

Resolution directing preparation of an Infrastructure Financing Plan for the San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street), and determining other matters in connection therewith.

WHEREAS, Laurel Heights Partners LLC, a Delaware limited liability company (“3333 California Street Developer”) owns and operates an approximately 10.25-acre site in the City and County of San Francisco (“City”) bounded by California Street to the north, Presidio Avenue to the east, Masonic Avenue to the southeast, Euclid Avenue to the south, and Laurel Street and Mayfair Drive to the west, currently comprised of an approximately 455,000 gross square foot office building, an approximately 14,000 gross square foot annex building, surface and subsurface parking areas, and landscaping or landscaped open space, not including the existing nine-unit residential building at 401 Cherry Street (this building is not included in the boundaries of the EIFD and shall be referred to herein as the “Non-EIFD Apartments”) (“3333 California Street Project Site”); and

WHEREAS, The City, acting by and through its Planning Department, and the 3333 California Street Developer entered into a Development Agreement dated as of September 11, 2020, and recorded in the Official Records on September 11, 2020, as Document No. 2020015925 (the “Original Development Agreement”), and a Memorandum of Minor Modification of Development Agreement (Amendment No. 1) dated as of June 5, 2024, and recorded in the Official Records on June 26, 2024, as Document No. 2024048267 (“Amendment No. 1”), and a proposed Second Amendment to Development Agreement, dated as of April 30, 2025 (“Amendment No. 2” and together with Amendment No. 1 and the Original Development Agreement, the “3333 California Street Development Agreement”), and a copy of the 3333 California Street Development Agreement is on file with the Clerk of the Board of Supervisors in File No. 240816; and

1 WHEREAS, 3333 California Street Developer proposes a mixed-use development on
2 the 3333 California Street Project Site that will include residential, non-residential, open
3 space, child care, and related uses ("3333 California Street Project"), including (i)
4 approximately 744 residential units, including not less than 124 on-site affordable senior
5 residential units, (ii) approximately 38,094 square feet of retail/restaurant/commercial use in
6 buildings along California Street, (iii) an approximately 13,933 gross square foot space for
7 child care use, and (iv) approximately 52 percent of the overall lot area (approximately
8 236,000 square feet – excluding green roofs) as open area, with portions to be developed with
9 a combination of public open space, common open space (some of which would be open to
10 the public) and private open space for residents; the proposed project would include 2.87
11 acres of publicly accessible landscaped open space with multi-purpose plazas, lawns,
12 pathways and streetscape improvements; and

13 WHEREAS, On September 5, 2019, by Motion No. 20512, the Planning Commission
14 certified as adequate, accurate, and complete the Final Environmental Impact Report ("3333
15 California Street FEIR") for the 3333 California Street Project pursuant to the California
16 Environmental Quality Act (California Public Resources Code Section 21000 et seq.)
17 ("CEQA"); a copy of Planning Commission Motion No. 20512 is on file with the Clerk of the
18 Board of Supervisors in File No. 190947; also, on September 5, 2019, by Motion No. 20513,
19 the Planning Commission adopted findings, including a rejection of alternatives and a
20 statement of overriding considerations ("3333 California Street CEQA Findings") and a
21 Mitigation Monitoring and Reporting Program ("3333 California Street MMRP"); these Motions
22 are on file with the Clerk of the Board of Supervisors in File No. 190947 in Ordinance No. 276-
23 19, adopted by the Board of Supervisors on November 19, 2019, and signed by the Mayor on
24 November 27, 2019, the Board of Supervisors declared that it had reviewed the 3333
25 California Street FEIR and related documents, and adopted as its own and incorporated by

1 reference as though fully set forth therein the 3333 California Street CEQA Findings, including
2 the statement of overriding considerations, and the 3333 California Street MMRP, and
3 adopted the supplemental 3333 California Street CEQA findings on file with the Clerk of the
4 Board of Supervisors in File No. 190845; and

5 WHEREAS, On November 19, 2024, the Board of Supervisors adopted its Resolution
6 No. 271-24, which the Mayor signed on November 25, 2024, pursuant to which the Board of
7 Supervisors (i) approved Amendment No. 2, (ii) found that, on October 10, 2024, the San
8 Francisco Planning Department issued an addendum to the 3333 California Street FEIR
9 (“3333 California Street FEIR Addendum”) finding that Amendment No. 2 would not change
10 the conclusions in the 3333 California Street FEIR and Amendment No. 2 would not result in
11 any new or more severe environmental impacts than were previously identified in the 3333
12 California Street FEIR (a copy of the 3333 California Street FEIR Addendum is on file with the
13 Clerk of the Board of Supervisors in File No. 240797) and (iii) found that the 3333 California
14 Street FEIR and the 3333 California Street FEIR Addendum are adequate for their use for the
15 actions taken by Ordinance. No. 271-24 and that, pursuant to CEQA Guidelines Section
16 15162, no additional environmental review is required; and

17 WHEREAS, CALIFORNIA 3700, LLC, a Delaware limited liability company (“3700
18 California Street Developer”) owns 14 parcels on a 4.84-acre site located in the City on
19 California Street between Maple Street and Cherry Street (“3700 California Street Project
20 Site”); and

21 WHEREAS, 3700 California Street Developer proposes a modification to existing
22 entitlements which, if approved, will be a mixed-use development (“3700 California Street
23 Project”) on the 3700 California Street Project Site that will include demolition of five of the six
24 existing hospital buildings on the 3700 California Street Project Site, including a five-story
25 accessory parking garage; demolition of a two-level, below-grade parking structure;

1 renovation and adaptive re-use of a portion of the Marshal Hale hospital building at 3698
2 California Street to residential and institutional use; retention and renovation of the existing
3 nine-unit residential building at 401 Cherry Street; construction of 19 new buildings that would
4 contain 492 dwelling units, including 15 single-family homes and four multi-family residential
5 buildings, not including the nine units in the existing 401 Cherry building that are being
6 retained, and 75 assisted living and memory care units; and construction of approximately
7 48,800 square feet of residential and 8,400 square feet of institutional shared onsite amenity
8 space and approximately 70,000 square feet of private and common open space areas for
9 residents; and

10 WHEREAS, The City and 3700 California Street Developer have not executed a
11 development agreement related to the 3700 California Street Project; and

12 WHEREAS, On February 27, 2020, by Motion No. 20671, the Planning Commission
13 certified as adequate, accurate, and complete for the existing entitlements of the 3700
14 California Street Project the Final Environmental Impact Report ("3700 California Street
15 FEIR") for the 3700 California Street Project pursuant to CEQA; a copy of Planning
16 Commission Motion No. 20671 is on file with the Clerk of the Board of Supervisors in File No.
17 240816; also, on February 27, 2020, by Motion No. 20677, the Planning Commission adopted
18 findings ("3700 California Street CEQA Findings") and a Mitigation Monitoring and Reporting
19 Program ("3700 California Street MMRP") for the 3700 California Street Project; these
20 Motions are on file with the Clerk of the Board of Supervisors in File No. 240816; the Planning
21 Commission also declared in its Motion No. 20672, on February 27, 2020, that it had reviewed
22 and considered the 3700 California Street FEIR and related documents, and adopted and
23 incorporated by reference as though fully set forth therein, the 3700 California Street MMRP
24 and the 3700 California Street CEQA Findings; and

1 WHEREAS, Subsequent to certification of the 3700 California Street FEIR, the 3700
2 California Street Project was revised, and, on October 10, 2024, the San Francisco Planning
3 Department issued an addendum to the 3700 California Street FEIR (“3700 California Street
4 FEIR Addendum”) in which the Planning Department concluded that the revised 3700
5 California Street Project would not cause new significant impacts not identified in the 3700
6 California Street FEIR, no new mitigation measures would be necessary to reduce significant
7 impacts, and no supplemental environmental review is required beyond the 3700 California
8 Street FEIR Addendum; and

9 WHEREAS, On May 1, 2025, by Motion No. 21731, the Planning Commission
10 approved a conditional use application for the 3700 California Street Project and incorporated
11 by reference the 3700 California Street CEQA Findings contained in Motion No. 20677;
12 and WHEREAS, 3333 California Street Project and 3700 California Street Project are both
13 being developed by Prado Group, Inc.; and

14 WHEREAS, The 3333 California Street Project Site and the 3700 California Street
15 Project Site are collectively referred to in this Resolution as the “3333/3700 California Street
16 Project Sites”; and

17 WHEREAS, The 3333 California Street Project and the 3700 California Street Project
18 are collectively referred to in this Resolution as the “3333/3700 California Street Projects”; and

19 WHEREAS, On November 5, 2024, pursuant to Resolution No. 553-24, which
20 resolution was approved by the Mayor November 14, 2024 (“Resolution of Intention”), the
21 Board of Supervisors declared its intention to establish San Francisco Enhanced
22 Infrastructure Financing District No. 3 (3333/3700 California Street) (“3333/3700 California
23 Street EIFD”) over the 3333/3700 California Street Project Sites, including project areas
24 (each, “Project Area”; collectively, “Project Areas”) pursuant to Chapter 2.99 of Part 1 of
25 Division 2 of Title 5 of the California Government Code, commencing with Section 53398.50

1 ("EIFD Law"), to finance (i) the purchase, construction, expansion, improvement, seismic
2 retrofit or rehabilitation of certain real or other tangible property with an estimated useful life of
3 15 years or longer that are projects of communitywide significance that provide significant
4 benefits to the 3333/3700 California Street EIFD or the surrounding community, including any
5 directly-related planning and design work, (ii) the costs described in Government Code
6 Sections 53398.56, 53398.57 and 53398.58 (as applicable) and (iii) the capitalized
7 maintenance of facilities financed in whole or in part by the 3333/3700 California Street EIFD,
8 all as more fully described in Exhibit A attached to the Resolution of Intention; and

9 WHEREAS, Under the EIFD Law, the 3333/3700 California Street EIFD shall be a
10 legally constituted governmental entity separate and distinct from the City and its sole purpose
11 shall be to finance public capital facilities and projects of communitywide significance; and

12 WHEREAS, The Board of Supervisors established the Enhanced Infrastructure
13 Financing District Public Financing Authority No. 1 ("EIFD Public Financing Authority No. 1")
14 pursuant to Ordinance No. 44-23, which was adopted on April 4, 2023, and approved by the
15 Mayor on April 7, 2023 ("Ordinance Establishing PFA"), which Ordinance established Article
16 XLVIII of Chapter 5 of the Administrative Code to govern the EIFD Public Financing Authority
17 No. 1; and

18 WHEREAS, Pursuant to Ordinance No. 210-24, which was passed by the Board of
19 Supervisors on July 23, 2024, and signed by the Mayor on August 1, 2024, Article XLVIII of
20 Chapter 5 of the Administrative Code was amended to provide for the EIFD Public Financing
21 Authority No. 1 to act as the governing body of multiple enhanced infrastructure financing
22 districts on such terms and conditions as the Board of Supervisors shall determine in the
23 resolution of intention for such districts; and

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1 WHEREAS, In the Resolution of Intention, the Board of Supervisors designated the
2 EIFD Public Financing Authority No. 1 to act as the governing board of the 3333/3700
3 California Street EIFD; and

4 WHEREAS, The EIFD Public Financing Authority No. 1 is responsible for causing
5 preparation of the infrastructure financing plan for the 3333/3700 California Street EIFD
6 ("3333/3700 California Street IFP"), which will describe, among other things, the allocation by
7 the City to the 3333/3700 California Street EIFD of certain incremental property tax revenue
8 for the purpose of funding public capital facilities and other specified projects of
9 communitywide significance that provide significant benefits to the 3333/3700 California Street
10 EIFD or the surrounding community and the issuance by the 3333/3700 California Street EIFD
11 of bonds and other debt; and

12 WHEREAS, The 3333/3700 California Street IFP will be subject to the review and
13 approval by resolution of the Board of Supervisors following a public hearing, and adoption
14 and implementation by the EIFD Public Financing Authority No. 1 following two public
15 hearings; and

16 WHEREAS, Pursuant to the Resolution of Intention, the Board of Supervisors directed
17 the Clerk of the Board of Supervisors to mail a copy of the Resolution of Intention to (i) each
18 owner of land within the proposed 3333/3700 California Street EIFD (although the Director of
19 the Controller's Office of Public Finance was authorized to instead mail a notice of intention to
20 create the 3333/3700 California Street EIFD in accordance with Government Code Section
21 53398.60(b)), (ii) each affected taxing entity and (iii) the EIFD Public Financing Authority No.
22 1; and

23 WHEREAS, Upon receipt of the Resolution of Intention, pursuant to Government Code
24 Section 53398.62, the EIFD Public Financing Authority No. 1 is required to designate and
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1 direct the City engineer or other appropriate official to prepare the 3333/3700 California Street
2 IFP pursuant to Government Code Section 53398.63; now, therefore, be it

3 RESOLVED, That the EIFD Public Financing Authority No. 1 hereby finds that the
4 recitals are true and correct; and, be it

5 FURTHER RESOLVED, That pursuant to Government Code Section 53398.62(a), the
6 EIFD Public Financing Authority No. 1 hereby designates and directs the Executive Director to
7 work with the necessary City staff and professionals to prepare a draft of the 3333/3700
8 California Street IFP; and, be it

9 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 hereby directs
10 the Executive Director, or their designee, to mail the notice described in Government Code
11 Section 53398.72, to each landowner, resident, and affected taxing entity for the proposed
12 3333/3700 California Street EIFD; and, be it

13 FURTHER RESOLVED, That pursuant to Government Code Section 53398.66(a), a
14 draft of the 3333/3700 California Street IFP shall be made available to the public and to each
15 landowner within the area of the 3333/3700 California Street EIFD at a meeting held by the
16 EIFD Public Financing Authority No. 1 on September 11, 2025, or such other date determined
17 by the Executive Director. The purposes of the meeting shall be to allow the staff of the EIFD
18 Public Financing Authority No. 1 to present the draft 3333/3700 California Street IFP, answer
19 questions about the draft 3333/3700 California Street IFP, and consider comments about the
20 3333/3700 California Street IFP; and, be it

21 FURTHER RESOLVED, That the Executive Director, or their designee, is hereby
22 directed to provide notice of the meeting in accordance with Government Code Section
23 53398.66(b) and(c); and, be it

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1 FURTHER RESOLVED, That the Executive Director, or their designee, is hereby
2 directed to consult with each affected taxing entity, and, at the request of any affected taxing
3 entity, to meet with representatives of an affected taxing entity; and, be it

4 FURTHER RESOLVED, That pursuant to Government Code Section 53398.66, the
5 EIFD Public Financing Authority No. 1 shall consider adoption of the IFP at two public
6 hearings that shall take place at least 30 days apart, and the EIFD Public Financing Authority
7 No. 1 hereby directs the Executive Director to determine the date, time and location of such
8 public hearings and to provide notice of the two public hearings in accordance with
9 Government Code Sections 53398.66 and 53398.72; and, be it

10 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 has reviewed
11 and considered the 3333 California Street FEIR and the 3333 California Street FEIR
12 Addendum, and finds that the 3333 California Street FEIR is adequate for their use for the
13 actions taken by this resolution and incorporates the 3333 California Street FEIR and the
14 3333 California Street CEQA Findings contained in Ordinance No. 276-19 by this reference
15 and further finds that, pursuant to CEQA Guidelines Section 15162, no additional
16 environmental review is required because there are no substantial changes to the 3333
17 California Street Project analyzed in the 3333 California Street FEIR and the 3333 California
18 Street FEIR Addendum, no change in circumstances under which the 3333 California Street
19 Project is being undertaken, and no new information that was not known and could not have
20 been known shows that new significant impacts would occur, or that the impacts identified in
21 the 3333 California Street FEIR as significant impacts would be substantially more severe, or
22 that mitigation or alternatives previously found infeasible are now feasible; and, be it

23 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 has reviewed
24 and considered the 3700 California Street FEIR and the 3700 California Street FEIR
25 Addendum, and finds that the 3700 California Street FEIR is adequate for their use for the

1 actions taken by this resolution and incorporates the FEIR and the 3700 California Street
2 CEQA Findings contained in Planning Commission Motions 20671, 20672, 20677 and 21731
3 by this reference and further finds that, pursuant to CEQA Guidelines Section 15162 and
4 15164, no additional environmental review is required because there are no substantial
5 changes to the 3700 California Street Project analyzed in the 3700 California Street FEIR and
6 the 3700 California Street FEIR Addendum, no change in circumstances under which the
7 3700 California Street Project is being undertaken, and no new information that was not
8 known and could not have been known shows that new significant impacts would occur, that
9 the impacts identified in the 3700 California Street FEIR as significant impacts would be
10 substantially more severe, or that mitigation or alternatives previously found infeasible are
11 now feasible; and, be it

12 FURTHER RESOLVED, That if any section, subsection, sentence, clause, phrase, or
13 word of this resolution, or any application thereof to any person or circumstance, is held to be
14 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
15 shall not affect the validity of the remaining portions or applications of this resolution, this
16 Board of Supervisors hereby declaring that it would have passed this resolution and each and
17 every section, subsection, sentence, clause, phrase, and word not declared invalid or
18 unconstitutional without regard to whether any other portion of this resolution or application
19 thereof would be subsequently declared invalid or unconstitutional; and, be it

20 FURTHER RESOLVED, That the Chair, the Vice Chair, the Executive Director, the
21 Treasurer and the Secretary are hereby authorized, for and in the name of and on behalf of
22 the 3333/3700 California Street EIFD, to do any and all things and take any and all actions
23 which they, or any of them, may deem necessary or advisable in order to effectuate the
24 purposes of this resolution; provided however that any such actions be solely intended to
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1 further the purposes of this resolution, and are subject in all respects to the terms of the
2 Resolution; and, be it

3 FURTHER RESOLVED, That all actions authorized and directed by this resolution,
4 consistent with any documents presented herein, and heretofore taken are hereby ratified,
5 approved and confirmed by the EIFD Public Financing Authority No. 1; and, be it

6 FURTHER RESOLVED, That this resolution shall take effect upon its adoption.

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8 I hereby certify that the forgoing Resolution was adopted on July 17, 2025, by the Board
9 of the Enhanced Infrastructure Financing District Public Financing Authority No. 1.

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Chair

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Secretary

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