



3700 California Street: Modification to Entitlements  
Planning Commission Meeting – May 1, 2025



# Project Team



Prado Group  
DEVELOPER



Handel Architects  
ARCHITECT



BDE Architecture  
ARCHITECT



The Guzzardo Partnership  
LANDSCAPE ARCHITECT



# Site Context





# 3700 California Site Today

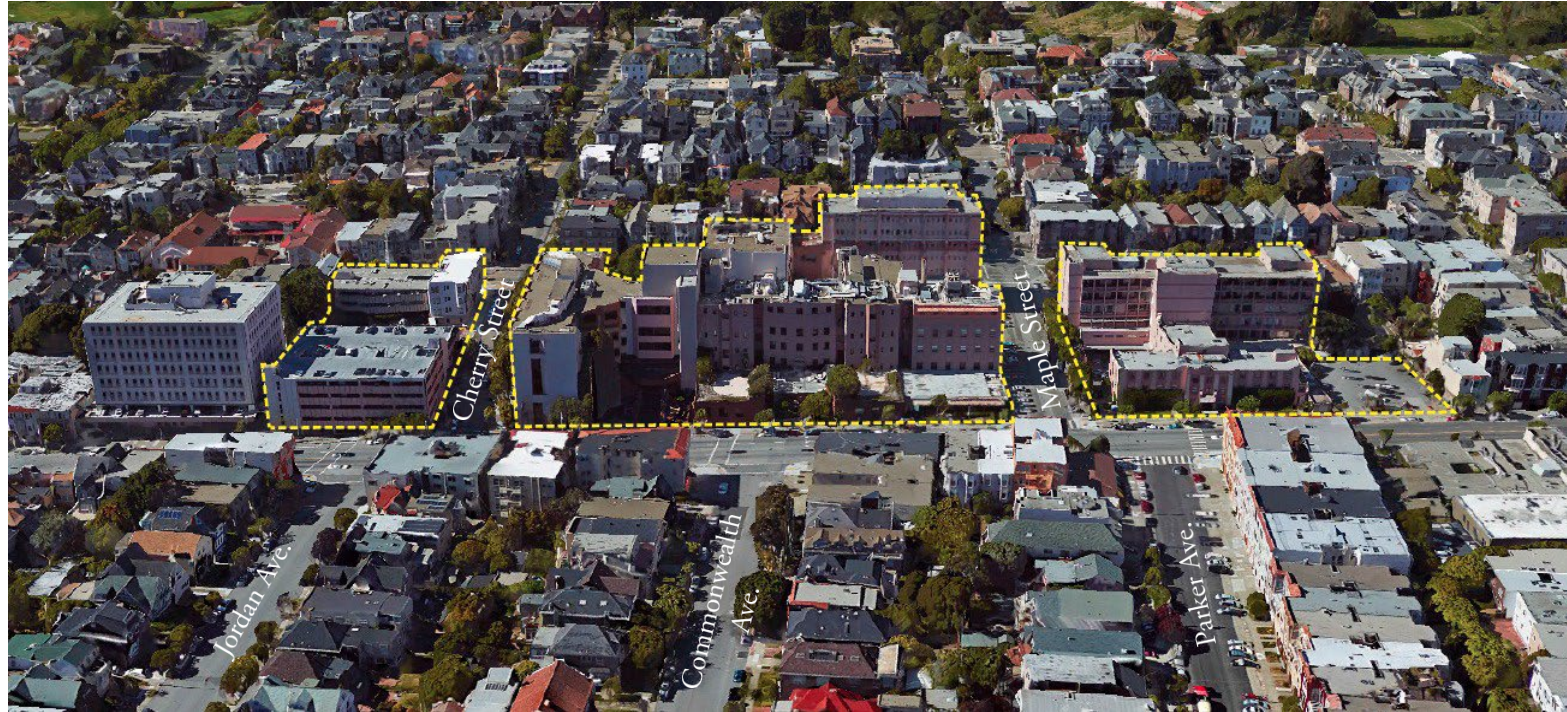


Photo Sources: 2019 Planning Commission Presentation 3700 California



# Evolution of the Project Site

FROM VACANT HOSPITAL TO NEW NEIGHBORHOOD HOUSING

1

EXISTING HOSPITAL BUILDINGS



Current Status: Vacant Buildings

- 1920 Hospital founded
- 1950s Multiple expansions
- 2019 Hospital moved to new location

2

APPROVED HOUSING PLANS



Initial Plans: Approved Yet Never Realized

- 2017 Original proposal
- 2020 Plans approved by the City
- 2022 Property sold to new ownership

3

PROPOSED MODIFICATION



Proposed Modifications: In Process

- Q1 2023 Project Entitlements Extended
- Q1 2024 Pre-Application Meeting + submission
- Q2 2025 Planning Commission





# Key Project Features

Project Features	2020 Approved Project	2025 Proposed Project
Staying within current zoning	X	X
Staying within current height limits	X	X
Family friendly housing	X	X
Retention/restoration of Marshall Hale and 401 Cherry	X	X
Contextual neighborhood architecture	X	X
Senior housing		X



# Project Overview – Total Project

	Proposed Residential Project
Multi-family Residential Units	283
Single Family (on separate lots)	15
Senior Living Units	158 Independent Living 74 <u>Assisted Living/Memory Care</u> 232 Total Senior Units
Total Units (not including 9 existing units in 401 Cherry)	530
Gross Residential Square Feet (without parking)	741,063 GSF
Parking Spaces	346 MF Spaces (1.2:1 ratio) 109 Independent Living Spaces (.7:1 ratio) 30 Single Family (2:1 ratio) 6 Car Share Spaces





# Project Highlights & Benefits

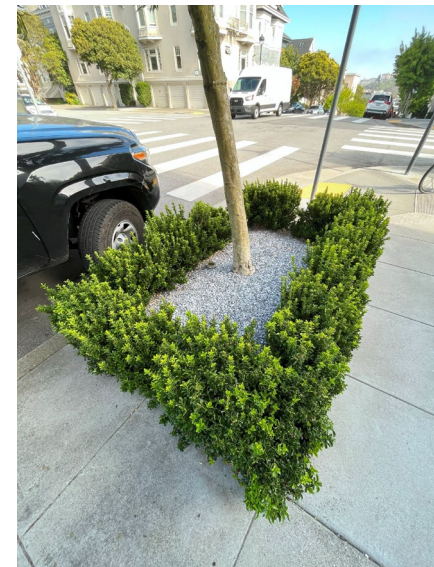
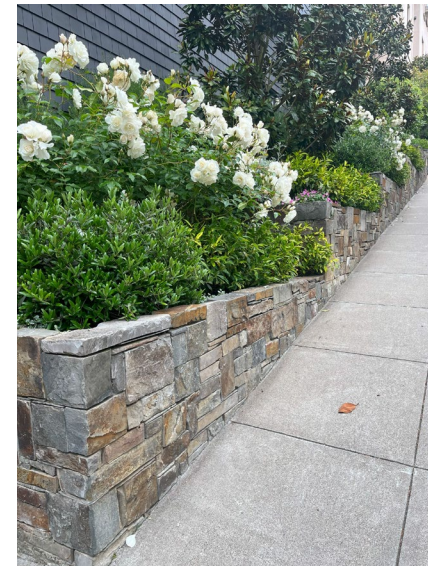
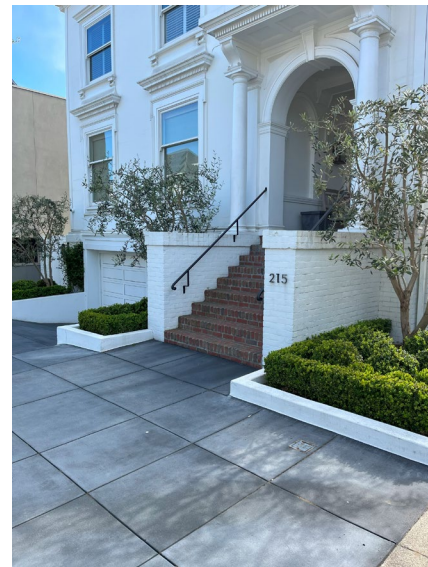
Our goal is to collaborate with the City and community to transform a vacant, obsolete hospital building into much needed housing for the City of San Francisco.

## Community Benefits

1. Housing: Increased density and adding much desired **senior housing** in the neighborhood.
2. Sustainability: Target **LEED Gold**
3. Impact Fees: Including affordable housing in-lieu fee
4. Job Creation: **creating jobs** for construction works, nurses, caregivers, janitorial and facility personnel, kitchen and restaurant staff, general manager, administrators, and activities coordinators.

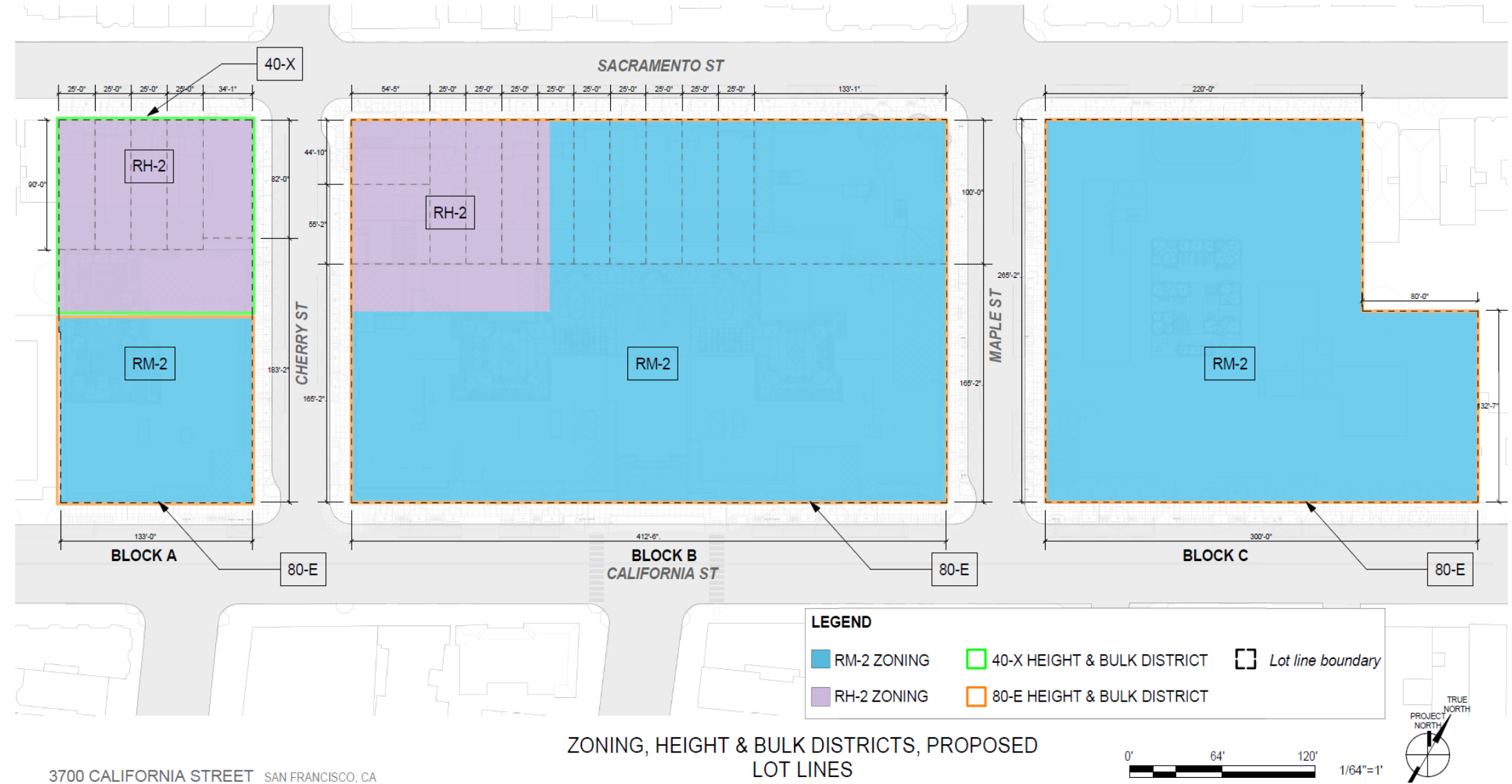


# Neighborhood Architectural & Landscape Precedents





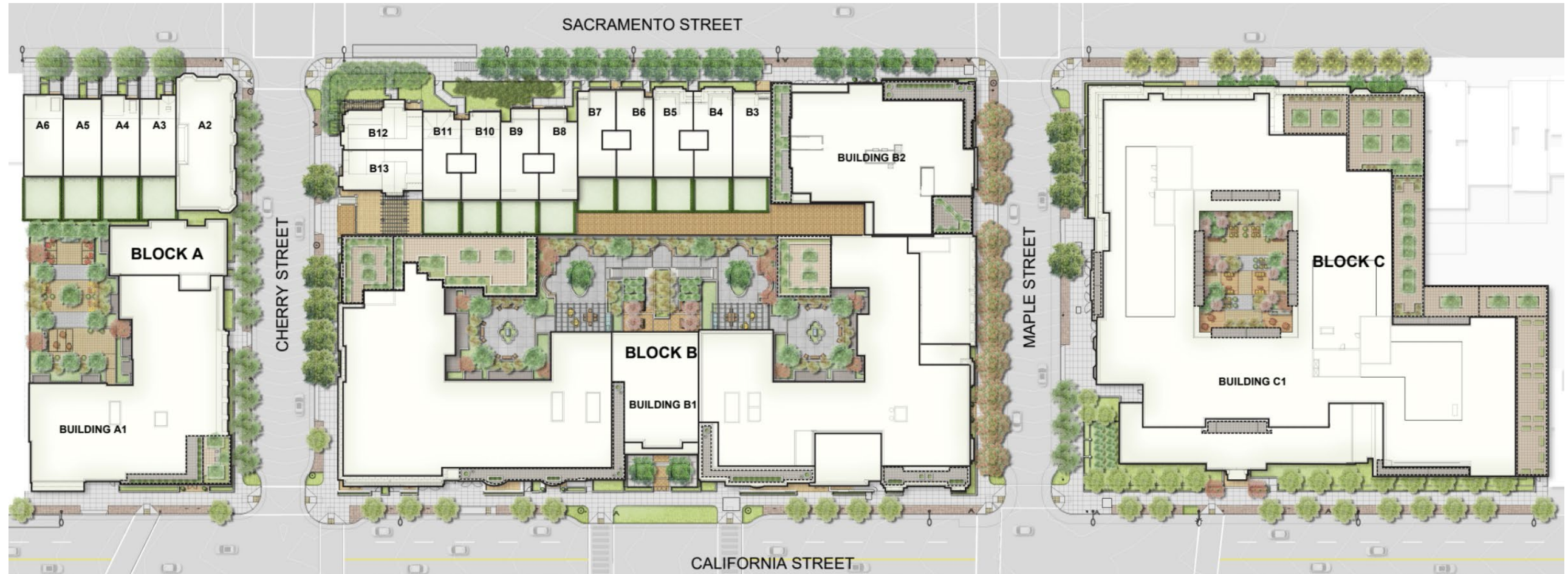
# 3700 California



## Current Zoning



# 3700 California



**Proposed Site Plan**



# 3700 California – Aerial View



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**Existing**



# 3700 California – Aerial View



**Proposed**



# Jordan Avenue at California



**Proposed 2025**





# California Street at Cherry



**Proposed 2025**





# Commonwealth Ave



**Proposed 2025**





# California Street



**Proposed 2025**





# Sacramento Street at Maple



**Proposed 2025**





# Maple Street at Sacramento



**Proposed 2025**







Bridging the Past,  
Shaping the Future.

Thank You