



**San Francisco Planning**

2025-0000047

**F I L E D**

SAN FRANCISCO County Clerk

June 4, 2025

*M. Nadonza*  
by: Mariedyne Nadonza  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org

## NOTICE OF DETERMINATION

FEIR Certification Date: February 27, 2020  
 Approval Date: June 3, 2025  
 Case No.: 2017-003559ENV-02  
 State Clearinghouse No: 2018092043  
 Project Title: 3700 California Street Project  
 Project Location-City/County: City and County of San Francisco  
 Zoning: RM-2 (Residential, Mixed – Moderate Density); RH-2 (Residential House – Two Family) Zoning District  
 40-X and 80-E Height and Bulk District  
 Block/Lot: 1015/001, 052, 053; 1016/001-009; 1017/027, 28  
 Lot Size: Approx. 214,000 square feet  
 Lead Agency: San Francisco Planning Department, see address above  
 Project Applicant: Don Bragg, 3700 California LLC  
 dbragg@pradogroup.com  
 Staff Contact: Sherie George  
 (628)652-7558  
 sherie.george@sfgov.org

To: County Clerk, City and County of San Francisco  
 City Hall Room 160  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

Governor's Office of Land Use and Climate  
 Innovation, via CEQA submit online portal

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

**Attached fee:**

- \$82 filing fee    **AND**     \$2,916.75 Negative Declaration Fee, **OR**  
 No Effect Determination (From CDFW), **OR**  
 Proof of Payment of EIR fee



## Project Description

The project analyzed in the FEIR would demolish five of the six existing hospital buildings on the 4.9-acre project site, including an accessory off-street parking garage; demolition of a two-story, below-grade parking structure; renovation and adaptive reuse of a portion of the Marshal Hale hospital building at 3698 California Street for residential use; retention and renovation of the existing nine-unit residential building at 401 Cherry Street; and construction of 31 new residential buildings, including accessory amenity spaces with landscaped common areas and a fitness facility. The new single-family homes would be constructed on separate lots and include private parking garages. A total of 416 parking spaces would be provided across the project site.

Since certification, the project has been modified. The modified project would include demolition of five of the six existing hospital buildings on the project site, adaptive reuse and expansion of the Marshal Hale hospital building at 3698 California Street for residential and institutional uses, retention of the existing nine-unit residential building at 401 Cherry Street, and construction of 19 new residential buildings. Residential buildings would range from three to seven stories (40 to 80 feet) on two of three blocks, and a seven-story (80-foot), mixed-use residential and institutional (assisted living/memory care) building would be constructed on the third block.

The modified project would provide a total of 493 residential units, including 15 single-family homes and four multi-family residential buildings, but not including the nine existing units to be retained at 401 Cherry Street. In addition, the modified project would include 74 institutional units for assisted living and memory care. Overall, the modified project would include a total of approximately 664,000 square feet of residential uses and a total of 488 parking spaces.

## Determinations

The 3700 California Street Project FEIR was certified on February 27, 2020. The first approval of the project occurred on March 30, 2020 when the Planning Commission approved a Conditional Use Authorization (CUA) for the project and no appeal of the CUA was filed. The addendum for the modified project was published on April 10, 2025. The project was officially approved on June 3, 2025, when no appeal of the CUA was filed. A copy of the documents may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103, or at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103 in file numbers 2017-03559ENV and 2017-03559ENV-02.

1. An Environmental Impact Report and an addendum have been prepared pursuant to the provisions of CEQA. These are available to the public and may be examined at the Planning Department at the above address or online at <https://sfplanning.org/environmental-review-documents>.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project, and a mitigation and

monitoring reporting program was adopted for this project.

4. A statement of overriding considerations was not required for this project.
5. Findings were made pursuant to the provisions of CEQA.

*Debra Dwyer*

For Lisa Gibson  
Environmental Review Officer

06/03/2025

Date

cc:

Lisa Congdon, 3700 California Street LLC  
Stephen Sherrill, Supervisor District 2  
Project Distribution list

Date Received for filing at LCI:



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

[Print](#) [Start Over](#) [Finalize&Email](#)

RECEIPT NUMBER:  
 38 — 04/03/2020 — 00  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 04/03/2020
--------------------------------------------	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 730694/730695
------------------------------------------------	----------------------------------

PROJECT TITLE  
  
 3700 CALIFORNIA STREET PROJECT

PROJECT APPLICANT NAME S.F. PLANNING DEPT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9072
----------------------------------------------	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 1650 MISSION ST	CITY SF	STATE CA	ZIP CODE 94103
----------------------------------------------	------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	69.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED \$ 3,412.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Maribel Jaldon, Deputy County Clerk
----------------	--------------------------------------------------------------------------------

