission Resolution No. 21727, and the Board
23 hereby incorporates such reasons herein by reference; and

24 WHEREAS, This Board has reviewed and considered the conditional use authorization,
25 the appeal letters, the other written records before the Board of Supervisors including the

1 response to the appeal by the Planning Department, and heard testimony and received public
2 comment regarding the conditional use authorization; now, therefore, be it

3 MOVED, That the Planning Commission’s approval on April 17, 2025, of a Conditional
4 Use Authorization identified as Planning Case No. 2022-009819CUA, by its Motion
5 No. 21727, to amend an existing Planned Unit Development (PUD) to allow the demolition of
6 two of the five existing buildings (the Perry Connector and the Health Care Center) and
7 construct two new buildings (the Bay Building and the Francisco Building) in the same
8 locations as the demolished structures, renovate two of the other existing buildings, and make
9 improvements to the Julia Morgan building; the project will add approximately 58,380 square
10 feet of institutional use and increase the number of residential care suites from 86 to 109;
11 under the PUD, the project is seeking an exception to Rear Yard (Planning Code, Section
12 134) requirements, at 3400 Laguna Street, is hereby disapproved; and be it

13 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
14 for the same property with all the conditions imposed by the Planning Commission, and with
15 the following revision to Finding 6(L) on page 8 of the Commission’s decision, which will be
16 revised to state: “Planning Department Preservation Staff Review. The Commission finds that
17 the overall size and intensity of the project as proposed are critical to the programmatic
18 viability of the project, and directed Planning staff to bring the project back to the Commission
19 as an informational item after Planning Preservation staff’s final review.”; all other aspects of
20 the Commission’s decision shall remain the same; and be it

21 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
22 approval of the Conditional Use Authorization with the above-state modification are all subject
23 to the adoption of written findings of the Board in support of this determination.
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25



City and County of San Francisco

Tails

Motion: M25-074

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 250560

Date Passed: June 17, 2025

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 21727, approving a Conditional Use Authorization, identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; conditionally approving a Conditional Use Authorization for the same Planning Case and property with a revision to the findings, subject to the adoption of written findings by the Board in support of this determination.

June 17, 2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE
BEARING NEW TITLE

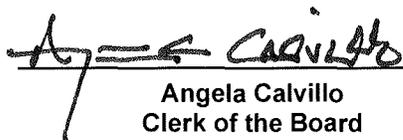
Ayes: 10 - Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter,
Sherrill and Walton
Noes: 1 - Chan

June 17, 2025 Board of Supervisors - APPROVED AS AMENDED

Ayes: 10 - Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter,
Sherrill and Walton
Noes: 1 - Chan

File No. 250560

I hereby certify that the foregoing Motion
was APPROVED AS AMENDED on 6/17/2025
by the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board