NOTICE TO BOARD OF SUPERVISORS OF APPEAL FROM ACTION OF THE CITY PLANNING COMMISSION RECEIVED

BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAY 19 PMO3:56 Ak

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

Planning Commission.	
The property is located at	3400 Laguna Street
	April 17, 2025
	Date of City Planning Commission Action
(At	ach a Copy of Planning Commission's Decision)
	May 19, 2025 Appeal Filing Date
The Planning Comm	ission disapproved in whole or in part an application for reclassification of
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The Planning Comm	ission disapproved in whole or in part an application for establishment,
abolition or modifica	tion of a set-back line, Case No
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authorization, Case	ission approved in whole or in part an application for conditional use No
	nission disapproved in whole or in part an application for conditional use No

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from: Finding 6:L (Future Architectural Review Committee Review) b) Set forth the reasons in support of your appeal: Please see attached Person to Whom Notices Shall Be Mailed Name and Address of Person Filing Appeal: Mary Linde, San Francisco Ladies' Mary Linde, San Francisco Ladies' Protection and Relief Society Protection and Relief Society Name Name 3400 Laguna St., San Francisco, CA 94123 3400 Laguna St., San Francisco, CA 94123 Address Address 415-202-0343 415-202-0343 Telephone Number Telephone Number Email Addresses: MLinde@heritagesf.org AMurphy@perkinscoie.com

Authorized Agent

Statement of Appeal (continued)

3400 Laguna Street Case No. 2022-009819CUA

b) Set forth the reasons in support of your appeal:

The Project Sponsor appreciates the Planning Commission's approval of the proposed project and appeals only one limited aspect of its decision. In support of its approval, the Planning Commission made Finding 6.L. Based on the Historic Preservation Commission's approval of the Certificate of Appropriateness, Finding 6.L contemplates further review by the Historic Preservation Commission's Architectural Review Committee.

We object to the Planning Commission's decision solely to the extent that Finding 6.L could be read to suggest that review of the proposed project by the Architectural Review Committee would be lawful or appropriate. Although we do not interpret Finding 6.L this way, this appeal is brought out of an abundance of caution.

Our separate appeal of the Historic Preservation Commission's approval addresses defects in the condition of approval that purports to require specified additional review by the Architectural Review Committee ("HPC Condition of Approval 1"). For completeness, we reiterate these points here, as they identify our concerns with review by the Architectural Review Committee:

To begin, HPC Condition of Approval 1 is simply unnecessary. Record evidence, including detailed findings adopted by the Historic Preservation Commission, supports finding that the project, as designed, complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks. A Certificate of Appropriateness, therefore, should have been approved for the project without a condition authorizing further changes to project massing. To the extent any refinements to architectural details are deemed necessary, Planning Department preservation staff are well positioned to review and approve these changes.

Additionally, HPC Condition of Approval 1 suffers from multiple defects:

- HPC Condition of Approval 1 is impermissibly vague, uncertain, and ambiguous and, therefore, is void for vagueness. The condition does not satisfy constitutional due process requirements because it fails to state in definite language how, or prescribe standards by which, compliance can be determined. By leaving vague how the project's size and massing must change, this condition is not sufficiently clear to be constitutional and enforceable.
- 2. HPC Condition of Approval 1 also constitutes an unlawful delegation of authority by the Historic Preservation Commission to its Architectural Review Committee. The Planning Code authorizes the Historic Preservation Commission to delegate certain items, for instance, the holding of a Certificate of Appropriateness hearing by a committee (sec. 1006.4(f)) or review by the Planning Department of an Administrative Certificate of Appropriateness for minor alterations (sec. 1006.2). In contrast, the Planning Code does not authorize the Historic Preservation Commission to delegate to a committee the unilateral authority to reduce a project's massing, particularly where no constraints are imposed on the committee's discretion and no appeal process is identified.

3. HPC Condition of Approval 1 places the City at risk of violating the state Permit Streamlining Act. Under Public Resources Code section 65950.1, the project must be approved or disapproved within 90 days after the project's environmental impact report was certified on April 17, 2025. Under the condition of approval, project massing, a critical aspect of the project, has not yet been approved by the City. If the Architectural Review Committee did not issue its approval by July 16, 2025, the City would be in violation of the Permit Streamlining Act.

For these reasons, we respectfully ask the Board of Supervisors to modify the Planning Commission's Finding 6.L to remove all references to further review by the Architectural Review Committee. To do so, the first sentence of Finding 6.L can be deleted in its entirety, and the other references in Finding 6.L to the Architectural Review Committee or "the ARC" should be replaced with references to "Planning preservation staff."

	2022-009819CUA Planning	Commission Case
No.		

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
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BOARD OF SUPERVISORS
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2025 MAY 19 PM03:56 AK

Pursuant to Planning Code Section 308.1(b), the unc	dersigned members of the Board of Supervisors
believe that there is sufficient public interest and con	icern to warrant an appeal of the Planning
Commission on Case No. 2022-009819CUA	_, a conditional use authorization regarding
(address) 3400 Laguna Street	, District $\frac{2}{}$. The undersigned
members respectfully request the Clerk of the Board	to calendar this item at the soonest possible
date.	

Supervisor Printed Name	Signature	Date
Stephen Shamil	400	5/19/25
MATT DORSEY	Unot mer	5/19/25
Joel Engardio	0	5-19-25
J		

(Attach copy of Planning Commission's Decision)

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dersigned members of the Board of Supervisors
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_, a conditional use authorization regarding , District ² . The undersigned
to calendar this item at the soonest possible

Signature	Date
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	Signature

(Attach copy of Planning Commission's Decision)

SHM FKANCISCO 2025 MAY 19 PM03:57

RECEIVED BOARD OF SUPERVISORS SAN FRANCISCO

Pursuant to Planning Code Section 308.1(b), the un	dersigned members of the Board of Supervisors
believe that there is sufficient public interest and con	ncern to warrant an appeal of the Planning
Commission on Case No. 2022-009819CUA	_, a conditional use authorization regarding
(address) 3400 Laguna Street	, District 2 . The undersigned
members respectfully request the Clerk of the Board	to calendar this item at the soonest possible
date.	

Supervisor Printed Name	Signature	Date
Danny Sauter	(V-J.S-	5/19/2025

(Attach copy of Planning Commission's Decision)



PLANNING COMMISSION MOTION NO. 21727

RECEIVED

HEARING DATE: APRIL 17, 2025

BOARD OF SUPERVISORS
SAN FRANCISCO
2025 HAY 19 PH03:57 AK

Record No.: 2022-009819CUA

Project Address: 3400 Laguna Street (Ladies' Protection and Relief Society) **Zoning:** RM-1 (Residential-Mixed, Low Density) Zoning District

40-X Height and Bulk District

Block/Lot: 0471/003

Project Sponsor: SF Ladies' Protection & Relief Society

Mary Linde - (415) 202-0343

mlinde@heritagesf.org

Property Owner: SF Ladies Protection & Relief Society

3400 Laguna Street

San Francisco, CA 94103

Staff Contact: Jeff Horn, Senior Planner

jeffrey.horn@sfgov.org, (628) 652-7366

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.2, 303 AND 304, TO AMEND AN EXISTING PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE DEMOLITION OF TWO OF THE FIVE EXISTING BUILDINGS (THE PERRY CONNECTOR AND THE HEALTH CARE CENTER) AND CONSTRUCT TWO NEW BUILDINGS (THE BAY BUILDING AND THE FRANCISCO BUILDING) IN THE SAME LOCATIONS AS THE DEMOLISHED STRUCTURES LOCATED AT 3400 LAGUNA STREET, BLOCK 0471 LOT 003 WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, UNDER THE PUD, THE PROJECT IS SEEKING AN EXCEPTION TO REAR YARD (PLANNING CODE SECTION 134) REQUIREMENTS.

PREAMBLE

On February 24, 2023, Mary Linde of the SF Ladies' Protection & Relief Society (hereinafter "Project Sponsor") filed Application No. 2022-009819CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") to amend an existing Planned Unit Development for a residential care facility (Heritage on the Marina) (hereinafter "Project") at 3400 Laguna Street, Block 0471 Lot 003 (hereinafter "Project Site").

On February 27, 2023, the Project Sponsor filed an Environmental Evaluation Application No. 2022-009819ENV with the Department for a Project at 3400 Laguna Street, Block 0471, Lot 003 (hereinafter "Project Site"). The Department is the Lead Agency responsible for the implementation of the California Environmental Quality

Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The City and County of San Francisco, acting through the Department fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

The Department determined that an environmental impact report (hereinafter "EIR") was required. On November 1, 2023, the Department emailed or mailed the notice of preparation (NOP) of an EIR to the Department's list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site. The 30-day public review period ended on December 1, 2023. Due to procedural errors, the NOP was reissued for an additional 30-day public review period on May 8, 2024, with public notice given in a newspaper of general circulation and electronic submittal of the NOP to the state Office of Planning and Research. The period for commenting on the reissued NOP ended on June 7, 2024. Comments received during the November 1 through December 1, 2023, public review period remain valid and were considered equally in the initial study and draft EIR.

On August 28, 2024, the Department published the draft EIR (hereinafter "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 the Planning Commission public hearing on the DEIR; the Department emailed or mailed the notice to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on August 28, 2024.

On August 28, 2024, the San Francisco Planning Commission (hereinafter "Commission") held a duly noticed public hearing on the Draft Environmental Impact Report ("DEIR"), at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on October 15, 2024. The Department prepared responses to comments on environmental issues received during the 47-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 clerical errors in the DEIR.

On April 3, 2025, the Planning Department published a Response to Comments ("RTC") on the DEIR. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the public review process, any additional information that became available, and the RTC document, all as required by law.

On April 17, 2025, the Commission reviewed and considered the information contained in 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. The FEIR was certified by the Commission on April 17, 2025 by adoption of Motion No. 21725.



On April 17, 2025, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing, held jointly with the Historic Preservation Commission, at a regularly scheduled meeting on Conditional Use Authorization Application No. 2022-009819CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-009819CUA/COA/ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2022-009819CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The proposed project would include two new buildings (the Bay Building and the Francisco Building). The new Bay Building would be approximately 31,300 gross square feet and include a resident's roof deck, independent living suites, assisted living amenities, memory support accommodations, reception, lounge, administration, and laundry. The new Bay Building would be interconnected to the renovated Julia Morgan and Perry buildings. A 29-foot-tall glass hyphen that would be slightly recessed from the north elevation of the Julia Morgan Building would provide a separation between the new Bay Building and the Julia Morgan Building so that the two buildings could be visually perceived as being separate structures. The new Bay Building would be 40 feet tall (excluding rooftop appurtenances) and four stories over basement. The planned basement and ground-floor levels would provide a vehicle ramp to the proposed garage. There would be a 10-foot horizontal separation between the two upper levels of the Bay Building and the existing Julia Morgan Building.

The new Francisco Building would be approximately 47,100 gross square feet and include independent living suites, support areas (fitness, physical therapy, arts and crafts) and staff facilities. The proposed Francisco Building would be four stories over basement and would not exceed 40 feet in height, excluding code-compliant rooftop appurtenances. It would be connected to the existing Perry Building at the southeast corner of the project site on all levels.

The proposed new Bay and Francisco buildings would have flat roofs; the Bay Building would also include a 3,080-square-foot occupied roof deck positioned away from neighboring residences. The roof deck would be serviced by two elevators (service elevator and passenger elevator) with a small shade trellis (approximately 500 square feet). The elevator penthouse would be 16 feet tall above the



roof deck. Two staircases would be constructed to access the Bay Building roof, and one staircase constructed to access the Francisco Building roof.

The proposed project would add two new bulb-outs per planning code section 138.1, Streetscape and Pedestrian Improvements. The first bulb-out would be installed at the intersection of Laguna and Bay streets and would project 6 feet into the Laguna and Bay streets rights-of-way. The bulb-out would extend to the existing curb cut on Bay Street. The second bulb-out would be installed at the intersection of Laguna Street and Francisco Street and would project 6 feet into the Laguna and Francisco street rights-of-way.

A new basement-level garage would be constructed beneath the proposed Bay and Francisco buildings and the existing interior courtyard; the garage would contain 31 vehicle parking spaces, including two ADA spaces, one car share space, and electric vehicle charging stations, as well as 18 class 1 bicycle parking spaces. A new two-directional, 20-foot-wide driveway off Bay Street would provide access to the new basement garage, east of the existing driveway entrance. Vehicles would be restricted to right-only turns into and out of the driveway.

In total, the project would remove eight on-street parking spaces and would add 19 off-street parking spaces. The proposed project would add 12 Class 2 bicycle parking spaces in the public right-of-way (three located on Bay Street and nine located on Francisco Street); 18 Class 1 bicycle parking spaces in the proposed basement; and three Class 2 bicycle parking spaces on the surface parking lot.

- 3. Site Description and Present Use. The approximately 68,090-square-foot (approximately 1.6-acre) project site at 3400 Laguna Street is located on a corner lot southeast of the Laguna Street and Bay Street intersection in the Marina neighborhood. The project site is bounded by Bay Street to the north, single- and multi-family residences near to and along Octavia Street to the east, Francisco Street to the south, and Laguna Street to the west. The project site slopes upward from west to east approximately 30 to 40 feet above mean sea level. The project site is currently occupied by the Heritage on the Marina residential care retirement community. Heritage on the Marina consists of four existing interconnected structures and a separate Caretaker's Cottage, totaling five structures on site and approximately 83,200 gross square feet. The interconnected structures include: the Julia Morgan Building, the Perry Building, the Perry Building Connector, and the Health Center. These buildings are further described below.
 - The Julia Morgan Building, built in 1925, is U-shaped, three stories and approximately 40 feet in height, with up to 6.5 feet of rooftop appurtenances. The primary façade of the building faces west and is viewed from Laguna Street. The building has a partially above-ground basement level and an attic story penthouse over the east portion of the front façade. The building serves as the primary pedestrian entrance to the site, but is not accessible pursuant to the Americans with Disabilities Act (ADA).
 - The Perry Building, built in 1957, is rectangular, four stories and approximately 41 feet in height over a partially above-ground basement. The building has an enclosed fire access stair on the Bay Street side that projects about 8 feet above the roofline, and the existing elevator penthouse extends



about 16 feet above the 41-foot roofline.

- The Perry Building Connector, built in 1957, is rectangular, two stories and approximately 22 feet in height over a partially raised basement. The Perry Building Connector runs east to west to connect the Julia Morgan Building to the Perry Building.
- The Health Center, built in 1963, is rectangular, one story and approximately 15 feet in height, with an additional 5 feet of rooftop appurtenances up to 20 feet. The Health Center runs east to west and intersects the Perry Building on its southeast corner. This building is currently the only ADAaccessible building on the project site from the public right-of-way.
- The Caretaker's Cottage, built between 1928 and 1929, is an L-shaped structure that is one story and 22 feet in height. It is located on the northeast corner of the property and is enclosed by an iron and wooden fence and gate.

Overall, the existing site has 26,410 square feet of usable open space. The Julia Morgan Building, the Perry Building Connector, the Perry Building, and the Health Center surround a central courtyard. There is a second courtyard east of the Perry Building on the eastern boundary of the project site. The site also contains a front lawn that is located between the existing entrance to the Julia Morgan Building and Laguna Street

- 4. Surrounding Properties and Neighborhood. The Project Site is located within the Marina neighborhood. Land uses within the immediate vicinity of the project site include the one-story Moscone Recreation Center (1800 Chestnut Street), three- to four-story residential buildings (3300–3360 Laguna Street, 1507–1575 Francisco Street, and 3315–3360 Octavia Street) approximately 30 to 40 feet in height, Fort Mason (2 Marina Boulevard), and a four-story, 40-foot-tall apartment complex (1550 Bay Street). Fort Mason is part of the Golden Gate National Recreation Area and contains parks, public artwork, restaurants, museums, cultural and artistic centers, and a hostel. Moscone Recreation Center includes a children's playground, picnic areas, sports fields and bleachers, and a gymnasium. The one-story Marina Public Library is also located on the same site as the recreation center. The project site is within the RM-1 (Residential-Mixed, Low Density) Zoning District, and a 40-X Height and Bulk District. Most of the properties in the immediate vicinity are designated as RM-1, RM-2 (Residential-Mixed, Moderate Density), RH-3 (Residential-House, Three Family), and RM-4 (Residential-Mixed, High Density). Within 0.3 mile of the project site, there are properties designated as NC-2 (Neighborhood Commercial District, Small Scale), NC-3 (Neighborhood Commercial District, Moderate Scale), and NC-S (Neighborhood Commercial District, Shopping Center).
- 5. Public Outreach and Comments. The Project Sponsor maintains neighborhood outreach mailing and email lists to provide project related updates to the community. The Sponsor hosted a Pre-application meeting with the community on September 27, 2022. Throughout the application review, the Sponsor has provided email updates and hosted in-person and virtual meetings with individuals and groups.
- **6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:



A. Use. Per Planning Code Section 209.2 permits a Residential Care Facility in an RM-1 District.

The project proposes the expansion of an existing residential care facility, and therefore is a permitted use.

B. Floor Area Ratio. Planning Code Section 124 establishes a maximum Floor Area Ratio (FAR) of 1.8 to 1 for properties located within an RM-1 Zoning District. Additionally, corner lots located in Zoning Districts other than NC, C-3, or Mixed-Use Districts may be eligible for FAR premiums pursuant to Planning Code Section 125.

As a corner lot, the maximum allowable building size is approximately 153,011 gross square feet. At a total area of 141,580 gross square feet, the Project complies with the allowable FAR for non-residential uses in an RM-1 Zoning District.

C. Front Setback. Planning Code Section 132 states that the minimum front setback depth shall be based on the shortest setback of adjacent properties, or a Legislated Setback, and not to be more than 15 feet.

The project has no adjacent properties and therefore is subject to the 15 foot front setback requirement. The existing Julia Morgan Building, which is the closest structure to the lot's frontage on Laguna Street, is setback more than 15 feet from the front property line. No changes are proposed to the building.

D. Landscaping and Permeability. Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

The project's required front setback is entirely landscaped with turf and plantings except for two paved pathways. The project complies with landscaping and permeability requirements.

E. Rear Yard. Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

At the location of the proposed expansions the lot is 237 feet and six inches deep, which would require a 71.25 foot rear yard (30%). The proposed Bay Building will be setback 47 feet from the rear property lines and Francisco Building will be setback 7 feet 8 inches from the rear property line. Additions at the north end of the Perry building are also proposed. As a result, the Project Sponsor is requesting a rear yard modification per the criteria and limitations provided in Planning Code Section 304, described below.



There is also a 75 foot by 75 foot portion of the lot that of located east of the Perry building that will remain as open space. In this area the lot has a depth of 312 feet six inches, and a required rear yard of 93 feet 9 inches (30%). This area of the lot's required rear yard is currently developed with the Perry Building and no additions to the building would occur.

F. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for non-residential use between 100,001 and 200,000 gsf.

The Project includes approximately 141,580 square feet of residential care use; thus, the Project requires one off-street freight loading space. The Project is proposing one off-street loading space along Bay Street frontage.

G. Street Frontages. Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The Project complies as the off-street parking entrances will not exceed 1/3 the width of the frontage along Bay Street. No entrances are proposed along Laguna Street and the project would remove an existing entrance on Francisco Street.

H. Off-Street Parking. Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of one space per 2,000 square feet of Occupied Floor Area for a Residential Care Facility within an RM-1 District.

The project would remove eight on-street parking spaces and would add 19 off-street parking spaces, for a total of 31 below-grade basement level vehicle parking spaces, including two ADA spaces, one car share space, and five off-street surface parking spaces, which does not exceed the maximum for the use within an RM-1 District.

I. Bicycle Parking. Planning Code Section 155.2 requires no Class 1 bicycle parking spaces and two Class 2 spaces for every 50 units or beds (minimum of two) for a residential care facility.

Although no Class 1 bicycle parking is required, the proposed project would add 18 Class 1 bicycle parking spaces in the proposed basement; 12 Class 2 bicycle parking spaces in the public right-of-way (three located on Bay Street and nine located on Francisco Street); and three Class 2 bicycle parking spaces on the surface parking lot.

J. Height. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The new construction has a height of 39 feet 6 inches as measured from Francisco Street and is within the maximum height permitted.



K. Transportation Demand Management (TDM) Plan. Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

As currently proposed, the Project will achieve its required 13 points through the following TDM measures:

- Parking Supply
- Bicycle Parking (Option B)
- Showers and Lockers
- Delivery Supportive Amenities
- Multimodal Wayfinding Signage
- Real Time Transportation Displays
- L. Future Architectural Review Committee review. The Historic Preservation Commission (HPC), in their approval of the Certificate of Appropriateness, adopted Motion No. 494 and required the project to be further reviewed by the Architectural Review Committee (ARC) in light of the HPC's direction on final massing and architectural details. The Commission Finds that the overall size and intensity of the project as proposed are critical to the programmatic viability of the project, and directed Planning staff to bring the project back to the Commission as an informational item following the ARC's review.
- 6. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
 - B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - 1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - 2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;



- 4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;
- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.
- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is compliant with the Planning Code, the Urban Design Guidelines, and is consistent with the generally stated intent of, and uses allowed within, the RM-1 Zoning District. The new expansion of an existing Residential Care Facility is principally permitted within the RM-1 Zoning District. The Project has been designed to be compatible with its surroundings and the unique $\frac{1}{2}$ of a city block lot configuration. The Project has been designed to minimize disruption of adjacent recreational and residential areas. The proposed expansion will be located on the footprints of existing buildings and has been designed in a contextual but modern style with materials that are compatible with the facade of the existing buildings, surrounding properties, and will be within the applicable 40-foot height limit.

The Department finds that the Project is consistent with the Objectives and Policies of the General Plan. The Project maintains and expands an institutional use, which is a use in support of seniors in San Francisco. Residential Care Facilities are an indentified need per the City's Housing Element of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

- 7. Planning Code Section 304 establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.
 - A. **Modifications**. The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with reference to the relevant discussion for each modification.

<u>Rear Yard:</u> Since the Project Site is larger than a half-acre, the Project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under a PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The Project requests modifications from the Planning Code requirements for rear yard (Planning Code Section 134). The proposed Bay Building will be setback 47 feet from the



rear property lines and Francisco Building will be setback 7 feet 8 inches from the rear property line and therefore are located within the site's required 30% rear yard (71 feet 3 inches).

At the location of the proposed expansions the lot is 237 feet and six inches deep, which would require a 71.25 foot rear yard (30%). The proposed Bay Building will be setback 47 feet from the rear property lines and Francisco Building will be setback 7 feet 8 inches from the rear property line. Additions at the north end of the Perry building are also proposed. As a result, the Project Sponsor is requesting a rear yard modification per the criteria and limitations provided in Planning Code Section 304, described below.

There is also a 75 foot by 75 foot portion of the lot that of located east of the Perry building that will remain as open space. In this area the lot has a depth of 312 feet six inches, and a required rear yard of 93 feet 9 inches (30%). This area of the lot's required rear yard is currently developed with the Perry Building and no additions to the building would occur.

The requested modification is appropriate for the Project Site. The Project Site has been in continuous residential care facility use as developed since 1925 and contains existing buildings (Perry Building, Perry Connector, and Health Center) added in the 1950s and 1960s that currently encroach into the required rear yard with a setback of 71 feet 3 inches from the rear property line. The rear property line is adjacent to the side property lines of a four-story multifamily dwelling at 1435 Bay Street and a three-story multifamily dwelling at 1536-1540 Francisco Street. The requested modification will allow the Project to support and continue the existing use of the Project Site as a senior residential care facility by replacing structures that currently exist within the required rear yard, and will not impact the character of the surrounding neighborhood.

- B. **Criteria and Limitations**. Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:
 - Affirmatively promotes applicable objectives and policies of the General Plan;
 The Project complies with the objectives and policies of the General Plan, as detailed below.
 - 2) Provides off-street parking adequate for the occupancy proposed.
 - The Project is not required to provide off-street parking. The project would remove eight onstreet parking spaces and would add 19 off-street parking spaces, for a total of 31 below-grade basement level vehicle parking spaces, including two ADA spaces, one car share space, and five off-street surface parking spaces, which does not exceed the maximum for the use within an RM-1 District.
 - Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
 - Although no open space is required by the Code, the project would increase usable open space



at the project site from approximately 26,410 gross square feet to approximately 30,280 gross square feet. The proposed project would preserve the existing open lawn space in front of the Julia Morgan Building and in the courtyard to the rear of the project site. The proposed project would reconfigure the original central courtyard and reduce its size by approximately 1,400 square feet. On the roof of the new Bay Building, the project would add 3,549 square feet of occupiable open space and 940 square feet of green area.

4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

No dwelling units are proposed.

5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The Project does not contain or propose commercial uses.

6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project would construct 39'-6" tall additions to the site, which meets the requirements of the 40-X Height and Bulk District as outlined in Planning Code Sections 250, 260, and 270.

7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not located within a NC District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and
 - The Project is not located within a NC District.
- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.



The Project is not located in an RTO or NCT District.

10) Provide Street trees as per the requirements of Section 138.1 of the Code.

There are 14 street trees along the project frontage, including five existing street trees along the Bay Street frontage and nine trees along the Francisco Street frontage. There are currently no street trees along the project's Laguna Street frontage; the proposed project would plant six street trees along that frontage. The proposed project would remove one street tree along the Bay Street frontage and replace it nearby along the same frontage, in compliance with section 806 of the public works code, resulting in a net increase of six street trees.

11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Project meets the requirements of Planning Code Section 132(g) and (h).

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

Policy 34

Encourage co-housing to support ways for households to share space, resources, and responsibilities, especially to reinforce supportive relationships within and across communities and generations.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

URBAN DESIGN ELEMENT

Objectives and Policies



OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

COMMERCE & INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The Project is compliant with the Planning Code, the Urban Design Guidelines, and is consistent with the generally stated intent of, and uses allowed within, the RM-1 Zoning District. The new expansion of an existing Residential Care Facility is principally permitted within the RM-1 Zoning District. The Project has been designed to be compatible with its surroundings and the unique ½ of a city block lot configuration. The Project has been designed to minimize disruption of adjacent recreational and residential areas. The proposed expansion will be located on the footprints of existing buildings and has been designed in a



contextual but modern style with materials that are compatible with the facade of the existing buildings, surrounding properties, and will be within the applicable 40-foot height limit.

The Department finds that the Project is consistent with the Objectives and Policies of the General Plan. The Project maintains and expands an institutional use, which is a use in support of seniors in San Francisco. Residential Care Facilities is an identified need per the City's Housing Element of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

- 9. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - a) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.
 - The project site does not possess any neighborhood-serving retail uses. The Project provides a net increase of 23 residential care units, which will enhance the nearby retail uses by providing new residents, who may patronize and/or own these businesses.
 - b) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
 - The Project will conserve neighborhood character by preserving an iconic historic landmark with high architectural, cultural, and historical significance. The Project would provide a net increase of 23 residential care units, thus resulting in an overall increase of residents in the neighborhood. The Project is consistent with the Urban Design Element. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.
 - c) That the City's supply of affordable housing be preserved and enhanced,
 - The Project does not currently possess any existing affordable housing. .
 - d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
 - The Project Site is served by nearby public transportation options. The Project is within one block of 28, 30, 30X, 43, and 91 MUNI bus route. Future residents would be afforded proximity to a bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests. Sponsor will continue to work with Planning and SFMTA to create a Driveway and Loading Operations Plan for the facility.
 - e) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
 - The Project does not include commercial office development and will not displace any industrial



- or service sector uses. By expanding the existing residential care facility use, the Project will enhance future employment opportunities in the service sector.
- f) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
 - The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.
- g) That landmarks and historic buildings be preserved.
 - The Project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards. The project proposes minimal alterations to the historic buildings on the Project Site, which will ensure their continued viability.
- h) That our parks and open space and their access to sunlight and vistas be protected from development.
 - The building expansion will not be more than 40 feet tall but would not be of sufficient bulk to cast substantial shadow. Although the Project may cast shadow on the adjacent public parks and open spaces, Moscone Park and Fort Mason Park are still afforded access to sunlight, which should not dramatically affect the use and enjoyment of this park. Therefore, no shadow effects would ensue as a result of the proposed project.
- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.
- 11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.



DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Authorization Application No. 2022-009819CUA subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 19, 2025, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FEIR and the record as a whole and incorporates by reference herein the CEQA Findings contained in Motion No. 21726 and MMRP, included as "EXHIBIT C". All required mitigation and improvement measures identified in "EXHIBIT C" of Motion No. 21727 are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I heraby certify that the Planning Commission ADOPTED the foregoing Motion on April 17, 2025.

Jonas P. Ionin

Jonas P Ionin Digitally signed by Jonas P Ionin Date: 2025.05.14 11:20:25 -07'00'

Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore

NAYS: None ABSENT: So

ADOPTED: April 17, 2025



EXHIBIT A

Authorization

This authorization is for a conditional use to allow a residential care facility (d.b.a. Heritage at the Marina) located at 3400 Laguna Street, 0471, and 003 pursuant to Planning Code Section(s) 209.2, 303, and 304 within the RM-1 (Residential-Mixed, Low Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated March 19, 2025, and stamped "EXHIBIT B" included in the docket for Record No. 2022-0009819CUA and subject to conditions of approval reviewed and approved by the Commission on April 17, 2025 under Motion No. 21727. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 17, 2025 under Motion No. 21727.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

2. Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

3. Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

4. Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

 Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



6. Mitigation Measures. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval. The conditions of approval under the 'Exhibit C' of this Planning Commission Motion shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design - Compliance at Plan Stage

7. Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Specifically, final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval, which shall not unreasonably be withheld. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

8. Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,www.sfplanning.org

9. Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,www.sfplanning.org

10. Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,www.sfplanning.org



11. Transformer Vault Location. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: Private site area on Bay Street frontage with appropriate landscaping if required to be located above grade. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org

12. Overhead Wiring. The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

13. Landscaping. Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

14. Landscaping, Screening of Parking and Vehicular Use Areas. Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

15. Landscaping, Permeability. Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org



Parking and Traffic

16. Driveway Loading and Operations Plan. The Project Sponsor shall prepare a Driveway Loading and Operations Plan (DLOP) and submit the plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts due to loading activities and increased loading demand. The Project Sponsor shall engage with the neighborhood for review and consultation. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of occupancy. After occupancy, the operator's Community Liaison shall commit to meetings with immediate neighbors, on a regular basis if so requested, to provide the opportunity to discuss and resolve any loading and related traffic concerns.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

17. Transportation Demand Management (TDM) Program. Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

18. Bicycle Parking. Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than three (3) Class 2 spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

19. Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four (4) showers and 24 clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



20. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 59 off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

21. Off-Street Loading. Pursuant to Planning Code Section 152, the Project will provide one off-street loading spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

22. Car Share. Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

23. Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

24. Transportation Sustainability Fee. The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Monitoring - After Entitlement

25. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



26. Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 350 and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

27. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

28. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublicworks.org

29. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



HERITAGE ON THE MARINA

REVISED PRJ REVIEW SET - MARCH 13, 2025

SHEET LIST

COVER EXISTING CONDITIONS PLAN EXISTING CONDITIONS PLAN EXISTING CONDITIONS PLAN CONCEPTUAL SITE PLAN CONCEPTUAL GRADING PLAN CONCEPTUAL UTILITY PLAN	16 17 18 19 20 21
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CONCEPTUAL GRADING PLAN	21
CONCEPTUAL UTILITY PLAN	
	22
CONCEPTUAL STORMWATER MANAGEMENT PLAN	23
CONCEPTUAL SECTIONS	24
CONCEPTUAL TRAFFIC CONTROL PLAN	25
SITE - EXISTING	26
SITE - PROPOSED	27
SITE - PROPOSED LANDSCAPE	28
SITE - TREE SURVEY	29
LEVEL B1	30
(EVEL 7	
	SITE - TREE SURVEY

OWNER INFORMATION

Sheet Sheet Name
A2.02 LEVEL 2
A2.03 LEVEL 3
A2.04 LEVEL 4
A2.05 ROOF

A4.01 OVERALL ELEVATIONS

ENLARGED ELEVATIONS HYPHEN DETAIL

A4.02 SUPPLEMENTAL INFORMATION
A4.03 SUPPLEMENTAL INFORMATION
COMPOSITE VISUALATION - VIEW A
COMPOSITE VISUALATION - VIEW C
COMPOSITE VISUALATION - VIEW C
COMPOSITE VISUALATION - VIEW J
COMPOSITE VISUALATION - VIEW J
COMPOSITE VISUALATION - VIEW J

Property Owner: San Francisco Ladles Protection and Relief Society

PROJECT DATA

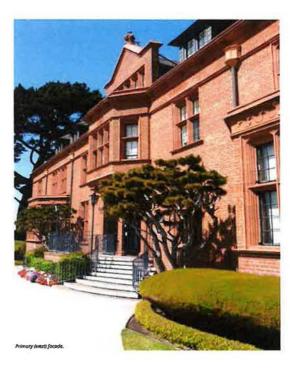
Address: 3400 Laguna Street Record Number: 2024-001869PRJ

Zoning District: RM-1 - Residential-Mixed, Low Density

Height and Bulk District: 40-X

Block/Lot: 0471/003 Lot size: 68,000 SF Building Height: 40 feet

Project Component	Existing	Proposed	Net Change
Number of Building(s)	5	5	c
Maximum Building Stories	4	4	C
Building Gross Square Feet	83,200	141,580	58,380
Garage Square Feet	0	8,042	8,042
Off-Street Parking Spaces	17	36	19
Off Street Resident Parking Spaces	0	11	11
Off Street Employee Parking Spaces	16	16	0
Off Street Visitor Parking Spaces	0	5	5
Off Street ADA Parking Spaces	1	4	3
Off-Street Loading Spaces	2	1	-1
On-Street Parking Spaces	28	19	-9
Off-Street Car Share Space	0	1	1
On-Street Commercial Loading Spaces	0	0	C
On-Street Passenger Loading Spaces	3	2	-1
Bicycle Parking Spaces Exterior	4	3	-1
Bicycle Parking Spaces Interior (basement)	0	18	18



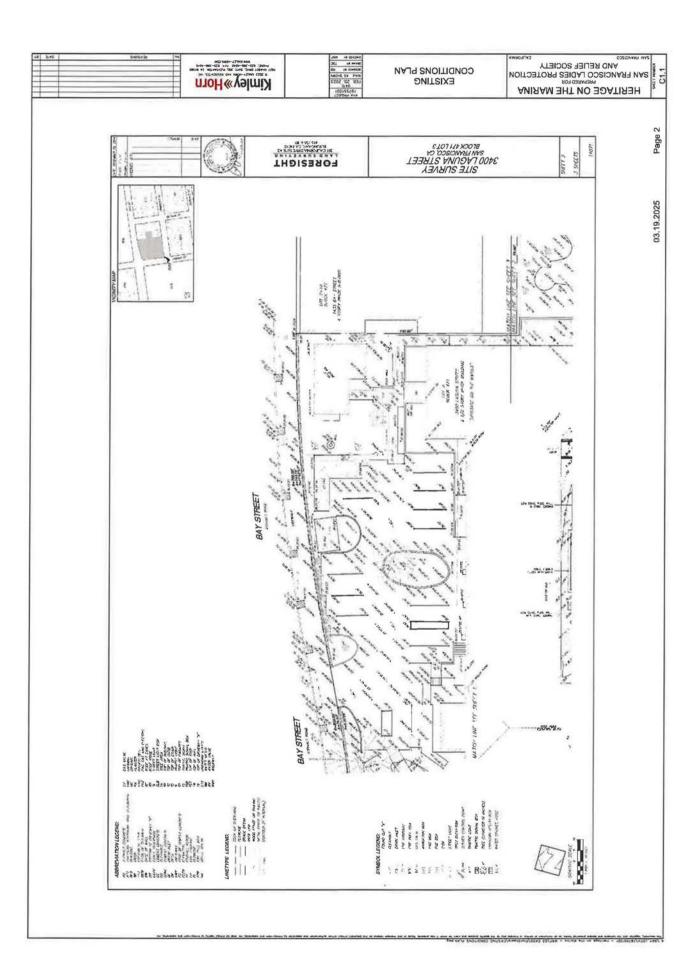
PROJECT DESCRIPTION

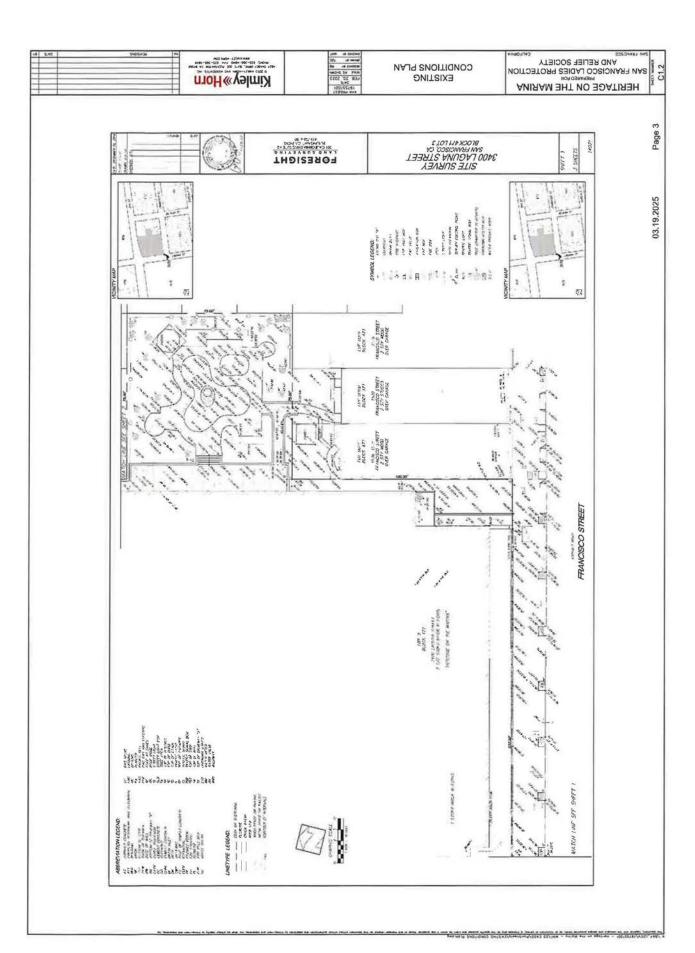
The approximately 68,000-square-foot (approximately 1.6-acre) project site at 3400 Laguna Street is located on a corner lot southeast of the Laguna Street and Bay Street Intersection in the Marina neighborhood. The site is bounded by Bay Street to the north, single- and multi-family residences near to and along Octavia Street to the east, Francisco Street to the south, and Laguna Street to the west. The project site has been occupied by the Heritage on the Marina residential care retirement community since 1925. Heritage on the Marina consists of five existing structures of approximately 83,200 gross square feet: the Julia Morgan Building, the Perry Building, the Perry Building Connector, the Health Center, and the Caretaker's Cottage. The proposed project would continue to operate as a residential care facility. The proposed project would demolish two of the five existing buildings (the Perry Connector and the Health Care Center) and construct two new buildings (the Bay Building and the Francisco Building) of heights not to exceed 40 feet and in the same locations as the demolished structures. The proposed project would renovate two of the other three existing buildings on the

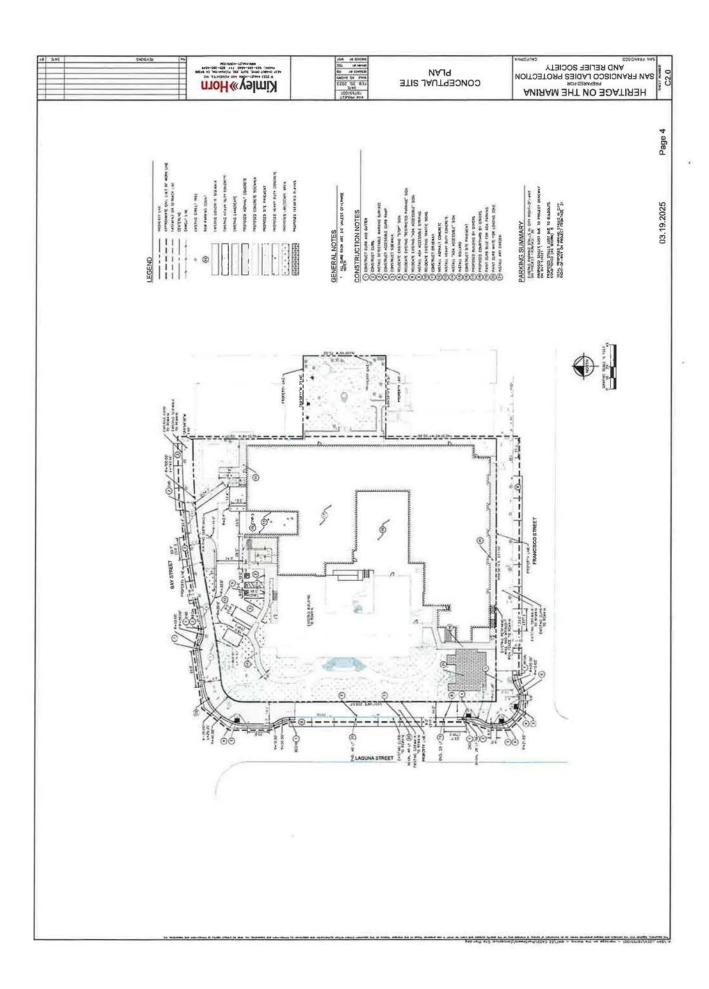
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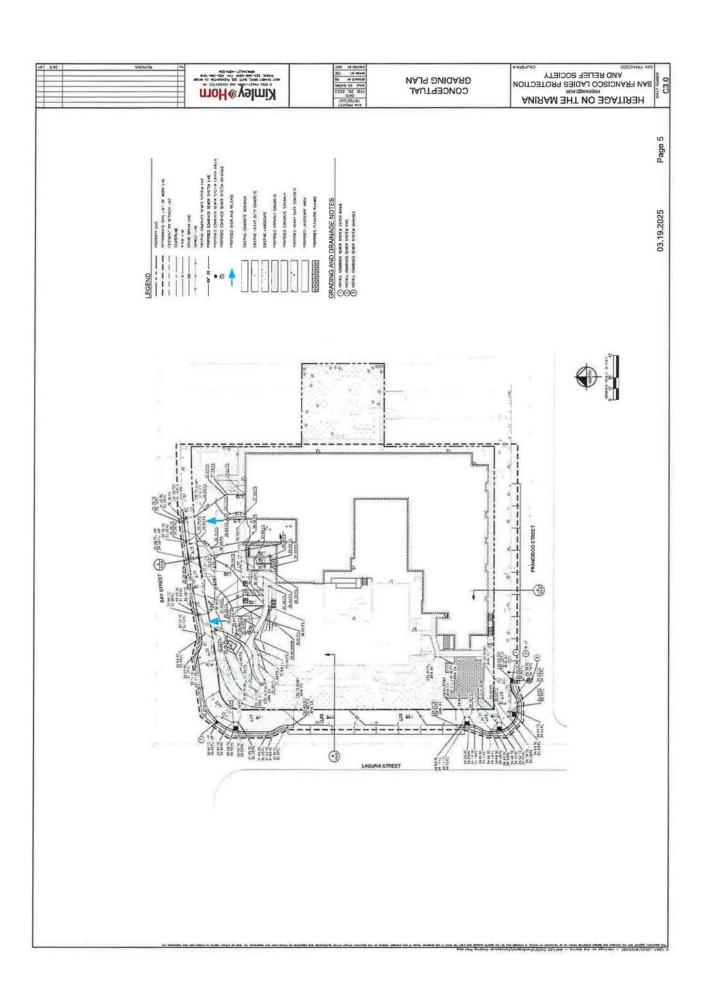
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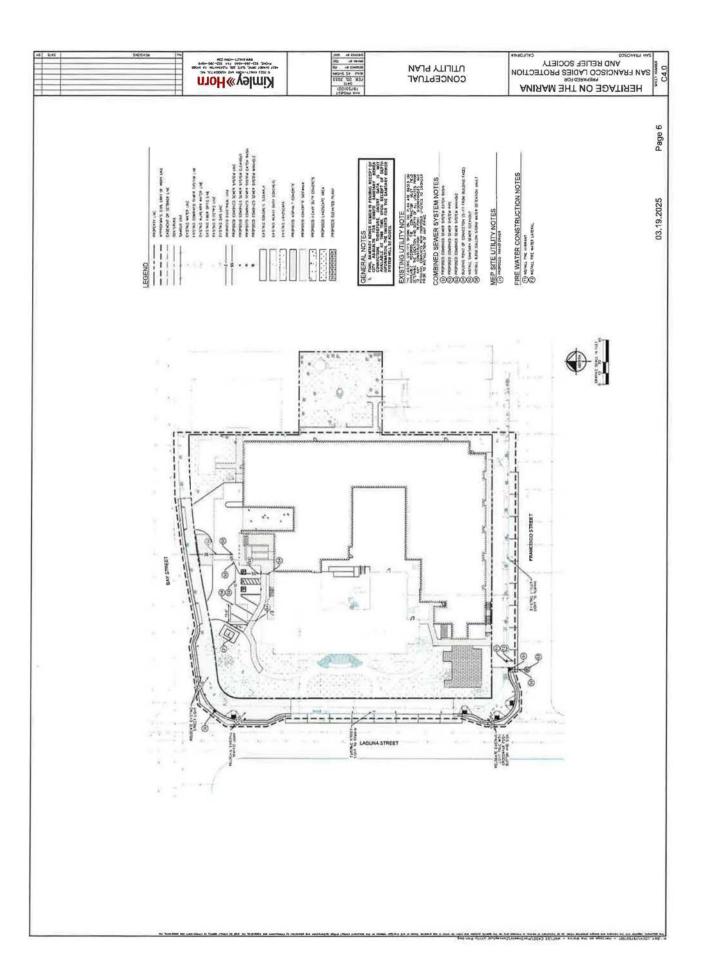
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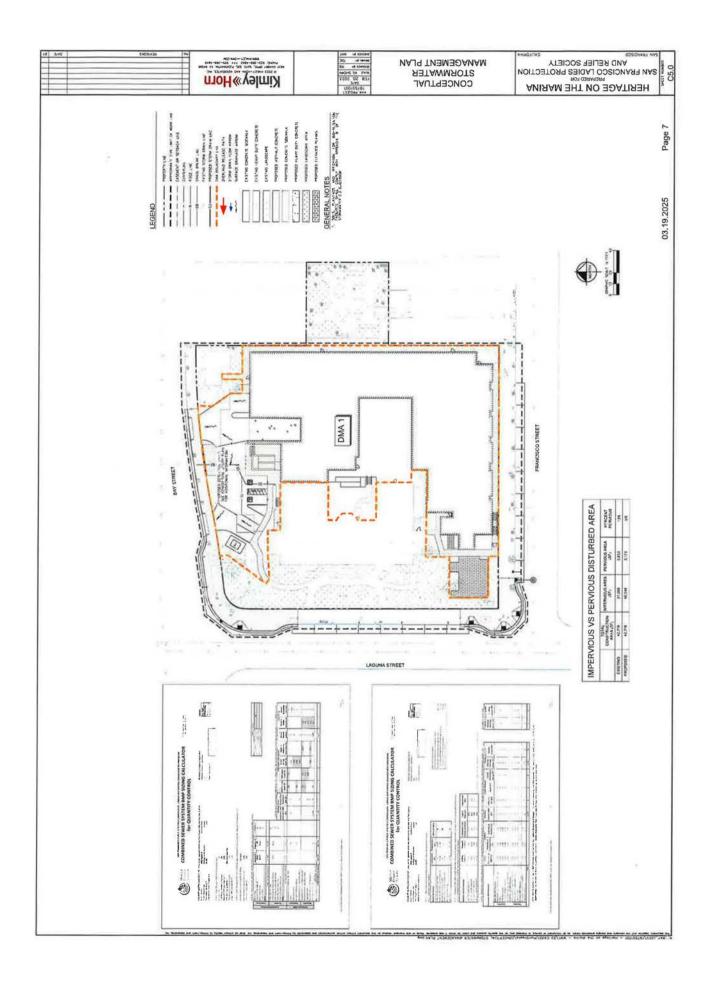


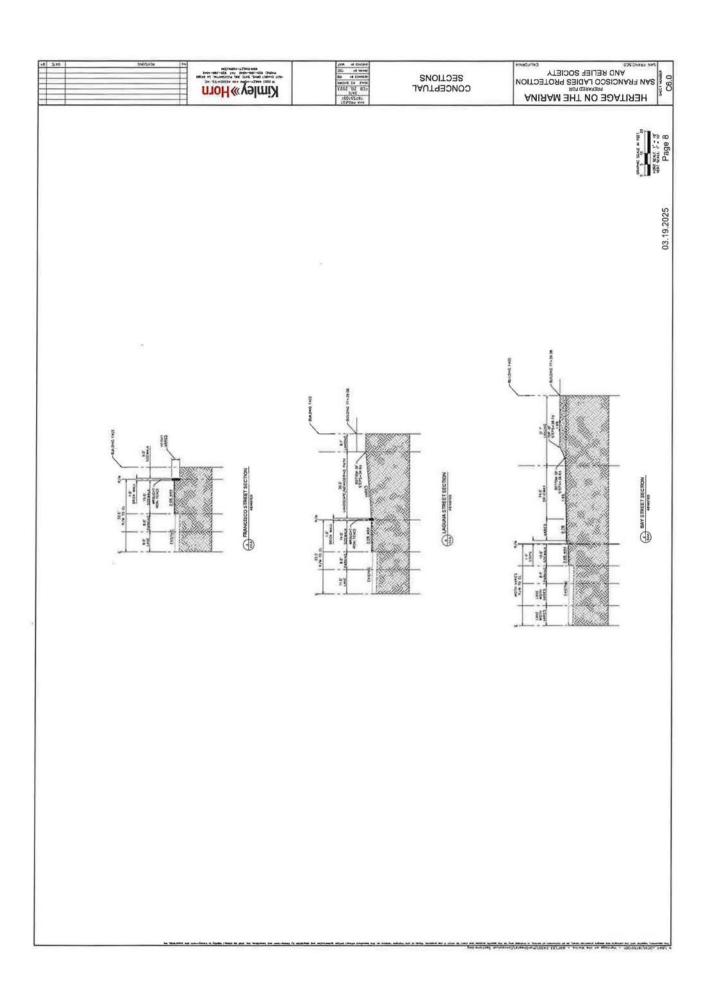


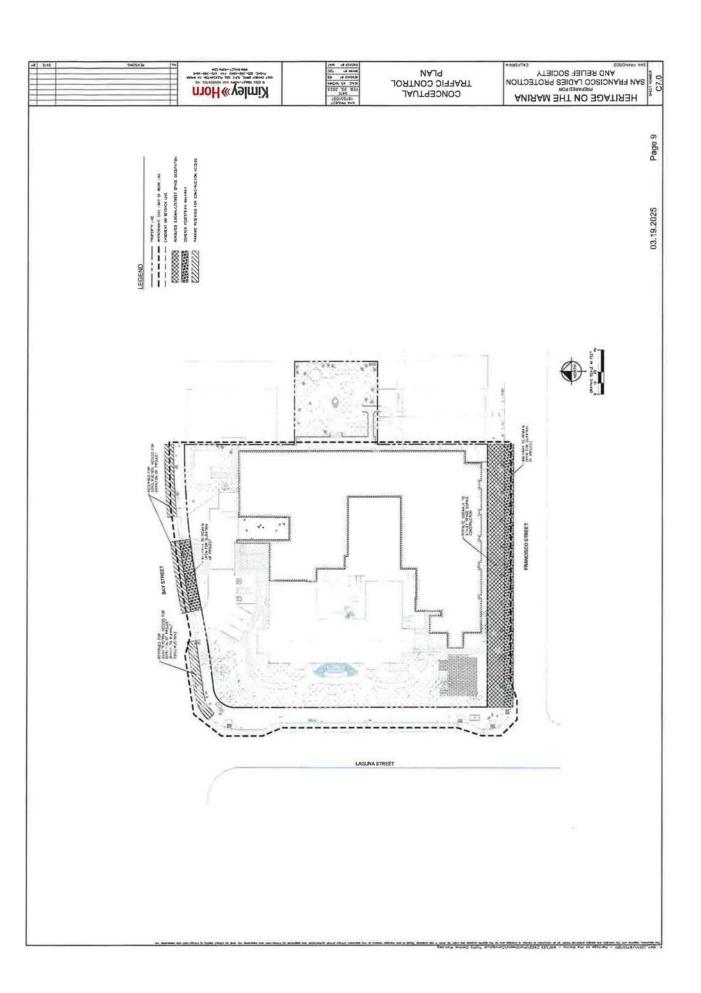


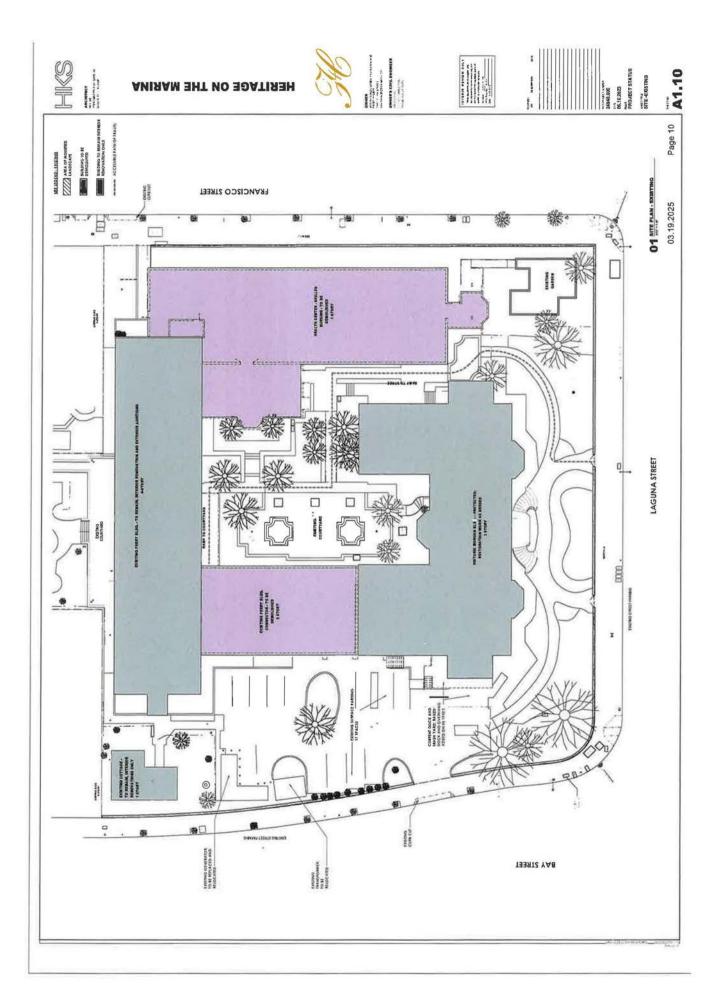


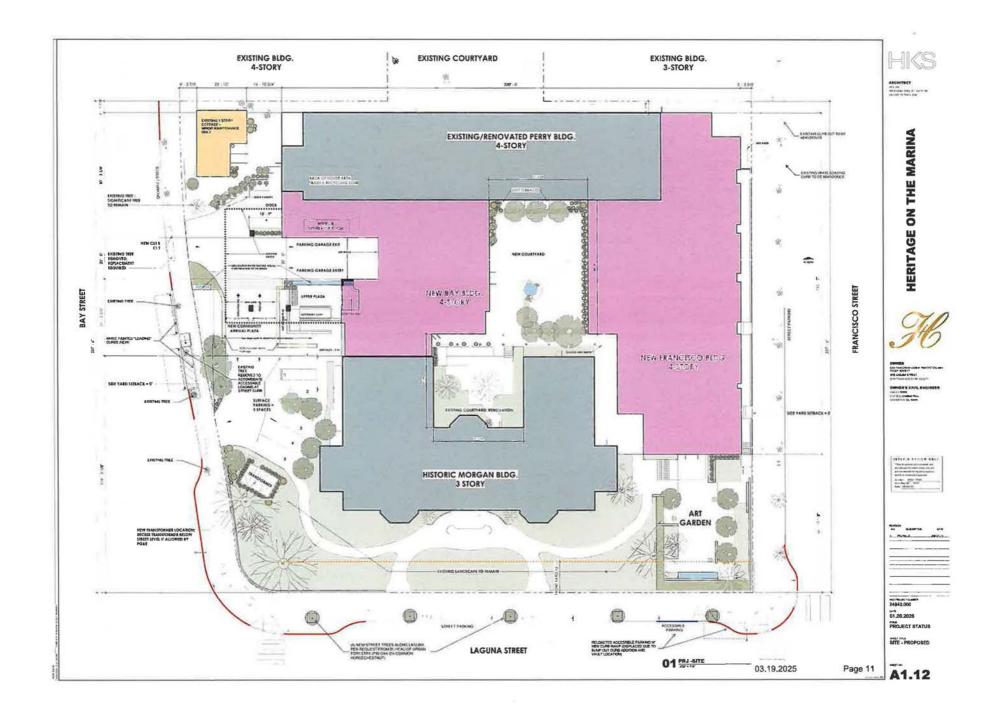


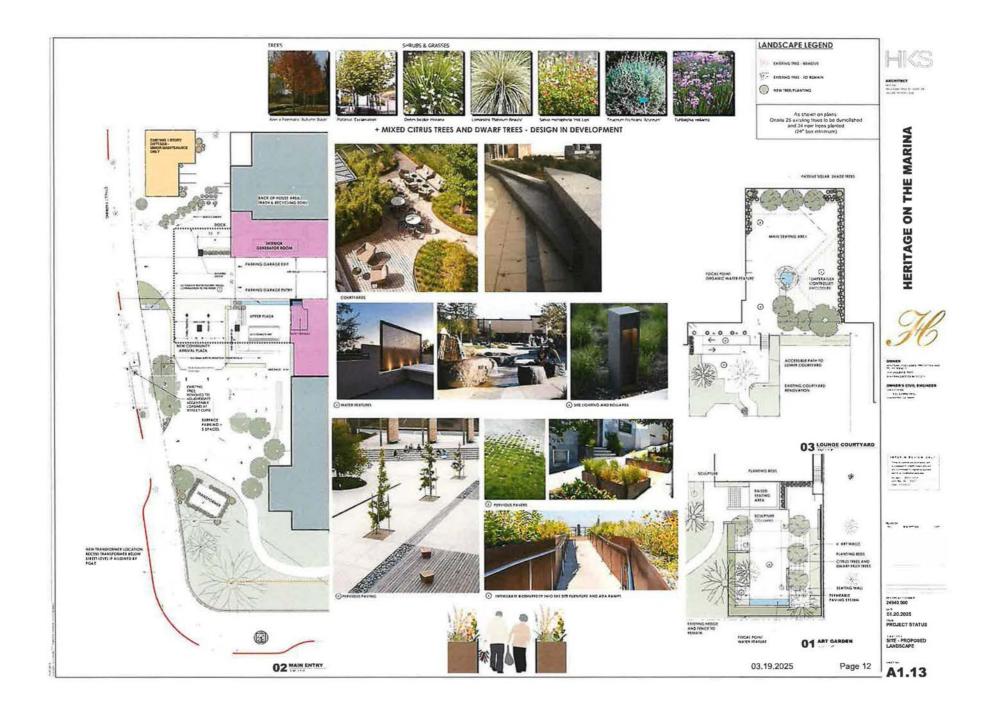


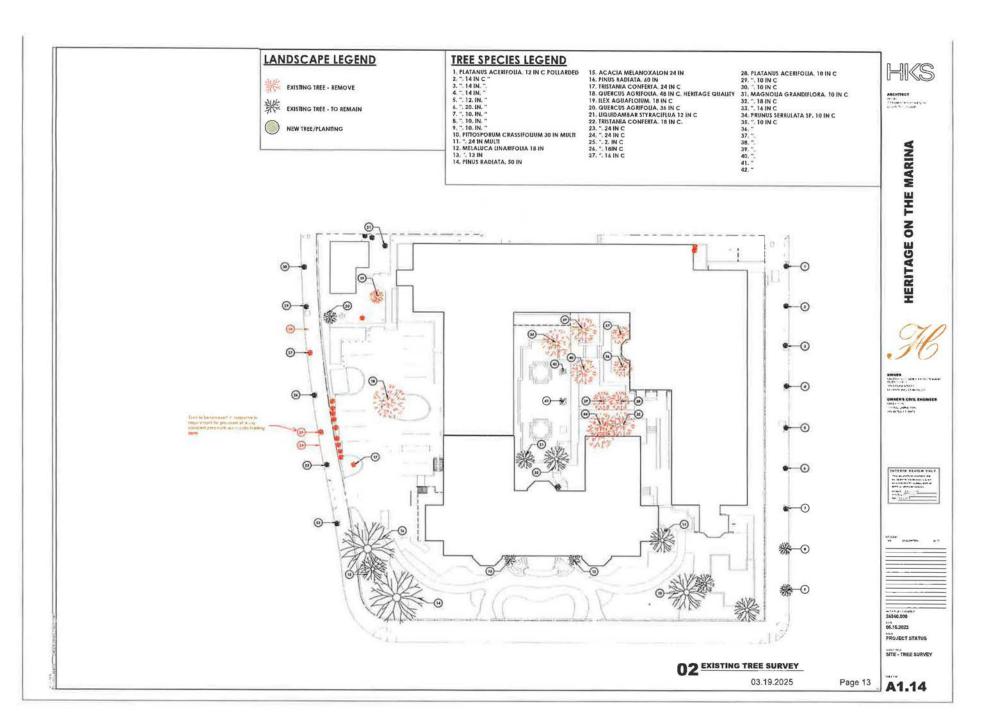


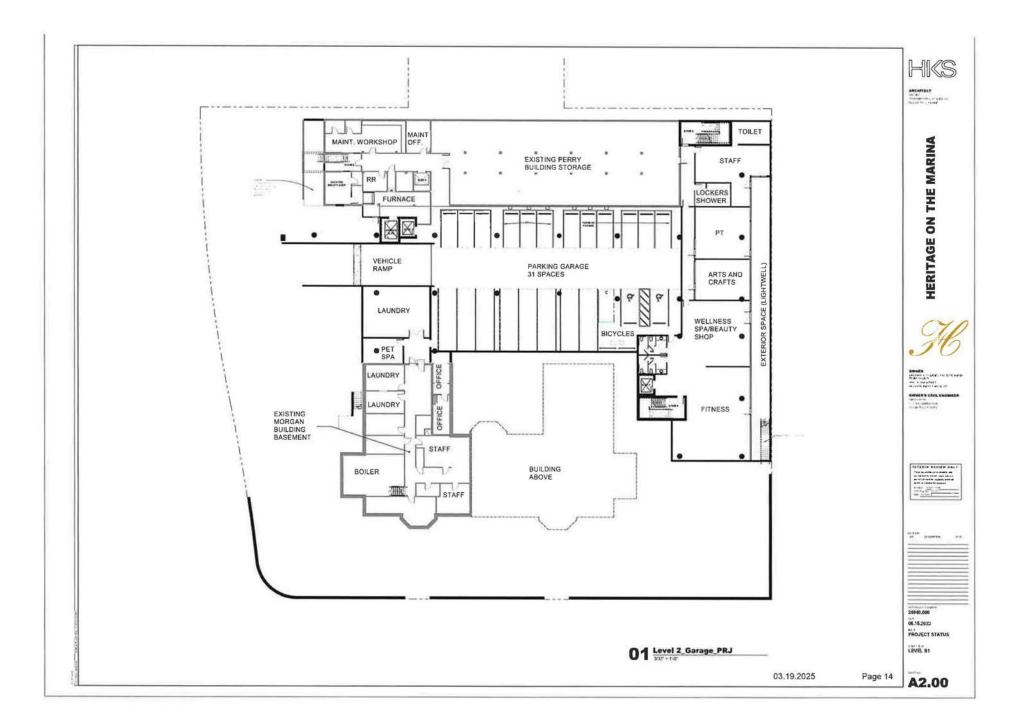


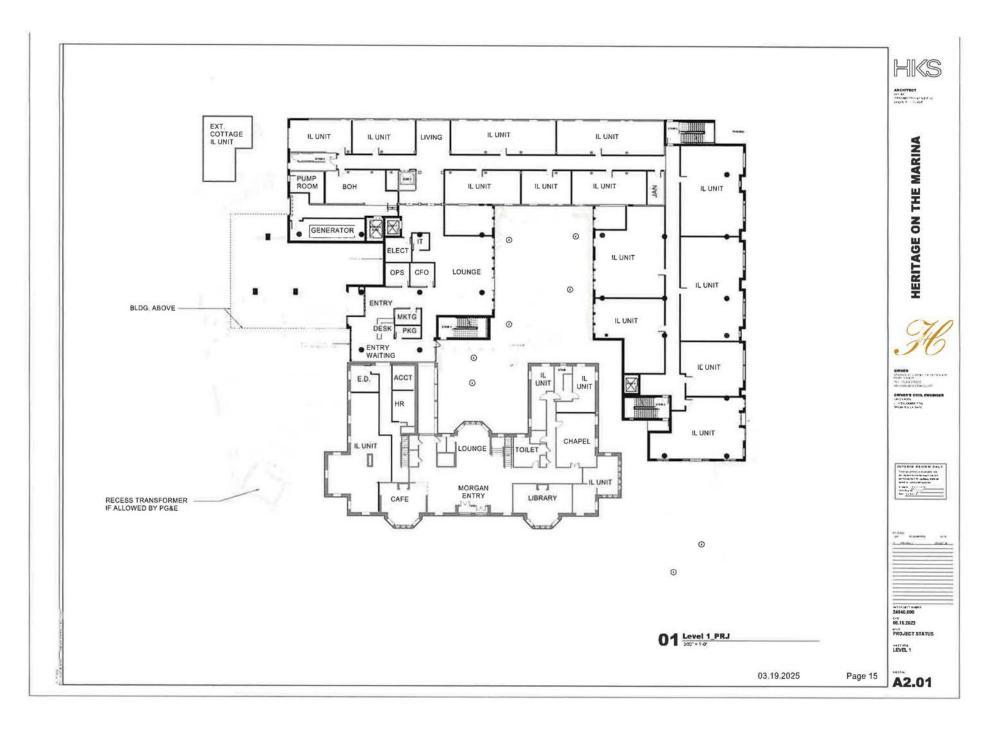


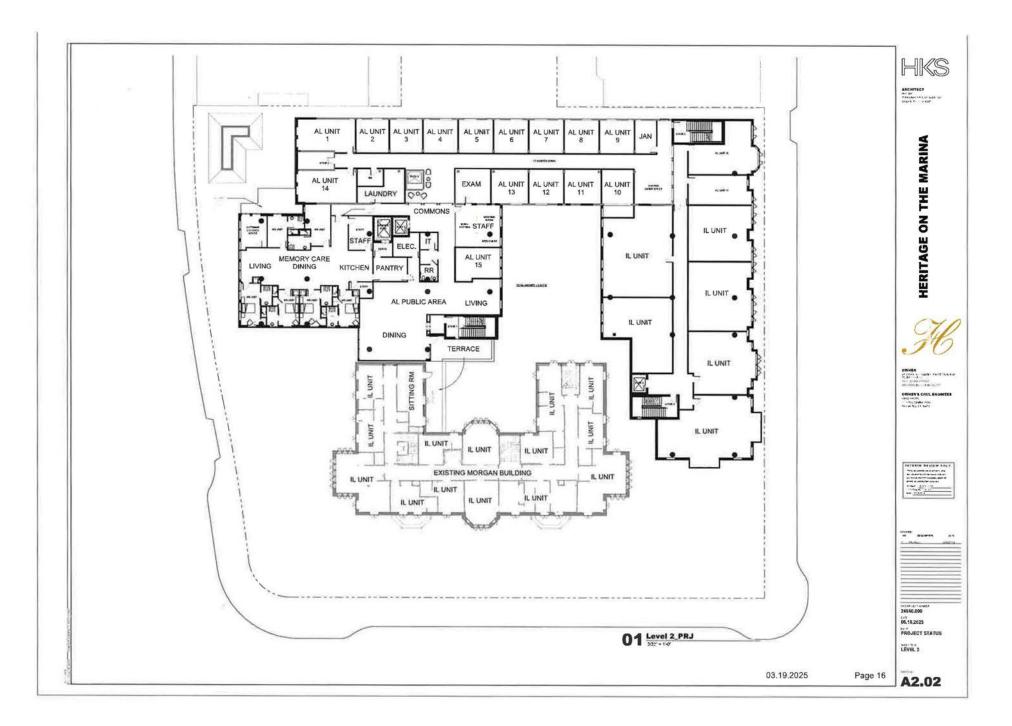


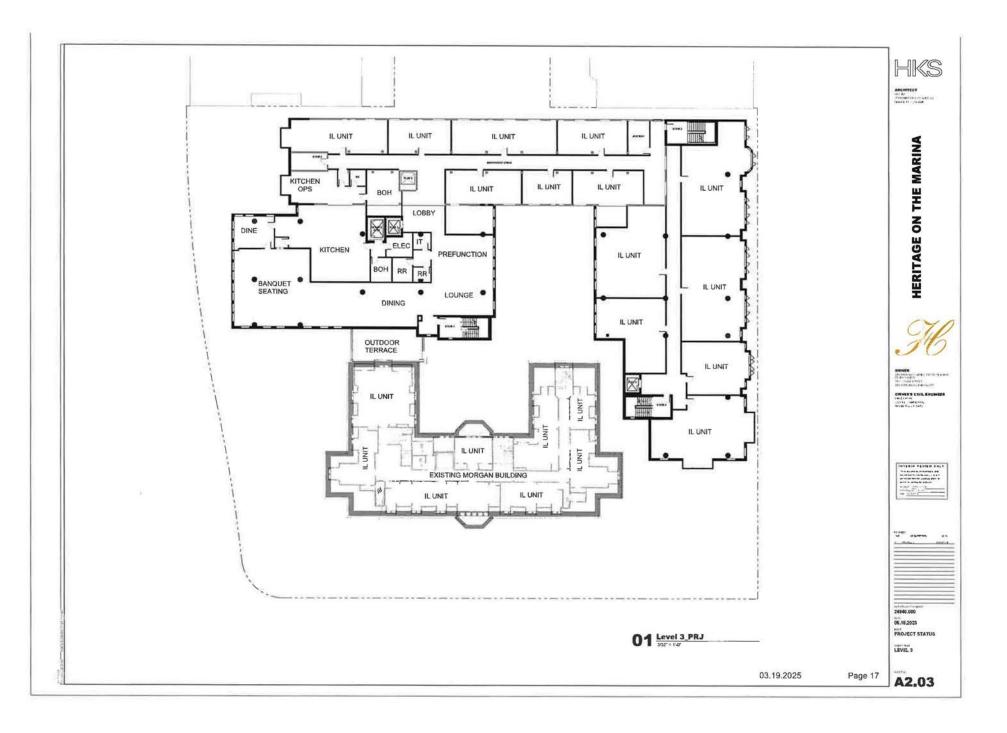


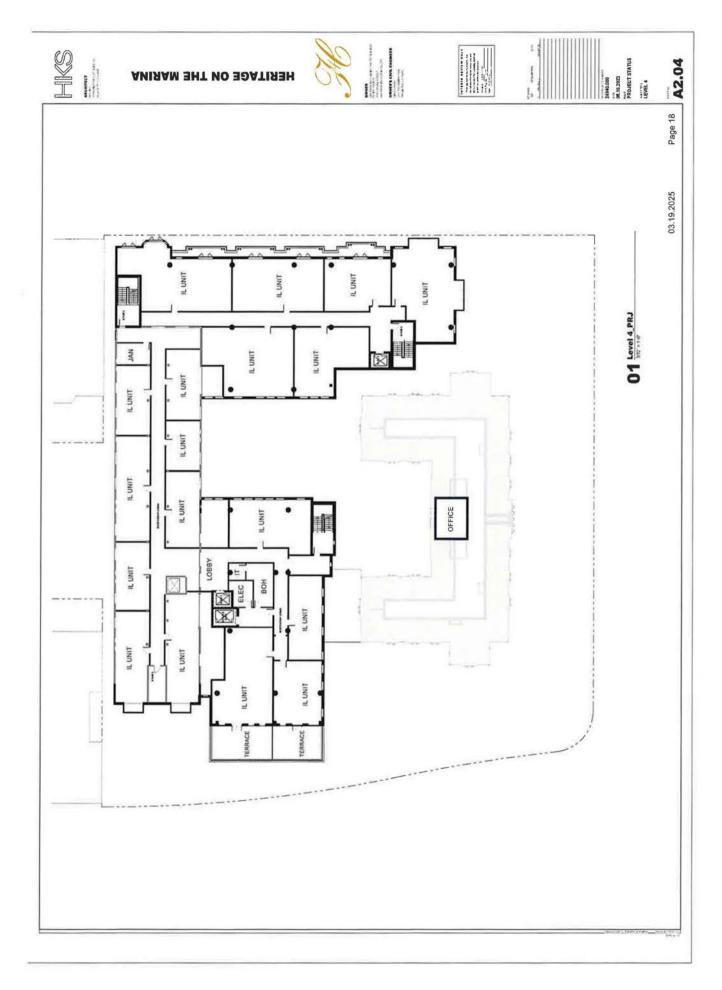


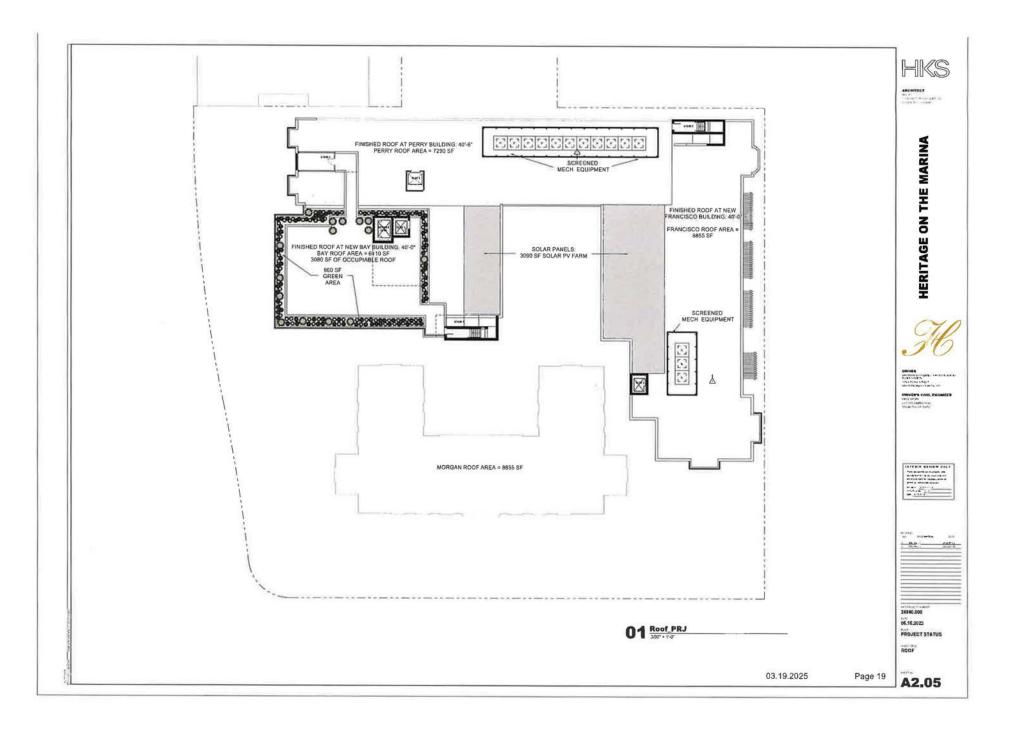














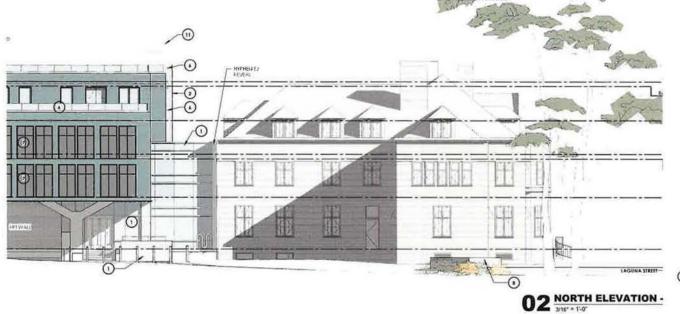


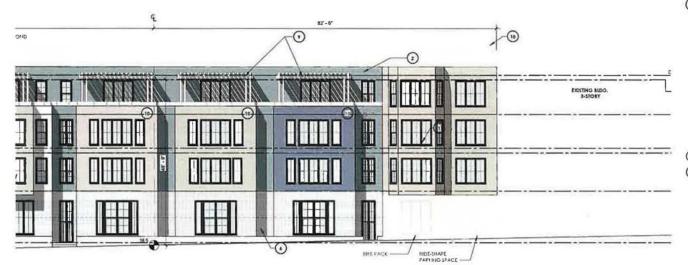












ELEVATION MATERIAL LEGEND

- WINDOW WALL SYSTEM WILL COMPLY WITH BIRD SAFETY REQUIREMENTS
- 2 METAL PANEL SYSTEM PRE-WEATHERED ZINC
- BRICK ROMAN STYLE, CREAM COLOR
- 4 ALUMINUM SOFFIT SYSTEM WOOD COLOR
- S MECHANICAL EQUIPMENT ROOF SCREENS
- 6 GLASS RAILING
- 7 ALUMINUM WINDOW
- DECORATIVE LANDSCAPE SCREENING WALLS
- PERGOLA
- 19 STUCCO WALL SYSTEM SMOOTH FINISH

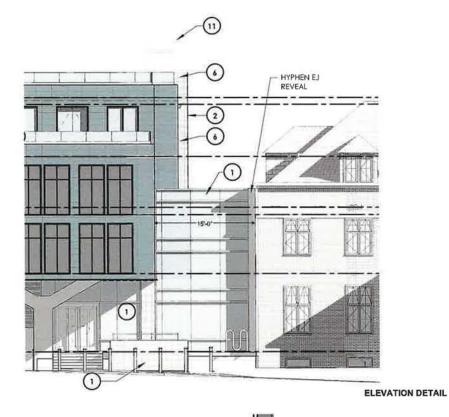


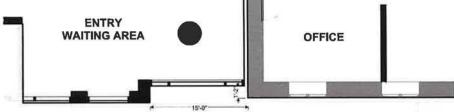


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01 SOUTH ELEVATION -

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ELEVATION MATERIAL LEGEND

- WINDOW WALL SYSTEM WILL COMPLY WITH BIRD SAFETY REQUIREMENTS
- 2 METAL PANEL SYSTEM PRE-WEATHERED ZINC
- 3 BRICK ROMAN STYLE, CREAM COLOR
- A ALUMINUM SOFFIT SYSTEM WOOD COLOR
- 5 MECHANICAL EQUIPMENT ROOF SCREENS
- GLASS RAILING
- ALUMINUM WINDOW
- DECORATIVE LANDSCAPE SCREENING WALLS
- PERGOLA
- 10 STUCCO WALL SYSTEM SMOOTH FINISH

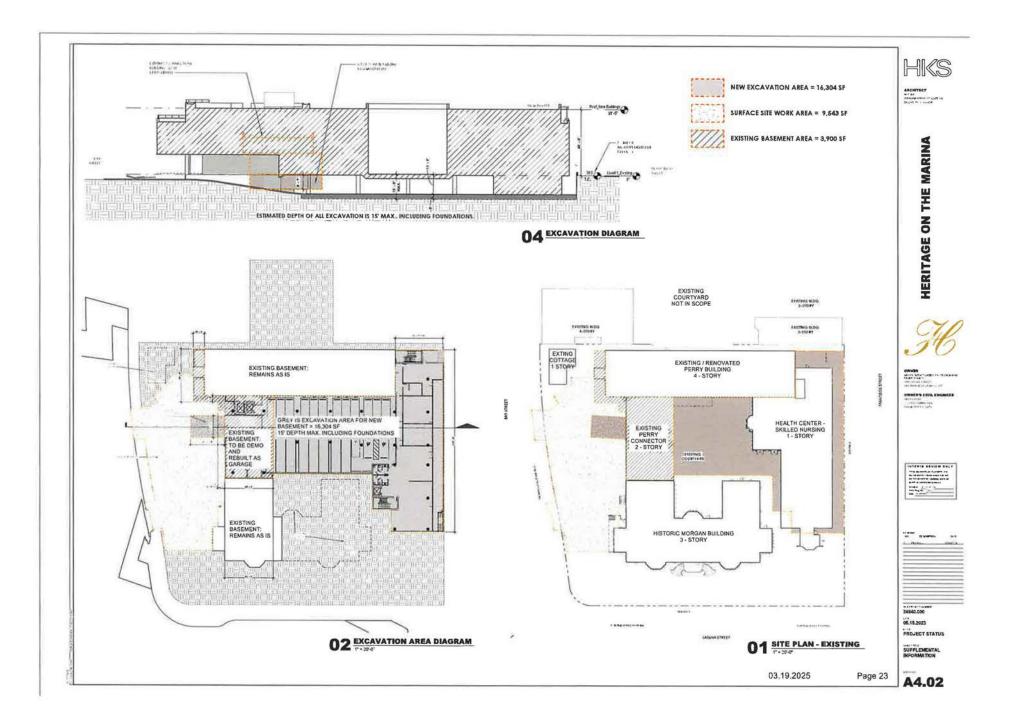


PLAN DETAIL

REFERENCE IMAGE

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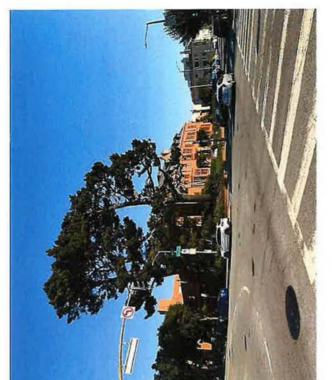




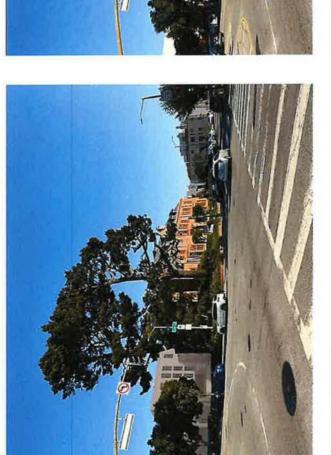
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EXISTING



PROPOSED

VIEW B

03.19.2025

HKS HERITAGE ON THE MARINA





PROPOSED



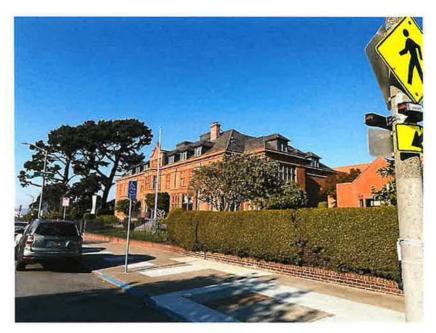
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PROPOSED



EXISTING



HKS HERITAGE ON THE MARINA

03.19.2025

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PROPOSED



EXISTING











EXISTING







AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2022-009819ENV Block/Lot: 0471/003

Project Title: 3400 Laguna Street Project Lot Size: 68,090 square feet

BPA Nos: N/A, not yet filed Project Sponsor: Mary Linde, Heritage on the Marina
Zoning: RM-1 Use District Lead Agency: San Francisco Planning Department
40-X Height and Bulk District Staff Contact: Megan Calpin – (628) 652-7508

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Please note that the City will not accept the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring status of your project, please contact the staff listed above, or email CPC. Environmental Monitoring st

	Period of Compliance				
Adopted Mitigation Measure	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	Mitigation Measure Completed?	
Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources	X	Х			
Mitigation Measure M-CR-2: Archeological Monitoring	X	Х			
Mitigation Measure M-TC-1: Tribal Cultural Resources Program	X	X	X		
Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	х	X			
Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements	x	X			
Mitigation Measure M-BI-1: Nesting Bird Protection		Х			

NOTES:

- * Prior to the Pre-Construction Environmental Compliance letter issuance and any ground disturbing activities at the project site
- ** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

I agree to implement the attached mitigation measure(s) as a condition of project approval.

Mary Linde	Mary Linde	03/28/2025	
Property Owner or Legal Agent (Signature)	Printed Name	Date	

Note to sponsor: Please contact <u>CPC.EnvironmentalMonitoring@sfgov.org</u> to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection. **Note:** A building permit application cannot be submitted for this project until a Pre-Construction Environmental Compliance letter has been received.

ATTACHMENT B



MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring and Reporting Program			
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
Mitigation Measu	res Agreed To By P	roject Sponsor		
Cultu	ral/Historic Resour	ces		
Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources Prior to the start of construction activities, the project sponsor shall submit to the planning department preservation staff for review and approval, a list of measures to be included in contract specifications to avoid accidental damage to historic resources. The measures can include, but are not limited to, staging of equipment and materials so as to avoid direct damage; maintaining a buffer zone, when possible, between heavy equipment and historic resources; and, when applicable, covering the roof of adjacent structures to avoid damage from falling objects. Specifications shall also stipulate that any damage incurred to historic resources from construction activities shall be immediately reported to the ERO. If directed by planning department preservation staff, the project sponsor shall engage a qualified preservation professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 CFR, Part 61), to undertake a monitoring program to ensure that best practices are being followed. If monitoring is required, the qualified preservation professional shall prepare a monitoring plan to direct the monitoring program that shall	Project sponsor/ ERO/preservation professional	Prior to the start of construction activities	Planning Department Preservation Staff/ ERO	Considered complete upon approval of the documentation

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
professional should consult any available drawings related to historic resources on site. Damage incurred to the historic resource shall be repaired to match pre-construction conditions per the Secretary of the Interior's Standards for the Treatment of Historic Properties in consultation with the qualified professional and planning department preservation staff.					
Mitigation Measure M-CR-2: Archeological Monitoring Archeological Monitoring Program. The purpose of the archeological monitoring program will be to observe soil disturbing construction activities in order to determine if significant archeological resources are present at the project site and to ensure significant archeological resources are appropriately protected or treated. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the planning department. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.	Project sponsor/ archeological consultant at the direction of the ERO	Prior to issuance of the first site permit for construction	Project sponsor shall retain archeological consultant to undertake archeological monitoring program in consultation with ERO	Complete when project sponsor retains qualified archeological consultant	
The archeological consultant shall undertake an archeological monitoring program as specified herein. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. In addition, the consultant shall be available to conduct a data recovery program if required pursuant to this measure. Archeological data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential					

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5 (a)(c).					
Archeological Monitoring Plan. The archeological monitoring program shall be conducted in accordance with the approved Archeological Monitoring Plan (AMP). The archeological consultant, Native American representatives, and the ERO shall consult on the scope of the AMP, which shall be approved by the ERO prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archaeologist and Native American representatives shall determine what project soils disturbing activities shall be archeologically monitored. The AMP shall be submitted first and directly to the ERO for review and comment and shall be considered a draft subject to revision until final approval by the ERO. The archaeologist shall implement the monitoring as specified in the approved AMP during construction. The archeological and Native American monitors shall be present on the project site according to a schedule agreed upon by the archeological consultant, Native American representative, and the ERO until the ERO has determined that project construction activities could have no effects on significant archeological deposits.	Archeological consultant/Native American representatives/ ERO	Prior to soil disturbing activities	ERO	Upon completion of soil disturbing activities	
The AMP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, lay out what scientific/ historical research questions are applicable to the expected resource, Native American cultural significance of the expected resources, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.					
Archeological and Cultural Sensitivity Training. The archeological consultant and local Native American representative shall provide a training to the prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. The training shall advise all project contractors to be	Archeological consultant/Native American representative	Prior to soil disturbing activities	Native American representative	Upon completion of training	

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
on the alert for evidence of the presence of the expected archeological resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource by the construction crew. The Native American representative at their discretion shall provide a Native American cultural sensitivity training.					
Collection During Archeological Monitoring. The monitor is authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. Ecofacts are biological or geological objects or deposits related to human activity, but not manufactured by humans. Examples of ecofactual materials include animal bones, charcoal, plants, and pollen that can tell us about past diet or environments.	Archeological consultant	During soil disturbing activities	ERO	Upon completion of soil disturbing activities	
Paleoenvironmental Analysis of Paleosols. When a submerged paleosol is identified during monitoring, irrespective of whether cultural material is present, samples shall be extracted and processed for dating, flotation for paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction. The results of analysis of collected samples shall be reported on in results reports.	Archeological consultant	Upon the discovery of submerged paleosol	ERO	Upon completion of final reporting	
Discovery Treatment Determination. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant in coordination with the Native American monitor shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.	Archeological consultant/Native American representatives/ ERO	Upon the discovery of archeological deposits	ERO	Upon completion of soil disturbing activities	

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
If the ERO in consultation with the archeological consultant and Native American monitor determines that a significant archeological resource or tribal cultural resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource and the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft preservation plan to the planning department for review and approval. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.					
Consultation with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. The representative of the descendant group at their request may provide a cultural sensitivity training to soil-disturbing construction contractors. The ERO and project sponsor shall work with the tribal representative or other representatives of descendant communities to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Representatives shall be compensated for their work as identified in the agreed upon scope of work. A copy of the Archeological Resources Report (ARR) (described	Archeological consultant	Upon the discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group	ERO/representative of the descendant group	Upon completion of final reporting and implementation of all agreed upon scopes of work.	

Adopted Mitigation Measure	Monitoring and Reporting Program				
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
further below) shall be provided to the representative of the descendant group.					
Archeological Data Recovery Plan. An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: 1) a resource has potential to be significant, 2) preservation in place is not feasible, and 3) the ERO determines that an archeological data recovery program is warranted. The project archeological consultant, local Native American representative, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant in coordination with the Native American representative shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain and will coordinate with Native American representative(s) to ensure that cultural values are addressed. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical or if the Native American representative does not approve of destructive methods. The scope of the ADRP shall include the following elements: Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.	Archeological consultant/Native American representative	Upon the discovery of archeological deposits	ERO	Upon completion of final reporting	

	Monitoring and Reporting Program			
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
 Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. Final Report. Description of proposed report format and distribution of results. Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				
Cultural Resources Public Interpretation Plan. The project archeological consultant shall submit a Cultural Resources Public Interpretation Plan (CRPIP) if a significant archeological resource is discovered during a project. As directed by the ERO, a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, local artists, or community group may also be required to assist the project archeological consultant in preparation of the CRPIP. If the resource to be interpreted is a tribal cultural resource, the CRPIP shall be prepared in consultation with and developed with the participation of local Native American tribal representatives. The CRPIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The CRPIP shall be sent to the ERO for review and approval. The CRPIP shall be implemented prior to occupancy of the project.	Archeological consultant/Native American representative	Upon the discovery of a significant archeological resource	ERO/qualified design professional	CRPIP is complete on review and approval of ERO. Interpretive program is complete on notification to ERO from the project sponsor that program has been implemented.
Human Remains and Funerary Objects. The treatment of human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco (Medical Examiner). The ERO also shall be notified immediately upon the discovery of human remains. In the event of the Medical Examiner's determination	Archeological consultant/Native American representative	Upon the discovery of human remains	Project sponsor to Notify ERO, Coroner, and, if applicable, NAHC of any discovery of human remains	Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
the human remains are Native American remains, the Medical miner shall notify the California State Native American Heritage imission (NAHC), which will appoint a Most Likely Descendant D). The MLD will complete his or her inspection of the remains an e recommendations or preferences for treatment within 48 houring granted access to the site (Public Resources Code section 7.98(a)). landowner may consult with the project archeologist and project and shall consult with the MLD and ERO on preservation in e or recovery of the remains and any scientific treatment are all proposed to the make all reasonable efforts to elop an Agreement with the MLD, as expeditiously as possible, for treatment and disposition, with appropriate dignity, of human ains and funerary objects (as detailed in CEQA Guidelines section 54.5(d)). Per Public Resources Code 5097.98 (b)(1), the Agreement address and take into consideration, as applicable and to the reversion, removal, recordation, scientific analysis, custodianship are to reinterment or curation, and final disposition of the human ains and funerary objects. If the MLD agrees to scientific analyses he remains and/or funerary objects, the archeological consultant and archeological consultant and the remains and funerary objects shall be the remains and funerary objects shall be the remains and funerary objects shall be the remains and spreement, consistent with the provisions of Public pources Code 5097.98. However, if the landowner and the MLD are be to reach an Agreement, the landowner, ERO, and project has or shall ensure that the remains and/or mortuary materials are	Responsibility d s t	Mitigation Schedule			

Adopted Mitigation Measure	Monitoring and Reporting Program				
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
activity, additionally, shall follow protocols laid out in the project's archeological treatment documents, and in any related agreement established between the Medical Examiner and the ERO. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by case-basis.					
Archeological Resources Report. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Archeological Resources Report (ARR) to the ERO that evaluates the historical significance of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Formal site recordation forms (CA DPR 523 series) shall be attached to the ARR as an appendix. Once approved by the ERO, copies of the ARR shall be distributed as follows: California Historical Resources Information System, Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the approved ARR to the NWIC. The environmental planning division of the planning department shall receive one (1) bound hard copy of the ARR. Digital files that shall be submitted to the environmental planning division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.	Archeological consultant	Upon completion of soil disturbing activities	ERO	Considered complete upon distribution to the California Historical Resources Information System, Northwest Information Center (NWIC), environmental planning division, National Register of Historic Places/ California Register of Historical Resources, a representative of any descendant group consulted during archeological treatment	

	Monitoring and Reporting Program			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
Curation. Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility or Native American cultural material shall be returned to local Native American tribal representatives at their discretion. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archaeologist shall provide a copy of the signed curatorial agreement to the ERO.	Archeological consultant	Upon discovery of significant archeological or paleoenvironmental resources	ERO	Upon submittal of and implementation of curatorial agreement
Trib	al Cultural Resourc	es		
Mitigation Measure M-TC-1: Tribal Cultural Resources Program Preservation in Place. In the event of the discovery of a tribal cultural resource, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. Coordination shall take place with local Native American representatives, including the Association of Ramaytush Ohlone and other interested Ohlone parties. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the project sponsor in consultation with local Native American representatives and the ERO shall prepare a tribal cultural resource preservation plan (TCRPP). If the tribal cultural resource is an archeological resource of Native American origin, the archeological consultant shall prepare an archeological resource preservation plan (ARPP) in consultation with the local Native American representative, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to the planning department for review and approval.	Archeological consultant/Native American representative	Upon discovery of a tribal cultural resource	ERO	resource preservation plan (TCRPP) is complete on review and approval of ERO. Protection program is complete or notification to ERO from the project sponsor that protection plan has been implemented.
Public Interpretation Land Acknowledgement. The project sponsor shall, in consultation with local Native American representatives, design and install public interpretation at the project site acknowledging that this project is built on traditional Ohlone land. The interpretive program may include a combination of artwork,	Project sponsor/ Native American representative	Prior to issuance of a Temporary Certificate of Occupancy	ERO	Tribal Cultural Resources Land Acknowledgement Public Interpretation Plan is complete on

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
preferably by local Native American artists, educational panels or other informational displays or interpretative elements. Within a reasonable timeframe, the project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the acknowledgment program. The plan shall identify, as appropriate, the proposed location for the acknowledgement, the proposed content and materials, the producers or artists, and a long-term maintenance program. If Native American cultural resources are found during Project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. The detailed content, media, and other characteristics of such an interpretive program shall be coordinated and approved by the local Native American representatives and the ERO. The final components of the public interpretation program shall be constructed and an agreed upon schedule for their installation and a plan for their maintenance shall be finalized prior to issuance of a Temporary Certificate of Occupancy. Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.				review and approval of ERO. Interpretive program is complete or notification to ERO from the project sponsor that program has been implemented	
	Noise				
Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction Prior to issuance of a Pre-Construction Environmental Compliance letter, the project sponsor shall submit a project specific Preconstruction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings on the project site. The potentially affected buildings on site include the Julia Morgan Building, the Perry Building, and the Caretaker's Cottage. The project sponsor shall ensure that the following requirements of	Project sponsor	Prior to issuance of a Pre-Construction Environmental Compliance letter	ERO	Considered complete upon completion of construction activity	

Adopted Mitigation Measure	Monitoring and Reporting Program			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.				
Pre-construction Survey. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of the on-site potentially affected buildings. For the Perry Building, which is not a historic resource, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the building. The project sponsor shall submit the survey to the ERO or the officer's designee for review and approval prior to the start of vibration-generating construction activity.	Project sponsor/ qualified consultant	Prior to the start of any ground- disturbing or vibration- generating construction activity	ERO	Considered complete upon approval of survey
For the Julia Morgan Building and the Caretaker's Cottage, which are historic, the project sponsor shall engage a qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a preconstruction survey of the historic buildings. The pre-construction survey shall include descriptions and photograph of all identified historic buildings including all façades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include preconstruction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The qualified historic preservation professional shall be the lead author of the pre-construction survey. The preconstruction survey shall be submitted to the ERO for review and approval prior to the start of vibration-generating construction activity.				
Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to potentially affected buildings and/or structures and to ensure that any such damage is documented and repaired. Prior to issuance of a Pre-Construction Environmental	Project sponsor	Prior to issuance of a Pre-Construction Environmental Compliance Letter	ERO	Considered complete upon approval of VMMP

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
Compliance Letter, the project sponsor shall submit the Plan to the ERO for review and approval. The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:					
 Maximum Vibration Level. Based on the anticipated construction and condition of the affected buildings and/or structures, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings). 					
 Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). 					
 Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., smaller, lighter equipment could be used in some cases). 					
Buffer Distances. The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and					

		Monitoring and Reporting Program				
Adop	ted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
• Vi ec	e potentially affected buildings and/or structures to avoid image to the extent possible. bration Monitoring. The plan shall identify the method and quipment for vibration monitoring to ensure that construction bration levels do not exceed the established standards identified the plan. Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. The qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structure in the event the construction activities exceed the vibration levels identified in the plan. The structural engineer and/or historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged.					
0	If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged.					

	Monitoring and Reporting Program			
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
 Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure are not exceeded. Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure during vibration-generating construction activity on the project site. The plan will specify how often inspections shall occur. Repair Damage. The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. 				
Vibration Monitoring Results Report. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings	Project sponsor	Upon completion of construction	ERO	Upon approval of VMRR

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
and structures. The ERO shall review and approve the Vibration Monitoring Results Report.					
	Air Quality		1		
 Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements. The project sponsor shall comply with the following: A. Engine Requirements 1. All off-road diesel-powered construction equipment of 25 horsepower or more used for project construction shall have engines that meet or exceed the California Air Resources Board Tier 4 Final emissions standards. 2. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions and safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, Tagalog, and Chinese in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 3. The project sponsor shall instruct construction workers and equipment operators in the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. Construction Emissions Minimization Plan. Before starting onsite construction activities, the contractor shall submit a construction emissions minimization plan (plan) to the ERO or the ERO's designee for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the engine requirements of section A. 	Project sponsor/contractor	Prior to the start of construction activities	Planning Department/ERO	Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of on-road trucks pursuant to the plan	

		Monitoring and Reporting Program				
Ac	dopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
1.	The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include but is not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.					
2.	The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The plan shall include a certification statement that the project sponsor agrees to comply fully with the plan.					
3.						
sh de co su su	. Monitoring. After the start of construction activities, the contractor hall submit reports every six months to the ERO or the ERO's esignee, documenting compliance with the plan. After completion of construction activities and prior to receiving a certificate of ccupancy, the project sponsor shall submit to the ERO a final report ummarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information equired in the plan.					

	Monitoring and Reporting Program				
Adopted Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
Bio	ological Resources	3			
Mitigation Measure M-BI-1: Nesting Bird Protection Nesting birds and their nests shall be protected during construction by implementation of the following: a. To the extent feasible, the project sponsor shall conduct initial activities including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 15). b. If vegetation removal and other construction activities during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 72 hours prior to the start of vegetation removal, construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 72 hours or more. Typical experience requirements for a "qualified biologist" include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities and a minimum of two years of experience in biological monitoring or surveying for nesting birds. Surveys of suitable habitat shall be performed in publicly accessible areas within 100 feet of the project site in order to locate any active nests of common bird species and within 250 feet of the project site to locate any active raptor (birds of prey) nests. c. If active nests are located during the pre-construction nesting bird surveys a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests; if so, the following measures shall apply, as determined by the biologist:	Project sponsor/ qualified wildlife biologist	During construction, within 72 hours prior to the start of vegetation removal, construction, or demolition	CDFW	Upon completion of nesting survey	

		Monitoring and Reporting Program				
Adopte	l Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria	
i) ii)	If construction is not likely to affect the active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis considering the particular construction activity, duration, proximity to the nest, and physical barriers that may screen activity from the nest. The qualified biologist may revise their determination at any time during the nesting season in coordination with the planning department. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s) and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. These buffer distances shall be equivalent to the survey distances (100 feet for passerines and 250 feet for raptors); however, the buffers may be adjusted if an obstruction, such as a building, is within line of sight between the nest and construction. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the qualified biologist and in coordination with the planning department and CDFW, if necessary. Necessary actions to remove or relocate an active nest(s) shall be coordinated with the planning department and approved by CDFW, if necessary. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest, work					

Adopted Mitigation Measure		Monitoring and Reporting Program			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
v) Any buffer habit disturnests deter plant procest their d. In the every project si relocation qualified	in the no disturbance buffer(s) shall halt until the nest pants have fledged. Dirds that begin nesting within the project area and survey ers amid construction activities are assumed to be tuated to construction-related or similar noise and urbance levels, so no-disturbance buffer zones around in these cases as rmined by the qualified biologist in coordination with the ning department and CDFW, if necessary. Work may seed around these active nests as long as the nests and roccupants are not directly affected. The entinactive nests are observed within or adjacent to the lite at any time throughout the year, any removal or on of the inactive nests shall be at the discretion of the biologist in coordination with the planning department W, as appropriate. Work may proceed around these nests.				

NOTES:

- a Definitions of MMRP Column Headings:
- · Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
- Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
- · Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.
- Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- . Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.



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San Francisco Planning Department

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