

STATEMENT OF APPEAL – Supplemental Letter

Re: Conditional Use Authorization (Record No. 2022-009819CUA) & Final Environmental Impact Report and Adoption of Findings under CEQA (Record No. 2022-009819ENV)

Property: 3400 Laguna Street (APN 0471-003)

Planning Commission Decision Date: April 17, 2025

Date of Submission: May 19, 2025

San Francisco Board of Supervisors
c/o Clerk of the Board
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear President and Members of the San Francisco Board of Supervisors,

Our neighborhood organization, Save the Marina’s Heritage, is appealing the approvals by the San Francisco Planning Commission (**Commission**) on April 17, 2025, of the Conditional Use Authorization (**CUA**) (Record No. 2022-009819CUA) and the certification of the Final Environmental Impact Report (**FEIR**) under the California Environmental Quality Act (**CEQA**) and the adoption of CEQA Findings and Mitigation Monitoring and Reporting Program (the **CEQA Findings**) (Record No. 2022-009819ENV) for a proposed demolition and new construction project (the **Project**) (see “Background” herein for details) at 3400 Laguna Street (the **Property**), owned by the San Francisco Ladies Protection & Relief Society (the **Owner**) and commonly known as the Heritage on the Marina (the **Heritage**). The Commission voted to approve the CUA, certify the FEIR for the Project and adopt CEQA Findings, despite the substantial neighborhood opposition at that hearing and in letters submitted prior to the hearing.

These approvals are set forth in the Commission’s (i) Motion No. 21727 (**Exhibit A**) approving the CUA, (ii) Motion No. 21726 (**Exhibit B**) and Motion No. 21725 (**Exhibit C**), respectively, adopting the CEQA Findings and certifying the FEIR. These approvals are collectively referred to herein as the “**Motions**.” This appeal to the Board of Supervisors (the **Board**) is being submitted within the required 30-day period following the Commission’s Motions (i.e. by 5 pm on May 19, 2025, a deadline confirmed by the Board’s legislative staff), and meets all other filing requirements for appeal. With respect to the appeal of the CUA, the requirement of Section 308.1 of the Planning Code that the notice of appeal be subscribed by the owners or verified tenants of at least 20% of the land area within 300 feet of the Property boundaries (excluding the Property itself and its owner/residents) has been met. With respect to the appeal of the FEIR and the CEQA Findings, the requirement of Section 31.16 of the Administrative Code has been met because our organization, Save the Marina’s Heritage, and its members submitted comments to the Commission and the Environmental Review Officer on the draft EIR and the Initial Study in writing during the public review period and orally and in writing at the Commission’s public hearing.

As deeply concerned Marina residents, we believe the Commission’s decisions were gravely misguided and improper. The approved plans violate several provisions of the Planning Code,

General Plan and CEQA, and fail to meet the necessary findings for a CUA or a FEIR. If allowed to stand, this approval would not only harm the character of our neighborhood but also undermine the Board's own efforts to establish fair, protective zoning and planning rules. We respectfully urge the Board to grant this appeal and overturn the Planning Commission's decisions in the Motions.

We are submitting this joint Statement of Appeal – Supplemental Letter (**Supplemental Letter**) to support the appeals of the approvals related to both the CUA and FEIR/CEQA Findings because they involve the same Property, were decided at the same hearing, and involve common and overlapping issues on appeal. We respectfully request that the Board accept this Statement to fulfill the requirements, with respect to the appeal of FEIR and the CEQA Findings under Administrative Code Section 31.16(b)(1), for a “letter of appeal stating the specific grounds for the appeal,” and evidencing sufficient grounds for an appeal pursuant to Section 31.16(c)(3), and with respect to the CUA, of the filing requirements for appeal under Planning Code Section 308.1.

Background: The Heritage occupies a 1.6-acre parcel of land at 3400 Laguna Street built around a century-old Julia Morgan designed mansion with a grand front entrance and manicured front lawn on Laguna Street. It is nestled in a residential Marina neighborhood with beautiful, primarily 2-family homes on its south side (Francisco Street), small residential buildings on its east side (Octavia Street), Moscone Field on its west side (Laguna Street) and Fort Mason to its north (Bay Street).

Pursuant to a conditional use authorization, required because the Property is zoned RM-1, which does not permit institutional uses, the Heritage operates a senior care living facility at the Property. The Property consists of just over 82,000 square feet of developed space in multiple buildings, a front lawn, central courtyard, rear courtyard and landscaping all around. The buildings are: 3-story Julia Morgan designed mansion (the **Morgan Mansion**), 4-story Perry Building (situated at the rear of the property about 75 feet behind the Morgan Mansion), 2-story Perry Building Connector (on Bay Street), 1-story Health Care Center (on Francisco Street) and 1-story Caretaker's Cottage (on Bay Street). In December 2024, the Property was designated a San Francisco Historic Landmark. In addition, the Heritage's operation includes three adjacent apartment buildings of 10 units and more than 11,000 square feet that it has omitted from its application and all filings for the Project.

The Heritage's proposed Project is unprecedented and completely inappropriate. It intends to tear down the Perry Building Connector and replace it with new construction, the so-called “**Bay Building**,” which will be a 4-story 31,300 square feet plus 3,549 square feet of rooftop open space, and to tear down the small Health Care Center and replace it with new construction, the so-called “**Francisco Building**,” which will be 4-stories and 47,100 square feet. Underneath the Bay and Francisco Buildings, a large underground parking garage requiring significant excavation is planned. The Project will nearly double the Property's existing square footage to 142,000 square feet from about 83,000 square feet. At four stories each – a full story higher than the Morgan Mansion – they will loom over and block the landmark Morgan Mansion. The Bay Building will be connected to the Morgan Mansion and the Francisco Building will be only feet away. The entire parcel was designed by Julia Morgan to showcase the Morgan Mansion, but it will be both literally and figuratively overshadowed by these new buildings.

The images below show the current view of the Morgan Mansion from Francisco Street compared to the Heritage’s proposal for the new Francisco Building:



Francisco Street – **Current** View



Francisco Street – **Proposed** Project
(Prepared by the Heritage)

The visual impact will be a fortress of 40-foot-high modern buildings on three sides of the Morgan Mansion (to the south, east and north). These new buildings will overwhelm and detract from the Morgan Mansion. Heights in some areas will be even higher with rooftop appurtenances rising up to an additional 16 feet. The Morgan Mansion will become merely a small, subordinate-seeming building. The new buildings will be much taller and larger than the Morgan Mansion, will physically shadow it and will obscure nearly all of the Morgan Mansion from public view (except from Laguna Street). The flat roofs will look odd and angular next to the sloped gables of the Morgan Mansion. The Morgan Mansion and its surrounding landscape are important cultural resources, and the proposed project will overpower them and negatively impact their aesthetic. The proposal will cause a substantial adverse change in the significance of a historical landmark.

If allowed to proceed, this will be the biggest construction project in the Marina in decades, and at 142,000 square feet, the Heritage will be larger in square footage than the Palace of Fine Arts.¹ It will be the largest private property in the Marina and the second largest property of any kind in the neighborhood; only Marina Middle School is larger. Another way to measure its out of scale size is that this Project is equivalent to squishing the square footage of all ten buildings on the south side of Francisco Street combined onto the Heritage’s single lot. It will overwhelm the neighborhood, create a wall of physical barriers nearly encasing and looming over the Morgan Mansion, a protected landmark, impose many years of construction noise, traffic and air pollution on its neighbors, and permanently remove at least 9 much needed on-street parking spots.

It should matter that no one wants this project except the Heritage. Public sentiment is united. The petition to appeal the CUA was **signed by 197 Marina residents**. For the joint hearing of the HPC and the Commission, at least **123 letters/emails in opposition** to this Project were submitted. Over the period since this Project was first announced, at least **179 letters/emails in opposition**² to this Project have been sent to the HPC, the Commission or the SF Planning Department. Close to two

¹ <https://palaceoffinearts.com/info/>. States that the Palace of Fine Arts is 140,000 square feet (interior space).

² Including letters related specifically to the Joint Hearing held on April 17, 2025, but excluding signatures on the Appeal Petition.

dozen people have given testimony about this project at the hearings by the HPC and/or the Commission expressing serious concern about this Project and the need to protect the historic landmarks at the Property.

The Project requires multiple discretionary exceptions to the usual rules. According to the City's Notices of Public Hearing, the Heritage sought a Conditional Use Authorization pursuant to SF Planning Code Sections 209.2, 303 and 304 to amend a Planned Unit Development (**PUD**), an exception to the rear yard setback requirement through the PUD process under SF Planning Code Sections 134 and 304, a Certificate of Appropriateness to allow demolition, new construction and site alterations at a San Francisco Historic Landmark, and the adoption of CEQA Findings and the certification of the FEIR. In short, the proposal could not be built without significant relief from San Francisco's zoning and planning standards. Nevertheless, on April 17, 2025, the Commission approved all these requests (Motion Nos. 21727, 21726 and 21725).³

Our appeal below outlines why these approvals are inconsistent with the law and the public interest. **Part A** sets forth grounds for appeal that are common to the appeal of the CUA and the FEIR/CEQA Findings. **Part B** sets forth grounds for appeal that are specific to the appeal for the CUA. **Part C** sets forth grounds for appeal that are specific to the appeal of the FEIR and CEQA Findings. However, if the Board feels that an issue raised herein with respect to either the CUA or the FEIR or CEQA Findings is relevant to the appeal of both or more rightly pertains to one or the other, we defer to the Board's judgment.

PART A – Grounds for Appeal Applicable to the CUA, FEIR and CEQA Findings

1. The Commission and SF Planning based its Approvals on Invalid Architectural Plans that the Architect Proclaims Are Not Suitable for Regulatory Approval.

The architectural plans prepared by the Heritage's architect, HKS, Inc., for the Project are incorporated into both the CUA Motion, the FEIR/CEQA Findings Motions and were relied upon by the Commission and SF Planning. Furthermore, the CUA Motion states in the Decision section that the Commission's approval is subject to "conformance with plans, dated March 19, 2025, and stamped 'Exhibit B' included in the docket for Record No. 2022-0009819CUA" (the "**Plans**") and incorporated into the FEIR and relied upon for the CEQA Findings. The Plans are attached hereto as part of **Exhibit A – Pages 25-55**. Here is the problem – HKS, Inc. has disavowed the Plans by explicitly stating in writing that they cannot be used for regulatory approval.

Every page of the Plans by HKS, Inc., relied on by SF Planning for its review and recommendation, and then approved by the Commission has this same disclaimer stamped on them:

³ To clarify, with respect to the Certificate of Appropriateness, this was approved by the Historic Preservation Commission (HPC), pursuant to its Motion No. 494 with the significant condition that the Project be modified as directed by the HPC's Architectural Review Committee.

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect: XXXX XXXX

Arch. Reg. No.: XXXX

Date: XX/XX/XX

This was neither a mistake by HKS, Inc. nor a common or standard disclaimer. The Plans consist of sheets prepared and stamped separately by the architect, HKS, Inc., and by the civil engineer, Kimley Horn. The sheets prepared by Kimley Horn do not contain this disclaimer (see pages 25-34 of the Plans in Exhibit A). Yet, every page by HKS, Inc., which include all the building plans and elevations, do have it (see pages 35-49 of the Plans in Exhibit A).⁴ Furthermore, we have consulted with San Francisco architectural firms and none have used – or would use – this disclaimer.

No regulatory approval should have been made based on these invalid Plans. The architect who prepared the Plans won't stand behind them. The architect states explicitly that the Plans are “incomplete,” “for interim review only” and “not intended for regulatory approval.” And, yet, they were explicitly used precisely to provide regulatory approval for this Project. If the Board ratifies the Commission issuing approvals of plans with this disclaimer, it will lead to chaos. Every architect will start putting this stamp on their plans and then will have carte blanche to build whatever they want after the SF Planning and the Commission rubber stamp their plans.

2. The Notice of the April 17, 2025, Hearing was not provided to residents of all properties within 300 feet of the Project in violation of the requirements of SF Planning Code Section 306.3.

The Motions state the Commission “conducted a duly noticed public hearing” on April 17, 2025. The Planning Department staff prepared the list of addresses (owners/occupants) used for mailing written notices of the hearing (attached hereto as Exhibit D) (the **SF Planning Notice List**). The rules require that notice be mailed to owners and residents of addresses within 300 feet of the project as well as certain neighborhood organizations. However, the residents of at least 63 units

⁴ See Sheets A1.10 (site – existing), A1.12 (site – proposed), A1.13 (site – proposed landscape), A1.14 (site tree survey), A2.00 (Level B), A2.01 (Level 1), A2.02 (Level 2), A2.03 (Level 3), A2.04 (Level 4), A2.05 (Roof), A4.01 (Overall Elevations), A4.02 (Supplemental Information) and A4.03 (Supplemental Information).

at addresses within the required radius for notification were excluded the SF Planning Notice List. These addresses include (without limitation):

3360 Octavia Street Block/Lot (APN): 0472-029

- Property Details: 13 units and 5,000 parcel area
- Owner notified but not residents

3336 Laguna Street - Block/Lot (APN): 0482-021B

- Property details: 12 units and 4,164 parcel area
- Owner notified but not residents

3219-3221 Octavia Street - Block/Lot (APN): 0482-005

- Property details: 3 units and 2,748 parcel area
- Owner notified but not residents

1464 Francisco Street - Block/Lot (APN): 0472-018

- Description: 4 units and 3,436 parcel area
- Owner notified but not residents

3320 Octavia Street - Block/Lot (APN): 0472-022

- Description: 16 units and 5,000 parcel area
- Prior owner notified but not residents

1491-1493-1495-1497 Francisco Street – Block/Lot (APN): 0481-030

- Description: 4 units and 2,600 parcel area
- Owner notified by not residents

1644-1646-1648 Chestnut Street – Block/Lot (APN): 0482-013 (note: only a portion of building is within 300 feet radius)

- Description: 3 units and 3,440 parcel area
- Owner notified but not residents

1650 Chestnut Street – Block/Lot (APN): 0482-045/046/047 (formerly 0482-014) (note: only a portion of building is within 300 feet radius)

- Description: 2 units and 3,437 parcel area
- Owner notified but not residents

1670 Chestnut Street – Block/Lot (APN): 0482-018 (note: only a portion of building is within 300 feet radius)

- Description: 6 units and 3,436 parcel area
- Residents not notified; unclear if Owner notified

The map below indicates these properties in which residents were not notified with a slashed red line. It is possible that residents of additional properties that have not been identified at this time were also not notified of the hearing.



While difficult to ascertain how many San Francisco residents live at these 63 units, it is logical to assume that between 63 and 189 people did not receive the legal notice of the hearing to which they were entitled, and they lost the opportunity to timely make their opposition to the Project known to SF Planning and the Commission.

3. The CUA, the FEIR and the CEQA Findings Fail to Adequately Address the Detrimental Impact on Public Parking and the Dangerous Traffic Issues that this Project Will Create.

The CUA Findings with respect to parking and traffic state: “There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area” and specifically claims no detriment to “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.” This is not supported by the facts. Similarly, the FEIR’s Transportation Analysis fails to adequately address the Project’s cumulative impacts on the Marina neighborhood.

The Heritage wants to build a large, private underground parking garage with a 20-foot-wide driveway entrance on Bay Street as well as new loading areas for both pedestrians and deliveries. In the process, they will permanently remove nine on-street public parking spaces, which will impact public parking availability in a dense residential neighborhood. While this change was made following coordination with the SFMTA and Public Works, the loss of public parking is an adverse impact on neighborhood parking resources, and while Heritage residents and employees will enjoy having exclusive additional private on-site parking, the public will bear the burden of this lost parking. During the many years of construction, the situation will be even worse as the Heritage proposes to remove all parking from its frontage on Francisco Street as well as add construction parking spaces on Bay. Realistically, there will be loss of more than 20 parking spaces for the entire construction period.

The CUA's Driveway Loading and Operations Plan (DLOP) details are vague. The DLOP is referenced but not substantively included in the decision text. It's unclear how conflicts with through traffic and pedestrian safety—especially on Bay Street, where loading occurs—will be mitigated, except for the use of traffic coordinator during certain hours. There is no quantitative analysis or simulation of traffic flow, peak hour congestion, or loading zone utilization to support the effectiveness of the plan.

The FEIR concluded that traffic and transportation impacts were “less than significant”, but this overlooks cumulative impacts or localized traffic congestion. The methodology and scope of the traffic study is challengeable under CEQA because it failed to include specific conditions like peak loading times, emergency vehicle access, or spillover traffic patterns on narrow residential streets. The FEIR's traffic analysis focused almost exclusively on vehicle miles traveled but largely ignored CEQA's more current emphasis in its Guideline Section 15064.3 on safety and liability. Furthermore, the Rehabilitation Alternative in the FEIR would have maintained current traffic and parking conditions but was dismissed for not fully meeting project objectives. This is arguably a failure to adequately weigh a reduced-impact alternative that still meets some essential needs, particularly when significant parking and traffic concerns exist.

Neither the CUA nor the FEIR adequately describe or address the congestion and danger at the three-way intersection of Bay, Laguna and Marina Boulevard that the Project will inevitably worsen. The traffic route encompassing Marina Boulevard, Laguna Street (around the Marina Safeway), and the turn into Bay Street is a congested thoroughfare on weekdays for vehicles commuting to/from San Francisco and Marin, and a common detour used to avoid Lombard Street traffic. On weekends, it's a major route for tourists and visitors to Fort Mason and anyone traveling between the Golden Gate Bridge and the Bay Bridge. The lights at Bay and Laguna are timed to prioritize vehicles traveling south on Laguna to east on Bay Street (and vice versa). These vehicles often speed around this 90-degree semi-blind turn and may not have time to stop for cars, cyclists or pedestrians entering and exiting the proposed driveways on Bay Street.

As shown in Sfgov.org's interactive “Map of Traffic Crashes Resulting in Injuries,”⁵ the Bay Street block between Laguna and Octavia is already dangerous. In the last 10 years, there have been 12 injury accidents, including multiple cars, pedestrians, cyclists and one DUI injury. Nine of those

⁵ <https://data.sfgov.org/Public-Safety/Map-of-Traffic-Crashes-Resulting-in-Injuries/kn4t-hihx>

accidents occurred in the last 5 years. This is the block where the Project’s new driveway and all its loading is planned. One block away on Bay and Buchanan Streets, a drunk driver struck and seriously injured two 7th graders walking in a crosswalk across Bay Street early on a school day as they tried to reach Marina Middle School.⁶ Just two months ago, in March 2025, the City of San Francisco chose the block of Bay Street between Octavia and Gough (one block from the proposed driveway entrance) to install one of its 33 new speed cameras because data showed a “concentration of speed related injuries”. **This is the only location in the Marina chosen for a speed camera reflecting both the degree of danger and the intensity of use at this stretch of Bay Street.** The study found that over 1000 vehicles daily travel more than 10 mph over the speed limit at this location. The SFMTA specifically cited the concentration of schools, pedestrians and park access as well as the history of speed-related injuries as reasons for placing a camera in this location.⁷

The Board needs to reject the approvals of the CUA, the FEIR and CEQA Findings to protect the safety of San Francisco streets and to ensure that access to public parking for its residents is not given away to accommodate exclusive private parking garages for luxury properties.

4. The “Project Description” and “Present Use” in the Findings are Inaccurate and Fail to Include All the Owner’s Buildings.

The Owner purchased and operates as part of its senior living community three buildings adjacent to the Property that it has failed to include in any of its submissions for the Project. Furthermore, the Commission’s Motions do not include these buildings in the “Project Description” or “Present Use” in its Findings. This is a material omission. These buildings are located at:

1536-1538 Francisco Street (Block/Lot: 0471/002E),
1530 Francisco Street (Block/Lot: 0471/002D), and,
3325-3327 Octavia Street (Block/Lot: 0471/002G)

These buildings are referred to by the Heritage as its “**Francisco Street and Octavia Street Apartments.**” They consist of a total of 10 units and approximately 12,000 square feet. These properties are advertised brazenly and openly on Heritage’s website (see Exhibit E), which states:

*“Francisco Street and Octavia Street Apartments
Heritage on the Marina has three additional properties for active adults 65+ on Francisco Street and Octavia Street. These apartments offer the same great full-service amenities, 1- or 2-bedroom apartments, with full kitchens, washers and dryers, flexible security and 30 meals a month.”*

The Heritage should have included the Francisco Street and Octavia Street Apartments in all filings and requests for this Project, and their exclusion invalidates the actions taken by the Commission.

⁶ <https://www.sfgate.com/bayarea/article/Two-10-year-old-boys-struck-by-car-in-SF-s-6610464.php>

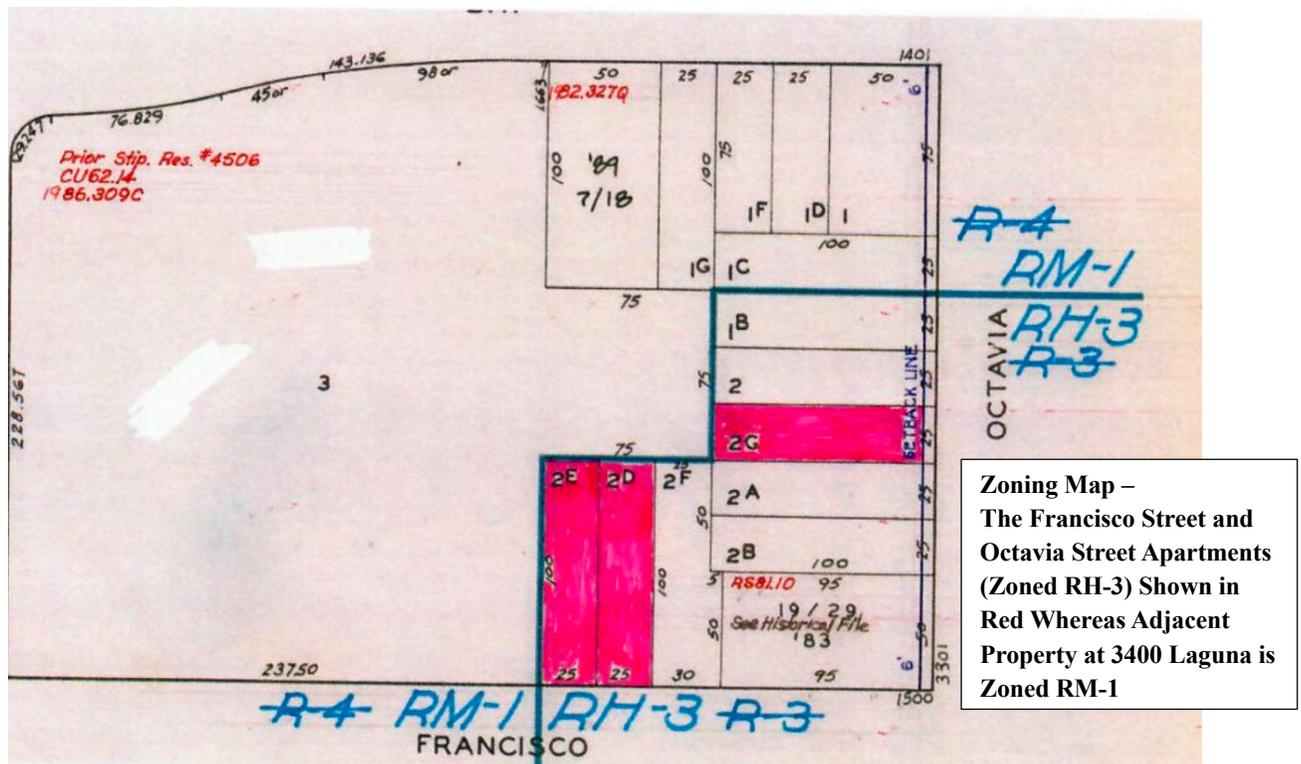
⁷ SFMTA Surveillance Report, <https://www.sfmta.com/media/38838/download>.

Part B – Grounds for Appeal Applicable to the CUA

1. The Heritage is in Stark Violation of its Conditional Use Status, the Planning Code and the General Code, and No New Project and Expansion May be Considered or Approved Until the Violations are Resolved.

In a manner strikingly similar to that employed illegally and improperly by the infamous Academy of Art University, the Heritage has acquired buildings that are zoned and permitted for residential use as apartments and other residential purposes, only to cavalierly convert those buildings unlawfully into part of its senior care facility. These unlawful actions by the Heritage have deprived the City and the community of critical housing stock, especially affordable rent-controlled housing. Heritage has overtaken at least three buildings adjacent to its property – the Francisco Street and Octavia Street Apartments. They have owned and operated these buildings for many years without seeking or receiving the required Planning Code authorization for changes to its conditional use authorization or operating permits from the Planning Department. The illegal conversion of the Francisco Street and Octavia Street Apartments into the Heritage’s senior care facility removed naturally affordable housing from the neighborhood. This violates the City’s Administrative Code, Planning Code and Building Code as well as in violation of its existing conditional use authorization.

The zoning for the Property is not the same as the zoning for the Francisco Street and Octavia Street Apartments. As shown in the Block Map below, the three buildings illegally taken over and folded into the senior care facility, although adjacent to the Property, are zoned differently (shown in red). This is “institutional creep” at its worst.



Because each of the above properties is being used in violation of the Planning Code, each is therefore unlawful and a public nuisance pursuant to SF Planning Code Section 176(a). Each of these properties is in a RH-3 (Residential, House Three-Family) Zoning District, which differs from the Zoning District for the Heritage, which is RM-1 (Residential-Mixed, Low Density). The RH-3 Zoning District allows some group housing and residential care facilities. However, the conversion and loss of housing units to an institutional use requires a building permit and a conditional use authorization under Planning Code Sections 171, 209.1, 303 and 317.

The ten units in the Francisco Street and Octavia Street Apartments taken over by the Heritage are considered “naturally affordable” as described in Policy 3.4 of the General Plan’s Housing Element since they were smaller, rent-controlled dwelling units, subject to the Rent Stabilization and Arbitration Ordinance, as the buildings were all constructed prior to 1979. The Board must overturn the CUA on this basis alone. Otherwise, it is an endorsement of the Heritage’s conversion of these units for its institutional use and thereby condones eliminating naturally affordable homes and replacing them with luxury retirement market rate units, which is contrary to the policies and directive of the Mayor’s Office, inconsistent with the General Plan as well as the Department of Planning’s and the City’s priority to preserve existing sound housing and to protect naturally affordable dwelling units.

2. The Commission’s Attempt to Restrict and Control the Historic Preservation Commission’s Architectural Review Committee is Invalid. Further, Finding (L) in the CUA Motion related to the Commission’s action is inaccurate as it is broader than and does not reflect the precise language of the Motion as voted upon.

The April 17, 2025, hearing was held jointly by the Commission and the Historic Preservation Commission (HPC). Prior to the consideration of the CUA by the Commission, the HPC conducted its hearing on whether to approve a Certificate of Appropriateness (COA) for the Project. The HPC’s discussion was intense, detailed and evidenced very serious concerns regarding the negative impact that the Project would have on the landmarked structures and setting at the Property. Ultimately, the HPC conditionally approved the COA by requiring that the Heritage work with the HPC’s Architectural Review Committee (ARC) to modify its design and potentially reduce significantly its size, scope, massing and any other issues that the ARC directed it to address.

Subsequently, in its motion approving the CUA, the Commission explicitly included a “Finding” recognizing the review by the ARC and mandating that the ARC “retains programmatic viability and unit size and number with the revised plan to be shared with the Planning Commission.”⁸ The Commission’s stated goal was to ensure that the ARC didn’t do anything to reduce the size of the project, as measured by number of units or square footage of units. This “Finding” is invalid because it asserts authority over the work of the ARC. The HPC and the Commission are co-equals within the structure of San Francisco City and County government, and the Commission can’t control the work of the ARC. Furthermore, the Commission’s “Finding” that the proposed “unit sizes” be maintained is non-sensical because the Plans (even if they weren’t invalid as discussed

⁸ See video recording of the Joint Hearing, [sanfrancisco_7e716e96-03c3-4801-854e-22eacf4309dc.mp4](#) at time stamp 3:20:08 to 3:20:40, finalizing language for the Finding and voting on the CUA Motion.

in **Part. A.1**) don't include any dimensions for the units. Lastly, even if the "Finding" was not invalid and nonsensical, there is a real possibility that the positions of the ARC and the Commission are irreconcilable, and the Planning Department staff do not have the authority to resolve this conflict. The Planning Department staff are taking the position that the ARC may only approve modifications that are "consistent with the approvals of the HPC and PC at the April 17, 2025, hearing." (Exhibit F) But, there is a real possibility that the ARC will require modifications that do reduce the unit sizes or number of units, and, in this situation, the SF Planning staff position is unworkable.

Furthermore, the Planning Code Compliance 6(L) Finding in Motion No. 21727 is inaccurate and broader than the Motion approved at the hearing. It states: "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." As noted above, the actual language approved by the Commission was much narrower and more specific – although still illegitimate as discussed above. Nonetheless, it is incumbent upon the City to reflect in the Motion the precise language voted upon and approved by the Commission. The reliability of public records depends on this standard.

3. The Commission's Approval was Motivated by Satisfying the Heritage's Asserted Economic Goals/Needs for the Project Which Is Not a Legitimate Reason to Issue a CUA.

The Commission's entire discussion at the CUA hearing was about ensuring that the Heritage gain the economic benefits that it is seeking. The Commission didn't question any assertions by the Heritage about its finances, even though Save the Marina's Heritage and other concerned citizens submitted written and oral testimony, contesting their claims. As their public tax filings reflect, the Heritage is extremely wealthy. As of the end of 2023, it had \$121 million of fair market assets, mostly in liquid securities (which have likely increased significantly in the last 18 months) versus only \$10 million of liabilities (**Exhibit G**). Further, the Heritage complained that they have operational losses each year but they do not mention that (i) the value of their securities have increased at a far greater rate than their losses in most years, (ii) the losses are self-inflicted as they removed 16 units (through merger of units) over the last several years, and (iii) they decommissioned their skilled nursing facility and it remains vacant when it could easily accommodate 8 one-bedroom units of at least 700 sf while leaving plenty of common space. If the Heritage had kept the 16 units that it removed by merging smaller units into larger, more luxurious ones, and converted their former Health Care Center into residential units, there would be no need for this Project as these actions would have given them the total number of units that they are now seeking.

The economics of a project sponsor are not legally relevant to the issuance of Conditional Use Authorization (or a Certificate of Appropriateness), but if they were, the Heritage should be required to prove their need, because based on what is publicly available, they have no argument.

More importantly, it not a valid criterion for a CUA that a project sponsor wants to make more money – or even that its finances aren't sustainable without a proposed project. The Commission's misguided deliberations are yet another reason to overturn the approval of the CUA.

Part C – Grounds for Appeal Applicable to the FEIR and CEQA Findings

1. The Commission's reliance on an exemption to exclude aesthetic impacts from environmental review under the California Environmental Quality Act (CEQA) was improper and constitutes a substantial flaw in the environmental analysis.

The FEIR and Initial Study explicitly exclude aesthetics from full environmental analysis based on an asserted exemption under Public Resources Code §21099(d) and CEQA Guidelines §15064.7, which permit the omission of aesthetic impacts for certain qualified infill projects. However, this exemption applies only if the project is “residential, mixed-used residential or employment center,” and this Project does not qualify.

The Project is not purely residential or mixed-use. It involves the expansion of a residential care institutional facility, which does not fall clearly under “residential” as intended in the CEQA exemption. While living units are involved, the facility functions as an institutional use under San Francisco Planning Code classifications. Residential care facilities are materially distinct from typical residential projects due to their commercial and service-oriented operational model. Courts have scrutinized such categorical uses strictly. CEQA requires affirmative factual support in the administrative record for use of categorical exemptions. The application of §21099(d) to such an institutional use lacks legal support and overextends the legislative intent of the exemption.

In addition, in all other filings related to this Project and prior construction at the Property, the Heritage routinely rejected the label “residential” or “mixed-residential.” Its filing with SF Planning always includes a disclaimer that: Property is not subject to Section 317 of the Planning Code because it is “institutional.” They use this designation to avoid being subject to the City's restrictions on removing housing and requirements to provide affordable housing. It is unfair and wrong to let the Heritage have it both ways by treating it as “residential” to use the CEQA exemption to an analysis of the aesthetic impacts of its Project and at the same time treating it as “institutional” to avoid any obligation to provide affordable housing and to not reduce housing.

Furthermore, the Property is a designated as San Francisco Landmark No. 320 and includes structures of historic and architectural significance designed by Julia Morgan. CEQA expressly requires that projects involving historical resources evaluate aesthetic and visual impacts where those impacts may affect the integrity or setting of the resource (CEQA Guidelines §15064.5(b)). The assertion of the aesthetic exemption undermines the Secretary of the Interior's Standards for Rehabilitation and ignores case law requiring thorough environmental review where public resources (such as historic landmarks) are affected (*Preservation Action Council v. City of San Jose* (2006) (overturning EIR certification where a project compromised setting, massing and feeling of a historic property and emphasizing that such setting alterations cannot be easily mitigated) and *League for Protection of Oakland's Architectural & Historic Resources v. City of Oakland* (1997) (rejecting proposed mitigation measures as inadequate to protect a historic resource)).

When substantial evidence exists that a project may have a significant visual or aesthetic impact—and public controversy highlights credible concerns—an agency cannot summarily dismiss those concerns without risking CEQA noncompliance. Courts have struck down actions under CEQA where agencies failed to take aesthetic impacts seriously considering public input, especially where the setting is historic or scenic.⁹ Prior to the hearing, the Planning Department received over 123 letters from residents and historic preservation groups raising concerns about the project’s scale and its impact on landmarked areas of the Property as well as on neighborhood character. Separately, the FEIR does include responses to the smaller set of written comments sent to SF Planning in direct response to the notice of preparation of the EIR, but this ignores the much larger pouring of public sentiment against the Project. The failure to consider all public input in the FEIR violates both the spirit and procedural requirements of CEQA.

Because the aesthetic exemption was inappropriately applied and the Property’s historic landmark status requires robust visual and contextual analysis, the exclusion of aesthetics from the FEIR is both procedurally and substantively flawed.

2. The FEIR Is Legally Deficient Because It Failed to Properly Evaluate Reasonable Project Alternatives.

The FEIR is legally deficient under CEQA because it fails to adequately evaluate a reasonable range of project alternatives, in violation of CEQA Guidelines §15126.6. The FEIR appears to minimize the alternatives discussion on the grounds that all identified significant impacts of the project can be mitigated to less-than-significant levels. However, CEQA mandates that a lead agency must analyze alternatives in every EIR, regardless of whether full mitigation is feasible. As held in *California Native Plant Society v. City of Santa Cruz* (2009), relying on the holding in *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988), the purpose of alternatives analysis is to inform decisionmakers and the public of environmentally superior ways to achieve project objectives—not merely to mitigate harm after the fact.

The FEIR’s cursory dismissal of the Reduced Project Alternative, Rehabilitation Alternative and No Project Alternative fails to demonstrate that the proposed project is the environmentally superior or least-impactful feasible option. Notably, the Rehabilitation Alternative would avoid the adverse effects of excavation and underground parking entirely, and would maintain existing parking conditions, thereby reducing traffic and environmental disruption in a sensitive historic neighborhood. None of the alternatives seriously considers adaptive reuse or minimal intervention, which could better preserve this historic site. Moreover, feasible alternatives – such as small-scale expansion or site reconfiguration to protect the Morgan Mansion and its setting – were dismissed without meaningful evidentiary support. The summary rejection of all alternatives, solely for failing to fully achieve the Heritage’s economic objectives, violates CEQA’s requirement that alternatives be evaluated based on their ability to substantially attain project goals, not perfectly replicate them.

⁹ *Pocket Protectors v. City of Sacramento* (2004) (Held that public concern combined with expert or factual support can establish a fair argument that a significant impact may occur); *Ocean View Estates Homeowners Assn., Inc. v. Montecito Water Dist.* (2004) (Public concerns over visual blight of new structures merited CEQA discussion when supported by substantial evidence)

Therefore, even assuming all environmental impacts are adequately mitigated, the FEIR's failure to fully and impartially consider reasonable alternatives constitutes a prejudicial abuse of discretion. For this reason, the certification of the FEIR should be set aside.

For all the reasons set forth herein, we respectfully request that the Board of Supervisors grant the appeals requested and overturn the actions of the Planning Commission in its approval of the CUA, adoption of the CEQA Findings and, and certification of the FEIR.

Respectfully submitted,

Save the Marina's Heritage

Tania Albuquerk

EXHIBITS

Exhibit A: Commission Motion No. 21727

Exhibit B: Commission Motion No. 21726

Exhibit C: Commission Motion No. 21725

Exhibit D: The City's Notice Mailing Spreadsheet for Joint Hearing of Planning Commission and Historic Preservation Commission on April 17, 2025

Exhibit E: Screenshot from the Heritage's Website: Francisco Street and Octavia Street Apartments

Exhibit F: Email from Charles Enchill, SF Planning Department

Exhibit G: Form 990 for 2023 for The San Francisco Ladies Protection and Relief Society

Exhibit A

**Planning Commission's Motion
No. 21727**



PLANNING COMMISSION MOTION NO. 21727

HEARING DATE: APRIL 17, 2025

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 ADA-accessible 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;
 - 3) 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 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 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.

Rear Yard: 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 is 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:

- 1) 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 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.

- 3) 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.

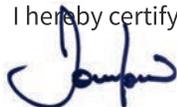
The Planning Commission has reviewed and considered the FEIR and the record as a whole and incorporates by reference herein the CEQA Findings contained in Motion No. 21726 and MMRP, included as “EXHIBIT C”. All required mitigation and improvement measures identified in “EXHIBIT C” of Motion No. 21727 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 hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 17, 2025.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

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

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

5. **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.sfpbpublicworks.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.sfpublishworks.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

#	Sheet	Sheet Name	#	Sheet	Sheet Name
0		COVER	16	A2.02	LEVEL 2
1	C1.0	EXISTING CONDITIONS PLAN	17	A2.03	LEVEL 3
2	C1.1	EXISTING CONDITIONS PLAN	18	A2.04	LEVEL 4
3	C1.2	EXISTING CONDITIONS PLAN	19	A2.05	ROOF
4	C2.0	CONCEPTUAL SITE PLAN	20	A4.01	OVERALL ELEVATIONS
5	C3.0	CONCEPTUAL GRADING PLAN	21		ENLARGED ELEVATIONS
6	C4.0	CONCEPTUAL UTILITY PLAN	22		HYPHEN DETAIL
7	C5.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN	23	A4.02	SUPPLEMENTAL INFORMATION
8	C6.0	CONCEPTUAL SECTIONS	24	A4.03	SUPPLEMENTAL INFORMATION
9	C7.0	CONCEPTUAL TRAFFIC CONTROL PLAN	25		COMPOSITE VISUALATION - VIEW A
10	A1.10	SITE - EXISTING	26		COMPOSITE VISUALATION - VIEW B
11	A1.12	SITE - PROPOSED	27		COMPOSITE VISUALATION - VIEW C
12	A1.13	SITE - PROPOSED LANDSCAPE	28		COMPOSITE VISUALATION - VIEW F
13	A1.14	SITE - TREE SURVEY	29		COMPOSITE VISUALATION - VIEW J
14	A2.00	LEVEL B1	30		COMPOSITE VISUALATION - VIEW K
15	A2.01	LEVEL 1			

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

OWNER INFORMATION

Property Owner: San Francisco Ladies Protection and Relief Society

Project Component	Existing	Proposed	Net Change
Number of Building(s)		5	5
Maximum Building Stories		4	4
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	0
On-Street Passenger Loading Spaces	3	2	-1
Bicycle Parking Spaces Exterior	4	3	-1
Bicycle Parking Spaces Interior (basement)	0	18	18



Primary (west) facade.

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 site.

K:\MARKETING\2024\20240319\20240319_03192025_CAD\EXISTING CONDITIONS PLAN.dwg
 The information contained on this drawing was prepared by Kimley-Horn and Associates, Inc. and its related entities in accordance with the contract documents for the project. It is not intended to be used for any other purpose.

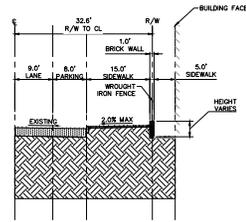


03.19.2025

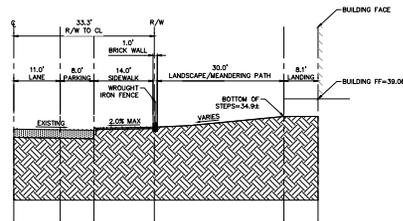
Page 3

HERITAGE ON THE MARINA PREPARED FOR SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY SAN FRANCISCO, CALIFORNIA	EXISTING CONDITIONS PLAN	SHEET NUMBER C.1.2	DATE 03.19.2025	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 4800 MARKET STREET, SUITE 200, SAN FRANCISCO, CA 94114 WWW.KIMLEY-HORN.COM												
PROJECT NO. _____ SHEET NO. _____ OF _____ DATE OF ISSUE _____		DRAWN BY _____ CHECKED BY _____ IN CHARGE BY _____		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE														

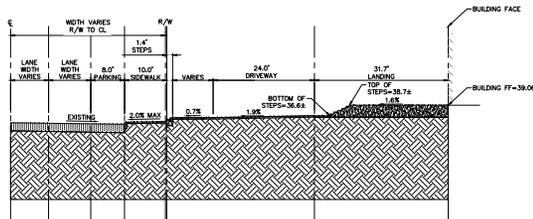
SAN FRANCISCO PUBLIC UTILITIES COMMISSION - HERITAGE ON THE MARINA - MAP 03, C100, HERITAGE ON THE MARINA CONCEPTUAL SECTION C6.0
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. IT IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.



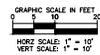
FRANCISCO STREET SECTION
 AS NOTED



LAGUNA STREET SECTION
 AS NOTED



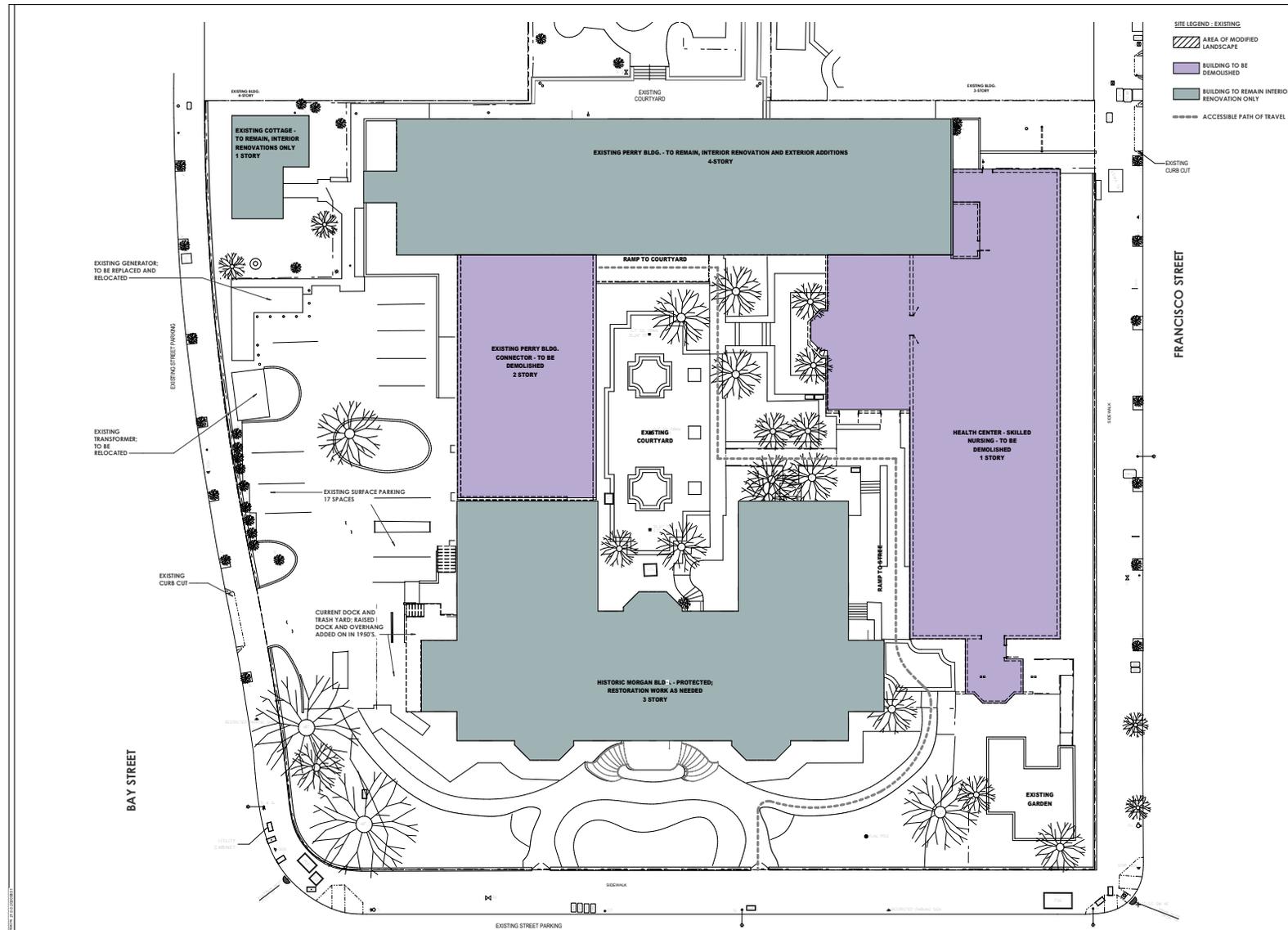
BAY STREET SECTION
 AS NOTED



03.19.2025

Page 8

		CONCEPTUAL SECTIONS	
HERITAGE ON THE MARINA PREPARED FOR SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY SAN FRANCISCO, CALIFORNIA		SHEET NUMBER C6.0	
DATE: 03/19/2025 SCALE: AS SHOWN DRAWN BY: [redacted] CHECKED BY: [redacted]	NO. 1 NO. 2 NO. 3 NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10 NO. 11 NO. 12 NO. 13 NO. 14 NO. 15 NO. 16 NO. 17 NO. 18 NO. 19 NO. 20 NO. 21 NO. 22 NO. 23 NO. 24 NO. 25 NO. 26 NO. 27 NO. 28 NO. 29 NO. 30 NO. 31 NO. 32 NO. 33 NO. 34 NO. 35 NO. 36 NO. 37 NO. 38 NO. 39 NO. 40 NO. 41 NO. 42 NO. 43 NO. 44 NO. 45 NO. 46 NO. 47 NO. 48 NO. 49 NO. 50 NO. 51 NO. 52 NO. 53 NO. 54 NO. 55 NO. 56 NO. 57 NO. 58 NO. 59 NO. 60 NO. 61 NO. 62 NO. 63 NO. 64 NO. 65 NO. 66 NO. 67 NO. 68 NO. 69 NO. 70 NO. 71 NO. 72 NO. 73 NO. 74 NO. 75 NO. 76 NO. 77 NO. 78 NO. 79 NO. 80 NO. 81 NO. 82 NO. 83 NO. 84 NO. 85 NO. 86 NO. 87 NO. 88 NO. 89 NO. 90 NO. 91 NO. 92 NO. 93 NO. 94 NO. 95 NO. 96 NO. 97 NO. 98 NO. 99 NO. 100	REVISIONS	DATE BY



- SITE LEGEND - EXISTING**
- AREA OF MODIFIED LANDSCAPE
 - BUILDING TO BE DEMOLISHED
 - BUILDING TO REMAIN INTERIOR RENOVATION ONLY
 - ACCESSIBLE PATH OF TRAVEL

HKS
 ARCHITECT
 1001 BAY STREET, SUITE 100
 OAKLAND, CA 94612

HERITAGE ON THE MARINA

OWNER
 HISTORIC PRESERVATION AND
 REDEVELOPMENT SOCIETY
 200 MORGAN STREET
 SAN FRANCISCO, CA 94103-2071

OWNER'S CIVIL ENGINEER
 CIVIL ENGINEER
 2121 S. GARDEN STREET
 SAN ANTONIO, TX 78228

INTERIM REVIEW ONLY
 These documents are for informational purposes only and are not intended for regulatory approval. Approval is not intended for regulatory approval.
 Author: J. [Name]
 Date: 05/15/2023

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
24940.000

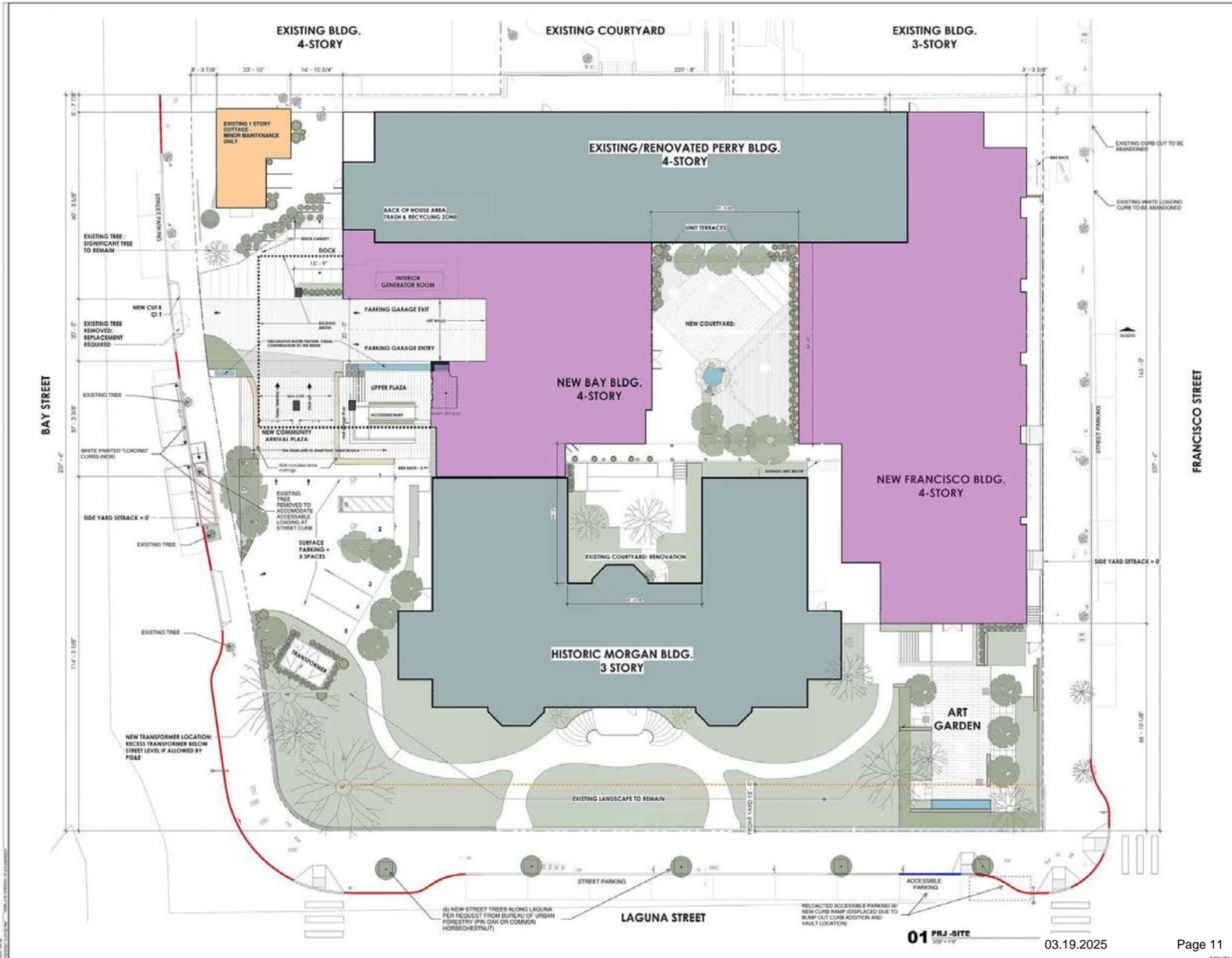
DATE
05.15.2023

ISSUE
PROJECT STATUS

SHEET TITLE
SITE - EXISTING

SHEET NO.
A1.10

01 SITE PLAN - EXISTING
 3/22" = 1' 0"



HKS

ARCHITECT
 1601 W. WASHINGTON AVENUE, SUITE 100
 DALLAS, TEXAS 75201

HERITAGE ON THE MARINA



OWNER
 THE HERITAGE TRUST PROPERTIES INC.
 1001 W. WASHINGTON STREET
 SUITE 1000 DALLAS TX 75201

OWNER'S CIVIL ENGINEER
 CIVIL ENGINEER
 1001 W. WASHINGTON STREET
 SUITE 1000 DALLAS TX 75201

INTERIM REVIEW ONLY
 THESE DRAWINGS AND DOCUMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE INDICATED BY REVISIONS AND/OR COMMENTS. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS AND/OR COMMENTS.

DATE: 03.19.2025
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03.19.2025

PROJECT NUMBER
24940.000

DATE
01.20.2025

PROJECT STATUS
SITE - PROPOSED

SHEET NO.
A1.12

03.19.2025

Page 11

01 PRJ - SITE

03/19/2025 10:00 AM - 10:00 AM - 10:00 AM

TREES



Acer x freemanii 'Autumn Blaze'



Platanus 'Exclamation'



Diets bicolor moraea



Lomandra 'Platinum Beauty'



Salvia microphylla 'Hot Lips'



Teucrium fruticosum 'Aureum'



Tubbaghia violacea

SHRUBS & GRASSES

LANDSCAPE LEGEND

- EXISTING TREE - REMOVE
- EXISTING TREE - TO REMAIN
- NEW TREE/PLANTING

As shown on plans:
Onsite 26 existing trees to be demolished
and 34 new trees planted
(24" box minimum)

HKS

ARCHITECT
400 W. 10TH ST.
SAN FRANCISCO, CA 94103

HERITAGE ON THE MARINA

HB

OWNER
SANTA MONICA BASE PROTECTION AND
RELIEF SOCIETY
2400 CALIFORNIA STREET
SAN FRANCISCO CA 94133-2271

OWNER'S CIVIL ENGINEER
2115 S. GARDNER AVE.
SAN MARINO, CA 91766

INTERIM REVIEW ONLY
These documents are for review only and are not intended for regulatory approval, permit or construction purposes.
Author: E330 E330
App. Proj. No.: 2002
Date: 03/19/2025

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
24940.000

DATE:
01.20.2025

ISSUE
PROJECT STATUS

SHEET TITLE
SITE - PROPOSED LANDSCAPE

SHEET NO.
A1.13

+ MIXED CITRUS TREES AND DWARF TREES - DESIGN IN DEVELOPMENT



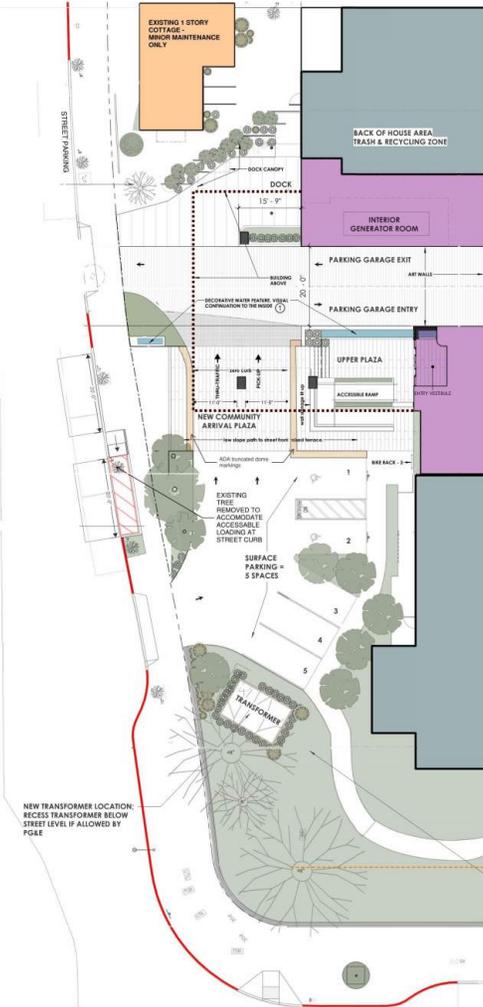
① WATER FEATURES ② SITE LIGHTING AND BOLLARDS



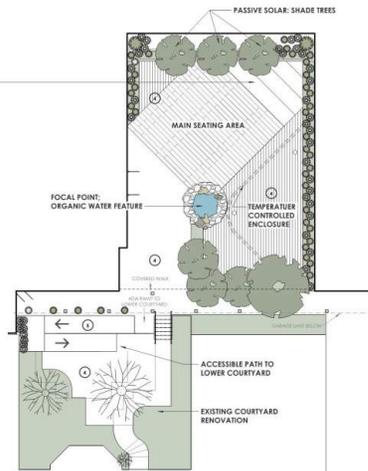
③ PERVIOUS PAVING ④ INTERGRATE BIODIVERSITY INTO THE SITE FURNITURE AND ADA RAMPS



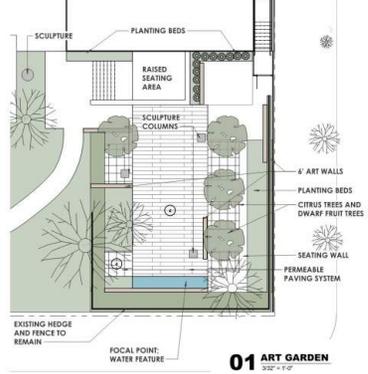
⑤ PERVIOUS PAVING



02 MAIN ENTRY
302' x 10'

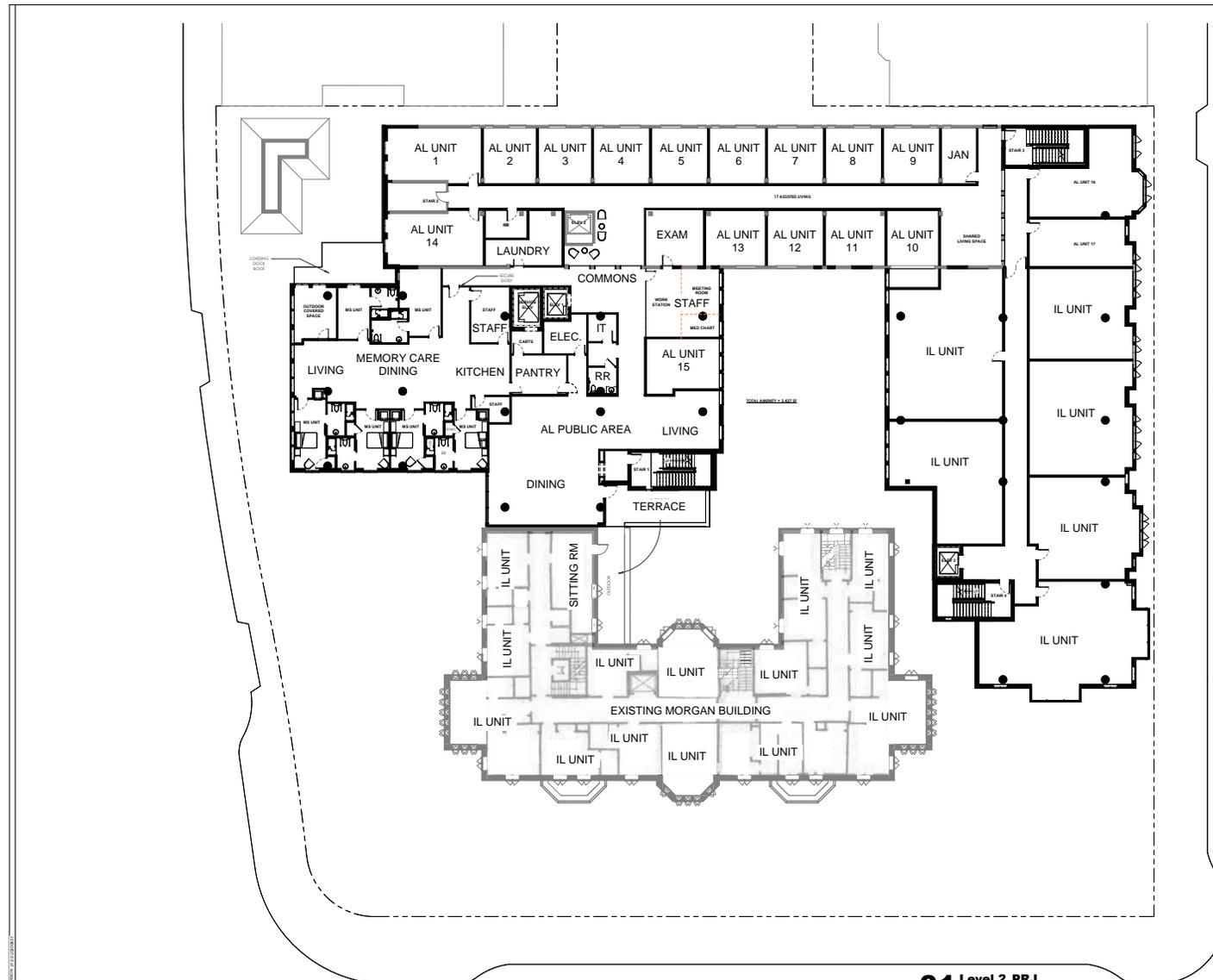


03 LOUNGE COURTYARD
302' x 10'



01 ART GARDEN
302' x 10'

03.19.2025 Page 12



ARCHITECT
 500 N. BAY
 3000 SAN FRANCISCO, CA 94104-1000
 TEL: 415.774.2000

HERITAGE ON THE MARINA



OWNER
 INTERNATIONAL ADULT PROTECTION AND
 RESCUE SOCIETY
 2800 MARINA STREET
 SAN FRANCISCO, CA 94123-2071

OWNER'S CIVIL ENGINEER
 2121 S. EL CAMINO REAL
 SAN MARINO, CA 91108

INTERIM REVIEW ONLY
 These documents are preliminary and
 are intended to provide information only and
 are not intended for regulatory approval,
 permit or construction purposes.
 Author: 2023.03.06
 Rev: 2023.03.06
 Date: 2023.03.06

REVISION	NO.	DESCRIPTION	DATE
	1	ISSUE FOR PERMIT	2023.03.06

HKS PROJECT NUMBER
24940.000
 DATE
05.15.2023
 ISSUE
PROJECT STATUS
 SHEET TITLE
LEVEL 2

SHEET NO.
A2.02

01 Level 2_PRJ
 3/32" = 1'-0"

03.19.2025

Page 16

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HKS.



ARCHITECT
400 N. BAY
3015 SAND HILL ST. SUITE 100
DALLAS, TX 75201-3400

HERITAGE ON THE MARINA



OWNER
INTERNATIONAL LEASE PROTECTION AND
RELIEF SOCIETY
2001 MARINA STREET
SAN FRANCISCO CA 94102-2071

OWNER'S CIVIL ENGINEER
CREATION
2121 S. CLAYTON ROAD
SAN MARINO, CA 91766

INTERIM REVIEW ONLY
These documents are for review only and
are not intended for construction. They are not
to be used for regulatory approval,
permit or construction purposes.
Author: 2023.03.06
Rev: Rev No: 0000
Date: 2023.03.06

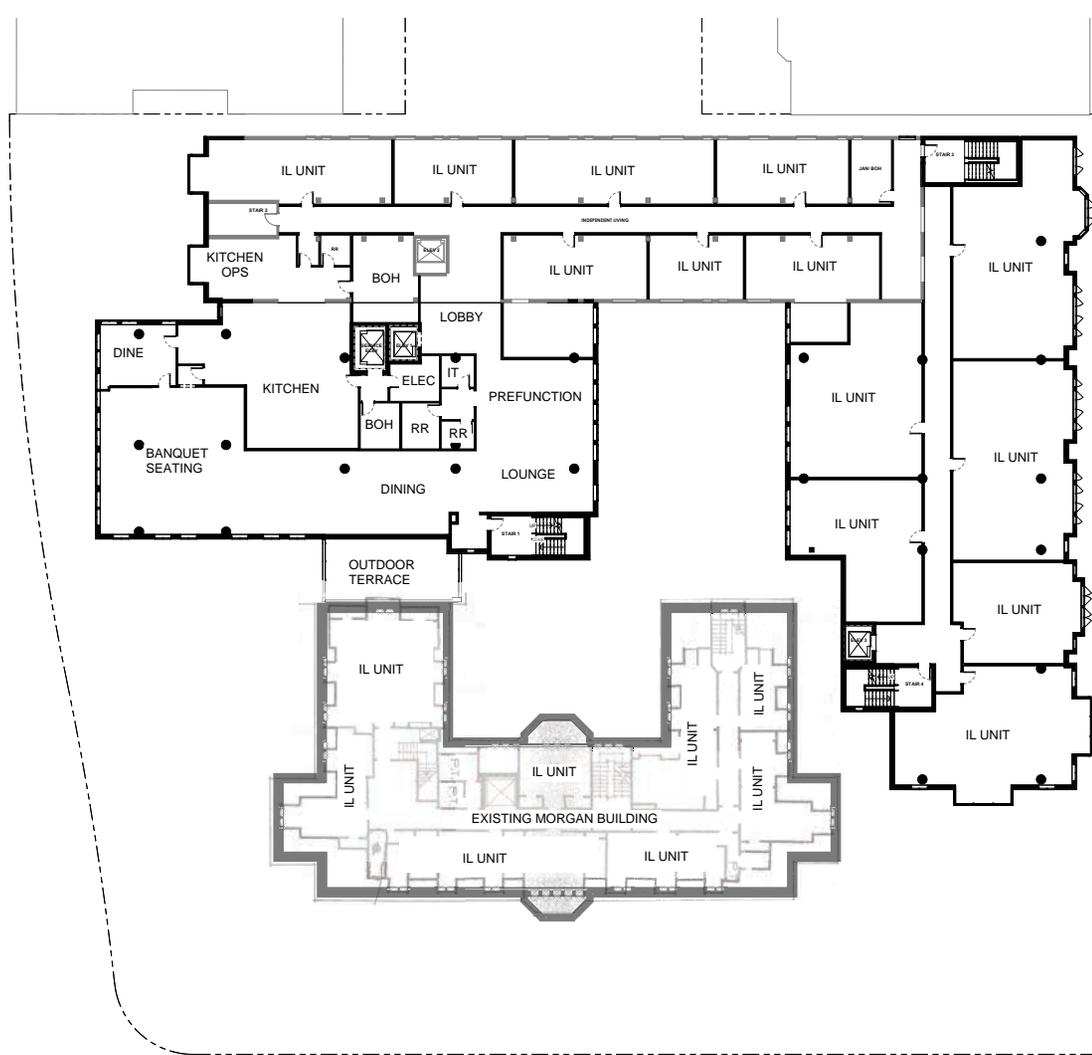
REVISION
NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023.03.06

HKS PROJECT NUMBER
24940.000
DATE
05.15.2023
ISSUE
PROJECT STATUS

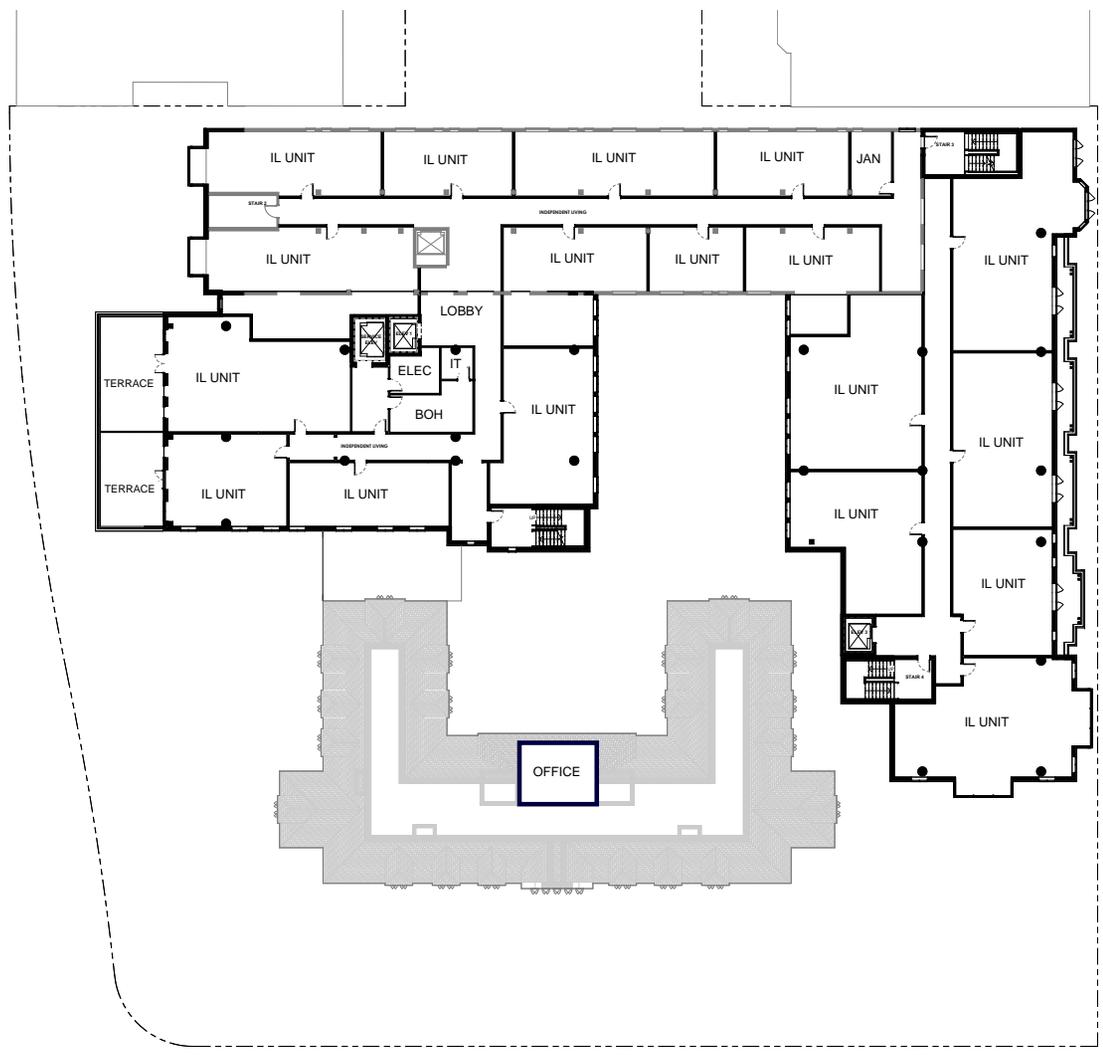
SHEET TITLE
LEVEL 3

SHEET NO.
A2.03



01 Level 3_PRJ
3/22" = 1'-0"

ALTOSSA
 2023/05/15 11:11 AM - PROJECT: HERITAGE ON THE MARINA - 2023/05/15



HKS
 ARCHITECT
 400 BAY ST.
 36th FLOOR
 OAKLAND, CA 94612

HERITAGE ON THE MARINA



OWNER
 INTERNATIONAL LAND PROTECTION AND
 REEF SOCIETY
 200 CALIFORNIA STREET
 SAN FRANCISCO, CA 94102-2071

OWNER'S CIVIL ENGINEER
 CIVIL ENGINEER
 211 S. GARDEN STREET
 SAN ANTONIO, TX 78205

INTERIM REVIEW ONLY
 These documents are preliminary and
 are intended to provide information only and
 are not intended for regulatory approval,
 permit or construction purposes.
 Author: 2023/05/15
 Plot File No: 2023/05/15
 Date: 2023/05/15

REVISION	NO.	DESCRIPTION	DATE
	1	ISSUE FOR PERMIT	2023/05/15

HKS PROJECT NUMBER
24940.000
 DATE
05.15.2023
 ISSUE
PROJECT STATUS
 SHEET TITLE
LEVEL 4

01 Level 4 PRJ
 3/32" = 1'-0"

03.19.2025

Page 18

SHEET NO.
A2.04



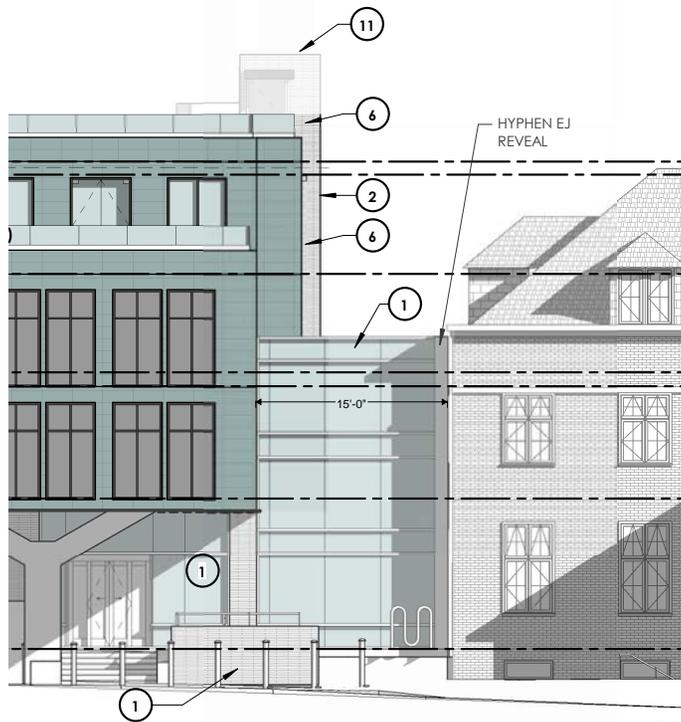
02 NORTH ELEVATION -
3/16" = 1'-0"

- ELEVATION MATERIAL LEGEND**
- ① WINDOW WALL SYSTEM - WILL COMPLY WITH BIRD SAFETY REQUIREMENTS
 - ② METAL PANEL SYSTEM - PRE-WEATHERED ZINC
 - ③ BRICK - ROMAN STYLE, CREAM COLOR
 - ④ ALUMINUM SOFFIT SYSTEM - WOOD COLOR
 - ⑤ MECHANICAL EQUIPMENT ROOF SCREENS
 - ⑥ GLASS RAILING
 - ⑦ ALUMINUM WINDOW
 - ⑧ DECORATIVE LANDSCAPE SCREENING WALLS
 - ⑨ PERGOLA
 - ⑩ STUCCO WALL SYSTEM - SMOOTH FINISH



01 SOUTH ELEVATION -
3/16" = 1'-0"

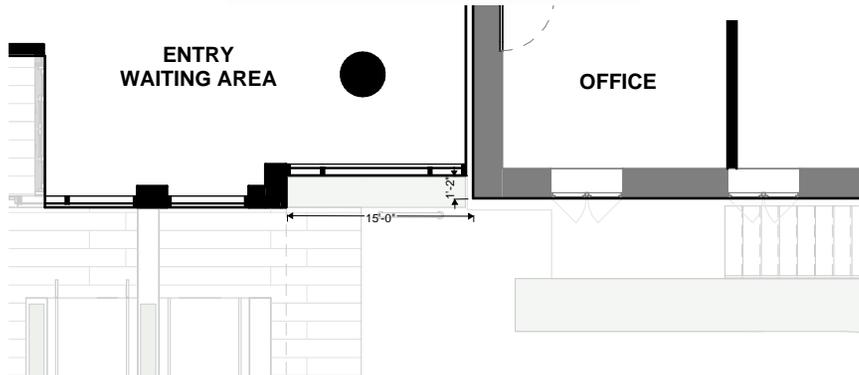




ELEVATION DETAIL

ELEVATION MATERIAL LEGEND

- ① WINDOW WALL SYSTEM - WILL COMPLY WITH BIRD SAFETY REQUIREMENTS
- ② METAL PANEL SYSTEM - PRE-WEATHERED ZINC
- ③ BRICK - ROMAN STYLE, CREAM COLOR
- ④ ALUMINUM SOFFIT SYSTEM - WOOD COLOR
- ⑤ MECHANICAL EQUIPMENT ROOF SCREENS
- ⑥ GLASS RAILING
- ⑦ ALUMINUM WINDOW
- ⑧ DECORATIVE LANDSCAPE SCREENING WALLS
- ⑨ PERGOLA
- ⑩ STUCCO WALL SYSTEM - SMOOTH FINISH



PLAN DETAIL

"HYPHEN" TRANSITION ELEMENT



REFERENCE IMAGE



PERRY BUILDING NORTH FACE CONNECTOR BUILDING



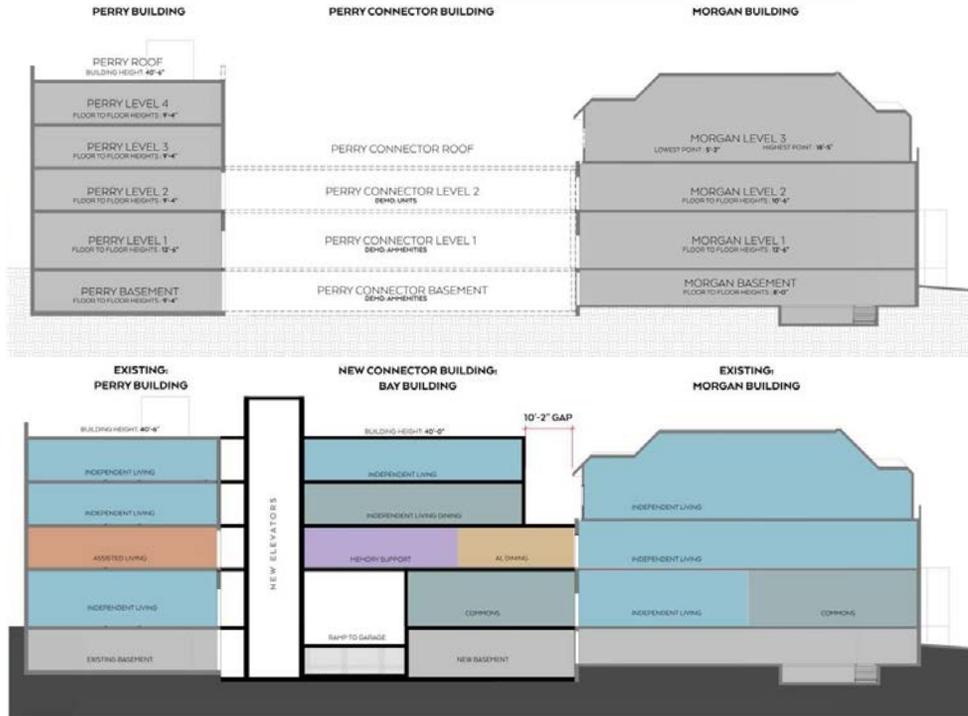
JULIA MORGAN BUILDING



PERRY BUILDING EAST FACE



PERRY BUILDING SOUTH FACE



1 DIAGRAMMATIC SECTIONS
3" = 1'-0"

HKS

ARCHITECT
3000 BAY STREET SUITE 100
SAN FRANCISCO, CA 94133

HERITAGE ON THE MARINA



OWNER
HERITAGE ON THE MARINA PROTECTION AND
REUSE SOCIETY
3000 BAY STREET
SAN FRANCISCO, CA 94133
OWNER'S CIVIL ENGINEER
PROJECT NUMBER
2101 SULLIVAN DRIVE
SAN FRANCISCO, CA 94133

INTERIM REVIEW ONLY
These documents are prepared, and
any information contained herein, may not
be fit for use for regulatory approval,
unless it is specifically approved.
Author: 2023.05.08
Rev: 2023.05.08
Date: 2023.05.08

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
24940.000
DATE:
05.15.2023
ISSUE
PROJECT STATUS

SHEET TITLE
**SUPPLEMENTAL
INFORMATION**

SHEET NO.
A4.03



PROPOSED



EXISTING

VIEW A

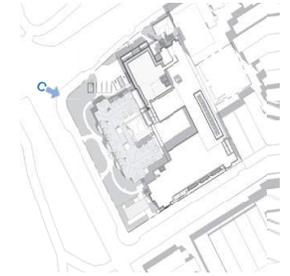


PROPOSED



EXISTING

VIEW B



PROPOSED



EXISTING

VIEW C

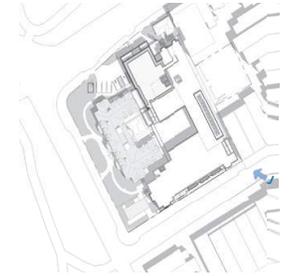


PROPOSED



EXISTING

VIEW D

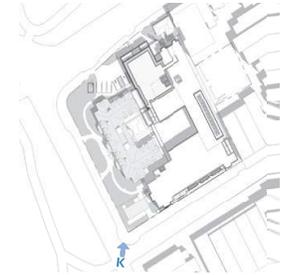


PROPOSED



EXISTING

VIEW E



PROPOSED



EXISTING

VIEW F

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2022-009819ENV
 Project Title: 3400 Laguna Street Project
 BPA Nos: N/A, not yet filed
 Zoning: RM-1 Use District
 40-X Height and Bulk District

Block/Lot: 0471/003
 Lot Size: 68,090 square feet
 Project Sponsor: Mary Linde, Heritage on the Marina
 Lead Agency: San Francisco Planning Department
 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.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources	X	X		
Mitigation Measure M-CR-2: Archeological Monitoring	X	X		
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	X	X		
Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements	X	X		
Mitigation Measure M-BI-1: Nesting Bird Protection		X		

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

03/28/2025

Property Owner or Legal Agent (Signature)

Printed Name

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org 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.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Mitigation Measures Agreed To By Project Sponsor				
Cultural/Historic Resources				
<p>Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources</p> <p>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.</p> <p>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 be reviewed and approved by planning department preservation staff. In preparation of the monitoring plan, the qualified preservation</p>	Project sponsor/ ERO/preservation professional	Prior to the start of construction activities	Planning Department Preservation Staff/ ERO	Considered complete upon approval of the documentation

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>professional should consult any available drawings related to historic resources on site.</p> <p>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.</p>				
<p>Mitigation Measure M-CR-2: Archeological Monitoring</p> <p>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.</p> <p>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</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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).				
<p>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.</p> <p>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.</p>	Archeological consultant/Native American representatives/ ERO	Prior to soil disturbing activities	ERO	Upon completion of soil disturbing activities
<p>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</p>	Archeological consultant/Native American representative	Prior to soil disturbing activities	Native American representative	Upon completion of training

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p>				
<p>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.</p>	Archeological consultant	During soil disturbing activities	ERO	Upon completion of soil disturbing activities
<p>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.</p>	Archeological consultant	Upon the discovery of submerged paleosol	ERO	Upon completion of final reporting
<p>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.</p>	Archeological consultant/Native American representatives/ ERO	Upon the discovery of archeological deposits	ERO	Upon completion of soil disturbing activities

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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 re-designed 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.</p>				
<p>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</p>	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 ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
further below) shall be provided to the representative of the descendant group.				
<p>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:</p> <ul style="list-style-type: none"> • 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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> • 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. 				
<p>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.</p>	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.
<p>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</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission (NAHC), which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).</p> <p>The landowner may consult with the project archeologist and project sponsor and shall consult with the MLD and ERO on preservation in place or recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop an Agreement with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per Public Resources Code 5097.98 (b)(1), the Agreement shall address and take into consideration, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses unless otherwise specified in the Agreement, after which the remains and funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of Public Resources Code 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing</p>				<p>is completed as warranted, approval of Archeological Results Report, and disposition of human remains has occurred as specified in Agreement.</p>

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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.				
<p>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.</p> <p>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.</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p>	Archeological consultant	Upon discovery of significant archeological or paleoenvironmental resources	ERO	Upon submittal of and implementation of curatorial agreement
Tribal Cultural Resources				
<p>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.</p>	Archeological consultant/Native American representative	Upon discovery of a tribal cultural resource	ERO	Tribal cultural resource preservation plan (TCRPP) is complete on review and approval of ERO. Protection program is complete on notification to ERO from the project sponsor that protection plan has been implemented.
<p>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,</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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 on notification to ERO from the project sponsor that program has been implemented.
Noise				
<p>Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction</p> <p>Prior to issuance of a Pre-Construction Environmental Compliance letter, the project sponsor shall submit a project specific Pre-construction 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</p>	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 ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p> <p>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.</p> <p>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 pre-construction 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 pre-construction 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 pre-construction survey shall be submitted to the ERO for review and approval prior to the start of vibration-generating construction activity.</p> <p>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</p>	<p>Project sponsor/ qualified consultant</p>	<p>Prior to the start of any ground- disturbing or vibration- generating construction activity</p>	<p>ERO</p>	<p>Considered complete upon approval of survey</p>
	<p>Project sponsor</p>	<p>Prior to issuance of a Pre-Construction Environmental Compliance Letter</p>	<p>ERO</p>	<p>Considered complete upon approval of VMMP</p>

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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:</p> <ul style="list-style-type: none"> • 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 				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the potentially affected buildings and/or structures to avoid damage to the extent possible.</p> <ul style="list-style-type: none"> • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. <ul style="list-style-type: none"> ○ 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 structures) shall inspect each affected building 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. ○ 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. 				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> ○ 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. 				
<p>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</p>	Project sponsor	Upon completion of construction	ERO	Upon approval of VMRR

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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				
<p>Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements. The project sponsor shall comply with the following:</p> <p>A. Engine Requirements</p> <ol style="list-style-type: none"> 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. <p>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.</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p> <p>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.</p> <p>3. The project sponsor shall make the plan available to the public for review on site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>C. Monitoring. After the start of construction activities, the contractor shall submit reports every six months to the ERO or the ERO's designee, documenting compliance with the plan. After completion of construction activities and prior to receiving a certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.</p>				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Biological Resources				
<p>Mitigation Measure M-BI-1: Nesting Bird Protection</p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following:</p> <ol style="list-style-type: none"> 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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>i) 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.</p> <p>ii) 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.</p> <p>iii) 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.</p> <p>iv) 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</p>				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>within the no disturbance buffer(s) shall halt until the nest occupants have fledged.</p> <p>v) Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so no-disturbance buffer zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department and CDFW, if necessary. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>d. In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department and CDFW, as appropriate. Work may proceed around these inactive nests.</p>				

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.

Exhibit B

Planning Commission Motion 21726



PLANNING COMMISSION MOTION NO. 21726

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
 Mary Linde – (415) 202-0343
mlinde@heritagesf.org
Property Owner: SF Ladies Protection & Relief Society
 3400 Laguna Street
 San Francisco, CA 94123
Staff Contact: Jeff Horn, Senior Planner
jeffrey.horn@sfgov.org, (628) 652-7366
 Megan Calpin, Senior Environmental Planner
megan.calpin@sfgov.org, (628) 652-7508

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT AND EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES RELATED TO APPROVALS FOR THE 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 February 27, 2023, Mary Linde of the SF Ladies Protection & Relief Society (hereinafter “Project Sponsor”) filed an Environmental Evaluation Application No. 2022-009819ENV with the Planning Department (hereinafter “Department”) for a Project at 3400 Laguna Street, Block 0471, Lot 003 (hereinafter “Project Site”). The Department

deemed the application accepted on February 28, 2023 and complete on March 28, 2023. 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”).

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, on November 1, 2023, the Department published a Notice of Preparation of an Environmental Impact Report (“NOP”) and initiated a 30-day public comment period. The period for commenting on the NOP 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. 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 Planning Department published a Draft Environmental Impact Report (“Draft EIR”) for the project. The Department provided public notice in a newspaper of general circulation of the availability of the Draft EIR, including an initial study, for public review and comment, and provided the date and time of the San Francisco Planning Commission (“Planning Commission”) public hearing on the DEIR; this notice was mailed or emailed to the Department’s lists of persons requesting such notice and of owners and occupants of sites within 300-foot radius of the project site, and decision-makers. This notice was also posted at and near the Project site by the Project Sponsor or consultant on August 28, 2024.

On September 26, 2024, the Planning Commission held a duly noticed public hearing on the Draft EIR, at which opportunity for public comment was given, and public comment was received on the Draft EIR. The period for commenting on the DEIR ended on October 15, 2024.

The Department prepared responses to comments (RTC) on environmental issues received during the public comment period for the Draft EIR, prepared revisions to the text of the Draft EIR in response to comments received or based on additional information that became available during the public comment period, and corrected clerical errors in the Draft EIR.

On April 3, 2025, the Planning Department published a Responses to Comments document (RTC) that was distributed to the Commission, other decisionmakers, and all parties who commented on the Draft EIR, and made available to others who requested the RTC from the Department.

The Department prepared a final environmental impact report (hereinafter “Final EIR”), consisting of the Draft EIR, any consultations and comments received during the Draft EIR review process, any additional information that became available, and the RTC, all as required by law.

On April 17, 2025, the Planning Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. The Final EIR was certified by the Commission on April 17, 2025 by adoption of Motion No. 21725.

WHEREAS, 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.

WHEREAS, the Commission reviewed and considered the Final EIR for the Project and found the Final EIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the RTC presented no new environmental issues not addressed in the Draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

WHEREAS, the Department prepared the CEQA Findings, attached to this Motion as Attachment A and incorporated fully by this reference, regarding the alternatives, mitigation measures, improvement measures, and environmental impacts analyzed in the Final EIR, and the proposed mitigation monitoring and reporting program (“MMRP”) attached as Attachment B and incorporated fully by this reference. The Commission has reviewed the entire record, including Attachments A and B, which material was also made available to the public.

MOVED, that the Commission hereby adopts findings under the California Environmental Quality Act, attached to this Motion as Attachment A, and adopts the Mitigation Monitoring and Reporting Program, attached as Attachment B, both fully incorporated into this Motion by reference, based on substantial evidence in the entire record of this proceeding.

The Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2022-009819ENV, at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its regular meeting on April 17, 2025.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2025.04.23 10:39:34 -07'00'

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



ATTACHMENT A
3400 Laguna Street Project
California Environmental Quality Act Findings:
Findings of Fact and Evaluation of Mitigation Measures and Alternatives
SAN FRANCISCO PLANNING COMMISSION

PREAMBLE

In determining to approve the project described in Section I, below, the (“Project”), the San Francisco Planning Commission (the “Commission”) makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, mitigation measures, absence of significant and unavoidable impacts, and Project alternatives, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* (“CEQA”), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 *et seq.* (“CEQA Guidelines”), Section 15091 through 15092, and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA, separate and apart from the Commission’s certification of the Project’s Final EIR, which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

Section I provides a description of the proposed Project, the environmental review process for the Project, the City approval actions to be taken, and the location and custodian of the record.

Section II lists the Project’s less-than-significant impacts that do not require mitigation.

Section III identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures. Section III sets forth findings as to the mitigation measures proposed in the Final EIR. The Draft Environmental Impact Report (“Draft EIR”) and the Responses to Comments document (“RTC”) together comprise the “Final EIR,” or “FEIR.” Attachment B to the Planning Commission Motion contains the Mitigation Monitoring and Reporting Program (“MMRP”), which provides a table setting forth the full text of each mitigation measure listed in the Final EIR that is required to reduce a significant adverse impact.

Section IV identifies that there would not be any significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level through mitigation.

Section V describes the project alternatives that were analyzed in the Final EIR and makes findings regarding the adequacy of the range of alternatives identified. Because the Project would not cause any significant unavoidable impacts, the Commission makes no findings regarding the feasibility or infeasibility of any alternative, consistent with Public Resources Code section 21081 and CEQA Guidelines section 15091.

The MMRP (Attachment B) is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP also specifies the party responsible for implementation of each mitigation measure and establishes monitoring actions and a monitoring schedule.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft EIR or the RTC, which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

SECTION I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

A. Project Description

The Project will be located on an approximately 68,090-square-foot (approximately 1.6-acre) site at 3400 Laguna Street on a corner lot southeast of the Laguna Street and Bay Street intersection in the Marina neighborhood. 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).

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 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 Caretakers Cottage.

The Project will demolish two of the five existing buildings (the Perry Building Connector and the Health 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 existing Julia Morgan and Perry buildings would be interconnected to the two new buildings, similar to the existing building's configuration. The Project will renovate the Julia Morgan and Perry buildings. In total, the Project will add approximately 58,380 square feet of net new institutional use for a total of 141,580 square feet and increase the number of residential care suites by 23, from 86 to 109. The Project will continue to operate as a residential care facility.

The Project also includes a new underground parking garage and reconfigured surface parking that will increase on-site parking from 17 to 36 spaces. On-street parking adjoining the project site will be reduced by 9 spaces due to city requirements. Primarily due to the underground parking, the Project requires approximately 9,600 cubic yards of excavation.

B. Project Objectives

The Final EIR discusses Project objectives as follows:

- Meet area senior care demands by increasing the number of care suites and making operational improvements.
- Modernize the existing residential care facility to continue to attract new residents and provide high-quality care and services for seniors in San Francisco.
- Maintain the historic Julia Morgan Building, Caretaker’s Cottage, and original landscape features of the front lawn on the project site.
- Minimize neighborhood on-street, project site-related parking and loading demand by building adequate parking and loading access on-site to serve the needs of project residents, workers, suppliers, and visitors.

C. Project Approvals

Historic Preservation Commission

Approval of a Certificate of Appropriateness for Article 10 Landmarked Historic Resources (Planning Code section 1006)

Planning Commission

- Approval of a Conditional Use Authorization (Planning Code sections 209.2 and 303)
- Approval of Planned Unit Development, including an exception to a rear yard requirement (Planning Code section 304)

Department of Building Inspection

- Review and approval of demolition, grading, and building permits/construction addendum

San Francisco Public Works

- Approval of an encroachment permit or a street improvement permit for streetscape improvements
- Approval of a new curb cut on Bay Street
- Approval of removing a curb cut on Francisco Street
- Approval of the planting of street trees

- Approval for the removal of one existing street tree

San Francisco Municipal Transportation Agency

- Approval of modifications to color curb designations for on-street parking and loading spaces
- Approval of construction within public right-of-way (e.g., bulb-outs and sidewalk extensions) to ensure consistency with the Better Streets Plan
- Approval of a special traffic permit if sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s)

San Francisco Public Utilities Commission (SFPUC)

- Review and approval of stormwater design features, including a stormwater control plan, in accordance with the City’s 2016 Stormwater Management Requirements and Design Guidelines
- Review and approval of an erosion and sediment control plan, pursuant to the Construction Site Runoff Ordinance
- Review and approval of a Batch Wastewater Discharge Permit prior to any dewatering activities
- Review and approval of the proposed project’s landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers
- Review and approval of the project site’s surrounding photometrics per the SFPUC Streetlight Standards and Requirements

San Francisco Department of Public Health

- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (Maher Ordinance)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (Construction Dust Control Ordinance)
- Review and approval of food service components of the proposed project’s plans in accordance with the requirements for on-site food preparation and service within a residential care facility
- Approval of an enhanced ventilation proposal per San Francisco Health Code Article 38

San Francisco Fire Department

Review and approval of a life safety and operation permit.

D. Environmental Review

The planning department, as the lead agency responsible for administering the environmental review of projects within the City and County of San Francisco under CEQA, published a notice of preparation (NOP) of an EIR on November 1, 2023 (included as Appendix A in the draft EIR), to inform agencies and the general public that the draft EIR would be prepared based upon the criteria of CEQA Guidelines sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance). A notice of availability (NOA) of the NOP and the NOP were sent to the State Clearinghouse, governmental agencies, organizations, and persons who may have an interest in the proposed project.

Due to procedural errors, an NOA of the NOP and the NOP were reissued for an additional 30-day public review period from May 8, 2024, to June 7, 2024. The reissued NOA of the NOP and the NOP are also included in Appendix A in the draft EIR. Comments received during the November 1 through December 1, 2023, public review period remained valid and were considered equally in the draft EIR.

The planning department prepared the draft EIR for the proposed project in accordance with CEQA, the CEQA Guidelines, and San Francisco Administrative Code chapter 31. The draft EIR was published on August 28, 2024. An initial study analyzing numerous CEQA topics is incorporated in the draft EIR and included as Appendix B to the draft EIR. The draft EIR was circulated for a 45 day public review and comment period, which began on August 28, 2024, and ended on October 15, 2024.

The planning department distributed paper copies of the notice of public hearing and availability of the draft EIR to relevant state and regional agencies, organizations, and persons interested in the proposed project, including those listed on the planning department's standard distribution lists. The planning department also distributed the notice electronically, using email, to recipients who had provided email addresses; published notification of its availability in a newspaper of general circulation in San Francisco; and posted the Notice of Availability of the draft EIR at the County Clerk's office and on the project site. Paper copies of the draft EIR were provided for public review at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Electronic copies of the draft EIR were made available for review or download on the planning department's "Environmental Review Documents" webpage:

<https://sfplanning.org/environmental-review-documents>

During the draft EIR public review period, the planning department received written comments from two agencies, one organization, and 22 individuals.

During the public review period, the planning commission conducted a public hearing to receive oral comments on the draft EIR on September 26, 2024. A court reporter attended the public hearing remotely to transcribe the oral comments verbatim and provide a written transcript, which is included as Appendix A of the RTC document. Appendix B of the RTC document includes copies of the bracketed comment letters and emails submitted to the planning department on the draft EIR and at the public hearing.

The comments received during the public review period are the subject of the RTC document, which addresses all relevant written and oral comments on the draft EIR. The planning department distributed the

RTC document for review to the planning commission as well as to persons and organizations who commented on the draft EIR.

Following publication of the draft EIR, the Project was revised to reduce on-street parking by nine rather than eight spaces following consultation with the SFMTA Color Curb Program and Public Works Disability Access Coordinator. This change has no effect on the environmental impacts of the Project.

The Commission has considered the adequacy of the Final EIR, consisting of the Draft EIR and the RTC document, with respect to complying with the requirements of CEQA, the CEQA Guidelines, and San Francisco Administrative Code chapter 31, has found that the Final EIR is adequate, accurate, complete, and in compliance with CEQA requirements, and has certified the Final EIR prior to considering the associated MMRP and CEQA Findings as well as the requested approvals for the proposed project.

Consistent with CEQA Guidelines section 15097, the MMRP is designed to ensure implementation of the mitigation measures identified in the final EIR and adopted by decision-makers to mitigate or avoid the proposed project's significant environmental effects. CEQA also requires the adoption of findings prior to approval of a project for which an EIR was certified. Because the draft EIR did not identify significant adverse impacts that cannot be mitigated to a less than significant level, the Commission does not need to adopt findings that project alternatives are infeasible or make a statement of overriding considerations for significant and unavoidable impacts should they approve the proposed project (CEQA Guidelines section 15093(b)). The project sponsor is required to implement the MMRP as a condition of project approval.

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the Project are based include the following:

- The Final EIR, consisting of the Draft EIR, the RTC document, and all documents referenced in or relied upon by the Final EIR;
- All information (including written evidence and testimony) provided by city staff members to the Planning Commission related to the Final EIR, the Project, the project approvals and entitlements, and the alternatives set forth in the Final EIR;
- All information (including written evidence and testimony) presented to the Planning Commission, or incorporated into reports presented by the Planning Department, the environmental consultant, and the subconsultants who prepared the Final EIR;
- All information (including written evidence and testimony) presented to the city from other public agencies relating to the Project or the Final EIR;
- All applications, letters, testimony, and presentations provided to the city by the Department and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Final EIR;

- The MMRP; and
- All other documents composing the record pursuant to Public Resources Code section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco. The San Francisco Planning Commission Secretary is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III, and IV set forth the Planning Commission's findings about the Final EIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Planning Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the Final EIR and adopted by the Planning Commission as part of the Project. To avoid duplication and redundancy, and because the Planning Commission agrees with, and hereby adopts, the conclusions in the Final EIR, these findings will not repeat the analysis and conclusions in the Final EIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Planning Commission has considered the opinions of the Department and other city staff members and experts, other agencies, and members of the public. The Planning Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the city; (ii) the significance thresholds used in the Final EIR are supported by substantial evidence in the record, including the expert opinion of the Final EIR preparers and city staff members; and (iii) the significance thresholds used in the Final EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the proposed project. Thus, although, as a legal matter, the Planning Commission is not bound by the significance determinations in the Final EIR (see Public Resources Code section 21082.2, subdivision [e]), the Planning Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, a full explanation of these environmental findings and conclusions can be found in the Final EIR, and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the determination regarding the proposed project's impacts and mitigation measures designed to address those impacts. In making these findings, the Planning Commission ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Planning Commission adopts and incorporates the mitigation measures for the proposed project set forth in the Final EIR, which are set forth in the attached MMRP, to reduce the significant impacts of the Project. The Planning Commission intends to adopt the mitigation measures proposed in the

Final EIR that are within its jurisdiction and urges other city agencies and departments that have jurisdiction over other mitigation measures proposed in the Final EIR, and set forth in the MMRP, to adopt those mitigation measures. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final EIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the Final EIR.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS THAN SIGNIFICANT AND THUS NOT REQUIRING MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Public Resources Code section 21002; CEQA Guidelines sections 15126.4, subdivision [a][3], 15091). Based on the evidence in the entire record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation.

The statements below provide a brief summary of the analyses and explanations contained in the FEIR, and do not attempt to include all of the information that is provided in the FEIR. A full discussion and analysis of each of these impacts can be found in the FEIR, which is incorporated herein by reference.

The IS determined that the following environmental topics are not applicable to the Project or the Project would result in no impact, and as a result, these impact areas were not analyzed further in the FEIR:

- Aesthetics and Parking (IS, pp. 7-8);
- Mineral Resources (IS, p. 8);
- Agriculture and Forestry Resources (IS, p. 8); and
- Wildfire Hazards (IS, p. 8).

The IS further determined that the Project would result in a less than significant impact for the following topics, and as a result, these impact areas were not analyzed further in the FEIR:

- Land Use and Planning (IS, Section E.2);
- Population and Housing (IS, Section E.3);
- Transportation and Circulation (IS, Section E.6);
- Noise (except for the specific impacts discussed further below) (IS, Section E.7);
- Air Quality (except for the specific impacts discussed further below) (IS, Section E.8);
- Greenhouse Gas Emissions (IS, Section E.9);
- Wind (IS, Section E.10);

- Shadow (IS, Section E.11);
- Recreation (IS, Section E.12);
- Utilities and Service Systems (IS, Section E.13);
- Public Services (IS, Section E.14);
- Biological Resources (except for the specific impacts discussed further below) (IS, Section E.15);
- Geology and Soils (IS, Section E.16);
- Hydrology and Water Quality (IS, Section E.17);
- Hazards and Hazardous Materials (IS, Section E.18); and
- Energy (IS, Section E.19).

The FEIR determined that the Project would result in a less than significant or negligible impact, and therefore no mitigation is required, for the following topic:

Impact AQ-2: The proposed project's construction activities would not result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the air basin. (Less Than Significant)

SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS OF THE PROJECT THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III concern mitigation measures set forth in the EIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP, which is included as Attachment B to the Commission motion adopting these findings.

The project sponsor has agreed to implement the following mitigation measures to address the potential construction-phase historical resource, archeological resource/human remains, air quality, tribal cultural resource, and nesting bird impacts identified in the EIR. As authorized by CEQA section 21081 and CEQA Guidelines sections 15091 and 15092, based on substantial evidence in the whole record of this proceeding, the Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the EIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. These mitigation measures will reduce or avoid the potentially significant impacts described in the EIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the city to implement or enforce. In addition, the required mitigation measures are fully enforceable and will be included as conditions of approval for project approvals under the Project, as applicable, and also will be enforced through conditions of approval in building permits issued for the Project by the San Francisco Department of Building Inspection, as applicable. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level.

Impact CR-1: The proposed project may cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.

Section 3.B of the EIR and section E.7 of the initial study identify the potential for significant impacts to the project site's historic resources from damage during construction activity for the Project, for example from

construction equipment colliding with buildings or vibration impacts from heavy equipment. Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources and Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction are identified to mitigate these impacts.

To address the potential for accidental damage unrelated to vibration from construction equipment, Mitigation Measure M-CR-1 has been identified. The mitigation measure requires implementation of construction best management practices and a monitoring program during construction that must be approved and reviewed by the City’s Environmental Review Officer. Mitigation Measure M-NO-1 addresses potential building damage that could be caused by vibration generating construction equipment and would reduce vibration levels at the historic buildings on the project site through development and implementation of a vibration management and monitoring plan. Should construction nevertheless cause damage to onsite historic buildings, both mitigation measures require that buildings be restored to their pre-construction condition, in consultation with a qualified historic preservation professional and planning department preservation staff.

Therefore, and for the reasons more fully set forth in the Final EIR, implementing these best management practices and monitoring programs will avoid impacts to historic resources. As such, with implementation of Mitigation Measures M-CR-1 and M-NO-1, project impacts will be less than significant.

Impacts AQ-4 and C-AQ-4: The proposed project would expose sensitive receptors to substantial pollutant concentrations.

Section 3.C of the EIR identifies the potential for emissions from diesel-powered construction equipment to exceed significance thresholds for cancer incidence among sensitive receptors in the Project vicinity and therefore to cause significant impacts at both a project and a cumulative level. Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements identifies requirements – especially the use of California Air Resources Board Tier 4 Final construction equipment – capable of reducing cancer-causing emissions from diesel equipment and will reduce such emissions to below the threshold of significance. As such, with implementation of Mitigation Measure AQ-4, project impacts will be less than significant.

Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource.

Impact CR-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries.

Section E.4 of the initial study identifies the potential for significant impacts to archaeological resources and buried human remains from soil disturbing activities during Project construction. Mitigation Measure M-CR-2: Archeological Monitoring identifies an extensive archaeological monitoring program to reduce potential impacts to archeological resources and human remains. Therefore, and for the reasons more fully set forth in the Final EIR, , with implementation of Mitigation Measure CR-2, project impacts will be less than significant.

Impact TC-1: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical

Resources, or in a local register of historical resources or that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant.

Section E.5 of the initial study identifies the potential for significant impacts to tribal cultural resources from soil disturbing activities during Project construction. Mitigation Measure M-TC-1: Tribal Cultural Resources Program includes provisions for preservation in place of tribal cultural resources if feasible and effective, and requires public interpretation at the project site acknowledging that the Project is built on traditional Ohlone land. With implementation of this mitigation measure, in combination with Mitigation Measure CR-2, the Project's impact on tribal cultural resources will be less than significant.

Impact NO-2: The proposed project would generate excessive groundborne vibration or groundborne noise levels.

Section E.7 of the initial study identifies the potential for significant impacts to the non-historic Perry Building, as well as the historic Julia Morgan Building and Caretaker's Cottage, from vibration during demolition and construction activities.

Mitigation Measure M-NO-1 addresses potential building damage that could be caused by vibration generating construction equipment and would reduce vibration levels at the buildings to remain on the project site through development and implementation of a vibration management and monitoring plan. The implementation of such a monitoring program is a proven method at the City for avoiding impacts to buildings from vibration during construction. As such, with implementation of Mitigation Measure M-NO-1, project impacts will be less than significant.

Impact BI-1: The proposed project could interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Section E.15 of the initial study identifies the potential for significant impacts to nesting birds from disturbance during Project construction. Mitigation Measure M-BI-1: Nesting Bird Protection requires avoidance of disruptive construction activities during the nesting season to the extent feasible, and provides detailed requirements to avoid and reduce impacts to nesting birds if such activities are necessary during the nesting season. Such requirements constitute a proven method at the City for reducing impacts to nesting birds. As such, with implementation of Mitigation Measure M-BI-1, project impacts will be less than significant.

SECTION IV. NO SIGNIFICANT IMPACTS OF THE PROJECT THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Commission finds that there are no significant Project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP, and thus no findings are required regarding the feasibility or infeasibility of project alternatives and no statement of overriding considerations is required. CEQA requires findings that alternatives are infeasible and a statement of overriding considerations only when projects have significant and unavoidable impacts.

SECTION V. EVALUATION OF PROJECT ALTERNATIVES

This section describes the EIR alternatives. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the proposed project or the project location that would feasibly attain most of the project’s basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every EIR also evaluate a “no project” alternative. Alternatives provide a basis of comparison to the proposed project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Department considered a range of alternatives in draft EIR Chapter 5, Alternatives. The Final EIR analyzed the Project compared to the following three CEQA alternatives:

No Project Alternative

Under the No Project Alternative, the project site would not be developed with the proposed project as described in Chapter 2, Project Description, of the draft EIR. Thus, the project site would continue to operate as a residential care facility with the same number of existing care suites. The No Project Alternative would not result in demolition of the Perry Connector and the Health Center or construction of two new buildings (the Bay Building and the Francisco Building). The No Project Alternative would also not include renovations of the Julia Morgan Building or the Perry Building beyond ongoing maintenance. The gross square footage of building area on the project site would remain at 83,200 square feet and the number of residential suites would remain unchanged. Under the No Project alternative, there would be no construction of a below grade parking garage and no changes to on-street parking or loading, nor would the current off-street loading configuration change. There would be no replacement of the heating and cooling system, no elimination of natural gas service to existing buildings, and no energy or accessibility improvements. Additionally, there would be no changes to the landscaping on the project site.

The existing development controls on the project site would continue to govern site development and would not be changed. Similar to the proposed project, there would be no amendments to the general plan, planning code, or zoning map. The project site would remain under the existing RM-1 (Residential-Mixed, Low Density) Zoning District, and a 40-X Height and Bulk District.

The No Project Alternative would cause no environmental impacts. It would meet no Project Objectives other than maintenance of the historic Julia Morgan Building, Caretaker’s Cottage, and original landscape features of the front lawn on the project site.

Rehabilitation Alternative

Under the Rehabilitation Alternative, the project site would not be developed with the proposed project as described in the EIR. Under the Rehabilitation Alternative, the proposed project would continue to operate as a residential care facility and would expand the number of residential care suites from 86 to 90, which would be 19 fewer suites than the proposed project. The Rehabilitation Alternative would not result in the demolition of the existing Perry Connector and the Health Center buildings or construction of two new buildings (the Bay Building and the Francisco Building). Similar to the proposed project, the Rehabilitation

Alternative would renovate the existing Julia Morgan Building and the Perry Building, and rehabilitate the façade of the existing Julia Morgan Building, including window repairs and replacements, fencing repairs including to the brick base, heating and cooling system modernization, re-pointing of bricks where needed, and roof repairs, where needed, in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Within the Julia Morgan Building, the Rehabilitation Alternative would reconfigure existing interior spaces to enable the addition of four new residential care suites and improve spaces for resident amenities. The Rehabilitation Alternative would renovate the Perry Building by updating the appearance of existing residential care suites to help modernize the facility.

Under the Rehabilitation Alternative, the interiors of the existing Health Center and Perry Connector buildings would also be renovated: the Health Center would become the front office area to ensure Americans with Disability Act compliant access and the Perry Connector Building would receive major upgrades, including updated mechanical systems.

The gross square footage of the project site would remain the same as the existing property at 83,200 gsf. Under the Rehabilitation Alternative, there would be no construction of a below-grade parking garage and no changes to on-street parking or loading operations, nor would the current off-street loading configuration change. Additionally, there would be no changes to the front lawn or interior courtyards’ landscaping on the project site.

The existing development controls on the project site would continue to govern site development and would not be changed. Like the proposed project, there would be no amendments to the general plan, planning code, or zoning map. The project site would remain under the existing RM-1 (Residential, Mixed, Low Density) Zoning District, and a 40-X Height and Bulk District.

The Rehabilitation Alternative would reduce or eliminate all environmental impacts compared to the Project. It would meet the Project objective of maintenance of the historic Julia Morgan Building, Caretaker’s Cottage, and original landscape features of the front lawn on the project site. The Rehabilitation Alternative would partially meet Project objectives of increasing the availability of senior care suites and modernizing the residential care facility. It would not meet the objective related to minimizing on-street parking and loading demand in the neighborhood.

Reduced Construction Alternative

Under the Reduced Construction Alternative, the project site would not be developed with the proposed project as described in the EIR. Instead, the project site would continue to operate as a residential care facility and would add 12 residential care suites for a total of 98, which would be 11 fewer suites than the proposed project. The Reduced Construction Alternative would have a smaller construction footprint than the proposed project, as it would result in the construction of only one new building, the proposed Francisco Building, and would retain the Perry Connector building. The proposed Francisco Building would be constructed in a similar manner and height (40 feet) as the proposed project. The Bay Building, as proposed by the project, would not be constructed under this alternative.

The Reduced Construction Alternative, similar to the proposed project, would renovate the interior and exterior of the existing Perry Building and the existing Julia Morgan Building, including window repairs and replacements, fencing repairs including to the brick base, heating and cooling system modernization, re-

pointing of bricks where needed, and roof repairs, where needed, in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Within the Julia Morgan Building, the Reduced Construction Alternative would also reconfigure existing spaces to enable the addition of four new residential care suites and improve spaces for resident amenities. Under the Reduced Construction Alternative, the interior of the existing Perry Connector Building would be renovated, and the amenities spaces would be redesigned.

The Reduced Construction Alternative would not construct the underground parking structure, but it would require the excavation of approximately 600 cubic yards of soil up to 15 feet deep to enable construction of below-grade common areas beneath the proposed Francisco Building. The Reduced Construction Alternative would retain the existing on-site parking and would be required to implement bulb out improvements, similar to the proposed project.

The Reduced Construction Alternative would reduce impacts compared to the Project but would not eliminate any of those impacts. All mitigation measures required for the Project would also be required for the Reduced Construction Alternative. The Reduced Construction Alternative would meet the objective of maintaining the historic resources on the project site and would partially meet two project objectives through an increase of residential care suites and partial modernization of facilities. Although bulb-out street improvements would be constructed, current off-street parking facilities and loading conditions would not be improved. Therefore, the Reduced Construction Alternative would not meet the project objective of minimizing neighborhood on-street parking and loading demand.

The EIR identified the environmentally preferable alternative as the No Project Alternative because it would cause no environmental impacts and the environmentally preferable alternative other than the No Project Alternative as the Rehabilitation Alternative because its impacts would be only slightly greater than those of the No Project Alternative.

The Commission adopts the analysis provided in Chapter 5 of the draft EIR and in the RTC Document, and finds that the EIR analyzed a reasonable range of alternatives to the Project.

ATTACHMENT B – AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) and MMRP

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2022-009819ENV
 Project Title: 3400 Laguna Street Project
 BPA Nos: N/A, not yet filed
 Zoning: RM-1 Use District
 40-X Height and Bulk District

Block/Lot: 0471/003
 Lot Size: 68,090 square feet
 Project Sponsor: Mary Linde, Heritage on the Marina
 Lead Agency: San Francisco Planning Department
 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.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources	X	X		
Mitigation Measure M-CR-2: Archeological Monitoring	X	X		
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	X	X		
Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements	X	X		
Mitigation Measure M-BI-1: Nesting Bird Protection		X		

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

03/28/2025

Property Owner or Legal Agent (Signature)

Printed Name

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org 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.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Mitigation Measures Agreed To By Project Sponsor				
Cultural/Historic Resources				
<p>Mitigation Measure M-CR-1: Best Practices and Construction Monitoring Program for Historic Resources</p> <p>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.</p> <p>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 be reviewed and approved by planning department preservation staff. In preparation of the monitoring plan, the qualified preservation</p>	Project sponsor/ ERO/preservation professional	Prior to the start of construction activities	Planning Department Preservation Staff/ ERO	Considered complete upon approval of the documentation

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>professional should consult any available drawings related to historic resources on site.</p> <p>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.</p>				
<p>Mitigation Measure M-CR-2: Archeological Monitoring</p> <p>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.</p> <p>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</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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).				
<p>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.</p> <p>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.</p>	Archeological consultant/Native American representatives/ ERO	Prior to soil disturbing activities	ERO	Upon completion of soil disturbing activities
<p>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</p>	Archeological consultant/Native American representative	Prior to soil disturbing activities	Native American representative	Upon completion of training

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p>				
<p>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.</p>	Archeological consultant	During soil disturbing activities	ERO	Upon completion of soil disturbing activities
<p>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.</p>	Archeological consultant	Upon the discovery of submerged paleosol	ERO	Upon completion of final reporting
<p>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.</p>	Archeological consultant/Native American representatives/ ERO	Upon the discovery of archeological deposits	ERO	Upon completion of soil disturbing activities

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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 re-designed 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.</p>				
<p>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</p>	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 ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>further below) shall be provided to the representative of the descendant group.</p> <p>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:</p> <ul style="list-style-type: none"> • 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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> • 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. 				
<p>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.</p>	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.
<p>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</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission (NAHC), which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).</p> <p>The landowner may consult with the project archeologist and project sponsor and shall consult with the MLD and ERO on preservation in place or recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop an Agreement with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per Public Resources Code 5097.98 (b)(1), the Agreement shall address and take into consideration, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses unless otherwise specified in the Agreement, after which the remains and funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of Public Resources Code 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing</p>				is completed as warranted, approval of Archeological Results Report, and disposition of human remains has occurred as specified in Agreement.

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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.				
<p>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.</p> <p>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.</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p>	Archeological consultant	Upon discovery of significant archeological or paleoenvironmental resources	ERO	Upon submittal of and implementation of curatorial agreement
Tribal Cultural Resources				
<p>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.</p>	Archeological consultant/Native American representative	Upon discovery of a tribal cultural resource	ERO	Tribal cultural resource preservation plan (TCRPP) is complete on review and approval of ERO. Protection program is complete on notification to ERO from the project sponsor that protection plan has been implemented.
<p>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,</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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 on notification to ERO from the project sponsor that program has been implemented.
Noise				
<p>Mitigation Measure M-NO-1: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction</p> <p>Prior to issuance of a Pre-Construction Environmental Compliance letter, the project sponsor shall submit a project specific Pre-construction 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</p>	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 ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p> <p>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.</p> <p>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 pre-construction 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 pre-construction 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 pre-construction survey shall be submitted to the ERO for review and approval prior to the start of vibration-generating construction activity.</p> <p>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</p>	<p>Project sponsor/ qualified consultant</p>	<p>Prior to the start of any ground- disturbing or vibration- generating construction activity</p>	<p>ERO</p>	<p>Considered complete upon approval of survey</p>
	<p>Project sponsor</p>	<p>Prior to issuance of a Pre-Construction Environmental Compliance Letter</p>	<p>ERO</p>	<p>Considered complete upon approval of VMMP</p>

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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:</p> <ul style="list-style-type: none"> • 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 				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the potentially affected buildings and/or structures to avoid damage to the extent possible.</p> <ul style="list-style-type: none"> • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. <ul style="list-style-type: none"> ○ 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 structures) shall inspect each affected building 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. ○ 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. 				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> ○ 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. 				
<p>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</p>	Project sponsor	Upon completion of construction	ERO	Upon approval of VMRR

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	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				
<p>Mitigation Measure M-AQ-4: Off-Road Construction Equipment Requirements. The project sponsor shall comply with the following:</p> <p>A. Engine Requirements</p> <ol style="list-style-type: none"> 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. <p>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.</p>	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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>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.</p> <p>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.</p> <p>3. The project sponsor shall make the plan available to the public for review on site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>C. Monitoring. After the start of construction activities, the contractor shall submit reports every six months to the ERO or the ERO's designee, documenting compliance with the plan. After completion of construction activities and prior to receiving a certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.</p>				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Biological Resources				
<p>Mitigation Measure M-BI-1: Nesting Bird Protection</p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following:</p> <ol style="list-style-type: none"> 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

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>i) 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.</p> <p>ii) 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.</p> <p>iii) 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.</p> <p>iv) 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</p>				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>within the no disturbance buffer(s) shall halt until the nest occupants have fledged.</p> <p>v) Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so no-disturbance buffer zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department and CDFW, if necessary. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>d. In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department and CDFW, as appropriate. Work may proceed around these inactive nests.</p>				

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.

Exhibit C

**Planning Commission's Motion
No. 21725**



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
Mary Linde – (415) 202-0343
mlinde@heritagesf.org
Property Owner: SF Ladies' Protection & Relief Society
3400 Laguna Street
San Francisco, CA 94123
Staff Contact: Jeff Horn, Senior Planner
jeffrey.horn@sfgov.org, (628) 652-7366
Megan Calpin, Senior Environmental Planner
megan.calpin@sfgov.org, (628) 652-7508

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:

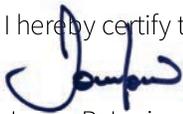
1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 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

Exhibit D

The City's Notice Mailing Spreadsheet for Joint Hearing of Planning Commission and Historic Preservation Commission on April 17, 2025

NAME	NAME II	ADDRESS	CITY	STATE	ZIP
FORT MASON CENTER		LANDMARK BUILDING A FORT MASON CENTER	SAN FRANCISCO	CA	94123
UNITED STATES OF AMERICA		1090 POINT LOBOS AVE	SAN FRANCISCO	CA	94121
SANGIACOMO FAMILY LP		1145 MARKET ST STE1200	SAN FRANCISCO	CA	94103
ERNESTO and JENNIE TONG LVG TR		3645 BOYER CIR	LAFAYETTE	CA	94549
LAURA A MURDOCK 2020 TR		48 DIAMOND DR	DANVILLE	CA	94526
OREM MARILYN		3501 LAGUNA ST APT 103	SAN FRANCISCO	CA	94123
SCHNEIDER CARY A		3501 LAGUNA ST APT 104	SAN FRANCISCO	CA	94123
SCHNEIDER CARY A		315 MONTGOMERY ST STE 1025	SAN FRANCISCO	CA	94104
WONG WIN WIN		171 DIVISADERO ST APT 2	SAN FRANCISCO	CA	94117
WONG KHIN KHIN		171 DIVISADERO ST APT 2	SAN FRANCISCO	CA	94117
HARWOOD JOANNE I		3501 LAGUNA ST APT 106	SAN FRANCISCO	CA	94123
FRANCO ROBERT		1142 HUGO REID DR	ARCADIA	CA	91007
PINGER RACHEL N		2802 MEDFORD AVE	REDWOOD CITY	CA	94061
PINGER REBECCA P		2802 MEDFORD AVE	REDWOOD CITY	CA	94061
WISE RICHARD H and SHARON M		3500 BAKER ST	SAN FRANCISCO	CA	94123
VARGAS REINERS FAMILY TRUST		21 CASTLEDOWN RD	PLEASANTON	CA	94566
LEAL SHERRI		1500 BAY ST 203	SAN FRANCISCO	CA	94123
LEAL COREY		1500 BAY ST 203	SAN FRANCISCO	CA	94123
LEAL JESSICA N		127 N CAROLINA AVE SE	WASHINGTON	DC	20003
LEE ANDREW WILLIAM and CHOW POLLY PO LAM		101 REDWOOD SHORES PARKWAY #250	REDWOOD CITY	CA	94065
THOMAS and SUSAN FOX 2007 FMLYTR		3745 SMALLWOOD COURT	PLEASANTON	CA	94566
YANG DONG		3501 LAGUNA ST APT 206	SAN FRANCISCO	CA	94123
YUAN JENNY JIA		3501 LAGUNA ST APT 206	SAN FRANCISCO	CA	94123
YANG NINA O		3501 LAGUNA ST APT 206	SAN FRANCISCO	CA	94123
SIU MAMIE HOW OWYEUNG TRUST 2011		PO BOX 640216	SAN FRANCISCO	CA	94164
JAMES S LEIGH and DEBORAH JANE CALLIS TRUST		PO BOX 475009	SAN FRANCISCO	CA	94147
LVG TR		1345 RANCHITA DR	LOS ALTOS	CA	94024
EUGENE F LYNCH JR SPECIAL NEEDS TR		2075 PIONEER CT	SAN MATEO	CA	94403
RICHARD B SIEGEL TR		3501 LAGUNA ST APT 303	SAN FRANCISCO	CA	94123
EMINE BOZBAG REVOC TRUST		70 CAMINO POR LOS ARBOLES	ATHERTON	CA	94027
JOHN and GALE UHL TR		17201 CRESCENT DR	LOS GATOS	CA	95030
UHL KIMBERLY B		3501 LAGUNA ST APT 305	SAN FRANCISCO	CA	94123
DINYARI 2011 TR		35172 KING CT	FREMONT	CA	94536
DINYARI MAHSA GOHAR		35172 KING CT	FREMONT	CA	94536
KRUCKER EVA C		610 ARTHUR ST	NOVATO	CA	94947
GEORGE GUNDRY TRUST		3501 LAGUNA ST APT 308	SAN FRANCISCO	CA	94123
CITY and COUNTY OF SAN FRANCISCO		501 STANYAN ST	SAN FRANCISCO	CA	94117
DOROSIN ENTERPRISES		1700 JACKSON ST	SAN FRANCISCO	CA	94109
RICCARDO LLC		1857 PALOMA ST	PASADENA	CA	91104
RICCARDO LLC		3530 BAKER ST	SAN FRANCISCO	CA	94123
JIMMY and GLORIA T DOON 1989 REVOC TR		3345 OCTAVIA ST	SAN FRANCISCO	CA	94123
LINDA DOON TR		3345 OCTAVIA ST	SAN FRANCISCO	CA	94123
VICTOR Y CHINN TRUST		1415 BAY ST	SAN FRANCISCO	CA	94123
RUTH Y CHINN REVOCABLE TRUST		1415 BAY ST	SAN FRANCISCO	CA	94123
BROWN JAMES R and MELINDA M		1421 BAY ST	SAN FRANCISCO	CA	94123
AILEEN ALANA FITZGERALD POWER OF APPOINT		753 BARROILHET DR	HILLSBOROUGH	CA	94010
FITZGERALD MAURICE J JR		1427 BAY ST	SAN FRANCISCO	CA	9412
MERIGAN FAMILY I L P		2120 MARKET ST STE 105	SAN FRANCISCO	CA	94114
INDERJEET and YUKTI SINGH REVOC TR		3321 OCTAVIA ST	SAN FRANCISCO	CA	94123
BANCA LLC		707 GOING LANE	NOVATO	CA	94947

SAN FRANCISCO LADIES PRCTCN and RLF	3400 LAGUNA ST	SAN FRANCISCO	CA	94123
S F LADIES PROT and RELIEF SOCY	3400 LAGUNA ST	SAN FRANCISCO	CA	94123
MURPHY PATRICK D and SOLIS ELSA	1526 FRANCISCO ST	SAN FRANCISCO	CA	94123
SF LADIES PROTECTION and RELIEF SOCIETY	3400 LAGUNA ST	SAN FRANCISCO	CA	94123
MELANIE FONG FMLY TR	1435 BAY ST APT 1	SAN FRANCISCO	CA	94123
ADIUS TRUST	735 CORNELIA COURT	MOUNTAIN VIEW	CA	94040
CHRISTIN M HOKENSTAD SEP PPTY TRUST	59 CORTE TOLUCA	GREENBRAE	CA	94904
BASANI ALOK	1435 BAY ST APT 4	SAN FRANCISCO	CA	94123
FONTANELLO GLORIA	1435 BAY ST APT 21	SAN FRANCISCO	CA	94123
FONTANELLO TERESA ANN	1435 BAY ST APT 21	SAN FRANCISCO	CA	94123
SEBREE MICHAEL M K	3189 SOMERSET DR	LAFAYETTE	CA	94549
NAOTO OZAKI TRUST	1435 BAY ST APT 23	SAN FRANCISCO	CA	94123
GOODWIN KATELYN MICHELLE	1435 BAY ST APT 24	SAN FRANCISCO	CA	94123
GOODWIN DAVID GREGORY	1435 BAY ST APT 24	SAN FRANCISCO	CA	94123
SMITH JANET MARIE	1435 BAY ST	SAN FRANCISCO	CA	94123
READY GLORIA FONTANELLO-	1435 BAY ST	SAN FRANCISCO	CA	94123
ADIUS TR	735 CORNELIA CT	MOUNTAIN VIEW	CA	94040
HENDRICKSON MATTHEW L and LAUREN S	1435 BAY ST APT 33	SAN FRANCISCO	CA	94123
SHTRAKHMAN DARINA ALEXANDRA	1435 BAY ST APT 34	SAN FRANCISCO	CA	94123
HUMPHRIES JOHN TIGAR	1500 FRANCISCO ST APT 1	SAN FRANCISCO	CA	94123
SUGIURA NOBUYUKI	855 FOLSOM ST APT 932	SAN FRANCISCO	CA	94107
SUGIURA MEGUMI	1500 FRANCISCO ST APT 2	SAN FRANCISCO	CA	94123
RELAT ALEXANDRA MAE	1500 FRANCISCO ST APT 3	SAN FRANCISCO	CA	94123
WORKMAN MATTHEW	1500 FRANCISCO ST APT 3	SAN FRANCISCO	CA	94123
SOVELL CHRISTOPHER JOSEPH	1500 FRANCISCO ST APT 4	SAN FRANCISCO	CA	94123
SOVELL FMLY TR	1500 FRANCISCO ST APT 4	SAN FRANCISCO	CA	94123
NANCY ANN BARSOCCHINI 2015 TR	1500 FRANCISCO ST APT 5	SAN FRANCISCO	CA	94123
TLC FRANCISCO LLC	655 MONTGOMERY ST STE 1700	SAN FRANCISCO	CA	94111
DARIA MOTAMEDI TR	4030 22ND ST	SAN FRANCISCO	CA	94114
KENNETH KOUOT LVG TR	1500 FRANCISCO ST APT 8	SAN FRANCISCO	CA	94123
JEFFREY L and BETH K BERK 2022 TR	3510 BONITA VISTA DR	SANTA ROSA	CA	95404
BERESFORD FMLY TR	1500 FRANCISCO ST APT 10	SAN FRANCISCO	CA	94123
KRISTA L COSNER LVG TR	1500 FRANCISCO ST APT 11	SAN FRANCISCO	CA	94123
JAMES MICHAEL DEMPSEY LVG TR	4444 GEARY BLVD STE 100	SAN FRANCISCO	CA	94118
PIOLI FAMILY TRUST DTD 9/22/99	121 WARREN DR	SAN FRANCISCO	CA	94131
HILLARD JENNIFER R	3379 WHITEHAVEN DR	WALNUT CREEK	CA	94598
DEMPSEY DANIEL J	3379 WHITEHAVEN DR	WALNUT CREEK	CA	94598
DEMPSEY ANNE E	3379 WHITEHAVEN DR	WALNUT CREEK	CA	94598
MARY AGNES DEMPSEY SPECIAL NEEDS	3379 WHITEHAVEN DR	WALNUT CREEK	CA	94598
CUNEO NORMA	4444 GEARY BLVD STE 100	SAN FRANCISCO	CA	94118
SEPASIAN SARA	1592 KOOSER RD APT 16	SAN JOSE	CA	95118
CCK17 LLC	182 ELISEO DR	GREENBRAE	CA	94904
RUBENS RACHEL	1490 FRANCISCO ST APT 5	SAN FRANCISCO	CA	94123
ELIZABETH BENDER LVG TR	1490 FRANCISCO ST APT 1	SAN FRANCISCO	CA	94123
SHANLEY ERIC	182 ELISEO DR	GREENBRAE	CA	94904
SILVA-HERZOG SANTIAGO SEIRA	1490 FRANCISCO ST APT 3	SAN FRANCISCO	CA	94123
GOKSU NAZLICAN	1490 FRANCISCO ST APT 3	SAN FRANCISCO	CA	94123
ALLEN LVG TR	2678 17TH AVE	SAN FRANCISCO	CA	94116
CHOULOS WILLIAM	1490 FRANCISCO ST APT 4	SAN FRANCISCO	CA	94123
MICHAEL BORGES MOORE 2020 REV LVG TR	22 RETIRO WAY	SAN FRANCISCO	CA	94123
MOORE 2009 FMLY TR	1490 FRANCISCO ST APT 7	SAN FRANCISCO	CA	94123

MCCORMICK MICHAEL FRANCIS III and CRONIN C	1490 FRANCISCO ST APT 9	SAN FRANCISCO	CA	94123
SCHAAF MICHAEL	1490 FRANCISCO ST APT 6	SAN FRANCISCO	CA	94123
SF MULTIFAMILY POOLS 2-3 (B) OWNER LLC	200 VESEY ST FL 12	NEW YORK	NY	10281
GLORIA DEVINCENZI 1992 TRUST	2935 BAKER ST	SAN FRANCISCO	CA	94123
CAMOBELLO FAMILY REVOC TR	2759 41ST AVE	SAN FRANCISCO	CA	94116
MAGNOLIA PROPERTIES INC	PO BOX 470065	SAN FRANCISCO	CA	94147
SWEEDLER WYATT FMLY TR	1371 BAY ST	SAN FRANCISCO	CA	94123
DANIEL and GINA ALEGRE REVOC TR	PO BOX 601523	DALLAS	TX	75360
KAZEROUNI FARANEH	1468 FRANCISCO ST APT 1	SAN FRANCISCO	CA	94123
GOPAUL VEDWATEE SASHI	1468 FRANCISCO ST APT 2	SAN FRANCISCO	CA	94123
SHYLER and LAURYN ACKLEY TR	7 SESSIONS RD	LAFAYETTE	CA	94549
BASSILI ANTHONY JACOB and MELANIE ANN	1468 FRANCISCO ST APT 4	SAN FRANCISCO	CA	94123
PAULO FMLY TR	9102 RHODESIA DR	HUNTINGTON BEACH	CA	92646
DY OLIVE	312-1351 CONTINENTAL ST	VANCOUVER	BC	V6Z0C
SANDY DOG LLC	150 2ND AVE	SAN FRANCISCO	CA	94118
KYOUNG HEE LEGGETT LVG TR	2600 SAKLAN INDIAN DR #1	WALNUT CREEK	CA	94595
CHAN YICHEL	3330 OCTAVIA ST APT 1	SAN FRANCISCO	CA	94123
RKDTSF LLC	25 1ST AVE SW STE A	WATERTOWN	SD	57201
FATCH ANDREW JOHN	3330 OCTAVIA ST APT 3	SAN FRANCISCO	CA	94123
VELLA KENNETH	2613 WAKEFIELD DR	BELMONT	CA	94002
TUCCORI REVOC TR	3238 OCTAVIA ST	SAN FRANCISCO	CA	94123
HERRMANN MARK	3250 OCTAVIA ST	SAN FRANCISCO	CA	94123
DETJEN CHILDREN 2010 TRUSTS	1901 LAWTON ST	SAN FRANCISCO	CA	94122
LOIS D DETJEN LIVING TRUST	2134 BAY ST	SAN FRANCISCO	CA	94123
PHILIP EDWARD MEZA and MARJORIE ELLEN QUAL	3242 OCTAVIA ST	SAN FRANCISCO	CA	94123
CLIMA FRANK J JR	3244 OCTAVIA ST	SAN FRANCISCO	CA	94123
BREMNER CAROLINE	3254 OCTAVIA ST	SAN FRANCISCO	CA	94123
ANDREW FERRIER TR	3256 OCTAVIA ST	SAN FRANCISCO	CA	94123
1503 FRANCISCO LLC	1505 FRANCISCO ST	SAN FRANCISCO	CA	94123
WONG TR	3257 OCTAVIA ST	SAN FRANCISCO	CA	94123
DEASY FAMILY REVOC INTRV TR	3249 OCTAVIA ST	SAN FRANCISCO	CA	94123
PERRY TOMEI 2001 TR	2324 LEAVENWORTH ST	SAN FRANCISCO	CA	94133
PERRY TOMEI 2001 TR	2314 LEAVENWORTH ST	SAN FRANCISCO	CA	94133
ROBERT A TOMEI 2001 TRUST	2324 LEAVENWORTH ST	SAN FRANCISCO	CA	94133
MOSCONE TRAVIS JOHN	219 HIGHLAND AVE	PIEDMONT	CA	94611
MOSCONE GAVIN GEORGE	219 HIGHLAND AVE	PIEDMONT	CA	94611
MOSCONE NANCY J	219 HIGHLAND AVE	PIEDMONT	CA	94611
RODNEY and MARIAN S OWYANG REVOC TR	3225 OCTAVIA ST APT 4	SAN FRANCISCO	CA	94123
ZANASSI-RESUTTI FAMILY TRUST	11370 EASTVIEW PT	SAN DIEGO	CA	92131
ZANASSI FAMILY TRUST	1172 KAINS AVE	SAN BRUNO	CA	94066
ROBERT A ZANASSI TRUST	1172 KAINS AVE	SAN BRUNO	CA	94066
MORINI PAULA	39 ECHO AVE	CORTE MADERA	CA	94925
SWEENEY JOHN E 1996 TRUST THE	1620 CHESTNUT ST	SAN FRANCISCO	CA	94123
ENG/LOUIE FAMILY TR	1636 CHESTNUT ST	SAN FRANCISCO	CA	94123
TAM FAMILY TR	5828 LAGUNA VALLEY WAY	ELK GROVE	CA	95758
LEW DUNG CHUEY and SHUET FONG	1648 CHESTNUT ST	SAN FRANCISCO	CA	94123
TOBONI REVOCABLE TRUST	135 SAINT FRANCIS BLVD	SAN FRANCISCO	CA	94127
MCCARTY JUSTIN and NICHOLS ALEXANDRA	1656 CHESTNUT ST #1658	SAN FRANCISCO	CA	94123
JAMES S LEONG REVOC TRUST	1666 CHESTNUT ST	SAN FRANCISCO	CA	94123
ADULT and PEDIATRIC SPINE RESEARCH FOUNDAT	76 BROOKWOOD AVE	SANTA ROSA	CA	95404
3300 LAGUNA STREET LLC	3300 LAGUNA ST	SAN FRANCISCO	CA	94123

JOSEPH YU and KRISTINE HON REVOC TR	342 23RD AVE	SAN FRANCISCO	CA	94121
PARK VIEW PARTNERS LLC	3316 LAGUNA ST	SAN FRANCISCO	CA	94123
TRUST A YEE FAMILY TRUST	2221 LARKIN ST APT 9	SAN FRANCISCO	CA	94109
YEE TERENCE G	751 CLAY ST	SAN FRANCISCO	CA	94108
YEE PAULA L	751 CLAY ST	SAN FRANCISCO	CA	94108
YEE JULIA M	2221 LARKIN ST APT 9	SAN FRANCISCO	CA	94109
CAROL W WANG REVOC TR	453 MARINA BLVD	SAN FRANCISCO	CA	94123
ERIC YANG 2022 TR	3342 LAGUNA ST	SAN FRANCISCO	CA	94123
NICOLE YANG 2022 TR	3342 LAGUNA ST	SAN FRANCISCO	CA	94123
YANG FAMILY 2004 TR	2568 LAKEVIEW DR	SAN LEANDRO	CA	94577
LEINWAND FAMILY LVG TRUST	3354 LAGUNA ST APT 4	SAN FRANCISCO	CA	94123
W GILMORE and J WILLIAMS GILMORE RE	3354 LAGUNA ST APT 2	SAN FRANCISCO	CA	94123
KWAN KATRINA	1315 TOURNAMENT DR	HILLSBOROUGH	CA	94010
LEINWAND ALLAN S and JEANNE C	1315 TOURNAMENT DR	HILLSBOROUGH	CA	94010
3360-62 LAGUNA STREET LLC	3133 GEARY BLVD	SAN FRANCISCO	CA	94118
JOHN and ANTOINETTE L CANDIDO TRUST	1575 FRANCISCO ST	SAN FRANCISCO	CA	94123
BIRD FRIENDS TR	1557 FRANCISCO ST	SAN FRANCISCO	CA	94123
HEBEL LIVING TRUST	1555 FRANCISCO ST	SAN FRANCISCO	CA	94123
DEAN GIN TOM and FELICIA MEI YAO TO	1687 29TH AVE	SAN FRANCISCO	CA	94122
GARRET and ANITA TOM TRUST	684 FUNSTON AVE	SAN FRANCISCO	CA	94118
1531 FRANCISCO LLC	3455 PACIFIC AVE	SAN FRANCISCO	CA	94118
BARNES BARRETT CONRAD	3350 LAGUNA ST APT 101	SAN FRANCISCO	CA	94123
LEADEM EMILY ANNE	3350 LAGUNA ST APT 101	SAN FRANCISCO	CA	94123
FINLAY ALAN THOMAS	3350 LAGUNA ST APT 201	SAN FRANCISCO	CA	94123
FINLAY KATHRYN SHANNON	3350 LAGUNA ST APT 201	SAN FRANCISCO	CA	94123
PENGUIN EMPIRE LLC	3350 LAGUNA ST APT 301	SAN FRANCISCO	CA	94123
DAVID J LESTER REVOC TR	1561 FRANCISCO ST	SAN FRANCISCO	CA	94123
DRAPER PECKHAM TR	1563 FRANCISCO ST	SAN FRANCISCO	CA	94123
GHOLSON CHARLTON ANTONIO	1567 FRANCISCO ST	SAN FRANCISCO	CA	94123
MOHUN-GHOLSON MORGAN	1567 FRANCISCO ST	SAN FRANCISCO	CA	94123
SIGAL MARK S and YTURRI SHEILA	1569 FRANCISCO ST	SAN FRANCISCO	CA	94123
ALBUKERK FMLY TR	1547 FRANCISCO ST	SAN FRANCISCO	CA	94123
SURVIVOR'S TRUST	18774 E CAVENDISH DRIVE	CASTRO VALLEY	CA	94552
DARRELL DENVER COLEMAN and THERESA TOLLINI	20 SOUTHRIDGE RD W	TIBURON	CA	9492
DERSTINE KYLE W and COLLEEN M	11 ROYAL GLEN CT	WALNUT CREEK	CA	94595
WONG KEVIN L	2920 FILBERT DR	WALNUT CREEK	CA	94598
WONG HUI ZHEN	2920 FILBERT DR	WALNUT CREEK	CA	94598
ELIZABETH A MACKENZIE TR	3233 OCTAVIA ST APT 4	SAN FRANCISCO	CA	94123
THE RESIDENT	3455 VAN NESS AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	2 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	4 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	7 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	230 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	231 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	232 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	234 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	235 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	238 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	239 FRANKLIN ST	SAN FRANCISCO	CA	94123
THE RESIDENT	240 FUNSTON RD	SAN FRANCISCO	CA	94123

THE RESIDENT	241 FUNSTON RD	SAN FRANCISCO	CA	94123
THE RESIDENT	112 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	101 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	102 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	201 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	32 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	33 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	34 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	35 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	36 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	37 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	38 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	39 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	9 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	1 MACARTHUR AVE	SAN FRANCISCO	CA	94123
THE RESIDENT	204 POPE RD	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #BLDG A	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #BLDG B	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #BLDG C	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #BLDG D	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #BLDG E	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #PIER 1	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #PIER 2	SAN FRANCISCO	CA	94123
THE RESIDENT	2 MARINA BLVD #PIER 3	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #101	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #103	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #105	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #201	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #202	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #203	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #204	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #107	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #108	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #302	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #303	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #207	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #208	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #306	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #102	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #103	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #104	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #105	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #106	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #107	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #108	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #201	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #202	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #203	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #204	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #205	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #206	SAN FRANCISCO	CA	94123

THE RESIDENT	1500 BAY ST #207	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #208	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #301	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #302	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #303	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #304	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #305	SAN FRANCISCO	CA	94123
THE RESIDENT	1500 BAY ST #306	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #307	SAN FRANCISCO	CA	94123
THE RESIDENT	3501 LAGUNA ST #308	SAN FRANCISCO	CA	94123
THE RESIDENT	1800 CHESTNUT ST	SAN FRANCISCO	CA	94123
THE RESIDENT	1890 CHESTNUT ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #101	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #102	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #103	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #104	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #201	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #202	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #203	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #204	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #301	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #302	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #303	SAN FRANCISCO	CA	94123
THE RESIDENT	3355 OCTAVIA ST #304	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #1	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #2	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #3	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #4	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #5	SAN FRANCISCO	CA	94123
THE RESIDENT	3337 OCTAVIA ST #6	SAN FRANCISCO	CA	94123
THE RESIDENT	3343 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3345 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	1415 BAY ST	SAN FRANCISCO	CA	94123
THE RESIDENT	1421 BAY ST	SAN FRANCISCO	CA	94123
THE RESIDENT	1425 BAY ST	SAN FRANCISCO	CA	94123
THE RESIDENT	1427 BAY ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #1	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #2	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #3	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #4	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #5	SAN FRANCISCO	CA	94123
THE RESIDENT	3333 OCTAVIA ST #6	SAN FRANCISCO	CA	94123
THE RESIDENT	3319 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3321 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3315 OCTAVIA ST	SAN FRANCISCO	CA	94123
THE RESIDENT	3315 OCTAVIA ST #1	SAN FRANCISCO	CA	94123
THE RESIDENT	3315 OCTAVIA ST #2	SAN FRANCISCO	CA	94123
THE RESIDENT	3315 OCTAVIA ST #3	SAN FRANCISCO	CA	94123

THE RESIDENT		1531 FRANCISCO ST #5	SAN FRANCISCO	CA	94123
THE RESIDENT		1531 FRANCISCO ST #6	SAN FRANCISCO	CA	94123
THE RESIDENT		1531 FRANCISCO ST #7	SAN FRANCISCO	CA	94123
THE RESIDENT		1531 FRANCISCO ST #8	SAN FRANCISCO	CA	94123
THE RESIDENT		1531 FRANCISCO ST #9	SAN FRANCISCO	CA	94123
THE RESIDENT		1531 FRANCISCO ST #10	SAN FRANCISCO	CA	94123
THE RESIDENT		3350 LAGUNA ST	SAN FRANCISCO	CA	94123
THE RESIDENT		3350 LAGUNA ST #101	SAN FRANCISCO	CA	94123
THE RESIDENT		3350 LAGUNA ST #201	SAN FRANCISCO	CA	94123
THE RESIDENT		3350 LAGUNA ST #301	SAN FRANCISCO	CA	94123
THE RESIDENT		1561 FRANCISCO ST	SAN FRANCISCO	CA	94123
THE RESIDENT		1563 FRANCISCO ST	SAN FRANCISCO	CA	94123
THE RESIDENT		1567 FRANCISCO ST	SAN FRANCISCO	CA	94123
THE RESIDENT		1569 FRANCISCO ST	SAN FRANCISCO	CA	94123
THE RESIDENT		1547 FRANCISCO ST	SAN FRANCISCO	CA	94123
THE RESIDENT		1549 FRANCISCO ST	SAN FRANCISCO	CA	94123
AT&T	Construction and Engineering	359 Washington Street, Room 205	Daly City	CA	94015
Community Design Center	Chuck Turner	5 Thomas Mellon Circle, #128	San Francisco	CA	94134
SF Building and Construction Trades Council	Tim Paulson Rudy Gonzalez	1188 Franklin Street, Ste.203	San Francisco	CA	94109
-	Aaron Peskin	470 Columbus Avenue, Ste. 211	San Francisco	CA	94133
-	Sue Hestor	870 Market Street, #1128	San Francisco	CA	94102
Carpenters Local 22	Leonard Basoco	2085 Third Street	San Francisco	CA	94107
Coalition for Adequate Review	Mary Miles	364 Page Street, #36	San Francisco	CA	94102
Coalition for San Francisco Neighbordos (CSFN)	George Wooding / Rose Hillson	P.O. Box 156616	San Francisco	CA	94115-6616
Law Office of Stephen M. Williams	Stephen Williams	1934 Divisadero Street	San Francisco	CA	94115
Lozeau Drury LLP	Maya Vishwanath	1939 Harrison Street, Suite 150	Oakland	CA	94612
HERE Local 2	Ian Lewis	209 Golden Gate Avenue	San Francisco	CA	94102
Marina/Cow Hollow Neighbors & Merchants	Patricia Vaughey	2269 Chestnut Street #990	San Francisco	CA	94123
Oak Grove Group	Billy Lee	2505 Oak Street	Napa	CA	94559
Cow Hollow Association	Barbara Heffernan	2423 Green Street	San Francisco	CA	94123
Cow Hollow Association	Anne Bertrand	1592 Union Street #500	San Francisco	CA	94123
Golden Gate Valley Neighborhood Association	Robert Bardell	1922 Filbert Street	San Francisco	CA	94123
Jordan Park Improvement Association	Rose Hillson	115 Parker Avenue	San Francisco	CA	94118-2607
Save the Marina's Heritage	Michael Hebel	1555 Francisco Street	San Francisco	CA	94123
Board of Supervisors	Stephen Sherrill	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689

Exhibit E

Screenshot from the Heritage's Website: Francisco Street and Octavia Street Apartments

Francisco Street & Octavia Street Apartments

Heritage on the Marina has three additional properties for active adults 65+ on Francisco Street and Octavia Street. These apartments offer the same great full-service amenities, 1- or 2-bedroom apartments, with full kitchens, washers and dryers, flexible security and 30 meals a month.



Exhibit F

Email from Charles Enchill, SF Planning Department

Enchill, Charles (CPC)

to me, Jonas, Diane, Ruchira ▾

Apr 28, 2025, 1:29 PM



Hello Ms. Albuquerk,

We anticipate that the Architectural Review Committee will meet on May 21, 2025. The project sponsor may work with Planning staff to submit any proposed revisions to their project ahead of that public meeting. We do not know in advance what guidance the ARC will give the project sponsor, but the ARC will review any proposed modifications and may approve them, as long as they are consistent with the approvals that the HPC and Planning Commission issued on April 17, 2025. The May 21 meeting will be a public meeting and there will be opportunities for review and comment, as in any meeting of the HPC or the ARC. The meeting agenda and materials will be available prior to the meeting. As previously communicated, the appeal period runs from the April 17 decision.

Best,

Charles Enchill, Senior Preservation Planner

Districts 9 & 10, Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7551 | www.sfplanning.org

[San Francisco Property Information Map](#)

Exhibit G

Form 990 for 2023 for The San Francisco Ladies Protection and Relief Society

Form **990-PF**
 Department of the Treasury
 Internal Revenue Service

Return of Private Foundation
or Section 4947(a)(1) Trust Treated as Private Foundation
 ▶ Do not enter social security numbers on this form as it may be made public.
 ▶ Go to www.irs.gov/Form990PF for instructions and the latest information.

OMB No. 1545-0047
2023
 Open to Public Inspection

For calendar year 2023, or tax year beginning 01-01-2023, and ending 12-31-2023

Name of foundation SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY		A Employer identification number 94-1156611
Number and street (or P.O. box number if mail is not delivered to street address) 3400 LAGUNA STREET	Room/suite	B Telephone number (see instructions) (415) 202-0300
City or town, state or province, country, and ZIP or foreign postal code SAN FRANCISCO, CA 941232271		C If exemption application is pending, check here <input type="checkbox"/>
G Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		D 1. Foreign organizations, check here..... <input type="checkbox"/> 2. Foreign organizations meeting the 85% test, check here and attach computation ... <input type="checkbox"/>
H Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>
I Fair market value of all assets at end of year (from Part II, col. (c), line 16) ▶ \$ <u>121,609,706</u>	J Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ (Part I, column (d) must be on cash basis.)	F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>

Part I Analysis of Revenue and Expenses (The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)	1,181,386			
	2 Check <input type="checkbox"/>				
	3 Interest on savings and temporary cash investments				
	4 Dividends and interest from securities	1,445,954	1,445,954	1,445,954	
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10	434,595			
	b Gross sales price for all assets on line 6a	6,015,908			
	7 Capital gain net income (from Part IV, line 2)		434,595		
	8 Net short-term capital gain			0	
	9 Income modifications				
	10a Gross sales less returns and allowances				
b Less: Cost of goods sold					
c Gross profit or (loss) (attach schedule)					
11 Other income (attach schedule)	6,698,248	6,588	6,664,285		
12 Total. Add lines 1 through 11	9,760,183	1,887,137	8,110,239		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc.	497,957	0	0	497,957
	14 Other employee salaries and wages	3,842,736	0	0	3,842,736
	15 Pension plans, employee benefits	1,019,444	0	0	1,019,444
	16a Legal fees (attach schedule)	111,117	0	0	111,117
	b Accounting fees (attach schedule)	117,479	0	0	117,479
	c Other professional fees (attach schedule)	2,697,713	85,050	85,050	2,612,663
	17 Interest				
	18 Taxes (attach schedule) (see instructions)				
	19 Depreciation (attach schedule) and depletion	938,898	0	938,898	
	20 Occupancy	665,248	0	0	665,248
21 Travel, conferences, and meetings	70,718	0	0	70,718	
22 Printing and publications					
Other expenses (attach schedule)					

Open	23	Other expenses (attach schedule)	5,551,052	U	4,485,734	U
	24	Total operating and administrative expenses. Add lines 13 through 23	15,512,962	85,050	5,509,702	8,937,362
	25	Contributions, gifts, grants paid	0			0
	26	Total expenses and disbursements. Add lines 24 and 25	15,512,962	85,050	5,509,702	8,937,362
	27	Subtract line 26 from line 12:				
	a	Excess of revenue over expenses and disbursements	-5,752,779			
	b	Net investment income (if negative, enter -0-)		1,802,087		
	c	Adjusted net income (if negative, enter -0-)			2,600,537	

For Paperwork Reduction Act Notice, see instructions.

Cat. No. 11289X

Form 990-PF (2023)

Form 990-PF (2023)

Part II	Balance Sheets	Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)	Beginning of year			End of year		
			(a) Book Value	(b) Book Value	(c) Fair Market Value	(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1	Cash—non-interest-bearing	511,655	1,028,012	1,028,012			
	2	Savings and temporary cash investments	1,611,496	779,841	779,841			
	3	Accounts receivable ▶ <u>246,125</u> Less: allowance for doubtful accounts ▶ _____	358,065	246,125	246,125			
	4	Pledges receivable ▶ _____ Less: allowance for doubtful accounts ▶ _____						
	5	Grants receivable						
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)						
	7	Other notes and loans receivable (attach schedule) ▶ _____ Less: allowance for doubtful accounts ▶ _____						
	8	Inventories for sale or use						
	9	Prepaid expenses and deferred charges	340,959	280,462	280,462			
	10a	Investments—U.S. and state government obligations (attach schedule)						
	b	Investments—corporate stock (attach schedule)	41,790,547	43,665,056	43,665,056			
	c	Investments—corporate bonds (attach schedule)	17,980,928	18,346,869	18,346,869			
	11	Investments—land, buildings, and equipment: basis ▶ _____ Less: accumulated depreciation (attach schedule) ▶ _____						
	12	Investments—mortgage loans						
	13	Investments—other (attach schedule)						
	14	Land, buildings, and equipment: basis ▶ <u>28,586,416</u> Less: accumulated depreciation (attach schedule) ▶ <u>9,900,523</u>	18,766,947	18,685,893	57,250,000			
15	Other assets (describe ▶ _____)	13,794	13,341	13,341				
16	Total assets (to be completed by all filers—see the instructions. Also, see page 1, item I)	81,374,391	83,045,599	121,609,706				
Liabilities	17	Accounts payable and accrued expenses	1,852,027	1,799,541				
	18	Grants payable						
	19	Deferred revenue	8,179,215	8,340,964				
	20	Loans from officers, directors, trustees, and other disqualified persons						
	21	Mortgages and other notes payable (attach schedule)						
	22	Other liabilities (describe ▶ _____)	1,451	0				
	23	Total liabilities (add lines 17 through 22)	10,032,693	10,140,505				
Assets or Fund Balances	Foundations that follow FASB ASC 958, check here ▶ <input checked="" type="checkbox"/> and complete lines 24, 25, 29 and 30.							
	24	Net assets without donor restrictions	70,283,410	71,614,974				
	25	Net assets with donor restrictions	1,058,288	1,290,120				
	Foundations that do not follow FASB ASC 958, check here ▶ <input type="checkbox"/> and complete lines 26 through 30.							
26	Capital stock, trust principal, or current funds							
27	Paid-in or capital surplus, or land, bldg., and equipment fund							

Net Assets	28	Retained earnings, accumulated income, endowment, or other funds		
	29	Total net assets or fund balances (see instructions)	71,341,698	72,905,094
	30	Total liabilities and net assets/fund balances (see instructions)	81,374,391	83,045,599

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	71,341,698
2	Enter amount from Part I, line 27a	2	-5,752,779
3	Other increases not included in line 2 (itemize)	3	7,316,175
4	Add lines 1, 2, and 3	4	72,905,094
5	Decreases not included in line 2 (itemize)	5	0
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29	6	72,905,094

Form 990-PF (2023)

Form 990-PF (2023)

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1 a PUBLICLY TRADED SECURITIES	P	2021-01-29	2023-12-31
b			
c			
d			
e			

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a 6,015,908		5,581,313	434,595
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(i) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))
(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
a			434,595
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2	434,595
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c) (see instructions). If (loss), enter -0- in Part I, line 8		3	0

Part V Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

1a Exempt operating foundations described in section 4940(d)(2), check here <input checked="" type="checkbox"/> and enter "N/A" on line 1. Date of ruling or determination letter: <u>2004-02-03</u> (attach copy of letter if necessary—see instructions)	1	N/A
b All other domestic foundations enter 1.39% (0.0139) of line 27b. Exempt foreign organizations enter 4% (0.04) of Part I, line 12, col. (b)	2	
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2	
3 Add lines 1 and 2.	3	
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4	
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-	5	0
6 Credits/Payments:		
a 2023 estimated tax payments and 2022 overpayment credited to 2023	6a	0
b Exempt foreign organizations—tax withheld at source	6b	0
c Tax paid with application for extension of time to file (Form 8868)	6c	0
d Backup withholding erroneously withheld	6d	0
7 Total credits and payments. Add lines 6a through 6d.	7	0

8	Enter any penalty for underpayment of estimated tax. Check here <input type="checkbox"/> if Form 2220 is attached.	8	
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed ▶	9	0
10	Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid ▶	10	
11	Enter the amount of line 10 to be: Credited to 2024 estimated tax ▶ Refunded ▶	11	

Form **990-PF** (2023)

Form 990-PF (2023)

Page 4

Part VI-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		No
b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition. <i>If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.</i>		No
c Did the foundation file Form 1120-POL for this year?		No
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation. ▶ \$ <u>0</u> (2) On foundation managers. ▶ \$ <u>0</u>		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ \$ <u>0</u>		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? <i>If "Yes," attach a detailed description of the activities.</i>		No
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? <i>If "Yes," attach a conformed copy of the changes</i>		No
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		No
b If "Yes," has it filed a tax return on Form 990-T for this year?		
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? <i>If "Yes," attach the statement required by General Instruction T.</i>		No
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: <input type="checkbox"/> round bullet By language in the governing instrument, or <input type="checkbox"/> round bullet By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	Yes	
7 Did the foundation have at least \$5,000 in assets at any time during the year? <i>If "Yes," complete Part II, col. (c), and Part XIV.</i>	Yes	
8a Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ CA _____		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? <i>If "No," attach explanation</i>	Yes	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2023 or the taxable year beginning in 2023? See the instructions for Part XIII. <i>If "Yes," complete Part XIII</i>	Yes	
10 Did any persons become substantial contributors during the tax year? <i>If "Yes," attach a schedule listing their names and addresses.</i>		No
11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," attach schedule. See instructions.</i>		No
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? <i>If "Yes," attach statement. See instructions</i>		No
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ▶ WWW.HERITAGESF.ORG	Yes	
14 The books are in care of ▶ CONTROLLER _____ Telephone no. ▶ (415) 202-0300 Located at ▶ 3400 LAGUNA STREET SAN FRANCISCO CA _____ ZIP+4 ▶ 941232271		
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 —check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the year ▶ 15		
16 At any time during calendar year 2023, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. <i>If "Yes," enter the name of the foreign country</i> ▶		No

Form **990-PF** (2023)

Part VI-B Statements Regarding Activities for Which Form 4720 May Be Required

Table with 3 columns: Question, Yes, No. Rows include: 1a During the year did the foundation (either directly or indirectly): (1) Engage in the sale or exchange... (2) Borrow money... (3) Furnish goods... (4) Pay compensation... (5) Transfer any income... (6) Agree to pay money... b If any answer is "Yes" to 1a(1)-(6)... c Organizations relying on a current notice... d Did the foundation engage in a prior year... 2 Taxes on failure to distribute income... a At the end of tax year 2023... b Are there any years listed in 2a... c If the provisions of section 4942(a)(2)... 3a Did the foundation hold more than a 2% direct or indirect interest... b If "Yes," did it have excess business holdings... 4a Did the foundation invest during the year... b Did the foundation make any investment...

Part VI-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

Table with 3 columns: Question, Yes, No. Rows include: 5a During the year did the foundation pay or incur any amount to: (1) Carry on propaganda... (2) Influence the outcome of any specific public election... (3) Provide a grant to an individual... (4) Provide a grant to an organization... (5) Provide for any purpose other than religious... b If any answer is "Yes" to 5a(1)-(5)... c Organizations relying on a current notice... d If the answer is "Yes" to question 5a(4)... 6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

d	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? If "Yes" to 6b, file Form 8870.	6d		NO
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	7a		No
b	If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?	7b		
8	Is the foundation subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment during the year?	8		No

Part VII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation. See instructions

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
MARY LINDE 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	CEO 40.00	287,413	32,444	0
JON CASEY 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	CFO 40.00	210,544	11,940	0
DAVID GRUBER 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	CHAIR 1.00	0	0	0
DEBORAH M AVAKIAN 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	VICE CHAIR 1.00	0	0	0
TONY HANLEY 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	SECRETARY 1.00	0	0	0
CHARLES DICKE 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	TREASURER 1.00	0	0	0
ANDREW M COHEN 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0
KEVIN J GERBER 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0
LEWIS R GRIDLEY 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0
SCOTT HINDES 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0
MARTHA TORRES 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0
LAURA M WAGNER 3400 LAGUNA STREET SAN FRANCISCO, CA 94123	BOARD MEMBER 1.00	0	0	0

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
HANH TA 3400 LAGUNA ST SAN FRANCISCO, CA 94123	NURSING HOME ADMINIS 40.00	198,705	23,250	0
PRAVEEN RATTAN 3400 LAGUNA ST SAN FRANCISCO, CA 94123	HUMAN RESOURCES DIRE 40.00	181,661	31,213	0
JEFFREY BRENNER 3400 LAGUNA ST SAN FRANCISCO, CA 94123	MARKETING DIRECTOR 40.00	173,762	19,346	0
MINA SENG 3400 LAGUNA ST SAN FRANCISCO, CA 94123	LVN 40.00	172,053	14,042	0
KARINA TAPIA 3400 LAGUNA ST SAN FRANCISCO, CA 94123	ACTIVITIES DIRECTOR 40.00	147,319	18,482	0

Total number of other employees paid over \$50,000. ▶ 34

Part VII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)

Table with 3 columns: (a) Name and address of each person paid more than \$50,000, (b) Type of service, (c) Compensation. Includes entries for MORRISON MANAGEMENT, NELSON T LEWIS, CLIPBOARD HEALTH, KAISER FOUNDATION, and COREWORKS LLC. Total compensation for these contractors is 36.

Part VIII-A Summary of Direct Charitable Activities

Table with 2 columns: Description of activity and Expenses. Activity 1: RESIDENTIAL SERVICES CARE AND ASSISTED LIVING CARE FOR THE ELDERLY PROVIDED THROUGH OUR SENIOR CARE COMMUNITY... Expenses: 14,362,014.

Part VIII-B Summary of Program-Related Investments (see instructions)

Table with 2 columns: Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2, and Amount. Total amount is 0.

Part IX Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

Table with 2 columns: Description of investment return and Amount. Includes rows for Average monthly fair market value of securities (1a: 62,087,369), Average of monthly cash balances (1b: 780,877), Fair market value of all other assets (1c: 282,986), and Total (1d: 63,151,232).

1c	Reduction claimed for brokerage or other factors reported on lines 1d and 1c (attach detailed explanation).	1e	0
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	63,151,232
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions).	4	947,268
5	Net value of noncharitable-use assets. Subtract line 4 from line 3.	5	62,203,964
6	Minimum investment return. Enter 5% (0.05) of line 5.	6	3,110,198

Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here and do not complete this part.)

Part X			
1	Minimum investment return from Part IX, line 6.	1	
2a	Tax on investment income for 2022 from Part V, line 5.	2a	
b	Income tax for 2022. (This does not include the tax from Part V.)	2b	
c	Add lines 2a and 2b.	2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	
4	Recoveries of amounts treated as qualifying distributions.	4	
5	Add lines 3 and 4.	5	
6	Deduction from distributable amount (see instructions).	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XII, line 1.	7	

Part XI Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26.	1a	8,937,362
b	Program-related investments—total from Part VIII-B.	1b	0
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required).	3a	
b	Cash distribution test (attach the required schedule).	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part XII, line 4.	4	8,937,362

Form 990-PF (2023)

Part XII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2022	(c) 2022	(d) 2023
1	Distributable amount for 2023 from Part X, line 7			
2	Undistributed income, if any, as of the end of 2022:			
a	Enter amount for 2022 only.			
b	Total for prior years: 20___, 20___, 20___			
3	Excess distributions carryover, if any, to 2022:			
a	From 2018.			
b	From 2019.			
c	From 2020.			
d	From 2021.			
e	From 2022.			
f	Total of lines 3a through e.			
4	Qualifying distributions for 2023 from Part XI, line 4: \$ _____			
a	Applied to 2022, but not more than line 2a			
b	Applied to undistributed income of prior years (Election required—see instructions).			
c	Treated as distributions out of corpus (Election required—see instructions).			
d	Applied to 2023 distributable amount.			
e	Remaining amount distributed out of corpus			
5	Excess distributions carryover applied to 2023. (If an amount appears in column (d), the same amount must be shown in column (a).)			
6	Enter the net total of each column as indicated below:			
a	Corpus. Add lines 3f, 4c, and 4e. Subtract line 5			
b	Prior years' undistributed income. Subtract line 4b from line 2b.			
c	Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a)			

been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b. Taxable amount—see instructions				
e Undistributed income for 2022. Subtract line 4a from line 2a. Taxable amount—see instructions				
f Undistributed income for 2023. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2024				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2018 not applied on line 5 or line 7 (see instructions)				
9 Excess distributions carryover to 2024. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9:				
a Excess from 2019.				
b Excess from 2020.				
c Excess from 2021.				
d Excess from 2022.				
e Excess from 2023.				

Part XIII Private Operating Foundations (see instructions and Part VI-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2023, enter the date of the ruling 2004-02-03

b Check box to indicate whether the organization is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

	Tax year				(e) Total
	(a) 2023	(b) 2022	(c) 2021	(d) 2020	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part IX for each year listed	2,600,537	3,575,896	3,929,202	1,919,055	12,024,690
b 85% (0.85) of line 2a	2,210,456	3,039,512	3,339,822	1,631,197	10,220,987
c Qualifying distributions from Part XI, line 4 for each year listed	8,937,362	7,740,837	9,481,887	5,774,793	31,934,879
d Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c	8,937,362	7,740,837	9,481,887	5,774,793	31,934,879
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test—enter:					
(1) Value of all assets					0
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					0
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part IX, line 6 for each year listed	2,073,465	2,383,931	2,619,468	2,511,675	9,588,539
c "Support" alternative test—enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					0
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).					0
(3) Largest amount of support from an exempt organization					0
(4) Gross investment income					0

Part XIV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year—see instructions.)

1 Information Regarding Foundation Managers:

- a** List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)
- b** List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

a The name, address, and telephone number or email address of the person to whom applications should be addressed:

b The form in which applications should be submitted and information and materials they should include:

c Any submission deadlines:

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Part XIV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a <i>Paid during the year</i>				
Total			▶ 3a	0
b <i>Approved for future payment</i>				

Total		3b	0

Part XV-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions.)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue:					
a MONTHLY CARE FEES					4,128,109
b ENTRANCE FEE					1,550,456
c PRIVATE PAY - HEALTH CENTER					814,773
d GUEST CHARGES					113,211
e MEDICARE PROGRAM					43,648
f _____					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments					
4 Dividends and interest from securities			14	1,445,954	
5 Net rental income or (loss) from real estate:					
a Debt-financed property.					
b Not debt-financed property.					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory			18	434,595	
9 Net income or (loss) from special events:					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a PROCESSING FEES			01	7,500	
b OTHER INCOME			01	5,373	
c REFUNDS			01	28,590	
d SETTLEMENT INCOME			01	6,588	
e _____					
12 Subtotal. Add columns (b), (d), and (e)		0		1,928,600	6,650,197
13 Total. Add line 12, columns (b), (d), and (e).			13		8,578,797

(See worksheet in line 13 instructions to verify calculations.)

Part XV-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No.	Explain below how each activity for which income is reported in column (e) of Part XV-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes). (See instructions.)
1A	REVENUE IS COLLECTED FROM RESIDENTS FOR THE PROVISION OF RESIDENTIAL SERVICES, ASSISTED LIVING, SKILLED NURSING CARE, REHABILITATION SERVICES, MEDICATION MANAGEMENT AND OTHER NURSING AND HEALTH CARE SERVICES.

Part XVI Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?
a Transfers from the reporting foundation to a noncharitable exempt organization of:
(1) Cash.
(2) Other assets.
b Other transactions:
(1) Sales of assets to a noncharitable exempt organization.
(2) Purchases of assets from a noncharitable exempt organization.
(3) Rental of facilities, equipment, or other assets.
(4) Reimbursement arrangements.
(5) Loans or loan guarantees.
(6) Performance of services or membership or fundraising solicitations.
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees.
d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

Table with 4 columns: (a) Line No., (b) Amount involved, (c) Name of noncharitable exempt organization, (d) Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? [] Yes [x] No

Table with 3 columns: (a) Name of organization, (b) Type of organization, (c) Description of relationship

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.				
	Signature of officer or trustee _____		Date 2024-10-17	Title _____	
Paid Preparer Use Only	Print/Type preparer's name BRIAN YACKER	Preparer's Signature _____	Date 2024-10-17	Check if self-employed <input type="checkbox"/>	PTIN P00401346
	Firm's name ▶ BAKER TILLY ADVISORY GROUP LP				Firm's EIN ▶ 39-0859910
	Firm's address ▶ 18500 VON KARMAN AVE 10TH FLOOR IRVINE, CA 92612				Phone no. (949) 222-2999

May the IRS discuss this return with the preparer shown below?
 See instructions. Yes No

Form **990-PF** (2023)

Additional Data

[Return to Form](#)

Software ID:
Software Version:

Form 990PF - Special Condition Description:

Special Condition Description

Schedule B

(Form 990) Department of the Treasury Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF. Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023

Table with 2 columns: Name of the organization (SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY) and Employer identification number (94-1156611)

Organization type (check one):

Filers of:

Section:

- Form 990 or 990-EZ: 501(c)() (enter number) organization, 4947(a)(1) nonexempt charitable trust not treated as a private foundation, 527 political organization. Form 990-PF: 501(c)(3) exempt private foundation, 4947(a)(1) nonexempt charitable trust treated as a private foundation, 501(c)(3) taxable private foundation.

Check if your organization is covered by the General Rule or a Special Rule. Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

- For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or other property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test... For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes... For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions exclusively for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000.

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it must answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Part I

Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

Contributors

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	ESTATE OF KONRAD KRAUSE CO DANIEL P TRUMP 2001 UNION ST STE 482 SAN FRANCISCO, CA 94123	\$ 1,000,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
2	CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES 1501 CAPITOL AVE STE 711501 MS 1300 SACRAMENTO, CA 958997411	\$ 36,250	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
3	SALLY BARRETT 115 NORIEGA ST SAN FRANCISCO, CA 94122	\$ 20,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
4	FREDERICK HULTING 16630 39TH PLACE NORTH PLYMOTH, MN 55446	\$ 10,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
5	BERNARD BURKE CO LESLIE DICKE 2730 LYON ST SAN FRANCISCO, CA 94123	\$ 8,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
6	GORDON & CHARMLY INGHAM 3400 LAGUNA ST 205P SAN FRANCISCO, CA 94123	\$ 8,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>

Schedule B (Form 990) (2023)

Name of organization
SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

Employer identification number
94-1156611

Part I

Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

Contributors

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	MONIQUE KAUFMAN 1536 FRANCISCO STREET SAN FRANCISCO, CA 94123	\$ 5,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
8	MARJORIE MANSOURI 3400 LAGUNA STREET 231C SAN FRANCISCO, CA 94123	\$ 5,000	<input checked="" type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
-		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
-		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
-		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>
-		\$	<input type="checkbox"/> Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <small>(Complete Part II for noncash contributions.)</small>

Schedule B (Form 990) (2023)

Schedule B (Form 990) (2023)

Page 3

Name of organization SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY	Employer identification number 94-1156611
--	--

Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
-		\$	
-		\$	

(a) (b) (c) (d)

No. from Part I	(u) Description of noncash property given	FMV (or estimate) (See instructions)	(u) Date received
.	_____	_____ \$	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
.	_____	_____ \$	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
.	_____	_____ \$	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
.	_____	_____ \$	_____

Schedule B (Form 990) (2023)

Schedule B (Form 990) (2023)

Page 4

Name of organization SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY	Employer identification number 94-1156611
--	--

Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this information once. See instructions.) ► \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
.	_____	_____	_____
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
	_____	_____	_____
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
.	_____	_____	_____
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
	_____	_____	_____
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
.	_____	_____	_____
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
	_____	_____	_____
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

Part I				
	(e) Transfer of gift			
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee	

Schedule B (Form 990) (2023)

Additional Data

[Return to Form](#)

Software ID:
Software Version:

[efile Public Visual Render](#) | ObjectID: 202412959349100621 - Submission: 2024-10-21 | TIN: 94-1156611

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND
RELIEF SOCIETY
EIN: 94-1156611

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING	117,479	0	0	117,479

[efile Public Visual Render](#) | ObjectID: 202412959349100621 - Submission: 2024-10-21 | TIN: 94-1156611

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.
TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND
RELIEF SOCIETY
EIN: 94-1156611

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
LAND		2,911,689		L		0	0	0	
EQUIPMENT	2014-09-01	1,118,432	436,442	SL	10.000000000000000	125,871	0	125,871	
BUILDING	2007-01-01	24,556,295	8,525,183	SL	40.000000000000000	813,027	0	813,027	

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Name of Bond	End of Year Book Value	End of Year Fair Market Value
BONDS	18,346,869	18,346,869

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Name of Stock	End of Year Book Value	End of Year Fair Market Value
MARKETABLE SECURITIES	43,665,056	43,665,056

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND	2,911,689	0	2,911,689	
EQUIPMENT	1,118,432	562,313	556,119	
BUILDING	24,556,295	9,338,210	15,218,085	

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL	111,117	0	0	111,117

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
CUSTODIAN FUNDS	11,270	10,817	10,817
CEMETERY PLOTS	2,524	2,524	2,524

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
COVID PERSONAL PROTECTIVE EQUIPMENT	539,310	0	539,310	0
REPAIRS & MAINTENANCE	479,644	0	479,644	0
FOOD	523,357	0	523,357	0
MGT FEES - FOOD SERVICE	62,723	0	62,723	0
MEDICAL SVCS - HEALTH CARE	723,102	0	723,102	0
INSURANCE	340,076	0	340,076	0
PROGRAM ACTIVITIES	44,394	0	44,394	0
ADMINISTRATIVE DUES	7,497	0	7,497	0
MARKETING	161,846	0	161,846	0
OFFICE SUPPLIES	475,834	0	475,834	0
PLANNING AND DEVELOPMENT	932,988	0	932,988	0
LOSS ON DISPOSAL OF FIXED ASSETS	340,898	0	0	0
BAD DEBT EXPENSE	194,983	0	194,983	0
LEGAL SETTLEMENT	725,000	0	0	0

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
MONTHLY CARE FEES	4,128,109		4,128,109
ENTRANCE FEE	1,550,456		1,550,456
PRIVATE PAY - HEALTH CENTER	814,773		814,773
GUEST CHARGES	113,211		113,211
MEDICARE PROGRAM	43,648		43,648
PROCESSING FEES	7,500		7,500
OTHER INCOME	5,373		0
REFUNDS	28,590		0
SETTLEMENT INCOME	6,588	6,588	6,588

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Description	Amount
UNREALIZED GAIN	7,316,175

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND RELIEF SOCIETY

EIN: 94-1156611

Description	Beginning of Year - Book Value	End of Year - Book Value
CUSTODIAN FUNDS	1,451	0

TY 2023 IRS 990 e-File Render

Name: SAN FRANCISCO LADIES PROTECTION AND
RELIEF SOCIETY

EIN: 94-1156611

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
INVESTMENT MANAGEMENT	85,050	85,050	85,050	0
CONTRACTORS	2,321,533	0	0	2,321,533
SECURITY	291,130	0	0	291,130