

1 [Affirming the Approval of a Final Mitigated Negative Declaration - Proposed 530 Sansome  
2 Street Project]

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3 **Motion affirming the approval by the Planning Commission of a Final Mitigated**  
4 **Negative Declaration under the California Environmental Quality Act, for the proposed**  
5 **530 Sansome Street project.**

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7 WHEREAS, The Planning Commission approved a final mitigated negative declaration  
8 (“FMND”) under the California Environmental Quality Act (“CEQA”), the CEQA Guidelines,  
9 and San Francisco Administrative Code, Chapter 31 for a proposed Project located at 530  
10 Sansome Street (“Project”); and

11 WHEREAS, The proposed Project would demolish the existing buildings and construct  
12 a 218-foot-tall (236 feet total, including rooftop mechanical equipment) building and a four-  
13 story replacement fire station, with three below-grade levels under both buildings; and

14 WHEREAS, The 530 Sansome Street project sponsor has identified two different  
15 potential programs of use (one primarily hotel and the other primarily residential) either of  
16 which would be within the future tower and would have the same building envelope; and

17 WHEREAS, Under the proposed Project, a 19-story tower would provide approximately  
18 6,470 square feet of retail/restaurant space on the first and second floors; approximately  
19 40,490 square feet of office space on the first, second, and sixth through eighth floors;  
20 approximately 35,230 square feet of fitness center space on the first through fifth floors; and  
21 approximately 146,065 square feet of hotel space that would accommodate 200 guest rooms;  
22 at the fourth floor, the 19-story building would cantilever over the third floor of the replacement  
23 fire station; the 19-story building would include outdoor terrace space on the east and west  
24 ends of the 19th floor; on the eastern portion of the project site the four story, approximately  
25 44-foot-tall (53 feet total, including rooftop mechanical equipment) replacement fire station

1 would include approximately 20,240 square feet of space; the three below-grade levels would  
2 provide 48 vehicle parking spaces, one loading space, two vehicle service spaces, 22 class 1  
3 bicycle parking spaces, lockers and showers, and utility rooms for the fire station, hotel, and  
4 retail/restaurant uses; and

5 WHEREAS, The proposed Project would convert the western portion of Merchant  
6 Street in front of the project site into a shared street/living alley with approximately 4,810  
7 square feet of privately owned public open space (“POPOS”), and an additional 26 class 2  
8 bicycle parking spaces would be located on streets adjacent to the project site, subject to San  
9 Francisco Municipal Transportation Agency (“SFMTA”) and San Francisco Public Works  
10 approval; and

11 WHEREAS, The sponsors also propose a residential variant to the proposed Project,  
12 which would construct 256 residential units instead of the hotel, office, fitness center, and  
13 retail/restaurant uses in the approximately 218-foot-tall building; under the residential variant,  
14 6,384 square feet of common open space would be located on the 21st floor of the building in  
15 the form of a solarium; the three additional stories for the residential variant is due to the  
16 reduced floor-to-floor heights, and the total height and massing of the tower would be the  
17 same as under the proposed Project; at the fourth floor, the 21-story building would cantilever  
18 over the third floor of the replacement fire station; the four-story replacement fire station  
19 building would remain the same for the residential variant; the three below-grade levels for the  
20 residential variant would provide 82 vehicle parking spaces, one loading space, two vehicle  
21 service spaces, 143 class 1 bicycle parking spaces, and utility rooms for the fire station; an  
22 additional 19 class 2 bicycle parking spaces would be located on streets adjacent to the  
23 project site, subject to SFMTA and San Francisco Public Works approval; and

24 WHEREAS, Consistent with the proposed Project, the residential variant would convert  
25 Merchant Street into a shared street/living alley; and

1           WHEREAS, The project site is a 17,733-square-foot site located at the southeast  
2 corner of Sansome and Washington streets, located within the Financial District neighborhood  
3 in a C3O (Downtown Office) use district and a 200-S height and bulk district; the site is  
4 currently developed with three buildings: a vacant three-story office building at 425  
5 Washington Street, a vacant two-story commercial building at 439–445 Washington Street,  
6 and the two-story-with-mezzanine San Francisco Fire Station 13 building at 530 Sansome  
7 Street; and

8           WHEREAS, The Planning Department published a Preliminary Mitigated Negative  
9 Declaration (“PMND”) for the proposed Project on April 28, 2021; and

10           WHEREAS, On May 18, 2021, Ryan Patterson, on behalf of 447 Partners, LLC  
11 (“Appellant”), filed an appeal of the Planning Department’s decision to issue the PMND; and

12           WHEREAS, On July 29, 2021, the Planning Commission held a public hearing on the  
13 merits of the appeal and adopted Motion No. 20953 affirming the Environmental Review  
14 Officer's decision to issue the PMND pursuant to CEQA, the CEQA Guidelines, and Chapter  
15 31 of the San Francisco Administrative Code, finding that the Project could not have a  
16 significant impact on the environment, and issued the FMND; and

17           WHEREAS, The approval action for the proposed Project occurred on July 29, 2021;  
18 and

19           WHEREAS, Appellant filed an appeal of the FMND on August 30, 2021; and

20           WHEREAS, The Planning Department's Environmental Review Officer, by  
21 memorandum to the Clerk of the Board dated September 2, 2021, determined that the appeal  
22 had been timely filed; and

23           WHEREAS, On October 5, 2021, this Board held a duly noticed public hearing to  
24 consider the appeal of the FMND filed by Appellant; and

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1           WHEREAS, In reviewing the appeal of the FMND, the Board reviewed and considered  
2 the FMND, the appeal letter, the responses to the appeal documents that the Planning  
3 Department and the project sponsor prepared, the other written records before the Board of  
4 Supervisors and all of the public testimony made in support of and opposed to the appeal; and

5           WHEREAS, The written record and oral testimony in support of and opposed to the  
6 appeal and deliberation of the oral and written testimony at the public hearing before the  
7 Board by all parties and the public in support of and opposed to the appeal of the FMND is in  
8 the Clerk of the Board of Supervisors File No. 210923 and is incorporated in this Motion as  
9 though set forth in its entirety; now, therefore, be it

10          MOVED, That the Board of Supervisors of the City and County of San Francisco  
11 hereby adopts as its own and incorporates by reference in this Motion, as though fully set  
12 forth, the FMND; and, be it

13          FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
14 record before it there are no substantial project changes, no substantial changes in project  
15 circumstances, and no new information of substantial importance that would change the  
16 conclusions set forth in the FMND; and, be it

17          FURTHER MOVED, That after carefully considering the appeal of the FMND, including  
18 the written information submitted to the Board of Supervisors and the public testimony  
19 presented to the Board of Supervisors at the hearing on the FMND, this Board concludes that  
20 the Project qualifies for a Mitigated Negative Declaration and that no fair argument supported  
21 by substantial evidence in the record has been presented that the Project as proposed would  
22 result in any significant impact on the environment.

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