



## PLANNING COMMISSION MOTION NO. 21533

HEARING DATE: MARCH 21, 2024

**Record No.:** 2019-017481DNX-02  
**Project Address:** 530 Sansome Street  
**Zoning:** C-3-O - Downtown- Office  
200-S Height and Bulk District  
Priority Equity Geographies Special Use District  
**Block/Lot:** 0206 / 013, 014, and 017  
**Project Sponsor:** Jim Abrams, J. Abrams Law, P.C.  
538 Hayes Street  
San Francisco, CA 94102  
**Property Owner:** City and County of San Francisco Real Estate Division  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
EQX Jackson SQ Holdco LLC  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
**Staff Contact:** Claire Feeney, 628-652-7313  
[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)

ADOPTING FINDINGS RELATING TO A DETERMINATION OF COMPLIANCE UNDER PLANNING CODE SECTION 309 TO MODIFY CONDITIONS OF APPROVAL NOS. 1 AND 2 RELATED TO VALIDITY, EXPIRATION AND RENEWAL FOR THE PROJECT APPROVED BY THE PLANNING COMMISSION ON JULY 29, 2021, UNDER MOTION NO. 20956. THAT MOTION AUTHORIZED A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 309 TO ALLOW A PROJECT GREATER THAN 50,000 SQUARE FEET OF FLOOR AREA WITHIN THE C-3 ZONING DISTRICTS WITH REQUESTS FOR EXCEPTIONS FOR REAR YARD (SECTION 134); DWELLING UNIT EXPOSURE (SECTION 140); REDUCTION OF GROUND-LEVEL WIND CURRENTS IN C-3 DISTRICTS (SECTION 148); OFF STREET FREIGHT LOADING (SECTIONS 152.1 AND 161); HEIGHT LIMITS FOR PARCELS WITHIN THE S BULK DISTRICT (SECTION 263.9); AND BULK CONTROLS (SECTION 270) TO PERMIT THE DEMOLITION OF TWO EXISTING COMMERCIAL STRUCTURES AND SAN FRANCISCO FIRE DEPARTMENT STATION 13 AND CONSTRUCTION OF A NEW MIXED-USE BUILDING REACHING A MAXIMUM ROOF HEIGHT OF UP TO 218 FEET TALL (236' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A MAXIMUM TOTAL GROSS FLOOR AREA OF APPROXIMATELY 283,000 SQUARE FEET, LOCATED AT 530 SANSOME STREET, LOTS 013, 014, & 017 OF ASSESSOR'S BLOCK 0206, WITHIN THE C-3-O (DOWNTOWN OFFICE) ZONING DISTRICT AND 200-S HEIGHT AND BULK DISTRICT. THE REQUEST IS TO MODIFY CONDITIONS OF APPROVAL NOS. 1 AND 2 TO EXTEND THE DATE OF THIS ENTITLEMENTS VALIDITY TO MARCH 21, 2029.

## PREAMBLE

On December 18, 2023, Jim Abrams, J. Abrams Law, P.C. on behalf of the City and County of San Francisco Real Estate Division and EQX Jackson SQ Holdco LLC, (hereinafter “Project Sponsor”) filed Application No. 2019-017481DNX-02 (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for an amendment to the conditions of approval for a previously approved project in order to extend the validity of the Downtown Project Authorization by five years from the date of this hearing. The Project was originally approved by the Planning Commission on July 29, 2021 (2019-017481DNX/CUA/OFA/SHD/ENV/VAR) for a Downtown Project Authorization, Conditional Use Authorization, Office Development Allocation, and Shadow Findings through Motion Nos. 20955 to 20958 and Resolution No. 20954.

The requested modification to the conditions of approval is not considered a “Project” under CEQA.

On March 21, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2019-017481 DNX-02.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-017481 DNX-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 authorizes the Downtown Project Authorization as requested in Application No. 2019-017481 DNX-02, subject to the conditions contained in “EXHIBIT A” of this motion, based on 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:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposed project (“Project”) includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236’ inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below (“Commercial Variant”) and one that would construct residential uses further described below (“Residential Variant”). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade non-accessory parking garage for the SFFD containing 18 spaces (approximately 7,800

square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 248,000 square feet of gross floor area, including the SFFD uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,000 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street freight loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking space for the non-SFFD uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the SFFD uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street freight loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. For both the Commercial Variant and Residential Variant, EQX Jackson SQ Holdco LLC has offered, pursuant to a letter dated July 28, 2021, to make a \$100,000 contribution to the Recreation and Park Department (RPD) for maintenance, repair, and potential improvements to Maritime Plaza, which requires acceptance by the Board of Supervisors (Admin Code Article XIII).

3. **Site Description and Present Use.** The project site ("Site") is property at 530 Sansome Street, 425 Washington Street and 439 Washington Street, located on the block bounded by Sansome Street, Washington Street, Battery Street and Merchant; Lots 013, 014 & 017 in Assessor's Block 0206. The Site, totaling 17,733 square feet (0.41 acres) in area, is located within the C-3-O Zoning District and the 200-S Height and Bulk District. The Site is developed with two vacant commercial buildings and SFFD Station 13. The existing vacant commercial buildings on the Site are not considered historical resources pursuant to CEQA; however, Station 13 and an untitled sculpture (Untitled) on Station 13's Washington Street façade are considered contributors to an eligible Embarcadero Center Historic District.
4. **Surrounding Properties and Neighborhood.** The Site is located within the northern edge of the Financial District's C-3-O Downtown Office zoning district and is near or adjacent to Jackson Square, Chinatown, and North Beach. The area is characterized as an urban, mixed-use area. Office use is prevalent in the Financial District, with government and public uses, residential uses, hotel uses, and other commercial uses interspersed in the area. On the north side of Washington Street across from the Site, is a C-2 Community Business zoning district that comprises a diverse mix of residential, commercial, and institutional uses, including a federal government building complex located immediately across Washington Street from the Site. To the northeast of the project site, north of Washington Street, and east of Battery Street, is a RC-4 Residential-Commercial, High Density zoning district. To the northwest and west are the CCB Chinatown-Community Business and CRNC Chinatown Residential Neighborhood Commercial districts.
5. **Public Outreach and Comments.** To date the Department has received no public comments about the Project.

6. **Planning Code Compliance.** The Planning Code Compliance findings set forth in Motion No. 20956, Case No. 2019-017481DNX (Downtown Project Authorization) apply to this Motion and are incorporated herein as though fully set forth.
7. **General Plan Compliance.** The General Plan Compliance findings set forth in Motion No. 20956, Case No. 2019-017481DNX (Downtown Project Authorization) apply to this Motion and are incorporated herein as though fully set forth.
8. **Planning Code Section 101.1(b)** The compliance with the eight priority-planning policies set forth in Motion No. 20956, Case No. 2019-017481DNX (Downtown Project Authorization) apply to this Motion and are incorporated herein as though fully set forth.
9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.
10. The Commission hereby finds that approval of the Downtown Project Authorization would promote the health, safety and welfare of the City.

## DECISION

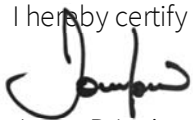
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2019-017481 DNX-02** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 23, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth, and hereby rescinds Conditions of Approval No. 1 and 2 of Motion No. 20956.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 21, 2024.



Jonas P. Ionin  
Commission Secretary

**Jonas P Ionin**

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AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond  
NAYS: None  
ABSENT: None  
ADOPTED: March 21, 2024

# EXHIBIT A

## Authorization

This authorization is to modify Conditions of Approval Nos. 1 and 2 related to validity, expiration, and renewal for the project authorized by the Planning Commission on July 29, 2021 under Motions No. 20956. That motion authorized a Downtown Project Authorization pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area to permit the demolition of two existing commercial structures and San Francisco Fire Department Station 13 and construction of a new mixed-use building reaching a maximum roof height of up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment) with a maximum total gross floor area of approximately 283,000 square feet, located at 530 Sansome Street, Lots 013, 014, & 017 of Assessor's Block 0206, within the C-3-O (Downtown Office) zoning district and 200-s height and bulk district. The project has not changed since it was approved on July 29, 2021. The Project requests an extension to the Validity and Expiration and Renewal conditions by 5 years, such that they would expire on March 21, 2029; in general conformance with plans on file, dated April 23, 2021, and stamped "EXHIBIT B" as part of Motion No. 20956 and included in the docket for Case No. 2019-017481 DNX-02, and subject to conditions of approval in Motion No. 20956, as modified and approved by the Commission on March 21, 2023, under this Motion No. **21533**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. All other previously granted Conditions of Approval would remain in effect and are attached as Exhibit C.

## Recordation of Conditions Of Approval

Prior to the Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 21, 2024** under Motion No. **21533**.

## Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

## Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for five (5) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this five-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the five (5) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



## PLANNING COMMISSION MOTION NO. 21534

HEARING DATE: MARCH 21, 2024

**Record No.:** 2019-017481CUA-02  
**Project Address:** 530 Sansome Street  
**Zoning:** C-3-O - Downtown- Office  
200-S Height and Bulk District  
Priority Equity Geographies Special Use District  
**Block/Lot:** 0206 / 013, 014, and 017  
**Project Sponsor:** Jim Abrams, J. Abrams Law, P.C.  
538 Hayes Street  
San Francisco, CA 94102  
**Property Owner:** City and County of San Francisco Real Estate Division  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
EQX Jackson SQ Holdco LLC  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
**Staff Contact:** Claire Feeney, 628-652-7313  
[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)

ADOPTING FINDINGS RELATING TO A DETERMINATION OF COMPLIANCE UNDER PLANNING CODE SECTION 303 TO MODIFY CONDITIONS OF APPROVAL NOS. 1 AND 2 RELATED TO VALIDITY, EXPIRATION AND RENEWAL FOR THE PROJECT APPROVED BY THE PLANNING COMMISSION ON JULY 29, 2021 UNDER MOTION NO. 20957. THAT MOTION AUTHORIZED A HOTEL USE AND NON-ACCESSORY PARKING GARAGE FOR THE SAN FRANCISCO FIRE DEPARTMENT AS PART OF A PROJECT THAT INCLUDES DEMOLITION OF TWO EXISTING BUILDINGS CONTAINING NON-RESIDENTIAL USES AND A BUILDING CONTAINING SAN FRANCISCO FIRE STATION 13 AND THE CONSTRUCTION OF A NEW 19-STORY BUILDING REACHING A ROOF HEIGHT OF UP TO 217' 7" (APPROXIMATELY 236' TALL INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A MAXIMUM TOTAL GROSS FLOOR AREA OF APPROXIMATELY 248,477 SQUARE FEET, LOCATED AT 530 SANSOME STREET, LOTS 013, 014, & 017 OF ASSESSOR'S BLOCK 0206, WITHIN THE C-3-O (DOWNTOWN OFFICE) ZONING DISTRICT AND 200-S HEIGHT AND BULK DISTRICT. THE REQUEST IS TO MODIFY CONDITIONS OF APPROVAL NOS. 1 AND 2 TO EXTEND THE DATE OF THIS ENTITLEMENTS VALIDITY TO MARCH 21, 2029.



## PREAMBLE

On December 18, 2023, Jim Abrams, J. Abrams Law, P.C. on behalf of the City and County of San Francisco Real Estate Division and EQX Jackson SQ Holdco LLC, (hereinafter “Project Sponsor”) filed Application No. 2019-017481CUA-02 (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for an amendment to the conditions of approval for a previously approved project in order to extend the validity of the Conditional Use Authorization by five years from the date of this hearing. The Project was originally approved by the Planning Commission on July 29, 2021 (2019-017481DNX/CUA/OFA/SHD/ENV/VAR) for a Downtown Project Authorization, Conditional Use Authorization, Office Development Allocation, and Shadow Findings through Motion Nos. 20955 to 20958 and Resolution No. 20954.

The requested modification to the conditions of approval is not considered a “Project” under CEQA.

On March 21, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-017481CUA-02.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-017481CUA-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 authorizes the Conditional Use Authorization as requested in Application No. 2019-017481CUA-02, subject to the conditions contained in “EXHIBIT A” of this motion, based on 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:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposed project (“Project”) includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236’ inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below (“Commercial Variant”) and one that would construct residential uses further described below (“Residential Variant”). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade non-accessory parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant

and Residential Variant). The Commercial Variant would include a total of approximately 248,000 square feet of gross floor area, including the SFFD uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,000 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street freight loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking space for the non-SFFD uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the SFFD uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street freight loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. For both the Commercial Variant and Residential Variant, EQX Jackson SQ Holdco LLC has offered, pursuant to a letter dated July 28, 2021, to make a \$100,000 contribution to the Recreation and Park Department (RPD) for maintenance, repair, and potential improvements to Maritime Plaza, which requires acceptance by the Board of Supervisors (Admin Code Article XIII).

- 3. Site Description and Present Use.** The project site ("Site") is property at 530 Sansome Street, 425 Washington Street and 439 Washington Street, located on the block bounded by Sansome Street, Washington Street, Battery Street and Merchant; Lots 013, 014 & 017 in Assessor's Block 0206. The Site, totaling 17,733 square feet (0.41 acres) in area, is located within the C-3-O Zoning District and the 200-S Height and Bulk District. The Site is developed with two vacant commercial buildings and SFFD Station 13. The existing vacant commercial buildings on the Site are not considered historical resources pursuant to CEQA; however, Station 13 and an untitled sculpture (Untitled) on Station 13's Washington Street façade are considered contributors to an eligible Embarcadero Center Historic District.
- 4. Surrounding Properties and Neighborhood.** The Site is located within the northern edge of the Financial District's C-3-O Downtown Office zoning district and is near or adjacent to Jackson Square, Chinatown, and North Beach. The area is characterized as an urban, mixed-use area. Office use is prevalent in the Financial District, with government and public uses, residential uses, hotel uses, and other commercial uses interspersed in the area. On the north side of Washington Street across from the Site, is a C-2 Community Business zoning district that comprises a diverse mix of residential, commercial, and institutional uses, including a federal government building complex located immediately across Washington Street from the Site. To the northeast of the project site, north of Washington Street, and east of Battery Street, is a RC-4 Residential-Commercial, High Density zoning district. To the northwest and west are the CCB Chinatown-Community Business and CRNC Chinatown Residential Neighborhood Commercial districts.
- 5. Public Outreach and Comments.** To date the Department has received no public comments about the Project.

6. **Planning Code Compliance.** The Planning Code Compliance findings set forth in Motion No. 20957, Case No. 2019-017481CUA (Conditional Use Authorization) apply to this Motion and are incorporated herein as though fully set forth.
7. **General Plan Compliance.** The General Plan Compliance findings set forth in Motion No. 20957, Case No. 2019-017481CUA (Conditional Use Authorization) apply to this Motion and are incorporated herein as though fully set forth.
8. **Planning Code Section 101.1(b)** The compliance with the eight priority-planning policies set forth in Motion No. 20957, Case No. 2019-017481CUA (Conditional Use Authorization) apply to this Motion and are incorporated herein as though fully set forth.
9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.
10. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

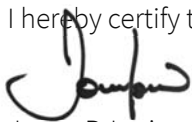
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-017481CUA-02** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 23, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth, and hereby rescinds Conditions of Approval No. 1 and 2 of Motion No. 20957.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 21, 2024.



Jonas P. Ionin  
Commission Secretary

**Jonas P Ionin**

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AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond  
NAYS: None  
ABSENT: None  
ADOPTED: March 21, 2024

# EXHIBIT A

## Authorization

This authorization is to modify Conditions of Approval Nos. 1 and 2 related to validity, expiration, and renewal for the project authorized by the Planning Commission on July 29, 2021, 2021 under Motion No. 20957. That motion authorized a Conditional Use Authorization to permit a hotel use and non-accessory parking garage for the San Francisco Fire Department as part of a project that includes demolition of two existing buildings containing non-residential uses and a building containing San Francisco Fire Station 13 and the construction of a new 19-story building reaching a roof height of up to 217' 7" (approximately 236' tall inclusive of rooftop screening/mechanical equipment) with a maximum total gross floor area of approximately 248,477 square feet, located at 530 Sansome Street, Lots 013, 014, & 017 of Assessor's Block 0206, within the C-3-O (Downtown Office) zoning district and 200-s height and bulk district. The project has not changed since it was approved on July 29, 2021. The Project requests an extension to the Validity and Expiration and Renewal conditions by 5 years, such that they would expire on March 21, 2029; in general conformance with plans on file, dated April 23, 2021, and stamped "EXHIBIT B" as part of Motion No. 20957 and included in the docket for Case No. 2019-017481 CUA-02, and subject to conditions of approval in Motion No. 20957, as modified and approved by the Commission on March 21, 2023, under this Motion No. **21534**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. All other previously granted Conditions of Approval would remain in effect and are attached as Exhibit C.

## Recordation of Conditions Of Approval

Prior to the Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 21, 2024** under Motion No. **21534**.

## Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

## Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for five (5) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this five-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the five (5) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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