



City and County of San Francisco
Meeting Minutes
Government Audit and Oversight Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Member: Jackie Fielder, Danny Sauter, Stephen Sherrill

Clerk: Monique Crayton
(415) 554-7750 ~ monique.crayton@sfgov.org

Monday, October 6, 2025

12:00 PM

City Hall, Committee Room 263

Special Meeting

Present: 3 - Jackie Fielder, Danny Sauter, and Stephen Sherrill

The Government Audit and Oversight Committee met in special session on Monday, October 6, 2025, with Chair Jackie Fielder presiding. Chair Fielder called the meeting to order at 12:02 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Fielder, Vice Chair Sauter, and Member Sherrill were noted present. A quorum was present.

COMMUNICATIONS

Monique Crayton, Assistant Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (Monique.Crayton@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Fielder requested File Nos. 250698 and 250803 be called together.

250698 [Development Agreement - EQX Jackson SQ Holdco LLC - 530 Sansome Mixed Use Tower and Fire Station 13 Development Project - 530 Sansome Street, 425 Washington, 439-445 Washington Street, and 447 Battery Street]

Sponsors: Mayor; Sauter

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.

(Fiscal Impact)

06/24/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/24/2025.

06/27/25; TRANSFERRED to Budget and Finance Committee. President Mandelman transferred this ordinance from the Land Use and Transportation committee to the Budget and Finance committee.

07/01/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

07/01/25; TRANSFERRED to Government Audit and Oversight Committee. President Mandelman transferred this ordinance from the Budget and Finance committee to the Government Audit and Oversight committee.

07/25/25; RESPONSE RECEIVED. 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.

09/26/25; NOTICED. Hearing notice mailed to local agencies, and landowners and the Ten-Day Notice for October 6, 2025 Government Audit and Oversight Committee hearing published in the Examiner and posted, as required per Administrative Code, Sections 56.8 and 56.14, Planning Code, Section 306.3, and Government Code Section 65867.

10/02/25; CONTINUED. Heard in Committee. Speaker(s): Jonathan Cherry (Office of Economic and Workforce Development); Sayumi Brannan, Deputy Chief of Administration (Fire Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Jackson Nutt-Beers (San Francisco Chamber of Commerce); Avdi (Chinatown Development Center); Raina Christeson (Hotel Council of San Francisco); Trevor Long (Glaziers Union, Local 718), Markus Alvarez (International Union of Elevator Constructors, Local 8); Rudy Gonzalez and John Doherty (San Francisco Building and Construction Trades Council); Christopher Wright (Advance SF); spoke in support of the ordinance matter.

Heard in Committee. Speaker(s): Cynthia Gomez; spoke in support of the ordinance matter.

Chair Fielder moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Fielder, Sauter, Sherrill

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]

Sponsors: Mayor; Sauter

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.

(Fiscal Impact)

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

09/04/25; TRANSFERRED to Government Audit and Oversight Committee. President Mandelman transferred this ordinance from the Land Use and Transportation committee to the Government Audit and Oversight committee.

09/09/25; SUBSTITUTED AND ASSIGNED to Government Audit and Oversight Committee. Mayor Lurie introduced a substitute Ordinance bearing a new title.

09/19/25; NOTICED. Hearing notice mailed to local agencies, and landowners and the Ten-Day Notice for October 2, 2025 Government Audit and Oversight Committee hearing published in the Examiner and posted, as required per Administrative Code, Sections 56.8 and 56.14, Planning Code, Section 306.3, and Government Code Section 65867.

10/02/25; CONTINUED. Heard in Committee. Speaker(s): Jonathan Cherry (Office of Economic and Workforce Development); Sayumi Brannan, Deputy Chief of Administration (Fire Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Jackson Nutt-Beers (San Francisco Chamber of Commerce); Avdi (Chinatown Development Center); Raina Christeson (Hotel Council of San Francisco); Trevor Long (Glaziers Union, Local 718), Markus Alvarez (International Union of Elevator Constructors, Local 8); Rudy Gonzalez and John Doherty (San Francisco Building and Construction Trades Council); Christopher Wright (Advance SF); spoke in support of the ordinance matter.

Heard in Committee. Speaker(s): Cynthia Gomez; spoke in support of the ordinance matter.

Chair Fielder moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Fielder, Sauter, Sherrill

ADJOURNMENT

There being no further business, the Government Audit and Oversight Committee adjourned at the hour of 12:09 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Government Audit and Oversight Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.