



PUBLIC NOTICE

REISSUED NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

THIS NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT IS BEING REISSUED FOR AN ADDITIONAL 30-DAY COMMENT PERIOD TO CORRECT A PROCEDURAL ERROR. TEXT CHANGES FROM THE ORIGINAL NOTICE ARE INDICATED WITH DELETED TEXT SHOWN IN ~~STRIKETHROUGH~~ AND NEW TEXT IN DOUBLE UNDERLINE.

Date: ~~November 1, 2023~~ May 8, 2024
Comment Deadline: ~~December 1, 2023~~ June 7, 2024
Case No.: 2022-009819ENV
Project Address: 3400 Laguna Street
Zoning: RM-1 (Residential – Mixed, Low Density) Use District
Height/Bulk: 40-X District
Block/Lot: 0471/003
Lot Size: ~~68,005~~ 68,090 square feet
Neighborhood: Marina
Supervisor District: District 2, Catherine Stefani
Cross Streets: East side of Laguna Street between Bay and Francisco streets
Staff Contact: ~~Jeanie Poling – (628) 652-7559, jeanie.poling@sfgov.org~~
Megan Calpin (628) 652-7508, CPC.3400LagunaEIR@sfgov.org

Introduction

The San Francisco Planning Department (department) prepared ~~this a~~ notice of preparation of an environmental impact report (EIR) in connection with the proposed 3400 Laguna Street project (proposed project) on November 1, 2023. This Notice of Preparation is being reissued due to a procedural error. The purpose of the EIR is to provide information regarding the physical environmental effects of the proposed project; identify possible ways to minimize any potentially significant adverse effects; and describe and analyze possible alternatives to the proposed project. The department is issuing this notice to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR; and to solicit comments on the scope of the EIR. This notice also identifies environmental issues anticipated to be analyzed in the EIR. The comments received during the public scoping process will be considered during preparation of the EIR for this project.¹ Comments received during the November 1 through December 1, 2023 public review period remain valid and will be considered in the environmental analysis, as

¹ The EIR will also be informed by comments received in response to the Planning Department's "Notification of Project Receiving Environmental Review" distributed on May 30, 2023. After that notice, the department determined to prepare an EIR.

appropriate. If you previously provided the planning department with comments on the NOP, there is no need to resubmit your comments.

This notice is available for public review on the department's website at <https://sfplanning.org/environmental-review-documents> and at the San Francisco Permit Center's document viewing room on the second floor of 49 South Van Ness Avenue, San Francisco, CA 94103.

Project Description

Project Location and Site Characteristics

The approximately 68,090-square-foot² (approximately 1.6-acre) project site at 3400 Laguna Street is located on a corner lot southeast of the Laguna Street and Bay Street intersection in the Marina neighborhood. The site is bounded by Bay Street to the north, single- and multi-family residences near to and along Octavia Street to the east, Francisco Street to the south, and Laguna Street to the west. The project site slopes upward from west to east from approximately 30 to 40 feet above mean sea level.

The project site has been occupied by the Heritage on the Marina residential care retirement community since 1925. Heritage on the Marina consists of five existing structures of approximately 83,200 gross square feet (gsf): the Julia Morgan Building, the Perry Building, the Perry Building Connector, the Health Center, and the Caretaker's Cottage, which are further described below.³

- The **Julia Morgan Building** is a U-shaped building that is three stories and approximately 40 feet in height; it was built in 1925. The primary façade of the building faces west and is viewed from Laguna Street. The building has a partially exposed basement level and an attic story penthouse over the east portion of the front façade. The building serves as the primary pedestrian entrance to the site.⁴
- The **Perry Building Connector** is a rectangular building that is two stories and approximately 22 feet in height over a partially raised basement; it was built in 1957. The Perry Building Connector runs east to west to connect the Morgan Building to the Perry Building forming an L-shaped footprint.
- The **Perry Building** is a rectangular building that is four stories and approximately 41 feet in height over a partially raised basement; it was built in 1957. The building has an enclosed fire access stair on the Bay Street side that projects about 8 feet above the roofline and the existing elevator penthouse extends about 16 feet above the roofline.
- The **Health Center** is a rectangular building that is one story and approximately 15 feet in height; it was built in 1963. The Health Center runs east to west and intersects the Perry Building on its southeast corner.

² All square footages are approximate and rounded to the nearest multiple of ten.

³ Adjacent properties at 1530 Francisco Street, 1536-1538 Francisco Street, and 3325-3327 Octavia Street are also owned and operated by Heritage on the Marina but are not part of the project site and no changes to these facilities are proposed.

⁴ Although this building serves as the primary pedestrian entrance to the site, it is non-compliant with Americans with Disabilities Act (ADA) accessibility requirements and the entrance along Francisco Street is instead used for ADA access.

- The **Caretaker's Cottage** is an L-shaped structure that is one story and 22 feet in height; it was built between 1928-1929~~in 1925~~. It is located on the northeast corner of the property enclosed within a wood fence and gate.

The Julia Morgan Building, the Perry Building Connector, the Perry Building, and the Health Center all surround a central courtyard. There is a second courtyard east of the Perry Building on the eastern boundary of the project site. The site also contains a front lawn that is located between the existing entrance to the Julia Morgan building and Laguna Street. (See **Figure 1, Project Vicinity Map** and **Figure 2, Existing Site Plan**).

The project site has approximately 45 feet of passenger loading (white curb) and 20 feet of accessible parking (blue curb) on the Laguna Street frontage and 22 feet of loading (white curb) on the Francisco Street frontage. The project site includes 17 off-street vehicle parking spaces and ~~one~~ two off-street loading spaces, which are accessible via an existing 18-foot-wide driveway along Bay Street. Pedestrian access to the site is provided via gates along Laguna Street that access internal sidewalks connecting to the Julia Morgan Building entrances and additional accessible entrances from Bay Street.

The project site is not listed in the National Register of Historic Places or the California Register of Historical Resources, nor is it a local San Francisco article 10 landmark, but the site is eligible for listing in the California Register of Historical Resources.

Proposed Project Characteristics

The proposed project would continue to operate as a residential care facility. The proposed project would demolish two of the five existing buildings (the Perry Connector and the Health Center) and construct two new buildings (the Bay Building and the Francisco Building) of heights not to exceed 40 feet in height (excluding rooftop appurtenances) and in the same locations as the demolished structures. The proposed project would also renovate two of the other ~~three~~ existing buildings on the site (the Perry Building and the Caretaker's Cottage) and make improvements to the Julia Morgan Building, as further described below. In total, the proposed project would add approximately 58,380 square feet of net new institutional use resulting in an approximately 141,580 gsf residential care facility and increase the number of residential care suites by 23 from 86 to 109. **Table 1, Proposed Project Details** provides a summary of the proposed project compared to existing conditions.

Table 1 Proposed Project Details

	Existing	Proposed	Net Change
Number of Building(s)	5	5	0
Building Stories ¹	4	4	0
Maximum Building Height (feet) ¹	40.5 <u>41</u>	40.5 <u>41</u>	0
Building Gross Square Feet (gsf <u>gross square feet</u>)	83,200	141,580	+58,380
Residential Care Units	86	109	+23
Useable Open Space (square feet)	26,410	30,280	+3,870
Off-Street Parking (s <u>Spaces</u>)	17	36	+19
Off-Street Loading Spaces	1 <u>2</u>	1	0 <u>-1</u>
<u>On-Street Parking Spaces²</u>	<u>28</u>	<u>20</u>	<u>-8</u>
<u>On-Street Ride Share Spaces</u>	<u>0</u>	<u>1</u>	<u>+1</u>
<u>On-Street Commercial Loading Spaces</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>On-Street Passenger Loading Spaces</u>	<u>3</u>	<u>2</u>	<u>-1</u>

SOURCE: HKS Inc. and Kimley-Horn, 2023.

¹ Reflects the maximum building height and number of stories ~~as these~~; existing building heights vary across the site. The existing Perry Building is 40.5 feet tall (rounded to 41 feet tall) and no changes to this building’s height are proposed. The new Bay and Francisco building heights would not exceed 40 feet.

² Reduction in parking due to bulb-outs required by planning code section 138.1. In addition, one on-street parking space on Bay Street would be removed for the project’s new driveway; however, one on-street parking space would be added on Francisco Street because the proposed project would eliminate the existing 22-foot passenger loading space on Francisco Street.

NOTE: All gross square feet numbers are rounded to the nearest multiple of 10.

Figure 3, Proposed Site Plan depicts the overall proposed site plan; **Figures 4 through 7** depict the proposed floor plans for the basement, ground floor, representative upper floors (level 2); and roof levels. **Figures 8 through 9** depict the proposed building elevations.

New Construction

The new Bay Building and new Francisco Building would both be four stories and approximately 40 feet in height. The new Bay Building would be approximately 31,300 gross square feet and include a resident’s roof deck, independent living units, assisted living amenities, memory support accommodations, reception, lounge, administration and laundry. The new Francisco Building would be approximately 47,100 gross square feet and include independent living units, support areas (fitness, physical therapy, arts and crafts) and staff facilities.

The proposed new Bay Building and new Francisco Building would have flat roofs at similar elevation as the Perry Building. The new Bay Building also would include a roof deck consisting of 3,549 square feet of common open space surrounded by perimeter planters and positioned on the Bay Street side of the project site away from neighboring residences. The roof deck would be serviced by two elevators (service elevator and passenger elevator) with a small shade trellis (approximately 500 square feet). The new elevators would have penthouses that would be shorter than the existing Perry Building elevator penthouse. Three new staircases would be added to access the roof. None of the permitted obstructions would be taller than the existing roof access stair projection of the existing Perry Building. The Bay Building’s new staircase would be adjacent to the internal courtyard, as would one of the Francisco Building’s two staircases. The other stair for

the Francisco Building located at the building's southeast corner would utilize a sloped roof condition consistent with the design guidelines.

To meet CALGreen⁵ requirements, the project would utilize a mechanical system which requires use of rooftop HVAC compressors. The system has not been designed, but the compressors can range from 4 to 10 feet in height above the roof level (depending on the system design). The compressors would be grouped together in screened enclosures, as far away as practical from the roof perimeter along the adjoining streets. The screen enclosure height would match the equipment height. In addition, about a third of roof area not occupied by the roof terrace/mechanical equipment would host a solar panel array. The panels would have a tilt to optimize performance but would not project appreciably above adjacent parapets. ~~The proposed project would decrease the total roof area from 34,360 square feet to 31,930 square feet to accommodate the solar panels;~~ new buildings would meet Title 24 requirements for photovoltaic solar panels on building flat roof areas.

The existing emergency backup diesel power generator, located adjacent to the Bay Street frontage, would be replaced by a new Tier 4 emissions emergency backup diesel generator located inside the new Bay Building.

A new basement level garage would be constructed beneath the Bay and Francisco buildings and the existing interior courtyard. The basement level would include 31 vehicular parking spaces for use by staff and residents, including one car-share space, and 18 bicycle parking spaces. A new two-directional, 20-foot-wide driveway on Bay Street would provide access to the new basement, east of the existing entrance. Vehicles would be restricted to right-only turns into and out of the driveway. The new driveway would necessitate the removal of the 17 existing project site surface parking spaces and approximately 15 feet of street parking along Bay Street. At this location, along the Bay Street side of the project site, an off-street covered porte cochère with zero curbs and accessibility ramps would provide universal access required by the residential care facility. The existing driveway on Bay Street, west of the new driveway, would provide access to five project site surface parking spaces. In total, the project would add 19 net new parking spaces to the project site. The proposed project would also add 12 new bicycle parking spaces in the public right-of-way (three located on Bay Street and nine located on Francisco Street).

Changes to Existing Buildings

The proposed project would:

- renovate the interior of the existing Caretaker's Cottage,
- renovate the interior and exterior of the existing Perry Building, and
- rehabilitate the façade of the existing Julia Morgan Building, including window repairs and replacements, fencing repairs including to the brick base, HVAC modernization, re-pointing⁶ of bricks where needed, and roof repairs where needed.

There would be no change to the building massing, number of stories or height of the Julia Morgan Building, Perry Building, and the Caretaker's Cottage.

⁵ CalGreen is the California Green Buildings Standards Code, Part 11, Title 24, California Code of Regulations.

⁶ Re-pointing refers to replacing and sealing failed joints with new mortar.

Open Space

The project would increase usable open space at the project site from approximately 26,410 square feet to approximately 30,280 square feet, an increase of approximately 3,870 square feet of open space. The proposed project would preserve the existing open lawn space in front of the Julia Morgan Building and in the courtyard to the rear of the project site. The proposed project would renovate and augment the size of the original central courtyard and would install an adjoining courtyard on the same level. The proposed project would also create an art garden in the approximate location of the existing garden at the southwest portion of the project site. Additionally, the project would add 3,550 square feet of common open space and 940 square feet of green area on the roof of the new Bay Building.

Demolition and Construction

Construction of the project would take approximately 29 months. The proposed new buildings would be constructed on mat foundations, and no impact or vibratory pile driving techniques would be used. The proposed project would require the excavation of 9,060 cubic yards of soil to a maximum depth of 15 feet below ground surface. The total area of soil disturbance would be 29,750 square feet. Construction is scheduled for Monday through Friday, from 7:00 a.m. to 8:00 p.m., with no nighttime construction to occur.

Project Approvals

The proposed project requires the following approvals from the San Francisco Planning Commission: Conditional Use Authorization (planning code sections 209.2 and 303); and Planned Unit Development, including an exception to a rear yard requirement (planning code section 304).

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. Therefore, the department will prepare an initial study and EIR to evaluate the physical environmental effects of the proposed project. The initial study will be published as an appendix to the draft EIR and will be part of the EIR.

As required by the California Environmental Quality Act (CEQA), the EIR will further examine those issues identified in the initial study as having potentially significant effects ~~or may be topics of significant controversy~~, identify mitigation measures, analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels, and identify feasible alternatives to the proposed project that would reduce those impacts.

The EIR (including the initial study) will be prepared in compliance with CEQA (California Public Resources Code, sections 21000 et seq.), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The EIR is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR will disclose any physical environmental effects of the proposed project and identify possible ways of reducing or avoiding potentially significant impacts.

The EIR will evaluate the environmental impacts of the proposed project resulting from construction and operational activities, and will propose mitigation measures to reduce or avoid impacts determined to be significant. The EIR will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The EIR (including the initial study) will address all environmental topics in the department's CEQA

environmental checklist; at this time, topics marked with an asterisk (*) are anticipated to be included for full analysis in the EIR:

- Land Use and Planning
- Aesthetics*¹
- Population and Housing
- Cultural Resources*
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality*
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

¹ Aesthetics was previously anticipated as a topic to be analyzed for full analysis in the EIR. Since the November 1, 2023 publication of the NOP, the Planning Department has determined the project meets the requirements of CEQA guidelines section 21099 and therefore aesthetic impacts are not to be considered a significant impact of the project; this topic will be briefly discussed in the initial study that will be included as part of the EIR.

Finding

This project may have a significant effect on the environment, and an EIR will be prepared. This determination is based on the criteria of the state CEQA Guidelines, sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental impacts of the proposed project, and identify possible ways to minimize any significant impacts. The EIR will also describe and analyze possible alternatives to the proposed project. The EIR will also discuss other topics required by CEQA, including significant unavoidable impacts and significant irreversible impacts, and known controversy associated with the project and its environmental effects, and issues to be resolved by decision-makers.

Preparation of an NOP or EIR does not indicate a decision by the City and County of San Francisco to approve or disapprove a proposed project. However, prior to making any such decision, the decision-makers must review and consider the information contained in the EIR.

Public Scoping Comments

The department welcomes your comments concerning potential environmental effects of this project. Written comments will be accepted until **5 p.m. on ~~December 1, 2023~~ June 7, 2024**. Written comments should be sent to ~~Jeanie Poling~~ Megan Calpin, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to jeanie.poling@sfgov.org CPC.3400LagunaEIR@sfgov.org and should reference the project title and case number on the front of this notice.

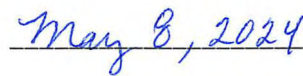
State Agencies: If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR

when considering a permit or other approval for this project. Please include the name of a contact person in our agency. If you have questions concerning the environmental review of the proposed project, please contact Jeanie Poling at 628-652-7559 or jeanie.poling@sfgov.org Megan Calpin at (628) 652-7508 or CPC.3400LagunaEIR@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the planning commission or the department. All written or verbal communications, including submitted personal contact information, may be made available to the public for inspection and copying on request, and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.

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By Lisa Gibson
Environmental Review Officer

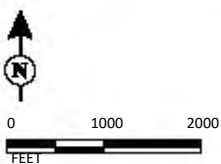
Date

cc: Catherine Stefani, District 2 Supervisor



 Project Location

FIGURE 1



SOURCE: ESRI Street Map, 2023
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3400 Laguna Street Project
Project Location

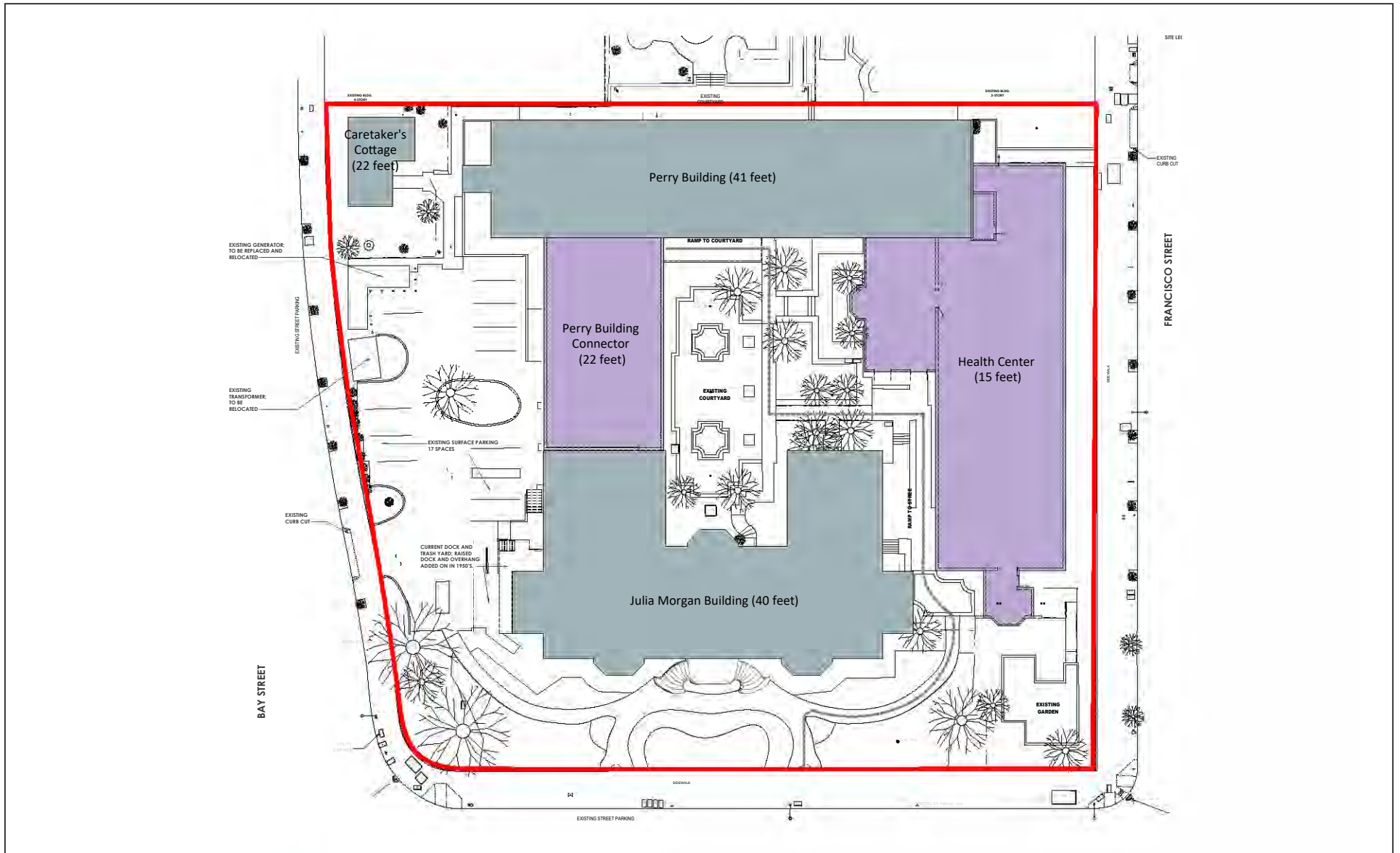


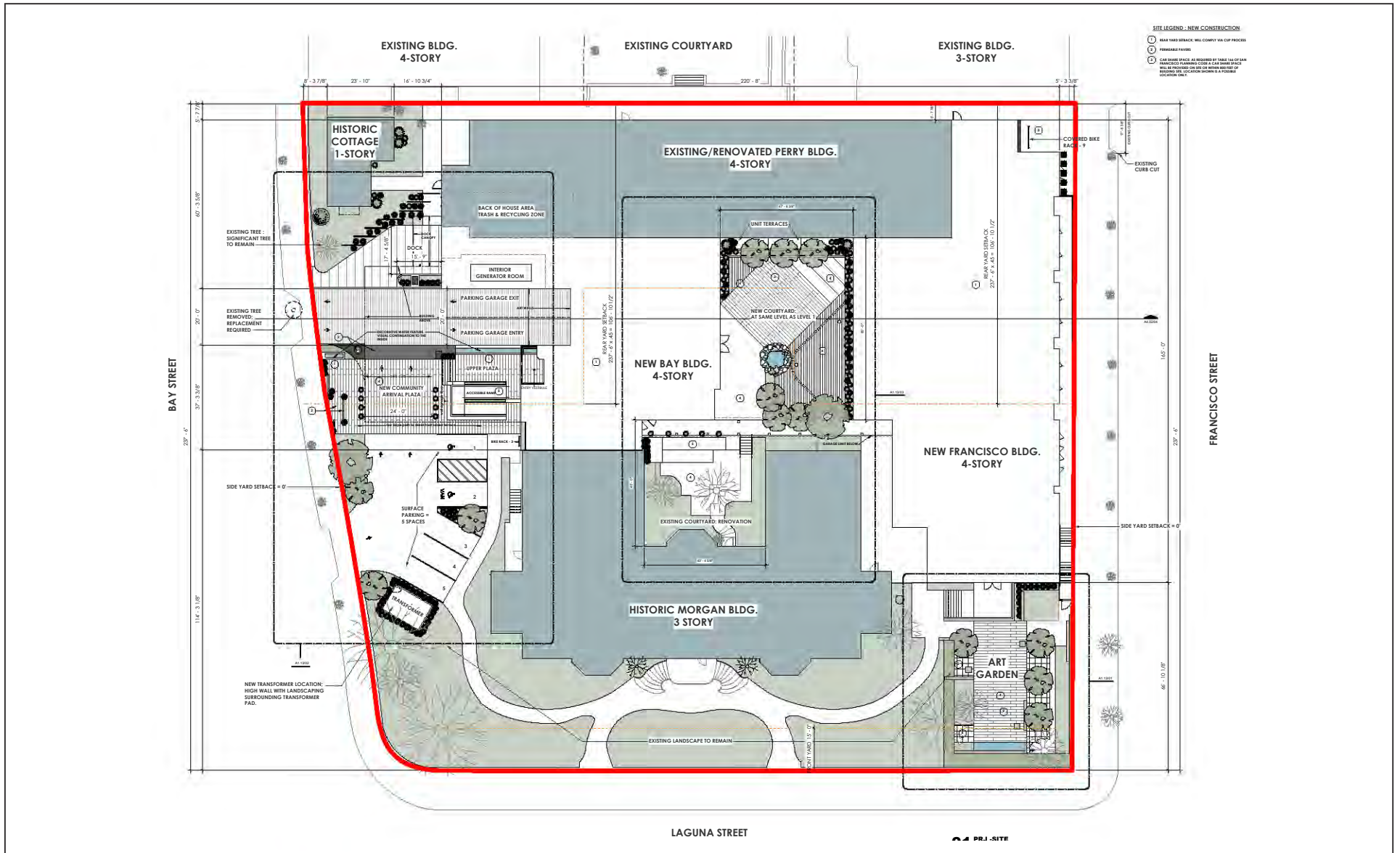
FIGURE 2

- LEGEND**
- Project Area
 - Area of Modified Landscape
 - Building to be Demolished
 - Building to Remain Interior Renovation Only
 - Accessible Path of Travel



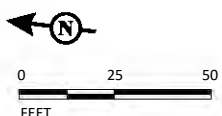
NO SCALE
 SOURCE: HKS, Inc.

3400 Laguna Street Project
 Existing Site Plan



LEGEND
 Project Area

FIGURE 3



SOURCE: HKS, Inc.

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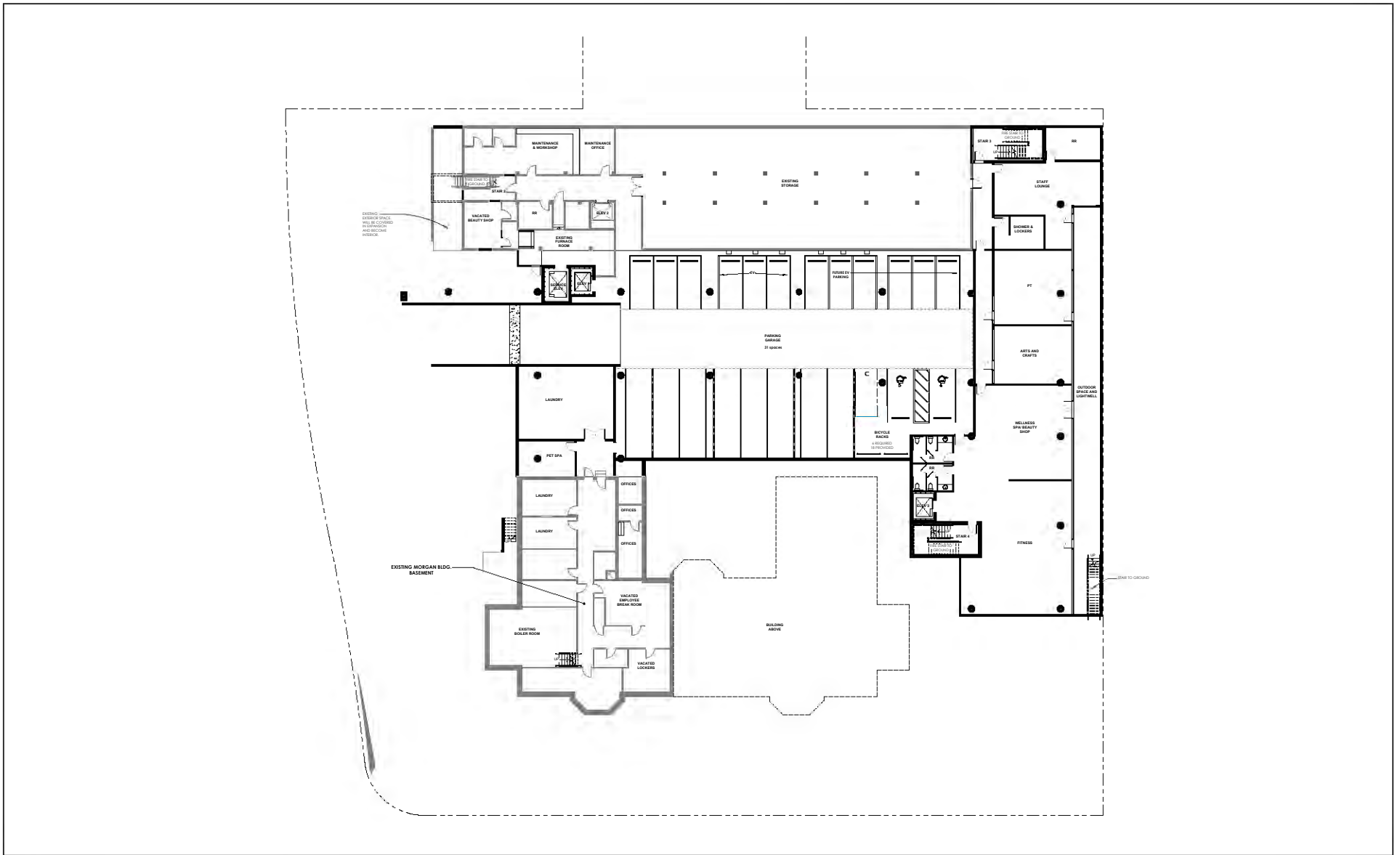


FIGURE 4



NO SCALE
 SOURCE: HKS, Inc.

3400 Laguna Street Project
 Proposed Floor Plan – Basement



FIGURE 5



NO SCALE
 SOURCE: HKS, Inc.

3400 Laguna Street Project
 Proposed Floor Plan – Level 1



FIGURE 6



NO SCALE
SOURCE: HKS, Inc.

3400 Laguna Street Project
Representative Upper Floor Plan – Level 2

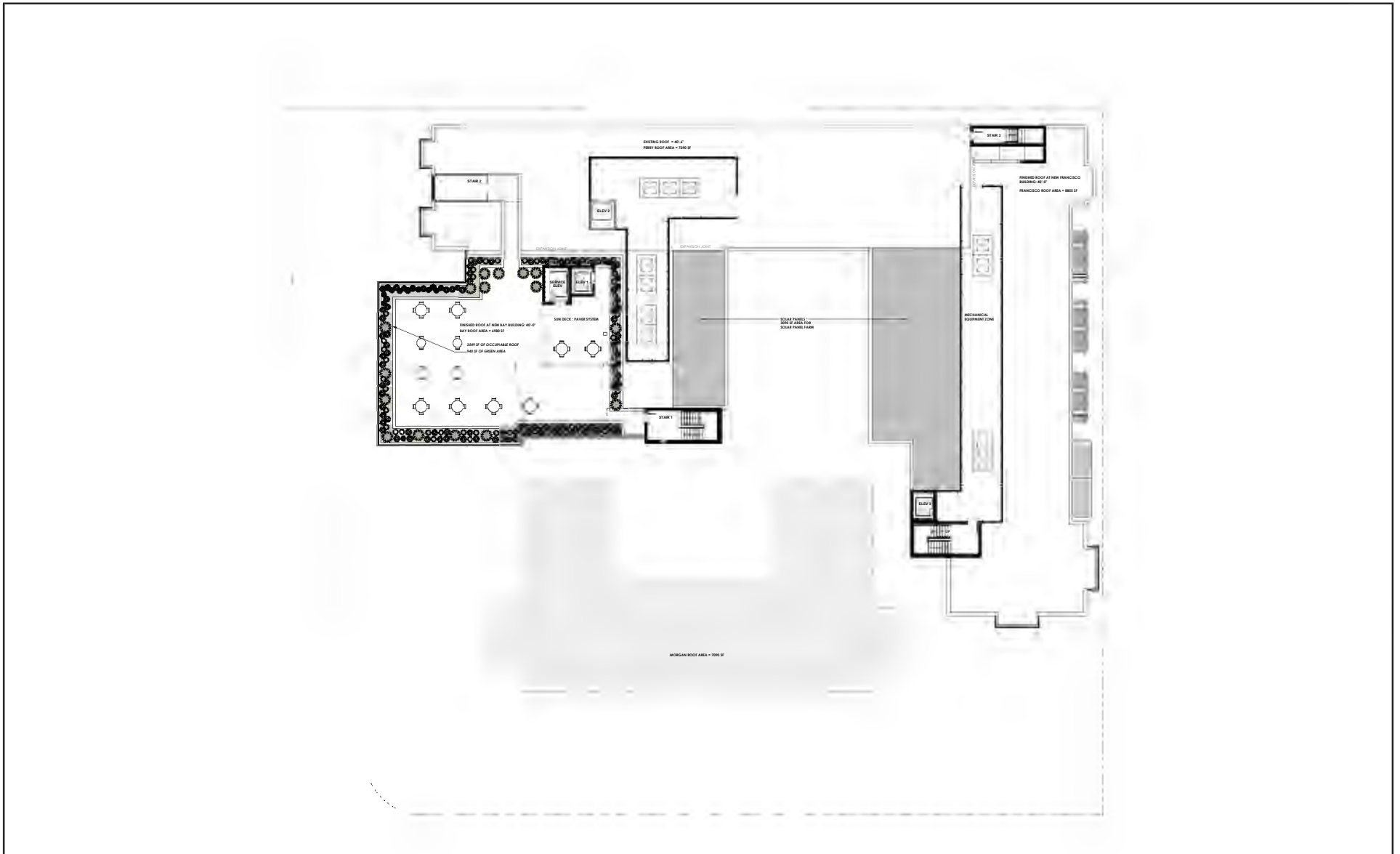


FIGURE 7



NO SCALE
SOURCE: HKS, Inc.

3400 Laguna Street Project
Proposed Roof Level Plan

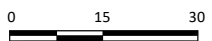


NO2 North Elevation - PRJ



South Elevation

FIGURE 8



FEET
SOURCE: HKS, Inc.



FIGURE 9

0 17.5 35
 FEET

SOURCE: HKS, Inc.

3400 Laguna Street Project
 Proposed Elevations – East and West