

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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August 4, 2025

Mr. Joaquin Torres
Assessor-Recorder, City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 190
San Francisco, CA 94102

Re: Board of Supervisors Motion No. M25-088

Dear Assessor-Recorder Torres:

On June 17, 2025, the Board of Supervisors held a public hearing of persons interested in or objecting to the certification of a Conditional Use Authorization for a proposed project located at 3400 Laguna Street, issued by the Planning Department by its Motion No. 21727, dated April 17, 2025, and adopted Motion No. M25-074 (Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street) along with Motion No. M25-075 (Preparation of Findings Related to Conditional Use Authorization - 3400 Laguna Street).


On July 22, 2025, the Board of Supervisors approved Motion No. M25-088 (Adoption of Findings Related to Conditional Use Authorization - 3400 Laguna Street).

Pursuant to Administrative Code, Section 34.3, the Clerk of the Board is forwarding the following documents to your attention:

- One certified copy of Motion No. M25-074 (File No. 250560)
- One certified copy of Motion No. M25-088 (File No. 250746)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: board.of.supervisors@sfgov.org.

Sincerely,



Angela Calvillo
Clerk of the Board

jw:ak:ll:edm

cc: Kurt Fuchs, Manager III, Office of the Assessor-Recorder
Holly Lung, Director of Public Affairs, Office of the Assessor-Recorder



City and County of San Francisco

Certified Copy

Motion

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

250746 [Adoption of Findings Related to Conditional Use Authorization - 3400 Laguna Street]

Sponsor: Sherrill

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 21727, approving a Conditional Use Authorization, identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with a revision to the findings, and adopting findings of consistency with the General Plan, and the eight priority polices of Planning Code, Section 101.1.

7/15/2025 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

7/22/2025 Board of Supervisors - APPROVED

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

Noes: 1 - Chan

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

July 29, 2025

Date

Angela Calvillo
Clerk of the Board

1 [Adoption of Findings Related to Conditional Use Authorization - 3400 Laguna Street]

2
3 **Motion adopting findings in support of the Board of Supervisors' disapproval of**
4 **Planning Commission Motion No. 21727, approving a Conditional Use Authorization,**
5 **identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400**
6 **Laguna Street; and the Board's approval of a Conditional Use Authorization for the**
7 **same Planning Case and property with a revision to the findings, and adopting findings**
8 **of consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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

20 WHEREAS, The Planning Commission, through its Motion No. 21726, dated April 17,
21 2025, certified a Final Environmental Impact Report for the Project, and on June 17, 2025, the
22 Board of Supervisors affirmed the Final Environmental Impact Report for the Project; and

23 WHEREAS, On April 17, 2025, the Planning Commission found the Project consistent
24 with the General Plan, and the eight priority policy findings of the Planning Code, Section
25

1 101.1, for the reasons set forth in Planning Commission Resolution No. 21727, and the Board
2 hereby incorporates such reasons herein by reference; and

3 WHEREAS, On April 17, 2025, the Historic Preservation Commission, by its Motion
4 494, approved a Certificate of Appropriateness for the Project, and on June 17, 2025, the
5 Board disapproved that decision and approved a Certificate of Appropriateness for the Project
6 with modified conditions; and

7 WHEREAS, On June 17, 2025, this Board held a duly noticed hearing to consider the
8 appeals of the Conditional Use Authorization, at which hearing the Board reviewed and
9 considered the Conditional Use Authorization, the appeal letters, the other written records
10 before the Board including the Planning Department's response to the appeals, and heard
11 testimony and received public comment regarding the Conditional Use Authorization; and

12 WHEREAS, Following the conclusion of the public hearing on June 17, 2025, the
13 Board voted to conditionally disapprove the decision of the Planning Commission and to
14 approve the requested Conditional Use Authorization with modified findings, subject to the
15 adoption of written findings by the Board, as reflected in Board of Supervisors Motion No.
16 M25-074; and

17 WHEREAS, In deciding the appeals, the Board considered the entire record before the
18 Board; now, therefore, be it

19 MOVED, That the Board finds that with the modified findings imposed by the Board at
20 the June 17, 2025 hearing, specifically, a revision to Finding 6(L) on page 8 of the
21 Commission's decision, which was modified to state: "Planning Department Preservation Staff
22 Review. The Commission finds that the overall size and intensity of the project as proposed
23 are critical to the programmatic viability of the project, and directed Planning staff to bring the
24 project back to the Commission as an informational item after Planning Preservation staff's
25 final review," the Project meets the requirements of Planning Code 303(c) for approval of the

1 Conditional Use Authorization, including but not limited to: that the Project is necessary or
2 desirable for, and compatible with, the neighborhood or the community, and that the Project
3 will not be detrimental to the health, safety, convenience or general welfare of persons
4 residing or working in the vicinity, or injurious to property, improvements or potential
5 development in the vicinity; this modification is also necessary so that the Conditional Use
6 Authorization is consistent with the Board's decision on June 17, 2025, to approve a
7 Certificate of Appropriateness for the Project with revised conditions (File No. 250564); and,
8 be it

9 FURTHER MOVED, That this revision is consistent with and supported by the Planning
10 Commission's findings of consistency with the General Plan, and Planning Code, Section
11 101.1, and the eight priority policy findings of Planning Code Section 101.1, and the Board
12 hereby incorporates these findings and adopts them as its own.



City and County of San Francisco
Tails
Motion: M25-088

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

File Number: 250746

Date Passed: July 22, 2025

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 21727, approving a Conditional Use Authorization, identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with a revision to the findings, and adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 15, 2025 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

July 22, 2025 Board of Supervisors - APPROVED

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

Noes: 1 - Chan

File No. 250746

I hereby certify that the foregoing Motion was APPROVED on 7/22/2025 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo", written over a horizontal line.

f Angela Calvillo
Clerk of the Board



City and County of San Francisco

Certified Copy

Motion

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

250560 [**Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street**]

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

6/17/2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

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

Noes: 1 - Chan

6/17/2025 Board of Supervisors - APPROVED AS AMENDED

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

Noes: 1 - Chan

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

July 29, 2025

Date

Angela Calvillo

Clerk of the Board

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

2
3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 21727, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; conditionally**
6 **approving a Conditional Use Authorization for the same Planning Case and property**
7 **with a revision to the findings, subject to the adoption of written findings by the Board**
8 **in support of this determination.**

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

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

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

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

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

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

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

21 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
22 approval of the Conditional Use Authorization with the above-state modification are all subject
23 to the adoption of written findings of the Board in support of this determination.
24
25



City and County of San Francisco
Tails
Motion: M25-074

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

File Number: 250560

Date Passed: June 17, 2025

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

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

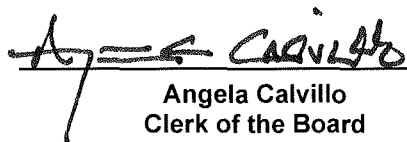
Ayes: 10 - Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter,
Sherrill and Walton
Noes: 1 - Chan

June 17, 2025 Board of Supervisors - APPROVED AS AMENDED

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

File No. 250560

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


Angela Calvillo
Clerk of the Board