FILE NO. 250560

AMENDED IN BOARD 6/17/2025

MOTION NO. M25-74

[Conditionally Disapproving Conditional Use Authorization - 3400 Laguna Street]

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

WHEREAS, The project (Project) at 3400 Laguna Street (Assessor's Parcel Block No. 0471, Lot No. 003, within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk Districts) identified in Planning Case No. 2022-009819CUA, proposes 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, renovate two of the other existing buildings, and make improvements to the Julia Morgan building; the project will add approximately 58,380 square feet of institutional use and increase the number of residential care suites from 86 to 109; and

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

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

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

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

MOVED, That the Planning Commission's approval on April 17, 2025, of a Conditional Use Authorization identified as Planning Case No. 2022-009819CUA, by its Motion No. 21727, 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, renovate two of the other existing buildings, and make improvements to the Julia Morgan building; the project will add approximately 58,380 square feet of institutional use and increase the number of residential care suites from 86 to 109; under the PUD, the project is seeking an exception to Rear Yard (Planning Code, Section 134) requirements, at 3400 Laguna Street, is hereby disapproved; and be it

FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization for the same property with all the conditions imposed by the Planning Commission, and with the following revision to Finding 6(L) on page 8 of the Commission's decision, which will be revised to state: "Planning Department Preservation Staff Review. 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 after Planning Preservation staff's final review."; all other aspects of the Commission's decision shall remain the same; and be it

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

Clerk of the Board BOARD OF SUPERVISORS



City and County of San Francisco Tails Motion: M25-074

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

File Number: 250560

Date Passed: June 17, 2025

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 21727, approving a Conditional Use Authorization, identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400 Laguna Street; conditionally approving a Conditional Use Authorization for the same Planning Case and property with a revision to the findings, 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

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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