

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

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

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

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

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

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

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

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

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

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