

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

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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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