



PLANNING COMMISSION RESOLUTION NO. 21777

HEARING DATE: JULY 17, 2025

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13
Record Number: 2024-007066DVA [Board File No. 250698]
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 DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND EQX JACKSON SQ HOLDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR CERTAIN REAL PROPERTY KNOWN AS 425 WASHINGTON STREET, 439-445 WASHINGTON STREET, 530 SANSOME STREET (ASSESSOR'S BLOCK 0206 LOTS 013, 014 AND 017), WITH PROVISION FOR THE JOINDER OF 447 BATTERY STREET (ASSESSOR'S BLOCK 0206 LOT 002) 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, FOR A 8-YEAR TERM AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1 AND FINDINGS OF PUBLIC NECCESITY, CONVENIENCE AND WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco; 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, 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, the Project Sponsor 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 Project (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, Supervisor Sauter and Mayor Lurie introduced a proposed ordinance hereinafter referred to as the "Planning Code Amendment Ordinance" (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, the Department prepared responses to comments on environmental issues received during the DEIR comment period, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR. This material was presented in a response to comment document, published on July 2, 2025, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department; and

WHEREAS, the Department prepared a final EIR (FEIR) consisting of the DEIR, any consultation and comments received during the review process, any additional information that became available, and the responses to comments document, all as required by law; and

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and EQX Jackson Sq Holdco LLC, a Delaware limited liability company ("Project Sponsor"), negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement"); and

WHEREAS, the Project, as described in the Development Agreement, would provide certain public benefits including Project Sponsor's (i) construction of the New Fire Station at its sole cost subject to the terms and conditions of separate transactional documents between Project Sponsor and the City, (ii) construction and maintenance of the Merchant Street Improvements at its sole cost, (iii) payment of a \$4,310,070 additional affordable housing payment, half of which would be paid within six months of the effective date of the Board of Supervisor's approval of the Development Agreement (or any later date permitted under the Development Agreement) regardless of whether the Project is built, and (iv) agreement to comply with the labor requirements contained in the Workforce Agreement attached to the Development Agreement as Exhibit F.

WHEREAS, the Project is anticipated to generate an annual average of approximately 388 construction jobs during construction and approximately 1,608 net new permanent on-site jobs upon completion. The Project is also anticipated to generate development impact fees totaling approximately \$8 million and approximately \$13.5 million in annual net new General Fund revenue to the City; and

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through

application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement; and

WHEREAS, the Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the General Plan Amendment and Planning Code Amendment Ordinance; and

WHEREAS, on June 24, 2025, Supervisor Sauter and Mayor Lurie introduced a proposed ordinance (the "Enacting Ordinance") under Board of Supervisors File No. 250698 for approval of the Development Agreement for the Project; and

WHEREAS, the Development Agreement shall be executed by the Director of Planning subject to prior approval by the Board of Supervisors; and

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 the Planning Code Amendment 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, on July 17, 2025, by Resolution No. 21775, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1, including all other approval actions associated with the Project therein, which findings are hereby incorporated herein by this reference as if fully set forth; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Enacting 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 Development Agreement; and

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **recommends approval** of the Enacting Ordinance to approve the Development Agreement, in substantially the form attached hereto as Exhibit A, 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 the proposed Development Agreement 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 Development Agreement is in conformity with the General Plan, as it is proposed to be amended, and Planning Code Section 101.1 as set forth in 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 Development Agreement 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, Imperial, So
NOES:	None
ABSENT:	Williams
EXCUSED:	Moore
ADOPTED:	July 17, 2025