

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 create between 558 and 744 new homes on the current UCSF Laurel Heights campus. The project would also include retail, public open space, child care, and potentially office space. Applications for the project were filed in 2015; hearings to approve or disapprove the project will begin in the late summer of 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 foot 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

	As Proposed	Project Variant
Housing Units	558	744
Parking Spaces	823	919
Retail	apx. 40,000 sf	apx. 35,000 sf
Office	apx. 50,000 sf	0 sf

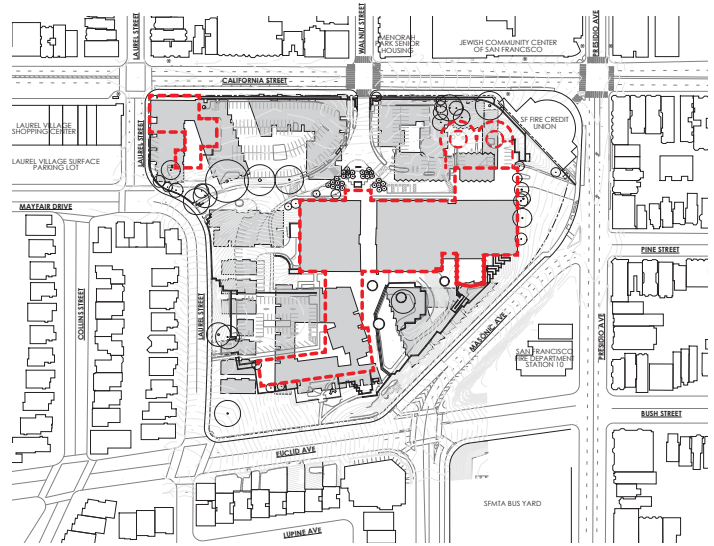
third building would contain child care, office and retail space. The proposal includes an option (called a “Project Variant”) for this third building to include housing instead of office space. Excluding these buildings along California Street, the project would be entirely residential.

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

What approvals are required?

Through the approval process, the City would (1) authorize the office use or the residential use proposed in the Project Variant; and (2) specify the project's affordable housing obligation to provide on-site or off-site affordable housing or pay an in-lieu fee. Major approvals include the following:

- ☐ **Environmental review** under the California Environmental Quality Act ("CEQA") is required, and the Planning Department is preparing 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** including (1) an Allocation of Office Space for the proposed office building and (2) Conditional Use Authorization for a Planned Unit Development ("PUD"). The PUD would allow exceptions from exposure and backyard requirements, and – for the Project Variant – up to 744 units of housing rather than the 558 units. Development approvals are granted by the Planning Commission.
- ☐ **Zoning changes** 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.



existing buildings shown in dashed red outline; proposed buildings shown in grey fill

What's next? How can I get involved?

Public hearings are expected to take place in late summer and fall 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 Nick Foster at either nicholas.foster@sfgov.org or to 1650 Mission Street, Suite 400, SF CA 94103.
- ☐ **Speak at a Planning Commission hearing.** Hearings are planned to begin in late summer. 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.



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