3333 California Street
Mixed-Use Development

This document has been drafted by Planning Department staff to provide an objective summary of the prominent features of the development project proposed at 3333 California Street. It is not a comprehensive guide to the proposed project, nor does it provide any analysis or policy recommendation. For more complete materials related to this project, please visit propertymap.sfplanning.org and search for 3333 California Street.

The proposed project would build 744 new homes, including 185 affordable senior dwellings, on the site of the current UCSF Laurel Heights campus. The project would also include retail space, public open areas and a child care facility. Applications for the project were filed in 2015; hearings to approve or disapprove the project start in September 2019.

Where is the project site?
The site is roughly 10-acres and is generally bounded by California Street, Presidio Avenue, Euclid Avenue, and Laurel Street.

What is the project?
The project site contains 470,000 square feet of space in two buildings. The larger building is generally used as offices for UC San Francisco. Portions of that building would be divided into two residential buildings separated by a walkway, with up to three stories added to each. 13 additional buildings, ranging from 4-story duplex townhouses to 6-story apartment buildings, would be constructed throughout the site.

Three buildings would front California Street, two of which would consist of housing above ground floor retail. The third building would contain child care, affordable senior housing and retail space. Excluding these buildings along California Street, the project would be entirely residential. An earlier proposal for the site involved office space rather than senior housing; that proposal has been abandoned.

More than two acres of publicly accessible open space, including pedestrian walkways, plazas, and a park area on Euclid Avenue, are also proposed.

<table>
<thead>
<tr>
<th>Proposal</th>
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<tbody>
<tr>
<td>Market Rate Housing Units</td>
<td>559</td>
</tr>
<tr>
<td>Affordable Senior Housing Units</td>
<td>185</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>857</td>
</tr>
<tr>
<td>Retail</td>
<td>apx. 35,000 sf</td>
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What approvals are required?

Major approvals include the following:

- **Environmental review** under the California Environmental Quality Act ("CEQA") is required, and the Planning Department has prepared an Environmental Impact Report ("EIR"). The EIR analyzes and requires mitigations for potential environmental impacts from the project, including noise and transportation. EIRs must be certified by the Planning Commission.

- **Development approvals** are required, including a Conditional Use Authorization for a Planned Unit Development ("PUD"). The PUD would allow exceptions from exposure and backyard requirements along with permission to provide up to 744 units of housing. Development approvals are granted by the Planning Commission.

- **Zoning changes** are proposed to allow non-residential development along California Street, allow taller buildings on portions of the project site, and remove additional restrictions on residential development. Zoning changes are reviewed by the Planning Commission before adoption by the Board of Supervisors.

- A **Development Agreement** ("DA") is proposed to specify a package of public benefits, including affordable housing. A DA is a binding contract between a developer and the City that is reviewed by the Planning Commission before adoption by the Board of Supervisors.

What’s next? How can I get involved?

Public hearings are scheduled to start in September 2019. Opportunities for public comment include:

- **Submit written comment** to the Planning Commission prior to the Commission’s final action on the proposal. Correspondence should be sent to Nicholas Foster at either nicholas.foster@sfgov.org or to 1650 Mission Street, Suite 400, SF CA 94103.

- **Speak at a Planning Commission hearing**. Visit www.sfplanning.org/hearings-cpc to view upcoming Planning Commission agendas.

- **Speak at a committee hearing of the Board of Supervisors**, should the project be approved by the Planning Commission. Board hearings are currently anticipated in fall 2019.

- **Submit written comment** to District 2 Supervisor Catherine Stefani or to other members of the Board of Supervisors prior to any final action by the Board on the proposal. Comment to Supervisor Stefani should be sent to Daniel Herzstein at either daniel.herzstein@sfgov.org or to 1 Dr. Carlton B. Goodlett Place, Room 244, SF CA 94102. Written comment to other Supervisors should be sent to either board.of.supervisors@sfgov.org or to the same mailing address above.