



PLANNING COMMISSION MOTION NO. 21771

HEARING DATE: July 17, 2025

Record No.: 2024-007066ENV
Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project
(also known as the 447 Battery and 530 Sansome and Street Project)
Project Address: 530 Sansome and 447 Battery Street (broadly)
Existing Zoning: C-3-O (Downtown-Office)
Height/Bulk: 200-S
Proposed Zoning: 530 Sansome Mixed-Use Tower and Fire Station Special Use District
Proposed Height: 555-X
Block/Lot: 0206/002, 013, 014, & 017
Project Sponsor(s): Jim Abrams, J. Abrams Law, P.C.
On behalf of EQX Jackson Sq Holdco LLC
538 Hayes Street
San Francisco, CA 94103
415.999.4402, jabrams@jabramslaw.com;
Andrico Penick, San Francisco Real Estate Division
andrico.penick@sfgov.org
Assistant Deputy Chief Michael Mullin, San Francisco Fire Department
michael.mullin@sfgov.org
Property Owner(s): City and County of San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
EQX Jackson Sq Holdco LLC
c/o Nicholas Witte, Related California
44 Montgomery Street, Suite 1300
San Francisco, CA 94104
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
Sherie George – (628) 652-7558
sherie.george@sfgov.org

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 530 SANSOME STREET, 425 AND 439-445 WASHINGTON STREET, AND 447 BATTERY STREET (APN NOS. 0206-002, -013, -014, AND -017). THE PROJECT WOULD DEMOLISH ALL EXISTING BUILDING IMPROVEMENTS ON THE SITE AND CONSTRUCT A NEW MIXED-USE TOWER REACHING A MAXIMUM HEIGHT OF 544' (574' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL) AND A NEW FIRE STATION REACHING A MAXIMUM HEIGHT OF 55'.

PREAMBLE

On July 17, 2025, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting regarding the final Environmental Impact Report ("EIR") in compliance with the California Environmental Quality Act, Record No. 2024-007066ENV.

The Project EIR files have been made available for review by the Commission and the public. The Commission Secretary is the Custodian of Records; the file for Record No. 2024-007066ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California. The project EIR has also been made available for public review online at sfplanning.org/environmental-review-documents.

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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2024-007066ENV, for the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (hereinafter "Project"), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on November 6, 2024. On the same date, the Department submitted the notice of preparation of an EIR to the State Clearinghouse electronically, and emailed the notice to the Department's list of persons requesting such notice, and mailed the notice to owners and tenants of properties within 300 feet of the project site.
 - B. On January 15, 2025, a draft of the proposed historic preservation alternatives for the proposed project was presented to the Historic Preservation Commission (HPC) for review and comment.
 - C. On March 11, 2025, the Department published the draft EIR (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; the

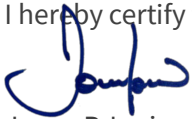
Department emailed or mailed the notice to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on March 11, 2025.

- D. Electronic copies of the notice of availability of the DEIR and the DEIR were posted to the Planning Department's environmental review documents web page and available for download on March 11, 2025. The notice of availability of the DEIR was also posted on the website of the San Francisco County Clerk's Office on the same date.
 - E. The notice of availability of the DEIR and of the date and time of the public hearing at the Planning Commission were posted at and near the project site on March 11, 2025.
 - F. On March 11, 2025, the DEIR was emailed or otherwise delivered to government agencies and was submitted to the State Clearinghouse electronically for delivery to responsible or trustee state agencies.
 - G. A notice of completion of an EIR was filed with the State Secretary of Resources via the State Clearinghouse on March 12, 2025.
- 2. The HPC held a duly advertised public hearing on said DEIR on April 2, 2025, in order for the HPC and members of the public to provide comment on the DEIR for consideration by the Commission.
 - 3. The Commission held a duly advertised public hearing on said DEIR on April 17, 2025, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on April 28, 2025. At the request of a member of the Commission, the Environmental Review Officer allowed members of the Commission to send written comments until May 16, 2025, the day after the Commission held an informational hearing on the Project.
 - 4. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the above-described 50-Day public review period for the DEIR, 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 errors in the DEIR. This material was presented in a Responses to Comments document, published on July 2, 2025, posted to the Planning Department's environmental review documents web page, distributed to the Commission, other decisionmakers, and all parties who commented on the DEIR, and made available to others upon request at the Department.
 - 5. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
 - 6. The Planning Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2024-007066ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.
 - 7. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result

from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

8. The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the FEIR, and the FEIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.
9. On July 17, 2025, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
10. The Commission hereby does find that the FEIR concerning File No. 2024-007066ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
11. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR: Would have significant unavoidable project-specific impacts on (A) historic resources: a historic architectural resource; and (B) air quality: both Project-specific and cumulative construction-related health risk.
12. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 17, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, Imperial, So
NAYS: None
ABSENT: Williams
EXCUSED: Moore
ADOPTED: July 17, 2025