



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.



Jonas P. Ionin
Commission Secretary

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

NAYS: None

ABSENT: Tsern Strang

ADOPTED: July 16, 2025