



PLANNING COMMISSION MOTION NO. 21725

HEARING DATE: APRIL 17, 2025

Record No.: 2022-009819ENV
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
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Property Owner: SF Ladies' Protection & Relief Society
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San Francisco, CA 94123
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ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PROJECT LOCATED AT 3400 LAGUNA STREET, LOT 003 ON ASSESSOR'S BLOCK 0471, WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICTS. THE PROJECT WOULD 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. THE PROPOSED PROJECT WOULD RENOVATE TWO OF THE OTHER EXISTING BUILDINGS AND MAKE IMPROVEMENTS TO THE JULIA MORGAN BUILDING. IN TOTAL, THE PROJECT WOULD ADD APPROXIMATELY 58,380 SQUARE FEET OF INSTITUTIONAL USE AND INCREASE THE NUMBER OF RESIDENTIAL CARE SUITES FROM 86 TO 109.

PREAMBLE

On April 17, 2025, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting regarding the final Environmental Impact Report ("EIR") in compliance with the California Environmental Quality Act for Record No. 2022-009819ENV.

The Project EIR files have been made available for review by the Commission and the public. The Commission Secretary is the Custodian of Records; the file for Record No. 2022-009819ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California. The project EIR has also been made available for public review online at <https://sfplanning.org/environmental-review-documents>.

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 CERTIFIES the Final Environmental Impact Report identified as Case No. 2022-009819ENV, for the expansion of the residential care facility at 3400 Laguna Street (hereinafter "Project"), based on the following findings:

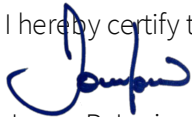
1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. 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.
 - B. 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.
 - C. Electronic copies of the notice of availability of the DEIR and the DEIR were posted to the Planning Department's environmental review documents web page and were made available for download on August 28, 2024. The notice of availability of the DEIR was also posted on the website of the San Francisco County Clerk's Office on the same date.
 - D. The notice of availability of the DEIR and of the date and time of the public hearing at the Planning Commission were posted at and near the project site on August 28 through October 15, 2024.
 - E. On August 28, 2024, the DEIR was emailed or otherwise delivered to government agencies and was submitted to the State Clearinghouse electronically for delivery to responsible or trustee state agencies.

- F. A notice of completion of an EIR was filed with the State Secretary of Resources via the State Clearinghouse on August 28, 2024.
 - G. The Commission held a duly advertised public hearing on said DEIR on September 26, 2024, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on October 15, 2024.
 - H. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public comment 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 comment period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on April 3, 2025, posted to the Planning Department's environmental review documents web page, distributed to the Commission, other decisionmakers, and all parties who commented on the DEIR, and made available to others upon request at the Department.
 - I. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
- 2. The Planning Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2022-009819ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.
 - 3. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
 - 4. The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the FEIR, and the FEIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.
 - 5. 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.
 - 6. The Commission hereby does find that the FEIR concerning File No. 2022-009819ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does

CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

7. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR would *not* have *any* significant project-specific or cumulative impacts on the environment that cannot be reduced to less than significant with implementation of mitigation measures identified in the FEIR.
8. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

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



Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore
NAYS:	None
ABSENT:	So
ADOPTED:	April 17, 2025