



PUBLIC NOTICE

AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

Date: August 28, 2024
Project Title: 3400 Laguna Street Project
Project Address: 3400 Laguna Street
Case No.: 2022-009819ENV
Block/Lot No.: 1471/1003
Zoning District(s): RM-1 (Residential – Mixed, Low Density)
Use District
40-X Height and Bulk District
Neighborhood: Marina
Project Sponsor: Mary Linde, CEO/Heritage on the Marina
415.202.0343; MLinde@heritagesf.org
EIR Coordinator: Megan Calpin – 628.652.7508
CPC.3400LagunaEIR@sfgov.org

PUBLIC HEARING INFORMATION

Hearing Date: September 26, 2024
Time: 12 p.m. or later
Location: City Hall, 1 Dr. Carlton B.
Goodlett Place, Room 400
Case Type: Environmental (draft EIR)
Hearing Body: Planning Commission

The San Francisco Planning Department (San Francisco Planning) has studied this project's potential physical environmental effects and welcomes your comments on the adequacy of the draft EIR. Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

A draft EIR has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project's potential physical environmental effects.

The approximately 68,090-square-foot (approximately 1.6-acre) project site at 3400 Laguna Street is located on a corner lot southeast of the Laguna and Bay streets 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 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: the Julia Morgan Building, the Perry Building, the Perry Building Connector, the Health Center, and the Caretaker’s Cottage. 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 over a below-grade garage (the Bay Building and the Francisco Building) of heights not to exceed 40 feet (excluding rooftop appurtenances) and in the same locations as the demolished structures. The proposed project would renovate the Julia Morgan Building and the Perry Building. In total, the proposed project would add approximately 58,380 square feet of institutional use, and increase the number of residential care suites by 23 from 86 to 109.

Draft EIR: The draft EIR finds that implementation of the proposed project would not lead to any significant and unavoidable project-level or cumulative impacts. The draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and identifies feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. The draft EIR is available for public review and comment on the San Francisco Planning Department’s website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Paper copies and electronic copies (on a USB drive) of the draft EIR are available upon request to the EIR coordinator. Referenced materials are available through the following Planning Department’s web pages: sfplanning.org/sfceqadocs and sfplanning.org/resource/permits-my-neighborhood.

Purpose of Notice

You are not required to take any action. If you wish to comment on the adequacy of the draft EIR, you may do so in either or both of the following ways:

| WRITTEN COMMENTS | | COMMENT AT THE PUBLIC HEARING | |
|---|--|-------------------------------|---|
| <i>EIR Coordinator:</i> | Megan Calpin | <i>Location:</i> | City Hall, 1 Dr. Carlton B. |
| <i>Via Mail:</i> | 49 South Van Ness Ave, Suite 1400 | | Goodlett Place, Room 400 |
| | San Francisco, CA 94103 | | September 26, 2024, at 12 p.m. or later |
| <i>Via Email:</i> | CPC.3400LagunaEIR@sfgov.org | | |
| From August 28, 2024, to 5 p.m. on October 15, 2024 | | | |

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning staff to receive comments on the adequacy and accuracy of the draft EIR. The commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing. Environmental review focuses on the physical environmental effects of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for planning code and general plan compliance. The current planner for this project is Jeffrey Horn, Jeffrey.horn@sfgov.org or 628.652.7366. Additional information may be found on San Francisco Planning’s website or by contacting the EIR coordinator listed above.

General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with San Francisco Planning Commission or staff. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents. Only commenters on the draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors. At the close of the public review period, San Francisco Planning Department will prepare a Responses to Comments document to respond to all comments on the draft EIR presented at the public hearing and received in writing during the public review period. This Responses to Comments document and all other associated documents will be made available at sfplanning.org/sfceqadocs.

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