

**BOARD of SUPERVISORS**



City Hall  
1 Dr. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
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TDD/TTY No. (415) 554-5227

August 4, 2025

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

Re: Board of Supervisors Motion No. M25-089

Dear Assessor-Recorder Torres:

On June 17, 2025, the Board of Supervisors held a public hearing of persons interested in or objecting to the Certification of Appropriateness for a proposed project located at 3400 Laguna Street, issued by the Historic Preservation Commission by its Motion No. 494, dated April 17, 2025, and adopted Motion No. M25-076 (Conditionally Disapproving Certificate of Appropriateness - 3400 Laguna Street) and Motion No. M25-077 (Preparation of Findings Related to Certificate of Appropriateness - 3400 Laguna Street).

On July 22, 2025, the Board of Supervisors adopted Motion No. M25-089 (Adoption of Findings Related to Certificate of Appropriateness - 3400 Laguna Street).

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

- One certified copy of Motion No. M25-076 (File No. 250564)
- One certified copy of Motion No. M25-089 (File No. 250747)

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

jw:ak:ll:edm

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



City and County of San Francisco

Certified Copy

Motion

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

250747

**[ Adoption of Findings Related to Certificate of Appropriateness - 3400  
Laguna Street ]**

**Sponsor:** Sherrill

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Historic Preservation Commission by its Motion No. 494 to approve a Certificate of Appropriateness identified as Planning Case No. 2022-009819COA, for a proposed project at 3400 Laguna Street; and the Board's approval of a Certificate of Appropriateness for the same Planning Case with different conditions.

7/15/2025 Board of Supervisors - CONTINUED

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

7/22/2025 Board of Supervisors - APPROVED

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

Noes: 1 - Chan

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO


CLERK'S CERTIFICATE

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

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

July 29, 2025

Date

  
Angela Calvillo  
Clerk of the Board

1 [Adoption of Findings Related to Certificate of Appropriateness - 3400 Laguna Street]

2  
3 **Motion adopting findings in support of the Board of Supervisors' disapproval of the**  
4 **decision of the Historic Preservation Commission by its Motion No. 494 to approve a**  
5 **Certificate of Appropriateness identified as Planning Case No. 2022-009819COA, for a**  
6 **proposed project at 3400 Laguna Street; and the Board's approval of a Certificate of**  
7 **Appropriateness for the same Planning Case with different conditions.**

8  
9 WHEREAS, The project (Project) at 3400 Laguna Street (Assessor's Parcel Block No.  
10 0471, Lot No. 003, within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X  
11 Height and Bulk Districts) identified in Planning Case No. 2022-009819CUA, proposes to  
12 allow demolition of two noncontributing buildings (the Perry Connector and the Health Care  
13 Center) on the site, construct two new buildings (the Bay Building and the Francisco Building)  
14 in the same locations as the demolished structures, renovate two of the other existing  
15 buildings, make improvements to the Julia Morgan building, and site alterations; and

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

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

23 WHEREAS, On April 17, 2025, the Planning Commission, by its Motion No. 21727,  
24 approved a Conditional Use Authorization for the Project, and on June 17, 2025, the Board  
25

1 conditionally disapproved that decision and approved a Conditional Use Authorization for the  
2 Project with modified findings but with no other changes to the approval; and

3 WHEREAS, On June 17, 2025, this Board held a duly noticed hearing to consider the  
4 appeal of the Certificate of Appropriateness, at which hearing the Board reviewed and  
5 considered the Certificate of Appropriateness, the appeal letters, the other written records  
6 before the Board including the Planning Department's response to the appeal, and heard  
7 testimony and received public comment regarding the Certificate of Appropriateness; and

8 WHEREAS, Following the conclusion of the public hearing on June 17, 2025, the  
9 Board voted to conditionally disapprove the decision of the Historic Preservation Commission  
10 and to approve the requested Certificate of Appropriateness with different conditions, subject  
11 to the adoption of written findings by the Board, as reflected in Board of Supervisors Motion  
12 No. M25-076; and

13 WHEREAS, In deciding the appeal, the Board considered the entire record before the  
14 Board; now, therefore, be it

15 MOVED, That with the modifications to the conditions of the Certificate of  
16 Appropriateness that the Board adopted - specifically revising Condition 1 on page 15, to  
17 state: "Final Architectural Details. Prior to submittal of any building permit application,  
18 Department preservation staff shall review and approve final project architectural details of  
19 fenestration size and orientation, and exterior finishes, provided that no reduction in project  
20 square footage shall result from such review." - the Certificate of Appropriateness meets the  
21 requirements for approval under the Planning Code and Secretary of Interior's Standards as  
22 otherwise stated in the Certificate of Appropriateness; Condition 1, as imposed by the Historic  
23 Preservation Commission, requiring the Project to return to the Commission's Architectural  
24 Review Committee for direction on the Project's final massing and architectural details  
25 exceeded the Commission's authority by delegating to the Committee authority to make

1 material changes to the Project's size after the Commission's approval of the Certificate of  
2 Appropriateness; and this secondary level of review that the Commission's Condition 1 would  
3 have required is unnecessary for the Project to meet the legal standard for approval of a  
4 Certificate of Appropriateness.



**City and County of San Francisco**  
**Tails**  
**Motion: M25-089**

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

**File Number:** 250747

**Date Passed:** July 22, 2025

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Historic Preservation Commission by its Motion No. 494 to approve a Certificate of Appropriateness identified as Planning Case No. 2022-009819COA, for a proposed project at 3400 Laguna Street; and the Board's approval of a Certificate of Appropriateness for the same Planning Case with different conditions.

July 15, 2025 Board of Supervisors - CONTINUED

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

July 22, 2025 Board of Supervisors - APPROVED

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

Noes: 1 - Chan

File No. 250747

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

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

**f Angela Calvillo**  
Clerk of the Board



City and County of San Francisco

Certified Copy

Motion

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

250564 [ Conditionally Disapproving Certificate of Appropriateness - 3400 Laguna Street ]

Motion conditionally disapproving the decision of the Historic Preservation Commission by its Motion 494 to approve a Certificate of Appropriateness identified as Planning Case No. 2022-009819COA, for a proposed project at 3400 Laguna Street; and conditionally approving a Certificate of Appropriateness for the same Planning Case with different conditions, subject to the adoption of written findings by the Board in support of this determination. (Clerk of the Board)

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

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

Noes: 1 - Chan

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

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

Noes: 1 - Chan

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO


CLERK'S CERTIFICATE

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

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

July 29, 2025

Date

  
Angela Calvillo  
Clerk of the Board

1 [Conditionally Disapproving Certificate of Appropriateness - 3400 Laguna Street]

2  
3 **Motion conditionally disapproving the decision of the Historic Preservation**  
4 **Commission by its Motion 494 to approve a Certificate of Appropriateness identified as**  
5 **Planning Case No. 2022-009819COA, for a proposed project at 3400 Laguna Street; and**  
6 **conditionally approving a Certificate of Appropriateness for the same Planning Case**  
7 **with different conditions, subject to the adoption of written findings by the Board in**  
8 **support of this determination.**

9 WHEREAS, The project (Project) at 3400 Laguna Street (Assessor's Parcel Block No.  
10 0471, Lot No. 003, within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X  
11 Height and Bulk Districts) identified in Planning Case No. 2022-009819CUA, proposes to  
12 allow demolition of two noncontributing buildings (the Perry Connector and the Health Care  
13 Center) on the site, construct two new buildings (the Bay Building and the Francisco Building)  
14 in the same locations as the demolished structures, renovate two of the other existing  
15 buildings, make improvements to the Julia Morgan building, and site alterations; and

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

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

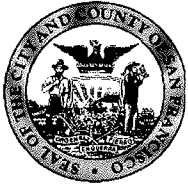
22 MOVED, That the Historic Preservation Commission's decision approving a Certificate  
23 of Appropriateness by its Motion No. 494, dated April 17, 2025, identified as Planning Case  
24 No. 2022-009819COA, for a proposed project at 3400 Laguna, allowing demolition of two  
25 noncontributing buildings (the Perry connector and the health care center) on the site,



1 construct two new buildings (the Bay building and the Francisco building) in the same  
2 locations as the demolished structures, renovate two of the other existing buildings, make  
3 improvements to the Julia Morgan building, and site alterations, is hereby disapproved; and  
4 be it

5 FURTHER MOVED, That the Board hereby approves a Certificate of Appropriateness  
6 for the same property with the following revision to Condition 1 on page 15, which shall be  
7 revised to state: "Final Architectural Details. Prior to submittal of any building permit  
8 application, Department preservation staff shall review and approve final project architectural  
9 details of fenestration size and orientation, and exterior finishes, provided that no reduction in  
10 project square footage shall result from such review."; all other aspects of the Historic  
11 Preservation Commission's decision shall remain the same; and be it

12 FURTHER MOVED, That the disapproval of the Certificate of Appropriateness and the  
13 approval of the Certificate of Appropriateness with the above-state modifications are all  
14 subject to the adoption of written findings of the Board in support of this determination.  
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**City and County of San Francisco**  
**Tails**  
**Motion: M25-076**

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

**File Number:** 250564

**Date Passed:** June 17, 2025

Motion conditionally disapproving the decision of the Historic Preservation Commission by its Motion 494 to approve a Certificate of Appropriateness identified as Planning Case No. 2022-009819COA, for a proposed project at 3400 Laguna Street; and conditionally approving a Certificate of Appropriateness for the same Planning Case with different conditions, subject to the adoption of written findings by the Board in support of this determination.

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

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

Noes: 1 - Chan

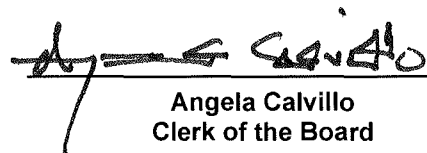
June 17, 2025 Board of Supervisors - APPROVED AS AMENDED

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

Noes: 1 - Chan

File No. 250564

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

  
Angela Calvillo  
Clerk of the Board