

# SAN FRANCISCO PLANNING COMMISSION AND HISTORIC PRESERVATION COMMISSION



## Notice of Hearing & Agenda

This Meeting will be held in:  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, April 17, 2025**  
**10:00 a.m.**  
**Special Meeting**

### PLANNING COMMISSION:

President: Lydia So  
Vice-President: Kathrin Moore  
Commissioners: Derek Braun, Amy Campbell, Theresa Imperial,  
Sean McGarry, Gilbert Williams

### HISTORIC PRESERVATION COMMISSION:

President: Diane Matsuda  
Vice-President: Ruchira Nageswaran  
Commissioners: Hans Baldauf, Dan Baroni, Chris Foley,  
Robert Vergara, Jason Wright

Commission Secretary:  
Jonas P. Ionin

Hearing Materials are available at:  
[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**  
Live stream: <https://sfgovtv.org/planning>  
Live, Thursdays at 1:00 p.m., Cable Channel 78  
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## ROLL CALL:

## PLANNING

**COMMISSION:** President: Lydia So  
 Vice-President: Kathrin Moore  
 Commissioners: Derek Braun, Amy Campbell, Theresa Imperial,  
 Sean McGarry, Gilbert Williams

## HISTORIC PRESERVATION

**COMMISSION:** President: Diane Matsuda  
 Vice-President: Ruchira Nageswaran  
 Commissioners: Hans Baldauf, Dan Baroni, Chris Foley, Robert Vergara,  
 Jason Wright

## A. SPECIAL CALENDAR

**NOTE: The Planning Commission and Historic Preservation Commission will hold one joint public hearing for the public to provide testimony on all items listed below. Following public comment, the Planning Commission will consider certification of the Final Environmental Impact Report.**

1. [2022-009819ENV](#) (M. CALPIN: (628) 652-7508)  
3400 LAGUNA STREET – **Certification of the Final Environmental Impact Report (EIR)** – The project site is bounded by Francisco Street on the south, Laguna Street on the west, and Bay Street on the north. Lot 003 in Assessors Block 0471 (District 2). The current and proposed use is an Institutional Residential Care Facility for the Elderly named Heritage on the Marina. The proposed project would: 1) demolish two of the five existing buildings (the Perry Building Connector and the Health Center); 2) construct two new buildings (the Bay Building and the Francisco Building); 3) add a new curb cut along Bay Street and construct a below-grade garage underneath the two new buildings; 4) renovate the historically-rated Julia Morgan Building and the Perry Building; and 5) add bulb outs at the two intersections on the project site frontage. In total, the proposed project would add approximately 58,380 square feet of institutional uses, increase the number of residential care suites by 23 from 86 to 109, and reconfigure off-street loading and parking. The project is within a RM-1 (Residential - Mixed, Low Density) Use District and 40-X Height and Bulk District.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on October 15, 2024. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.**  
*Preliminary Recommendation: Certify*

**NOTE: Following item 1 the Historic Preservation Commission will consider the following action.**

2. [2022-009819COA](#) (C. ENCHILL: (628) 652-7551)  
3400 LAGUNA STREET – area generally bounded by Francisco Street on the south, Laguna Street on the west, and Bay Street on the North; Lot 003 in Assessor's Block 0471 (District 2) – Request for **Certificate of Appropriateness** to allow demolition of two noncontributing buildings (the Perry connector and the health care center) on the site 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, make improvements to the Julia Morgan building; and site alterations. 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. The property is designated Landmark No. 320 (Ladies' Protection and Relief Society) and is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk Districts.

*Preliminary Recommendation: Approve with Conditions*

**NOTE: Following item 2, the Historic Preservation Commission will adjourn, and the Planning Commission will remain in session to separately consider the following actions.**

- 3a. [2022-009819ENV](#) (J. HORN: (628) 652-7366)  
3400 LAGUNA STREET – area generally bounded by Francisco Street on the south, Laguna Street on the west, and Bay Street on the North; Lot 003 in Assessor's Block 0471 (District 2) – Request for **Adoption of CEQA Findings and Mitigation and Monitoring Report Program** under the California Environmental Quality Act (CEQA) to amend existing Planned Unit Development (PUD) to allow demolition of two of the five existing buildings (the Perry connector and the health care center) on the site 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. The project is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt CEQA Findings*

- 3b. [2022-009819CUA](#) (J. HORN: (628) 652-7366)  
3400 LAGUNA STREET – area generally bounded by Francisco Street on the south, Laguna Street on the west, and Bay Street on the north; Lot 003 in Assessor's Block 0471 (District 2) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 303, 304 to amend existing Planned Unit Development (PUD) to allow demolition of two of the five existing buildings (the Perry connector and the health care center) on the site 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. Under the PUD, the project is seeking an exception to rear yard (planning code section 134) requirements. The project is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk Districts.

*Preliminary Recommendation: Approve with Conditions*

ADJOURNMENT