

File No. 250697

Committee Item No. 7

Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Sept. 29, 2025

Board of Supervisors Meeting:

Date: October 21, 2025

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Prepared by: John Carroll

Date: Sept. 26, 2025

Prepared by: John Carroll

Date: October 3, 2025

Prepared by:

Date:

[Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District]

Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Planning and Environmental Findings.

(a) In companion legislation adopting a Development Agreement associated with the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (also known as the 530 Sansome and 447 Battery Street Development Project), the Board of Supervisors adopted environmental findings pursuant to the California Environmental Quality Act (CEQA)

1 (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. 22
2 Code Reg. Sections 15000 et seq.), and Chapter 31 of the Administrative Code. The Board
3 adopts these environmental findings as though fully set forth herein in relation to this
4 ordinance. A copy of said companion legislation is in Board of Supervisors File No. 250698
5 and it and its environmental findings are incorporated herein by reference.

6 (b) In companion legislation adopting General Plan amendments associated with
7 the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project, the Board of
8 Supervisors adopted findings that the actions contemplated in this ordinance are consistent,
9 on balance, with the City's General Plan and eight priority policies of Planning Code
10 Section 101.1. The Board incorporates these findings by reference and adopts these findings
11 as though fully set forth herein in relation to this ordinance. A copy of said companion
12 legislation is in Board of Supervisors File No. 250764.

13 (c) In accordance with City Charter 4.135, the Historic Preservation Commission has
14 made a recommendation to the Board regarding amendments to Planning Code Article 10
15 and the conditional rescission of the landmark status of Landmark No. 299 in Appendix A to
16 Planning Code Article 10 that would be implemented by adoption of this ordinance, which
17 recommendation is set forth in Resolution No. 1476, adopted after a public hearing on
18 July 16, 2025. A copy of said resolution is on file with the Clerk of the Board of Supervisors in
19 File No. 250697 and is incorporated herein by reference. The Board has considered the
20 recommendation of the Historic Preservation Commission in adopting this ordinance.

21 (d) Pursuant to Planning Code Section 302, the Board finds that the actions
22 contemplated in this ordinance will serve the public necessity, convenience, and welfare for
23 the reasons set forth in Planning Commission Resolution No. 21776, adopted on
24 July 17, 2025, and the Board adopts such reasons as its own. A copy of said resolution is on
25

1 file with the Clerk of the Board of Supervisors in File No. 250697 and is incorporated herein by
2 reference.

3
4 Section 2. Article 2 of the Planning Code is hereby amended by adding
5 Section 249.11, to read as follows:

6 **SEC. 249.11. 530 SANSOME MIXED-USE TOWER AND FIRE STATION SPECIAL USE**
7 **DISTRICT.**

8 **(a) Purpose.** *A Special Use District entitled “530 Sansome Mixed-Use Tower and Fire*
9 *Station Special Use District” (the SUD) is hereby established, the precise boundaries of which are*
10 *shown on Sectional Map SU01 of the Zoning Map. The purpose of the SUD is to implement the land use*
11 *controls for the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (the Project),*
12 *which is subject to a Development Agreement, approved by the Board of Supervisors in the ordinance*
13 *contained in Board File No. 250698 (the Development Agreement). The Project will provide several*
14 *benefits to the City, such as a new fire station, privately owned and maintained public street*
15 *improvements, and affordable housing contributions paid to the City earlier than otherwise required by*
16 *the Planning Code.*

17 **(b) Relationship to Other Planning Code Provisions.** *Applicable provisions of the Planning*
18 *Code shall control in the SUD except as otherwise provided in this Section 249.11. If there is a conflict*
19 *between other provisions of the Planning Code and this Section 249.11, this Section 249.11 shall*
20 *prevail.*

21 **(c) Relationship to the Development Agreement.** *This Section 249.11 shall be read and*
22 *construed consistent with the Development Agreement, and all development within the Project Site that*
23 *is subject to the Development Agreement shall satisfy the requirements of the Development Agreement*
24 *for so long as the Development Agreement remains in effect.*

1 (d) **Conditional Use.** Notwithstanding otherwise applicable use, design, project
2 authorization, or approval process requirements set forth for development projects in the underlying C-
3 3-O zoning district, a development project within the SUD may be approved pursuant to the conditional
4 use authorization provisions set forth in Section 304.8.

5 (e) **Conditional Rescission of Landmark Designation for 447 Battery Street.** The otherwise
6 applicable procedures for rescinding an Article 10 landmark designation do not apply in the SUD. The
7 Board of Supervisors rescinds the landmark status of the building at 447 Battery Street (Assessor's
8 Block 0206, Lot 002; "447 Battery Street"), which rescission shall be contingent and only effective
9 upon the City acquiring fee title to 447 Battery Street. Upon the City acquiring such fee title, the City
10 Attorney shall cause Landmark No. 299 in Appendix A to Planning Code Article 10 to be removed from
11 the Planning Code. Except as required under the California Environmental Quality Act, any new
12 legislation that would impose requirements for the historic preservation or rehabilitation of the
13 buildings within the SUD existing as of the effective date of the ordinance in Board File No. 250697
14 creating the SUD shall not apply unless and until this Section 249.11(e) is amended accordingly or
15 eliminated.

16
17 Section 3. Article 3 of the Planning Code is hereby amended by adding Section 304.8,
18 to read as follows:

19 **SEC. 304.8. REVIEW PROCEDURES FOR PROJECTS IN THE 530 SANSOME MIXED-**
20 **USE TOWER AND FIRE STATION SPECIAL USE DISTRICT.**

21 (a) **Intent.** This Section 304.8 establishes a comprehensive and consolidated public review
22 process through which the Planning Commission shall review development projects in the 530 Sansome
23 Mixed-Use Tower and Fire Station Special Use District (the SUD).

24 (b) **Applicability.** The provisions of this Section 304.8 shall apply to any development
25 project within the SUD regulated by Planning Code Section 249.11.

1 (c) **Conditional Use Authorization.** The Planning Commission may approve a conditional
2 use authorization for any mix of proposed uses and authorize any exceptions to the Planning Code
3 reasonably necessary to implement a proposed development project, including exceptions from the
4 standards, procedures, and requirements of Articles 1.2, 1.5, 2, 2.5, 3, 4, and 6 of the Planning Code,
5 except as described in Section 304.8(e).

6 (d) **Approval.** The Planning Commission may act on a proposed conditional use
7 authorization in a single action regardless of the number of distinct properties involved or approvals
8 that would otherwise be required under Article 3 of the Planning Code, except as provided in Section
9 304.8(e). For avoidance of doubt, development projects that obtain a conditional use authorization
10 under this Section 304.8 shall not be required to obtain a separate authorization under Section 309 or
11 Section 303.

12 (e) **Criteria and Limitations.** A proposed development project must meet the criteria
13 applicable to conditional uses as stated in Section 303(c)(1) through (4). In addition, the project shall:

14 (1) On balance, affirmatively promote applicable objectives and policies of the
15 General Plan;

16 (2) Under no circumstances be excepted from any height limit established by the
17 applicable Height & Bulk District Map. Deviations from the measurement and exemption provisions of
18 Section 260 shall be consistent with the purposes and intent of Section 260, provided there is no limit
19 on deviations from percentage coverage limitations in Section 260(b);

20 (3) Obtain any applicable Project Authorization, as that term is defined in Section
21 320(n), for proposed office uses required under Sections 321 and 322;

22 (4) Require a hearing (including, as necessary, a joint hearing before the Planning
23 Commission and Recreation and Park Commission) as necessary to comply with Section 295;

24 (5) Under no circumstances include a General Advertising Sign;

1 (6) Except as to any modifications agreed to in a development agreement for the
2 project under Chapter 56 of the Administrative Code, comply with Article 4 of the Planning Code; and

3 (7) Comply with the provisions of Section 249.11.

4 (f) **Modifications to Conditional Use Authorization.** In granting a conditional use
5 authorization under this Section 304.8, the Planning Commission may authorize the Planning Director
6 to approve proposed modifications to the conditional use authorization, including proposed changes of
7 use and exceptions from the Planning Code in accordance with subsection (c), that the Planning
8 Director reasonably determines are within the intended scope of the previously approved conditional
9 use authorization.

10 (1) For purposes of this Section, “within the intended scope” means that:

11 (A) The project would continue to meet the criteria and limitations set forth
12 in subsection (e) of this Section 304.8;

13 (B) The proposed modifications to the project would not necessitate a
14 change to any condition imposed in the previously granted conditional use authorization;

15 (C) The proposed modifications would not increase the building envelope of
16 the project by more than 10 percent; and

17 (D) The project would remain in compliance with the Development
18 Agreement applicable to the project and approved by the Board of Supervisors in the ordinance
19 contained in Board File No. 250698.

20 (2) Proposed modifications that, in the reasonable determination of the Planning
21 Director, do not meet all of the criteria set forth in subsections (f)(1)(A) through (f)(1)(D) above, shall
22 be promptly scheduled for a public hearing before the Planning Commission for review and approval.

23 (3) An owner may apply for modifications to the conditional use authorization
24 pursuant to this subsection (f) as to the building or portion of the building such owner owns without the
25

consent of any other owner of any portion of the project so long as the scope of the proposed modifications is limited to the building or portion of the building owned by the applicant.

Section 4. Article 10 of the Planning Code is hereby amended by revising Section 1004, to read as follows:

SEC. 1004. DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS

* * * *

(d) Except as provided in Planning Code Section 249.11, ~~t~~The Board of Supervisors may amend or rescind a designation at any time, subject to all of the procedures set forth in this Article 10 for an original designation; provided, however, that in the event that a landmark is accidentally destroyed or is demolished or removed in conformity with the provisions of Section 1007, or is legally demolished or relocated after compliance with the provisions of this Article 10, the Planning Director may request the HPC to recommend to the Board of Supervisors that the designation be amended or rescinded, and in such case the procedures for an original designation set forth in Sections 1004.1 and 1004.2 hereof shall not apply.

* * * *

Section 5. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Section Map HT01, as follows:

Assessor's Parcels (Blocks/Lots Numbers)	Height and Bulk District Superseded	New Height and Bulk District
Block 0206, Lots 013, 014, and 017	200-S	555-X

Section 6. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Section Map SU01, as follows:

Assessor's Parcels (Blocks/Lots Numbers)	Special Use District Hereby Approved
---	--------------------------------------

Block 0206, Lots 002, 013, 014, and 017	530 Sansome Mixed-Use Tower and Fire Station Special Use District
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Section 7. Effective and Operative Dates.

(a) This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

(b) This ordinance shall become operative only on (and no rights or duties are affected until) the later of, (1) its effective date, as stated in subsection (a) above, or (2) the effective date of the ordinance approving the development agreement for the 530 Sansome Street and Fire Station 13 Development Project, adopted by the Board of Supervisors. A copy of said ordinance is on file with the Clerk of the Board of Supervisors in File No. 250698.

Section 8. Scope of Ordinance.

In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ BRIAN CROSSMAN
BRIAN CROSSMAN
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District]

Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map currently designate the parcels at Block 0206, Lots 002, 013, 014, and 017, as part of the C-3-O (Downtown Office) District and the 200-S height & bulk district.

Amendments to Current Law

The proposed ordinance would amend Articles 2 and 3 of the Planning Code to create the "530 Sansome Mixed-Use Tower and Fire Station Special Use District" (the "SUD") consisting of Assessor's Block 0206, Lots 002, 013, 014, and 017, and establish a streamlined review and approval process for the project proposed pursuant to the development agreement for a new mixed-use tower and fire station within the SUD. The new SUD and review and approval procedures would facilitate exceptions from Planning Code requirements and a conditional rescission of landmark designation number 299 for the property at 447 Battery Street (Assessor's Block 0206, Lot 002.)

Specifically, the ordinance would adopt a new section 249.11, creating the SUD and authorizing approval of development projects within the SUD pursuant to a conditional use authorization ("CUA") under new section 304.8. Section 249.11 would also rescind the landmark designation for 447 Battery Street, contingent on the City acquiring fee title to 447 Battery Street, as contemplated in the development agreement. New section 304.8 would establish a comprehensive review process for approval of development projects within the SUD. Section 304.8 would authorize the Planning Commission to approve a CUA for any mix of proposed uses and exceptions from Articles 1.2, 1.5, 2, 2.5, 3, 4, and 6 of the Planning Code reasonably necessary to implement a proposed development project in the SUD. Under the ordinance, a project proposed in the SUD must meet the criteria for a CUA set forth in

section 303(c)(1) through (4) of the Planning Code and also meet certain additional criteria, including: promoting applicable objectives and policies of the General Plan; compliance with any height limit established by the applicable Height & Bulk District Map; obtaining any applicable Project Authorization for proposed office uses; hearings or joint hearings as necessary to comply with section 295; no General Advertising Signs; compliance with Article 4 of the Planning Code, except as to modifications agreed to in the development agreement; and compliance with the provisions of the SUD in section 249.11.

In granting the CUA, the Planning Commission may also authorize the Planning Director to approve modifications to the CUA that the Planning Director reasonably determines are within the intended scope of the CUA. These modifications could include proposed changes of use and exceptions from the Planning Code, provided that: the project would continue to meet the CUA criteria in sections 303 and 304.8; the modifications would not require a change to any condition of the CUA; the modifications would not increase the building envelope of the project by more than 10 percent; and the project would remain in compliance with the development agreement. If the Planning Director determines a proposed modification does not meet these requirements, section 304.8 requires the proposal be considered by the Planning Commission at a public hearing.

Additionally, the ordinance would amend section 1004 of Article 4 to reflect the exception in section 249.11 for conditional rescission of the landmark designation for 447 Battery Street. The ordinance would also amend Special Use District Section Map SU01 to approve and establish the 530 Sansome Mixed-Use Tower and Fire Station Special Use District for Block 0206, Lots 002, 013, 014, and 017, and amend Height & Bulk District Section Map HT01 to supersede the 200-S district with the 555-X district for Block 0206, Lots 013, 014, and 017.

Background Information

This ordinance is intended to facilitate the development of the project contemplated in the Development Agreement associated with the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (also known as the 530 Sansome and 447 Battery Street Development Project). EQX Jackson SQ Holdco LLC ("Developer") proposes to build a mixed-use high-rise building at 530 Sansome (currently owned by the City and occupied by Fire Station No. 13) and parcels that it owns at 425 Washington Street and 439-445 Washington Street. Through an affiliate, Developer also has the right to purchase the real property located at 447 Battery Street. Pursuant to the development agreement, Developer would acquire the 530 Sansome property from the City, and in exchange, would convey fee title to the 447 Battery Street, where Developer would build a new fire station for the City at Developer's expense. In companion legislation, the Board of Supervisors will consider adoption the development agreement.

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530 SANSOME STREET AND FIRE STATION 13

FIRE STATION NO. 13

Land Use and Transportation Committee

September 29, 2025

**San Francisco
Planning**



Proposed Legislation

Land Use and Transportation Committee

- 250697: Planning Code Amendments; Special Use District
- 250764: General Plan Amendments
- 250802: Major Encroachment Permit
- 250804: Amended and Restated Conditional Property Exchange Agreement (CPEA)

Government Audit & Oversight Committee

- 250698: Development Agreement
- 250803: Hotel and Fire Station Development Incentive Agreement

PROJECT OVERVIEW





447 BATTERY & 530 SANSOME

Project Location

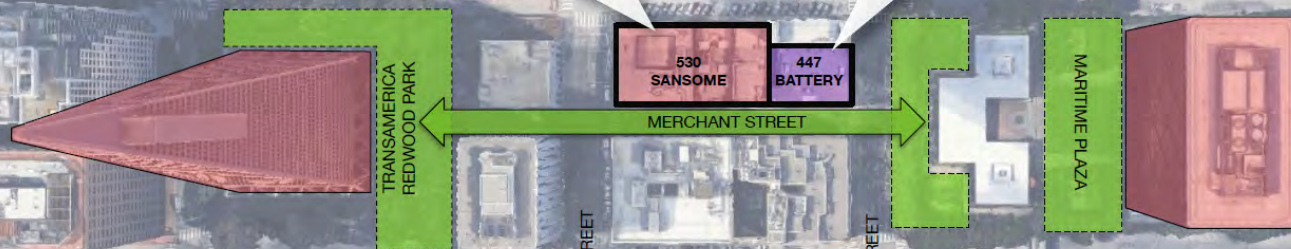
Context Diagram

530 SANSOME STREET

Mixed-Use Tower
±649,510 SF
Between ±344,840 SF and ±390,035 SF Office
Between ±127,710 SF and ±188,820 SF Hotel
(100-200 Keys)
±7,405 SF Retail & Restaurant

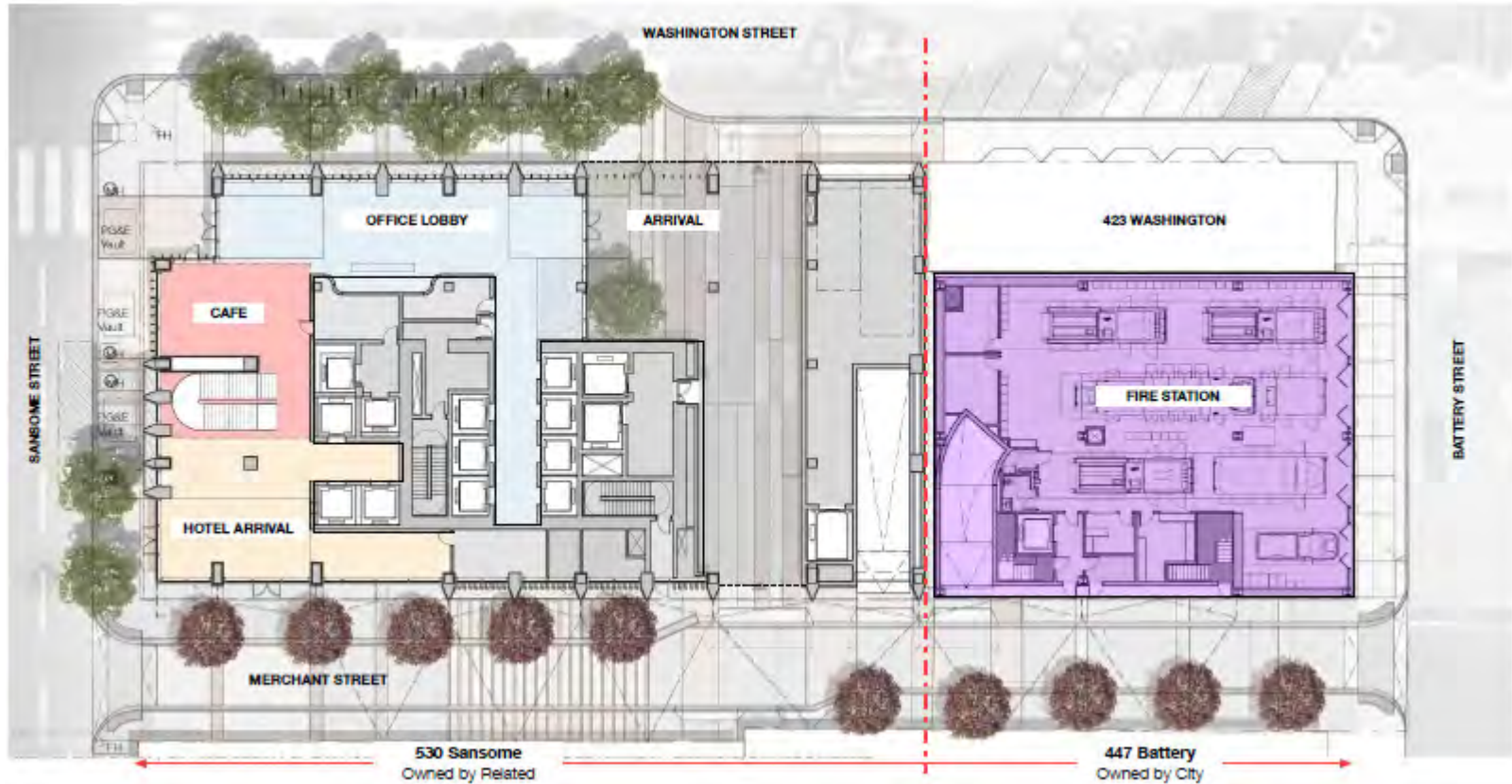
447 BATTERY STREET

New SFFD Fire Station 13
60' (4 Stories) Tall
±31,200 SF
4 Apparatus Bays



Proposed Site Plan

Public Realm Improvements





SHVO | Foster + Partners Plan for Mark Twain Alley



Proposed View of Merchant Street

Fire Station 13

Existing and Proposed Locations



Fire Station 13



SFFD FIRE STATION DESIGN STANDARDS

JULY 31, 2025

Prepared by
San Francisco Public Works
Bureau of Architecture
49 s Van Ness Ave ~ 11th Floor
San Francisco CA 94103



Untitled 1976

Henri Marie-Rose Sculpture



Untitled
1976
48 x 60 in.

Henri Marie-Rose aka Henri Marie-Rose Dite Cetoute, French, (1922–2010)

Object Type: Sculpture

Medium and Support: Copper

Credit Line: Collection of the City and County of San Francisco; Purchased by the San Francisco Art Commission for Firehouse #13

Accession Number: 1976.93

Abstract image of fireman at their task, with "SFFD" copper lettering, on the exterior facade of Fire Station #13 at Washington and Sansome Streets.

<https://kiosk.sfgartcommission.org/objects-1/info/2496?records=60&sort=0&objectName=Untitled>

Tower Form



Tower Form



Increasing setbacks of north face of tower eliminate new shadow on playground at Sue Bierman Park

Proposed Building is south of
Washington St, within the existing
downtown high-rise Financial District

Washington Street



DEVELOPMENT AGREEMENT KEY TERMS



Development Agreement

Community Benefits and Key Terms



- Contract between City and project sponsor, with 8-year term
- Vests permitted uses, zoning controls, impact fees
- Project subject to updates of building codes, fire code, public works code
- Integrates with other proposed ordinances, including property exchange agreement

Development Agreement

Fire Station 13

- Delivery of new state-of-the-art facility built to current operational, seismic (Risk Category IV), accessibility, and green building (LEED Gold) standards
- Standalone property to be transferred to City, in amended property exchange agreement
- Maximum 30-month fire station construction duration, with completion required before completion of tower



Development Agreement

Downtown Investment and Activation

- Significant new investment in the future of downtown, with a mix of uses that will generate daytime and nighttime activity
- Merchant Street pedestrian streetscape improvements, with ongoing private maintenance obligation
- Payment of approx. \$1 million into Downtown Park Fund
- Participation in “1% for Art” program (and relocation of existing *Untitled* sculpture to new Fire Station)
- Collection of approx. \$600,000 per year from hotel taxes to support Grants for the Arts, the Arts Commission, and Cultural Districts



Development Agreement

Funding for 100% Affordable Housing; Impact Fees



- Affordable housing payments totaling nearly \$15 million
 - \$2.16 million paid to City six months after entitlements are effective
 - Prioritization of funds for senior housing at 772 Pacific Avenue in Chinatown, with second priority to other 100% affordable housing in District 3
- Other impact fees, including approximately \$7.6M in transportation funding

Development Agreement

Workforce Agreement

- **Prevailing wages** for tower and fire station construction
- **First Source Hiring** for Construction and Operations for tower
- **Local Hiring** for fire station construction
- **Local Business Enterprise** obligations, including Micro-LBE goal

Economic & Fiscal Impact

- **Construction period jobs:** 390 annually
- **Permanent jobs:** 1,600 on-site (full and part time)
- Ongoing **direct economic impact:** \$816M annually in San Francisco
- \$9.5 million annually (after expenditures) in net new **General Fund, SFMTA, and arts revenue**



PROPOSED LEGISLATION



File 250697: Planning Code Amendments; Special Use District



Sansome Street Elevation

- Creates 530 Sansome Mixed-Use Tower and Fire Station Special Use District (SUD), Planning Code Section 249.11
- Implements land use controls, and provides for a conditional use review and approval process for project
- Revises Section Map HT01 to increase the maximum height for the future tower parcels to 555'

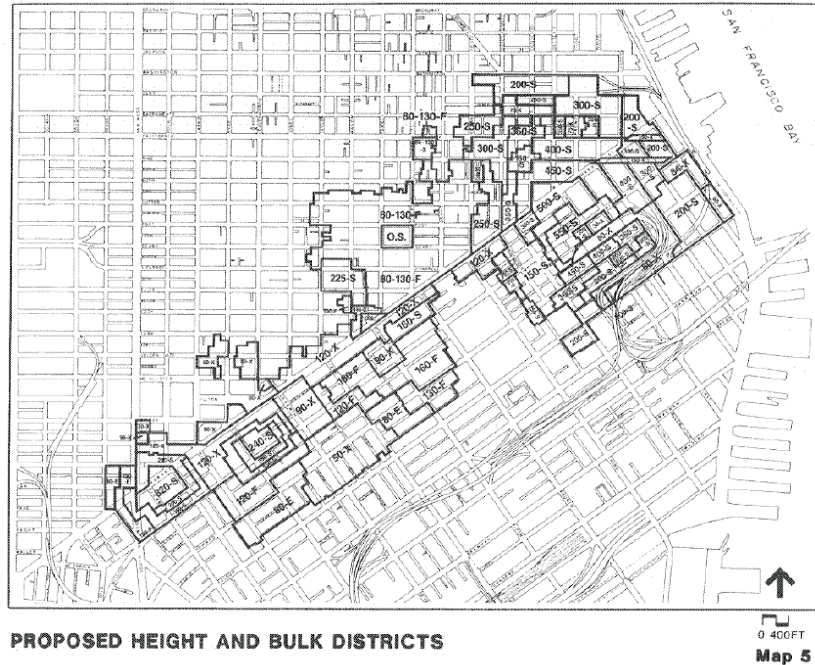
File 250697: Planning Code Amendments (continued)

447 Battery Street

- 3-story commercial building, constructed in 1907
- Designated a Planning Code Article 10 landmark in 2022 by Board of Supervisors (Jones-Thierbach Coffee Company Building)
- Ordinance would conditionally rescind the Article 10 landmark designation, contingent on City acquiring the property for new fire station
- Required mitigation measures include historic documentation, a materials salvage plan, and a public interpretive plan



File 250764: General Plan Amendments



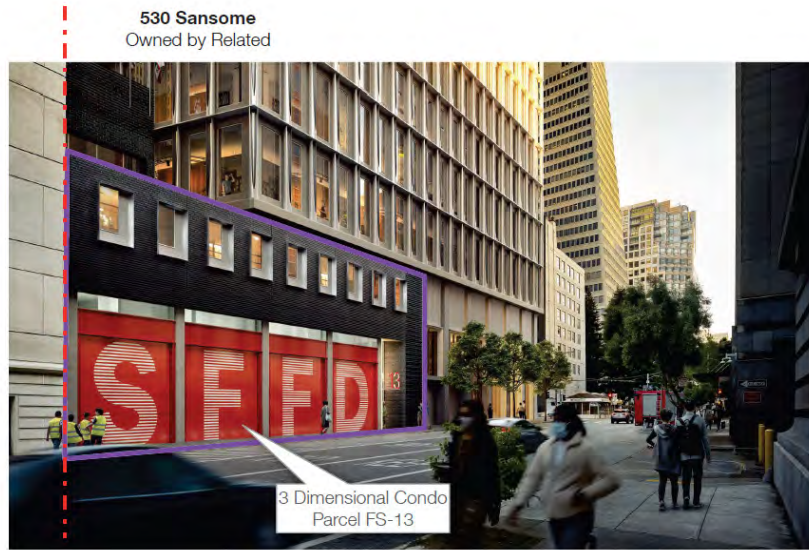
- Amends Downtown Area Plan (Map 1 and Map 5) with notes to reference the height and bulk designations within SUD
- Amends Urban Design Element (Map 4 and Map 5) to reference new SUD and show new height designation within SUD
- Updates Land Use Index accordingly
- Planning Commission initiated the General Plan amendments at its May 15, 2025 meeting and adopted findings of consistency at its July 17, 2025 meeting

File 250802: Major Encroachment Permit (Merchant Street)

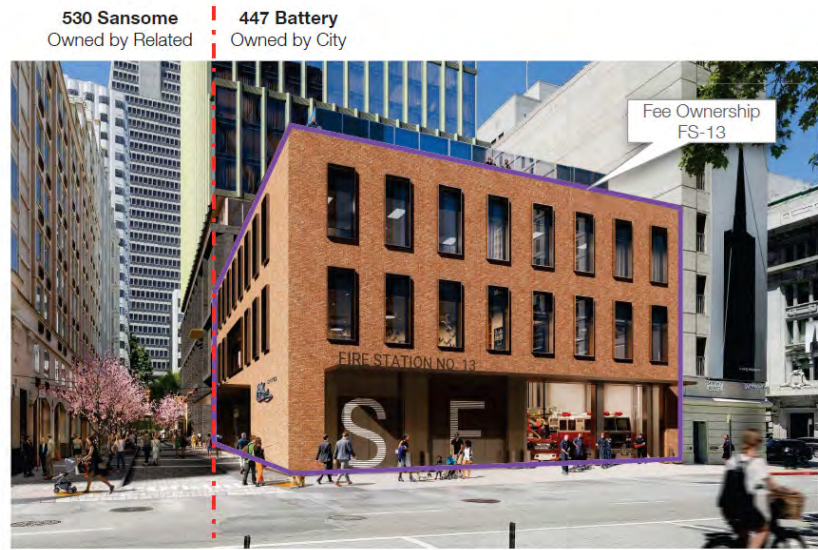


- Developer to construct public open space improvements, and maintain for life of the tower
- Widened sidewalks along entire width of Merchant Street, from Sansome to Battery
- Delegates to Public Works Director to accept any new public infrastructure
- Subject to detailed design approval by City agencies, proposed developer-maintained improvements generally include:
 - Decorative roadway paving
 - Tabletop crosswalks
 - String lighting
 - New street trees
 - Bike racks and other improvements

File 250804: Amended and Restated CPEA



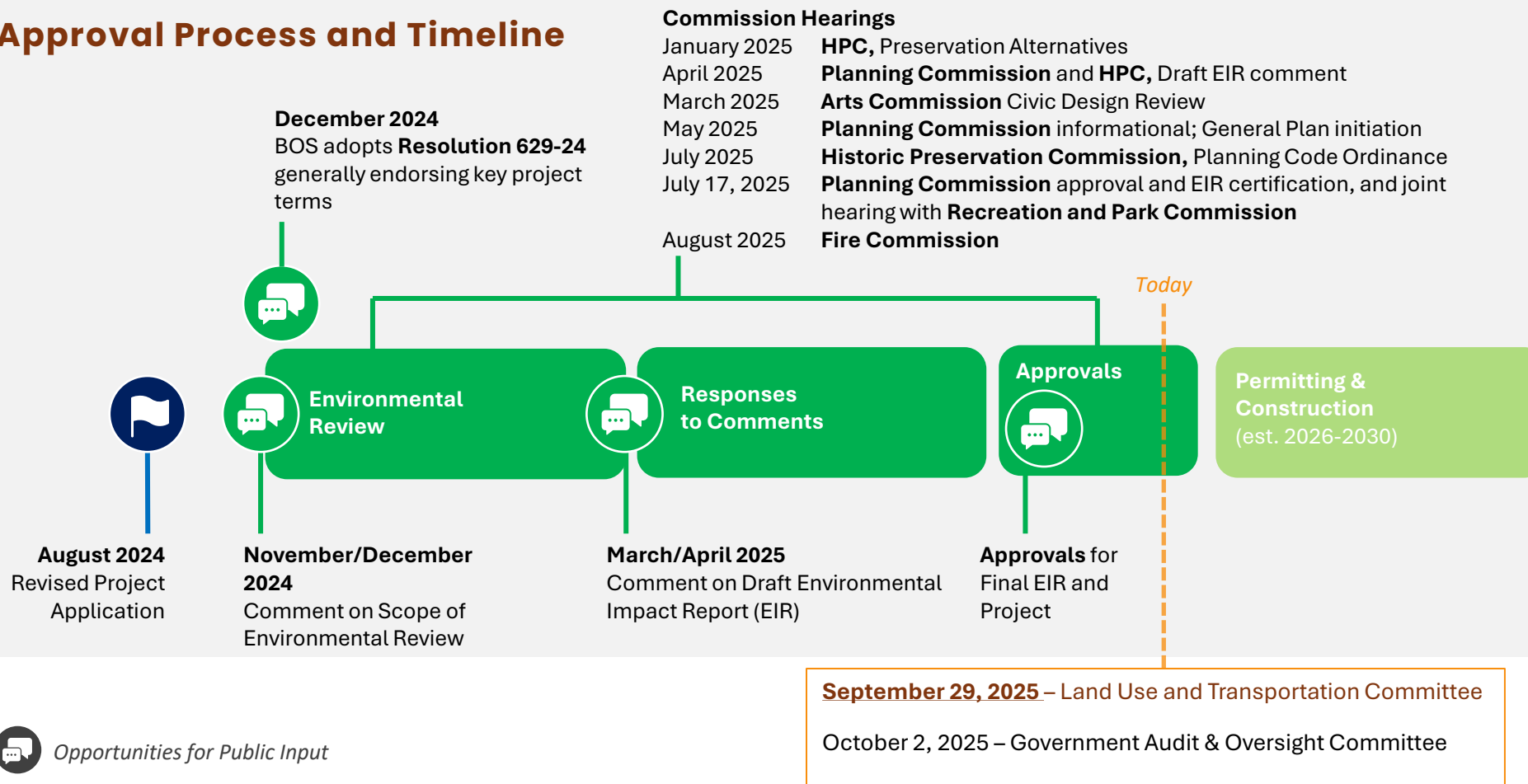
2020 proposed location (Washington Street)



2025 proposed location (Battery Street)

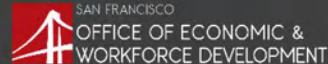
- Original property exchange agreement signed in July 2020 (with two subsequent amendments)
- Amended and Restated CPEA changes the parcel City would receive; City to own standalone building
- Removal of cost cap; Construction by developer at its sole cost to SFFD-approved design, other than any City-initiated design additions

Approval Process and Timeline





San Francisco
Planning





PLANNING COMMISSION RESOLUTION NO. 21776

HEARING DATE: JULY 17, 2025

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13
Case Number: 2024-007066PCA/MAP [Board File No. 250697]
Initiated by: Mayor Lurie and Supervisor Sauter / Introduced June 24, 2025
Staff Contact: Jonathan Vimr, Senior Planner
Jonathan.Vimr@sfgov.org, 628-652-7319
Reviewed by: Richard Sucre, Deputy Director, Current Planning Division
richard.sucre@sfgov.org, 628-652-7364

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO (1) ESTABLISH THE 530 SANSOME MIXED-USE TOWER AND FIRE STATION SPECIAL USE DISTRICT, INCLUDING A CONDITIONAL USE REVIEW AND APPROVAL PROCESS ALLOWING STREAMLINED APPROVAL AND EXCEPTIONS FROM CERTAIN PLANNING CODE REQUIREMENTS AND THE CONDITIONAL RESCISSION OF AN EXISTING ARTICLE 10 LANDMARK DESIGNATION WITHIN THE SPECIAL USE DISTRICT; (2) AMEND PLANNING CODE SPECIAL USE DISTRICT MAP SU01 BY PLACING 425 WASHINGTON STREET, 439-445 WASHINGTON STREET, 530 SANSOME STREET AND 447 BATTERY STREET LOTS 002, 013, 014 AND 017 OF BLOCK 0206 IN THE NEWLY CREATED SUD; (3) AMEND PLANNING CODE HEIGHT AND BULK MAP HT01 TO INCREASE THE HEIGHT LIMIT FOR LOTS 013, 014, AND 017 IN THE NEWLY CREATED SUD FROM 200-S TO 555-X; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE AND WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, EQX Jackson Sq Holdco LLC, a Delaware limited liability company ("Developer") is the owner of those certain real properties known as 425 Washington Street (Assessor's Block 0206 Lot 014) and 439-445 Washington Street (Assessor's Block 0206 Lot 013) and, through an agreement between an affiliate of Developer's sole member and Battery Street Holdings, LLC, a Delaware limited liability company, has an option to purchase that certain real property known as 447 Battery Street (Assessor's Block 0206 Lot 002), which is a designated landmark under Article 10 of the Planning Code; and

WHEREAS, the City is the owner of that certain real property known as 530 Sansome Street (Assessor's Block 0206 Lot 017), which is improved with Fire Station 13; and

WHEREAS, on July 29, 2021, the Commission approved, through Resolution No. 20954 and Motion Nos. 20955 through 20958, a Downtown Project Authorization, Conditional Use Authorization, Office Development Allocation, Shadow Findings, and findings required by CEQA, including adoption of a Mitigated Negative Declaration, for a project (Planning Case No. 2019-017481) on 530 Sansome Street, 425 Washington Street, and 439-445 Washington Street including an approximately 218 foot mixed-use building including a new City fire station (hereinafter, “Original Project”). On March 21, 2024, the Commission approved Motion Nos. 21533 and 21534, extending the term of the Original Project approvals by five (5) years; and

WHEREAS, on or about August 5, 2024, Developer submitted applications to modify the Original Project (hereinafter “Project”). The Project includes demolition of all existing improvements at 530 Sansome Street, 425 Washington Street, 439-445 Washington Street, and 447 Battery Street, and a mixed-use high-rise building up to 41-stories tall on the Original Project site, with three below-grade levels (the “Tower”) and a new City fire station on 447 Battery Street with one below-grade level (the “New Fire Station”). The Tower would be approximately 544 feet tall (approximately 574 feet including rooftop mechanical equipment) and would include approximately 27,030 square feet of retail uses (approximately café, restaurant, and ballroom/pre-function/meeting space levels 1 through 3), between approximately 372,580 and 417,770 square feet of office space, and a hotel consisting of between approximately 128,010 and 189,130 square feet of hotel space that would accommodate between 100 and 200 guest rooms. The New Fire Station would be approximately 55 feet tall (60 feet including rooftop mechanical equipment) and would include approximately 31,200 square feet of space. The three below-grade levels under the Tower would provide approximately 74 accessory vehicle parking spaces, 81 class 1 bicycle parking spaces, and utility rooms. The one below-grade level under the New Fire Station would provide 18 parking spaces, four class 1 bicycle parking spaces, equipment storage spaces, and utility rooms. There would be two loading spaces on the northeastern portion of the first floor of the Tower (with ingress and egress from Washington Street). The Project would improve the entirety of Merchant Street between Sansome Street and Battery Street with privately maintained public open space that would be maintained by Developer for the life of the Tower (the “Merchant Street Improvements”); and

WHEREAS, on November 6, 2024, the Department issued a Notice of Preparation of an Environmental Impact Report (EIR) and accepted public comment on the scope of the EIR through December 9, 2024. On January 15, 2024, a draft of the EIR’s historic preservation alternatives was presented to the Historic Preservation Commission for comment, which included consideration of alternatives addressing the impacts associated with the proposal to delist and demolish the existing landmark building at 447 Battery Street; and

WHEREAS, on December 10, 2024, the Board of Supervisors adopted Resolution No. 629-24, generally endorsing key terms (“Key Terms”) for a development agreement for the Project. The proposed development agreement would require an amendment to the Original CPEA to facilitate construction of the New Fire Station on the 447 Battery Parcel rather than on a portion of the Developer Parcels and be subject to subsequent approval of the Board of Supervisors.

WHEREAS, a Draft EIR (DEIR) was published on March 11, 2025 and public comment was accepted through April 28, 2025 (at the request of a Commissioner, the Environmental Review Officer allowed members of the Commission to submit comments on the EIR until one day after its informational hearing on the Project on May 15, 2025). On April 2, 2025, the Historic Preservation Commission held a hearing to comment on the DEIR. On April 17, 2025, the Planning Commission held a hearing to comment on the DEIR; and

WHEREAS, on May 15, 2025, the Planning Commission passed Resolution 21739, which demonstrated the Commission's intent to amend the General Plan as necessary to implement the Project (the "General Plan Amendment"); and

WHEREAS, on June 24, 2025, Mayor Lurie and Supervisor Sauter introduced a proposed ordinance (the "Planning Code Amendment Ordinance") under Board of Supervisors File No. 250697 for (1) Planning Code amendments to establish the 530 Sansome Mixed-Use Tower and Fire Station Special Use District ("SUD"), including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements, and to conditionally rescind the existing Article 10 landmark designation within the SUD, and (2) Zoning Map amendments to amend Special Use District Map SU01 and Height and Bulk District Map HT01, for Assessor's Block 0206, Lots 002, 013, 014 and 017 (the "Project Site"); and

WHEREAS, pursuant to Planning Code Section 302(b), on June 24, 2025, the Board initiated the above-described amendments to the Planning Code and Zoning Map; and

WHEREAS, the Planning Code Amendment Ordinance would enable the development of the Project.

WHEREAS, approvals also required for the Project include (1) certification of the FEIR pursuant to the California Environmental Quality Act ("CEQA"); (2) adoption of CEQA findings, including a statement of overriding considerations and a mitigation monitoring and reporting program ("MMRP"); (3) adoption of an ordinance adopting the General Plan Amendments; (4) Board of Supervisors adoption of ordinance approving a development agreement for the Project (the "Enacting Ordinance"); (5) approval of a Conditional Use Authorization pursuant to the Planning Code Amendment Ordinance; (7) increase the annual cumulative shadow limit for certain parks under the jurisdiction of the Recreation and Parks Department pursuant to Planning Code Section 295; (8) Shadow Findings pursuant to Planning Code Section 295; and (9) a Large Cap Office Allocation.

WHEREAS, on July 17, 2025, the Planning Commission reviewed and considered the Final EIR ("FEIR") for the Project and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by Motion No. 21771, and

WHEREAS, on July 17, 2025, the Commission by Motion No. 21773 approved CEQA Findings, including adoption of a MMRP, under Case No. 2024-007066ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Planning Code Amendment Ordinance on July 17, 2025; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Planning Code Amendment Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **recommends approval** of the proposed Planning Code Amendment Ordinance, supported by the following findings.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the Project is necessary and desirable and will, on balance, promote the public welfare and, following Board of Supervisors adoption of proposed General Plan amendments, will be consistent with the City's General Plan. The Project represents a significant investment in the Downtown area and will provide a much-needed new fire station for the Fire Department, enhancing life-safety public services in the area. The Project will result in significant public benefits not otherwise obtainable but for approval of the Development Agreement and the other items before the Commission.

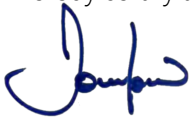
General Plan Compliance and Planning Code Section 101 Findings

The Commission finds that the proposed Planning Code Amendment Ordinance is in conformity with the General Plan, as it is proposed to be amended, and Planning Code Section 101.1 as set forth in Commission Resolution No. 21775

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 17, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, So

NOES: Imperial

ABSENT: Williams

EXCUSED: Moore

ADOPTED: July 17, 2025



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1476

HEARING DATE: JULY 16, 2025

Project Address: 447 Battery Street (as part of the 530 Sansome Mixed-Use Tower and Fire Station 13 Project)
Zoning: C-3-O (Downtown-Office) Zoning District
200-S Height and Bulk District
Block/Lot: 0206/002
Project Sponsor: Mayor Lurie; Supervisor Sauter
Property Owner: Battery Street Holdings LLC
c/o Nicholas Witte, Related California
44 Montgomery Street, Suite 1300
San Francisco, CA 94104
Staff Contact: Jonathan Vimr - 628-652-7319
Jonathan.Vimr@sfgov.org

ADOPTING A RECOMMENDATION FOR DISAPPROVAL OF A PROVISION OF A PROPOSED ORDINANCE THAT WOULD CONDITIONALLY RESCIND THE DESIGNATION OF 447 BATTERY STREET (AKA JONES THIERBACH COFFEE COMPANY), ASSESSOR'S PARCEL BLOCK NO. 0206, LOT NO. 002, AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE PLANNING CODE.

Preamble

WHEREAS, on August 4, 2021, the Historic Preservation Commission (hereinafter the "HPC") through Resolution No. 1196 recommended designating the existing building at 447 Battery Street as a landmark under Article 10 of the Planning Code; and

WHEREAS, on February 28, 2022, the Board of Supervisors (hereinafter the "Board") through Ordinance No. 43-22 designated the existing building at 447 Battery Street as a landmark under Article 10 of the Planning Code (Board File No. 211021); and

WHEREAS, EQX Jackson Sq Holdco LLC, a Delaware limited liability company ("Developer") is the owner of those certain real properties known as 425 Washington Street (Assessor's Block 0206 Lot 014) and 439-445 Washington Street (Assessor's Block 0206 Lot 013); and

WHEREAS, the City is the owner of that certain real property known as 530 Sansome Street (Assessor's Block 0206 Lot 017), which is improved with Fire Station 13; and

WHEREAS, Through an agreement between an affiliate of Developer's sole member and Battery Street Holdings, LLC, a Delaware limited liability company, Developer now has an option to purchase that certain real property known as 447 Battery Street (Assessor's Block 0206 Lot 002)

WHEREAS, on or about August 5, 2024, Developer submitted applications for the current proposal (hereinafter "Project"). The Project includes demolition of all existing improvements at 530 Sansome Street, 425 Washington Street, 439-445 Washington Street, and 447 Battery Street, and a mixed-use high-rise building up to 41-stories tall on the Original Project site, with three below-grade levels (the "Tower") and a new City fire station on 447 Battery Street with one below-grade level (the "New Fire Station"). The Tower would be approximately 544 feet tall (approximately 574 feet including rooftop mechanical equipment) and would include approximately 27,030 square feet of retail uses (café, restaurant, and ballroom/pre-function/meeting space on levels 1 through 3), between approximately 372,580 and 417,770 square feet of office space, and a hotel consisting of between approximately 128,010 and 189,130 square feet of hotel space that would accommodate between 100 and 200 guest rooms. The New Fire Station would be approximately 55 feet tall (60 feet including rooftop mechanical equipment) and would include approximately 31,200 square feet of space. The three below-grade levels under the Tower would provide approximately 74 accessory vehicle parking spaces, 81 class 1 bicycle parking spaces, and utility rooms. The one below-grade level under the New Fire Station would provide 18 parking spaces, four class 1 bicycle parking spaces, equipment storage spaces, and utility rooms. There would be two loading spaces on the northeastern portion of the first floor of the Tower (with ingress and egress from Washington Street). The Project would improve the entirety of Merchant Street between Sansome Street and Battery Street with privately maintained public open space that would be maintained by Developer for the life of the Project; and

WHEREAS, on November 6, 2024, the Department issued a Notice of Preparation of an Environmental Impact Report (EIR) and accepted public comment on the scope of the EIR through December 9, 2024.

WHEREAS, on December 10, 2024, the Board adopted Resolution No. 629-24, generally endorsing key terms ("Key Terms") for a development agreement for the Project. The Resolution recognized that the Project would entail demolition of the existing building at 447 Battery Street and require amendments to the Planning Code; and

WHEREAS, on January 15, 2024, a draft of the EIR's historic preservation alternatives was presented to the HPC for comment, which included consideration of alternatives addressing the impacts associated with the proposal to delist and demolish the existing landmark building at 447 Battery Street; and

WHEREAS, a Draft EIR (DEIR) was published on March 11, 2025 and public comment was accepted through April 28, 2025 (at the request of a Planning Commissioner, the Environmental Review Officer allowed members of the Planning Commission to submit comments on the EIR until one day after its informational hearing on the Project on May 15, 2025). On April 2, 2025, the HPC held a hearing to comment on the DEIR. On April 17, 2025, the Planning Commission held a hearing to comment on the DEIR; and

WHEREAS, on May 15, 2025, the Planning Commission passed Resolution No. 21739, which demonstrated the Planning Commission's intent to amend the General Plan as necessary to implement the Project (the "General Plan Amendment"); and

WHEREAS, on June 24, 2025, Mayor Lurie and Supervisor Sauter introduced a proposed ordinance (the “Planning Code Amendment Ordinance”) under Board File No. 250697 for Planning Code amendments that would, among other things, conditionally rescind the landmark designation of the existing building at 447 Battery Street upon the City acquiring ownership of 447 Battery Street pursuant to a separate transactional document with Developer. As it specifically relates to historic preservation matters, the Planning Code Amendment Ordinance would create a Special Use District rescinding the Article 10 landmark status of 447 Battery Street notwithstanding the otherwise applicable procedures of Planning Code Section 1004(d) (the “447 Battery Landmark Designation Rescission”).

WHEREAS, on June 24, 2025, Mayor Lurie and Supervisor Sauter also introduced a proposed ordinance under Board File No. 250698 to approve a development agreement between Developer and the City to facilitate development of the Project (the “Development Agreement”); and

WHEREAS, the City Charter charges the HPC with advising the City on historic preservation matters and participating in processes that involve historic or cultural resources. As such, the jurisdiction of the HPC as it relates to the Planning Code Amendment Ordinance is to advise the Board of Supervisors regarding the 447 Battery Landmark Designation Rescission as it relates to historic preservation matters. The Board retains final authority and discretion to approve or disapprove the Planning Code Amendment Ordinance, after taking into account the Historic Preservation Commission’s recommendation; and

WHEREAS, the HPC conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed 447 Battery Landmark Designation Rescission on July 16, 2025; and

WHEREAS, the HPC has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

THEREFORE BE IT RESOLVED, that, the HPC hereby recommends disapproval of the proposed 447 Battery Landmark Designation Rescission as its mission is the stewardship and protection of historic properties.

THEREFORE BE IT FURTHER RESOLVED, that, the Historic Preservation Commission’s findings are not intended to inhibit the Board of Supervisors from considering factors unrelated to historic preservation that support approval of the Planning Code Amendment Ordinance, but instead evidence the Historic Preservation Commission’s reasons for recommending to the Board of Supervisors that any rationale for approving the Planning Code Amendment Ordinance (including the 447 Battery Landmark Designation Rescission) would not appropriately be centered on the City’s policy of furthering historic preservation, but instead would have to center on reasons beyond the jurisdiction of the Historic Preservation Commission to advise upon.

THEREFORE BE IT FURTHER RESOLVED, that in the event that the Board of Supervisors decides to approve the 447 Battery Landmark Designation Rescission, the HPC urges the Board of Supervisors to identify available forms of public investment to further the City’s ongoing historic preservation work from the Project necessary to conduct historic survey work, landmark future historic properties and to designate future historic districts.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Resolution on July 16, 2025.

A handwritten signature in blue ink, appearing to read 'Jonas P. Ionin'.

Jonas P. Ionin
Commission Secretary

AYES: Baldauf, Baroni, Vergara, Wright , Foley, Matsuda

NAYS: None

ABSENT: Tsern Strang

ADOPTED: July 16, 2025

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: July 3, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250697
Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure

CEQA clearance for the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project Final Environmental Impact Report certified by the San Francisco Planning Commission on July 17, 2025, Motion 21771.
7/25/2025 *Joy Navarrete*
- ☒ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☒ General Plan
 - ☒ Planning Code, Section 101.1
 - ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☒ Historic Preservation Commission
 - ☒ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



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MEMORANDUM

TO: Daniel Adams, Mayor's Office of Housing and Community Development
Anne Taupier, Executive Director, Office of Economic and Workforce Development

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: July 3, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Lurie on June 24, 2025.

File No. 250697

Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

cc:

Offices of Chair Melgar and Mayor Lurie
Lydia Ely, Mayor's Office of Housing and Community Development
Maria Benjamin, Mayor's Office of Housing and Community Development
Sheila Nickolopoulos, Mayor's Office of Housing and Community Development
Kyra Geithman, Mayor's Office of Housing and Community Development
Julia Sabory, Mayor's Office of Housing and Community Development
Alesandra Lozano, Office of Economic and Workforce Development

BOARD of SUPERVISORS



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NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, September 29, 2025

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subjects: **File No. 250764.** Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 250697. Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors.

NOTICE OF PUBLIC HEARING

File Nos. 250764 and 250697 (530 Sansome Street)

Hearing Date: September 29, 2025

Page 2

Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:mcc:ams



GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY SEPTEMBER 29, 2025 - 1:30 PM

Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 250764**. Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 250697. Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of

Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

EXM-3969474#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Ray's Auto Repair and Tire 2333 El Camino Real, Redwood City, CA 94063 The individuals, partnership, or corporate names and the business addresses of the buyer are: Stress Free Auto Care, Inc. 2333 El Camino Real, Redwood City, CA 94063 As listed by the seller, all other business names and addresses used by the seller within three

years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Ray's Auto Repair & Tires AND ARE LOCATED AT: 2333 El Camino Real, Redwood City, CA 94063. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Stress Free Auto Care, Inc. By: Yinon Weiss, President 9/19/25

SPEN-3968786# EXAMINER & SAN MATEO WEEKLY

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the buyer are: Z&Z Group LLC 630 Menlo Ave., Menlo Park, CA 94025 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Nick The Greek AND ARE LOCATED AT: 213 3rd Ave.,

San Mateo, CA 94401. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Shang Dumpling By: Eric R Liu, Chief Executive Officer 9/19/25

SPEN-3968706# EXAMINER & SAN MATEO WEEKLY

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the buyer are: JP Quan Inc 630 Menlo Ave., Menlo Park, CA 94025 The individuals, partnership, or corporate names and the business addresses of the buyer are: Z&Z Group LLC 630 Menlo Ave., Menlo Park, CA 94025 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Chief Kwan's AND ARE LOCATED AT: 630 Menlo Ave., Menlo Park, CA 94025. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers.

BUYER'S SIGNATURE: Z&Z Group LLC By: Wei Zhou, Managing Member 9/19/25
SPEN-3968423# EXAMINER & SAN MATEO WEEKLY

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560088 Superior Court of California, County of SAN FRANCISCO Petition of: MIA ROSE HAYNES for Change of Name TO ALL INTERESTED PERSONS: Petitioner MIA ROSE HAYNES filed a petition with this court for a decree changing names as follows: MIA ROSE HAYNES to MIA ROSE OUSSET The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: OCTOBER 21, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO

EXAMINER Date: SEPTEMBER 5, 2025 MICHELLE TONG Judge of the Superior Court 9/12, 9/19, 9/26, 10/3/25
CNS-396299# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25-CIV-06388 Superior Court of California, County of SAN MATEO Petition of: SANDRA MYRIAM SHPILBERG for Change of Name TO ALL INTERESTED PERSONS: Petitioner SANDRA MYRIAM SHPILBERG filed a petition with this court for a decree changing names as follows: SANDRA MYRIAM SHPILBERG to SANDRA MYRIAM BEKERMAN The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 10/28/2025, Time: 9:00 A.M., Dept.: M/C, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE Date: 8/26/2025 Judge of the Superior Court 9/5, 9/12, 9/19, 9/26/25

SPEN-3963977# EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25-CIV-06389 Superior Court of California, County of SAN MATEO Petition of: ELIJAH MALIK PERSAD-PAISLEY for Change of Name TO ALL INTERESTED PERSONS: Petitioner ELIJAH MALIK PERSAD-PAISLEY filed a petition with this court for a decree changing names as follows: ELIJAH MALIK PERSAD-PAISLEY to ELIJAH MALIK PERSAD The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 10/28/2025, Time: 9:00 A.M., Dept.: M/C, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE Date: 8/26/2025 Judge of the Superior Court 9/5, 9/12, 9/19, 9/26/25
SPEN-3963976# EXAMINER - REDWOOD CITY TRIBUNE

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301610 The following person(s) is (are) doing business as: **MONARCH CLEANING SOLUTIONS, 1765 MICHIGAN AVE., EAST PALO ALTO, CA 94303** County of SAN MATEO MAURA L JACKSON, 1765 MICHIGAN AVE., EAST PALO ALTO, CA 94303 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ MAURA JACKSON - OWNER This statement was filed with the County Clerk of San Mateo County on 09/10/2025. Mark Church, County Clerk 9/19, 9/26, 10/3, 10/10/25
NPEN-3969312# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-301566 The following person(s) is (are) doing business as: **BLUE WATER CANVAS WORKS, 101 WESTPOINT HARBOR DR, REDWOOD CITY, CA 94063** County of SAN MATEO KAREN L. GITTER, 101 WESTPOINT HARBOR DR, REDWOOD CITY, CA 94063 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/01/2025 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ KAREN L. GITTER This statement was filed

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - SEPTEMBER 29, 2025 - FILE NOS. 250764 and 250697

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/19/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$724.50
Set aside for CCSF Outreach Fund	\$80.50
Total	\$805.00

EXM# 3969474

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

MONDAY SEPTEMBER 29, 2025 - 1:30 PM

Legislative Chamber,
Room 250, City Hall 1 Dr.
Carlton B. Goodlett Place,
San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 250764**, Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 250697, Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official

public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (pos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-3969474#



* A 0 0 0 0 0 7 2 0 6 4 7 4 *

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Letter of Support -530 Sansome Street
Date: Thursday, October 2, 2025 11:57:52 AM
Attachments: [530 Sansome Support Letter - Advance SFSeptember 26 2025.pdf](#)

Hello,

Please see below and attached for communication from Advance SF regarding File Nos. 250697, 250698, and 250803.

File No. 250697: Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302. (Mayor, Sauter)

File No. 250698: Ordinance approving a Development Agreement between the City and County of San Francisco and EQX Jackson SQ Holdco LLC for the development of a project on certain real property known as 425 Washington Street, 439-445 Washington Street, 530 Sansome Street, and 447 Battery Street, and generally bounded by Sansome Street to the west, Washington Street to the north, Battery Street to the east, and Merchant Street to the south; approving certain impact fees and accepting and appropriating a \$4,310,710 additional affordable housing payment; confirming compliance with or waiving certain provisions of the Administrative Code, Planning Code, Public Works Code, Labor and Employment Code, and Health Code; ratifying past actions and authorizing future actions in furtherance of this Ordinance, as defined herein; adopting findings under the California Environmental Quality Act; making findings of conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302. (Mayor, Sauter)

File No. 250803: Ordinance approving a Hotel and Fire Station Development Incentive Agreement between the City and County of San Francisco and EQX Jackson SQ Holdco LLC for the 530 Sansome Mixed Use Tower and Fire Station 13 Development Project, to provide financial assistance of up to \$86,089,195 in net present value over 25 years calculated for measurement purposes only as a percentage of new Transient Occupancy Taxes the City actually receives from occupancy of guest rooms in a proposed new hotel, related to the development and operation of a project on certain real property known as 425 Washington

Street, 439-445 Washington Street, 530 Sansome Street, and 447 Battery Street, and generally bounded by Sansome Street to the west, Washington Street to the north, Battery Street to the east, and Merchant Street to the south; waiving Chapter 21G of the Administrative Code; ratifying past actions and authorizing future actions in furtherance of this Ordinance, as defined herein; and adopting the Board of Supervisors' findings under the California Environmental Quality Act and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Mayor, Sauter)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Chris Wright <chris@advancesf.org>
Sent: Friday, September 26, 2025 2:37 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Crayton, Monique (BOS) <monique.crayton@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Letter of Support -530 Sansome Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Members of the Board of Supervisors,

Please see the attached letter of support for the 530 Sansome Street project from Advance SF.

Thank you for your consideration.

Chris

Chris Wright
[Advance SF](#)
235 Montgomery St, Suite 965
San Francisco CA 94104
Work: 415-956-1007

Email: chris@advancesf.org



September 26 2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Support for 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Advance SF is an organization comprised of San Francisco's leading employers dedicated to supporting an equitable, resilient, and vibrant economy shared by all people working and living in San Francisco. We are writing to express our enthusiastic support for the proposed 530 Sansome Street development.

Over the past three years, our organization has collaborated closely with the City government, businesses, and community partners to advocate for solutions that will make the Downtown Economic Core a more economically diverse and vibrant neighborhood rich in experiences.

As an advocate for Downtown's revitalization, we are excited about 530 Sansome's proposal for a 41-story office and hotel tower, along with a new \$40 million fire station. The new office building – the first to be built in more than 50 years on the Northern Waterfront - will boost the local economy and offer various new uses, including state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, concierge services, and various other amenities. The proposal also entails beneficial improvements to Merchant Street, reinventing the portion in front of the project into a shared street/living alley that will further enliven the Jackson Square corridor.

This view-centric office space is in high demand in Downtown San Francisco, particularly in the Jackson Square neighborhood, which has become a burgeoning hotspot for finance, real estate, and technology companies. This project promises to add to the City's general fund, provide much-needed affordable housing fees, and create many new union jobs.

This project is exactly the kind of vote of confidence our City needs. We encourage your support for this important project.

A handwritten signature in black ink, appearing to read "Wade Rose". The signature is fluid and cursive, with the first name "Wade" and last name "Rose" clearly distinguishable.

Wade Rose
President
Advance SF

From: [Cynthia Gómez](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#)
Subject: Letter of support, 530 Sansome Street project
Date: Friday, September 26, 2025 4:02:35 PM
Attachments: [530 Sansome 9-26-25.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please find attached the following letter of support for the 530 Sansome project, on the agenda for Monday's Land Use Committee hearing. Thank you!

Best,

--

Cynthia Gómez
Senior Research Analyst
she/her/hers
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763



UNITE HERE!

September 26, 2025

VIA EMAIL

Dear Supervisors Melgar, Chen, and Mahmood,

We are pleased to write this letter in support of the proposed project at 530 Sansome Street/447 Washington Street.

As a union representing hospitality employees, we are concerned with whether new jobs created in this industry will serve to lift up the community by providing leading wages and working conditions for the hardworking people who work in our city's hotels.

Hotel developers have historically supported the creation of good quality jobs by agreeing to remain neutral and present no encumbrances to efforts by their employees to form a union. The developer of this project has worked with our union to sign such an agreement, and has also signed an agreement that will cover the building trades for the construction of the hotel.

This project will undertake to provide the city with a new and improved fire station, which we understand is sorely needed and will better meet the needs of the hardworking firefighters who protect our city and its residents.

We support this project for its various benefits, including, most crucially, its guarantees of good quality jobs in this critical industry for San Francisco.

Please feel free to contact me if you have further questions.

Cynthia Gómez
Senior Research Analyst

cgomez@unitehere2.org

opeiu-29-aft-cio(51)mds

Elizabeth Tapia
President

Tina Chen
Secretary-Treasurer

Yulisa Elenes
Vice-President

Chito Cuellar
Vice-President

209 Golden Gate Ave., San Francisco, CA 94102 • phone: 415.864.8770 • fax: 415.864.4158
209 Highland Ave. Burlingame, CA 94010 • phone: 650.344.6827 • fax: 650.344.9406
1025 3rd St., Oakland, CA 94607 • phone: 510.893.3181

From: [Chris Wright](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Letter of Support -530 Sansome Street
Date: Friday, September 26, 2025 2:37:57 PM
Attachments: [530 Sansome Support Letter - Advance SFSeptember 26 2025.pdf](#)

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Hello Members of the Board of Supervisors,

Please see the attached letter of support for the 530 Sansome Street project from Advance SF.

Thank you for your consideration.

Chris

Chris Wright

[Advance SF](#)

235 Montgomery St, Suite 965

San Francisco CA 94104

Work: 415-956-1007

Email: chris@advancesf.org



September 26 2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Support for 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Advance SF is an organization comprised of San Francisco's leading employers dedicated to supporting an equitable, resilient, and vibrant economy shared by all people working and living in San Francisco. We are writing to express our enthusiastic support for the proposed 530 Sansome Street development.

Over the past three years, our organization has collaborated closely with the City government, businesses, and community partners to advocate for solutions that will make the Downtown Economic Core a more economically diverse and vibrant neighborhood rich in experiences.

As an advocate for Downtown's revitalization, we are excited about 530 Sansome's proposal for a 41-story office and hotel tower, along with a new \$40 million fire station. The new office building – the first to be built in more than 50 years on the Northern Waterfront - will boost the local economy and offer various new uses, including state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, concierge services, and various other amenities. The proposal also entails beneficial improvements to Merchant Street, reinventing the portion in front of the project into a shared street/living alley that will further enliven the Jackson Square corridor.

This view-centric office space is in high demand in Downtown San Francisco, particularly in the Jackson Square neighborhood, which has become a burgeoning hotspot for finance, real estate, and technology companies. This project promises to add to the City's general fund, provide much-needed affordable housing fees, and create many new union jobs.

This project is exactly the kind of vote of confidence our City needs. We encourage your support for this important project.

A handwritten signature in black ink, appearing to read "Wade Rose". The signature is fluid and cursive, with the first name "Wade" and the last name "Rose" clearly distinguishable.

Wade Rose
President
Advance SF

From: [David Harrison](#)
To: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Waltonstaff \(BOS\)](#)
Subject: SF Chamber of Commerce Support Letter for 530 Sansome Proposal
Date: Thursday, September 25, 2025 11:27:27 AM
Attachments: [Outlook-A black an.png](#)
[530 Sansome SF Chamber Support Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

Please find the attached letter from the San Francisco Chamber of Commerce supporting the 530 Sansome Project Proposal.

All the best,



David Harrison *(He/Him)*
Director of Public Policy
(O) 415-352-8803 (C) 202-262-5860
San Francisco Chamber of Commerce
235 Montgomery Street, Suite 760
San Francisco, CA 94104

SAN FRANCISCO CHAMBER OF COMMERCE

September 25, 2025

RE: 530 Sansome Street Proposal

Dear Board President Mandelman and Supervisors,

On behalf of the San Francisco Chamber of Commerce, I am pleased to express our support for the development of 530 Sansome Street. For more than 172 years, the San Francisco Chamber has led initiatives to attract, support, and grow businesses in San Francisco through advocacy, economic development, and business development efforts.

As the voice of San Francisco's business sector, we are excited about Related California's reimagined development for 447 Battery & 530 Sansome Street, a public-private partnership with the City & County of San Francisco and the San Francisco Fire Department (SFFD) to create a new \$40 million state-of-the-art fire station adjacent to a 41-story premium office-and luxury hotel tower development. The total investment for this project is an impressive \$750 million, marking a significant commitment to San Francisco's future.

The project will also deliver significant public benefits by contributing millions of dollars in development impact fees, which will be partially allocated for essential infrastructure improvements. Additionally, it will include \$15 million in affordable housing payments to support the development at 772 Pacific Avenue. The project will create hundreds of construction jobs annually and support more than 1,600 new permanent jobs once complete, including 150 net new hotel jobs.

The San Francisco Chamber of Commerce encourages your support of the 530 Sansome Street proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodney Fong', with a stylized flourish at the end.

Rodney Fong
President and CEO
San Francisco Chamber of Commerce

From: [Carroll, John \(BOS\)](#)
To: ["Jack Bevilacqua"](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Letter of Support - 530 Sansome Street Development - BOS File Nos. 250697, 250764, 250802, and 250804
Date: Thursday, September 25, 2025 8:33:00 AM
Attachments: [Letter of Support-530 Sansome Street Development Project.pdf](#)
[image001.png](#)
[image002.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the files for these ordinance matters.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

-

[Board of Supervisors File No. 250697](#)

[Board of Supervisors File No. 250764](#)

[Board of Supervisors File No. 250802](#)

[Board of Supervisors File No. 250804](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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From: Jack Bevilacqua <JBevilacqua@hotelcouncilsf.org>

Sent: Tuesday, September 23, 2025 1:03 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Letter of Support - 530 Sansome Street Development

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

Please find attached a letter on behalf of the Hotel Council of San Francisco expressing our support for the 530 Sansome Street development project, which is scheduled to be heard at the **Land Use & Transportation Committee**.

Thank you for ensuring this letter is included in the committee record.

Sincerely,

Jack Bevilacqua



Jack Bevilacqua

Project Coordinator

[Hotel Council of San Francisco](#)

323 Geary Street, Suite 405

San Francisco, CA 94102

P (415) 391-5197

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September 23, 2025

RE: 530 Sansome Street Development

Dear Board President Mandelman and Supervisors,

On behalf of the Hotel Council of San Francisco, I am pleased to express our support for the development at 530 Sansome Street. We are a non-profit trade association established in 1987 to advocate for our hotel and allied members, ensuring the economic vitality of the hospitality community in San Francisco.

As the voice of San Francisco's hospitality community, we are excited about Related California's proposal for a 41-story premium office and luxury hotel tower in the city's North Financial District. This new project is set to boost the local economy and provide a variety of offerings for businesses, tourists, and residents. It will feature state-of-the-art office space, a five-star luxury hotel, a chef-driven restaurant, concierge services, and various amenities, including a spa and fitness center. Additionally, the proposal significantly improves Merchant Street, transforming the area in front of the project into a shared street and living alley to further enhance the burgeoning Jackson Square merchant corridor.

San Francisco's hospitality industry is showing promising signs of recovery, with increasing hotel occupancy rates and a resurgence in both international and domestic travel. However, the sector still faces challenges, including ongoing public safety concerns and the lasting effects of the pandemic.

We appreciate Related California's commitment to San Francisco. The proposed 530 Sansome Street will be the first new building in the Northern Financial District since 350 Bush Street opened in 2018, and it will mark the first new ground-up five-star hotel in 30 years. This development represents an exciting step forward for San Francisco's hospitality industry.

On behalf of the Hotel Council of San Francisco, we encourage your support of the hospitality industry and this important project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Bastian".

Alex Bastian

President & CEO

Hotel Council of San Francisco

From: [Mchugh, Eileen \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Somera, Alisa \(BOS\)](#)
Subject: FW: Public Correspondence related to 530 Sansome Street project
Date: Wednesday, September 24, 2025 12:11:10 PM
Attachments: [SF Travel Association correspondence.pdf](#)

Sorry John,

I know you were sent this separately. I distributed it, but forgot to add you on the distribution.

Apologies!

Eileen

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Sent: Wednesday, September 24, 2025 12:10 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; De Asis, Edward (BOS) <edward.deasis@sfgov.org>; Entezari, Mehran (BOS) <Mehran.Entezari@sfgov.org>; Crayton, Monique (BOS) <monique.crayton@sfgov.org>
Subject: FW: Public Correspondence related to 530 Sansome Street project

Dear Supervisors,

Please see the attached communication regarding File Nos. 250698, 250803, and 250697.

File No. 250698 - Development Agreement - EQX Jackson SQ Holdco LLC - 530 Sansome Mixed Use Tower and Fire Station 13 Development Project - 530 Sansome Street, 425 Washington

File No. 250803 - Hotel and Fire Station Development Incentive Agreement - EQX Jackson SQ Holdco LLC - 530 Sansome Mixed Use Tower and Fire Station 13 Development Project - 530 Sansome Street, 425 Washington Street, 439-445 Washington Street, and 447 Battery Street

File No. 250697 - Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District

Thank you,

Eileen McHugh
Executive Assistant

Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: Cherry, Jonathan (ECN) <jonathan.cherry@sfgov.org>
Sent: Tuesday, September 23, 2025 1:16 PM
To: BOS-Operations <bos-operations@sfgov.org>
Cc: Crayton, Monique (BOS) <monique.crayton@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Public Correspondence related to 530 Sansome Street project

Good afternoon,

I received the attached correspondence from the San Francisco Travel Association intended for the members of the Board.

May I ask for this correspondence to please be added to the relevant Board Files (250698, 250803, and 250697)?

Thank you very much,
Jonathan

Jonathan Cherry
Office of Economic and Workforce Development
jonathan.cherry@sfgov.org

From: [Cherry, Jonathan \(ECN\)](#)
To: [BOS-Operations](#)
Cc: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Public Correspondence related to 530 Sansome Street project
Date: Tuesday, September 23, 2025 1:15:56 PM
Attachments: [SF Travel Association correspondence.pdf](#)

Good afternoon,

I received the attached correspondence from the San Francisco Travel Association intended for the members of the Board.

May I ask for this correspondence to please be added to the relevant Board Files (250698, 250803, and 250697)?

Thank you very much,
Jonathan

Jonathan Cherry

Office of Economic and Workforce Development

jonathan.cherry@sfgov.org



San Francisco Travel Association

One Post Street, Suite 2700

San Francisco, CA 94104

415-974-6900

sftavel.com

September 22, 2025

Dear Board President Mandelman and Supervisors,

On behalf of the San Francisco Travel Association, I am pleased to submit our support for the proposed 530 Sansome Street development.

As a representative of San Francisco's travel industry, which includes businesses and community stakeholders benefiting from a vibrant tourism sector, we are excited about Related California's proposal for a \$750 million, 41-story premium office and luxury hotel tower development in the City's north Financial District. Our understanding is that this new project aims to create a destination appealing to tourists in San Francisco for business and leisure as a five-star luxury hotel with a chef-driven restaurant, concierge services, and various other amenities in the thriving Jackson Square area.

While tourism is rebounding strongly and the city is attracting new AI companies, challenges such as high office vacancy rates and a slower-than-expected return of downtown foot traffic remain. Reimagining an underutilized site with a new luxury five-star hotel, bespoke office space, a state-of-the-art firehouse, active ground-floor uses, and a significantly improved public realm is crucial for San Francisco's ongoing economic recovery.

The San Francisco Travel Association encourages your support for the proposed development at 530 Sansome Street.

Sincerely,

Christine Gaudenzi

From: [Claude Imbault](#)
To: [Crayton, Monique \(BOS\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [FielderStaff](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Walton, Shamann \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [Robbie Silver](#); [Nate Galvan](#)
Subject: Letter of Support_530 Sansome_from the Downtown SF Partnership
Date: Wednesday, September 24, 2025 9:08:04 AM
Attachments: [Outlook-matrbwui.png](#)
[08-24-25 Letter of Support_530 Sansome \(FINAL\).pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Board Supervisor President Raphael Mandelman and Supervisors:

The Downtown SF Partnership respectfully submits the attached letter of support for the proposed development project at 530 Sansome Street.

Regards,

Claude



Claude Imbault

VP of Planning & Economic Development,
Downtown SF Partnership

☐ [235 Montgomery St, Suite 828, San Francisco, CA 94104](#)

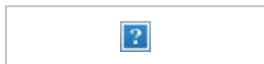
☐ claudio@downtownsf.org

☐ 415-634-2251 Ext. 404

☐ downtownsf.org



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Robbie Silver
President & CEO

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SO Hudson 555 Management Inc.

Peter Scott
Tusker Corporation

Kristian Weeks
Tishman Speyer

Sent via email

September 24, 2025

Subject: Letter of Support - 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Downtown Partnership SF (DSFP) supports the proposed 530 Sansome Street development. DSFP, a nonprofit community benefit district, provides placemaking, public realm improvements, clean and safe operations, marketing support, and economic development to the Financial District and historic Jackson Square.

The 530 Sansome project represents a significant positive investment in the City's economic recovery. The 19-story mixed-use project comprising state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, including public realm improvements along a portion of Merchant Street.

Initially approved by the San Francisco Planning Commission in the summer of 2021, the COVID health pandemic, and its lingering impacts on financial and real estate markets, made the project infeasible at the time. Fortunately, Related California – the developer - reimagined the development with the delivery of a new standalone fire station at 447 Battery Street with a refined, view-oriented tower at 530 Sansome.

More than just a new building tower, the project promises significant public benefits. Millions generated from developer impact fees will pay for essential infrastructure improvements, including \$15 million in affordable housing payments to support an affordable housing development at 772 Pacific Avenue. Construction-related jobs will total 600, in addition to 149 permanent jobs once the hotel opens.

The 530 Sansome Street project blends hospitality, premier office spaces and essential public safety infrastructure, and signifies a vote of confidence in downtown's reemergence.

Sincerely,



Robbie Silver
CEO & President

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District
DATE: June 24, 2025

Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Block 0206, Lots 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org