

File No. 250764

Committee Item No. 8

Board Item No. 15

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Sept. 29, 2025

Board of Supervisors Meeting:

Date: October 7, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

OTHER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>OEWD Presentation – September 29, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC Transmittal Package – July 18, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Planning Executive Summary Packet – July 17, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC Motion Nos. 21771 and 21773 – July 17, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Heating Notice – September 19, 2025</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
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Prepared by: John Carroll

Date: Sept. 26, 2025

Prepared by: John Carroll

Date: October 3, 2025

Prepared by:

Date:

[General Plan - 530 Sansome Street and Fire Station 13 Development Project]

Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Planning Code Findings.

(a) At its hearing on July 17, 2025, and prior to recommending the proposed General Plan Amendments contained in this ordinance for approval, by Motion No. 21771 the Planning Commission certified a Final Environmental Impact Report ("FEIR") for the 530 Sansome Street and Fire Station 13 Development Project ("Project") pursuant to the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Cal. Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. 250764, and is incorporated herein by reference. In accordance with the actions contemplated herein, this Board has reviewed the FEIR, concurs with its

1 conclusions, affirms the Planning Commission's certification of the FEIR, and finds that the
2 actions contemplated herein are within the scope of the Project described and analyzed in the
3 FEIR.

4 (b) In approving the Project at its hearing on July 17, 2025, by Motion No. 21773, the
5 Planning Commission also adopted findings under CEQA, including a statement of overriding
6 considerations, and a Mitigation Monitoring and Reporting Program ("MMRP"). Copies of said
7 Motion and MMRP are on file with the Clerk of the Board of Supervisors in File No. 250764,
8 and are incorporated herein by reference. The Board hereby adopts and incorporates by
9 reference as though fully set forth herein the Planning Commission's CEQA approval findings,
10 including the statement of overriding considerations. The Board also adopts and incorporates
11 by reference as though fully set forth herein the Project's MMRP, dated July 17, 2025 and on
12 file with the Clerk of the Board in File No. 250764.

13 (c) Section 4.105 of the Charter provides that the Planning Commission shall
14 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
15 amendments to the San Francisco General Plan.

16 (d) Planning Code Section 340 provides that an amendment to the General Plan may
17 be initiated by a resolution of intention by the Planning Commission, which refers to, and
18 incorporates by reference, the proposed General Plan amendment. Section 340 further
19 provides that the Planning Commission shall adopt the proposed General Plan amendment
20 after a public hearing if it finds from the facts presented that the public necessity,
21 convenience, and general welfare require the proposed amendment or any part thereof. If
22 adopted by the Commission in whole or in part, the proposed amendment shall be presented
23 to the Board of Supervisors, which may approve or reject the amendment by a majority vote.
24
25

1 (e) Section 4.105 of the Charter further provides that if the Board of Supervisors fails
2 to act within 90 days of receipt of the proposed General Plan amendments, then the proposed
3 amendments shall be deemed approved.

4 (f) After a duly noticed public hearing on July 17, 2025, in Resolution No. 21775, the
5 Planning Commission initiated the amendments to the General Plan contemplated in this
6 ordinance. A copy of Planning Commission Resolution No. 21775 is on file with the Clerk of
7 the Board of Supervisors in File No. 250764 and is incorporated herein by reference.

8 (f) After a duly noticed public hearing on July 17, 2025, the Planning Commission, in
9 Resolution No. 21775, adopted findings that the General Plan amendments are consistent, on
10 balance, with the City's General Plan and eight priority policies of Planning Code
11 Section 101.1, and that the public necessity, convenience, and general welfare require the
12 General Plan amendments. The Board adopts these findings as its own. A copy of Resolution
13 No. 21775 is on file with the Clerk of the Board of Supervisors in File No. 250764, and is
14 incorporated herein by reference.

15 (g) On July 18, 2025, the Board of Supervisors received from the Planning Department
16 the General Plan amendments contained in this ordinance. These amendments are on file
17 with the Clerk of the Board of Supervisors in File No. 250764 and are incorporated herein by
18 reference.

19
20 Section 2. The General Plan is hereby amended by revising the Urban Design
21 Element and Downtown Area Plan, as follows:

22 (a) For Map 1 of the Downtown Area Plan ("Downtown Land Use and Density Plan"),
23 add the following language to the map notes: "Add asterisk and add: 'See Planning Code
24 Section 249.100, Mixed-Use Fire Station Special Use District, for Assessor's Parcel
25 Block 0206, Lots 002, 013, 014, and 017.'"

1 (b) For Map 5 of the Downtown Area Plan ("Proposed Height and Bulk Districts"), add
2 the following language to the map notes: "Add a reference that states: 'See Planning Code
3 Section 249.100, Mixed-Use Fire Station Special Use District, for Assessor's Parcel
4 Block 0206, Lots 002, 013, 014, and 017.'" and "Reclassify Height and Bulk Designation for
5 Assessor's Parcel Block 0206, Lots 013, 014, and 017 from 200-S to 555-S."

6 (c) For Map 4 of the Urban Design Element ("Urban Design Guidelines for Height of
7 Buildings"), add to the map notes: "Add shading representative of a new height designation
8 of 555 feet for Assessor's Parcel Block 0206, Lots 013, 014, and 017."

9 (d) For Map 5 of the Urban Design Element ("Urban Design Guidelines for Bulk of
10 Buildings"), add the following language to the map notes: "Add asterisk and add: 'See
11 Planning Code Section 249.100, Mixed-Use Fire Station Special Use District, for Assessor's
12 Parcel Block 0206, Lots 002, 013, 014, and 017.'"

13
14 Section 3. The Land Use Index shall be updated as necessary to reflect the
15 amendments set forth in Section 2 above.

16
17 Section 4. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21
22 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

3
4 APPROVED AS TO FORM:
5 DAVID CHIU, City Attorney

6 By: /s/ Peter Miljanich
7 PETER MILJANICH
8 Deputy City Attorney

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LEGISLATIVE DIGEST

[General Plan - 530 Sansome Street and Fire Station 13 Development Project]

Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City.

The City's General Plan contains various elements, including Housing, Recreation and Open Space, and Transportation Elements. It also contains several area plans, including the Downtown Area Plan, which provide land use controls and proposed community improvements in those areas of the City. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances. Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Downtown Area Plan and Urban Design Element contain maps setting forth height and bulk limits for development projects. The Land Use Index provides references to the land use policies that are contained in the various elements and area plans of the General Plan.

Amendments to Current Law

This ordinance would amend various maps setting forth height and bulk limits in the Downtown Area Plan and Urban Design Element, in order to facilitate the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project. This ordinance would also make corresponding revisions to the Land Use Index.

Background Information

This ordinance is intended to facilitate the development of the project contemplated in the Development Agreement associated with the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (also known as the 530 Sansome and 447 Battery Street Development Project). EQX Jackson SQ Holdco LLC ("Developer") proposes to build a mixed-use high-rise building at 530 Sansome (currently owned by the City and occupied by Fire Station No. 13) and parcels that it owns at 425 Washington Street and 439-445

Washington Street. Through an affiliate, Developer also has the right to purchase the real property located at 447 Battery Street. Pursuant to the development agreement, Developer would acquire the 530 Sansome property from the City, and in exchange, would convey fee title to the 447 Battery Street, where Developer would build a new fire station for the City at Developer's expense. In companion legislation, the Board of Supervisors will consider adoption of the development agreement and amendments to the Planning Code.

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530 SANSOME STREET AND FIRE STATION 13

FIRE STATION NO. 13

Land Use and Transportation Committee

September 29, 2025

San Francisco
Planning



Proposed Legislation

Land Use and Transportation Committee

- 250697: Planning Code Amendments; Special Use District
- 250764: General Plan Amendments
- 250802: Major Encroachment Permit
- 250804: Amended and Restated Conditional Property Exchange Agreement (CPEA)

Government Audit & Oversight Committee

- 250698: Development Agreement
- 250803: Hotel and Fire Station Development Incentive Agreement

PROJECT OVERVIEW





447 BATTERY & 530 SANSOME

Project Location

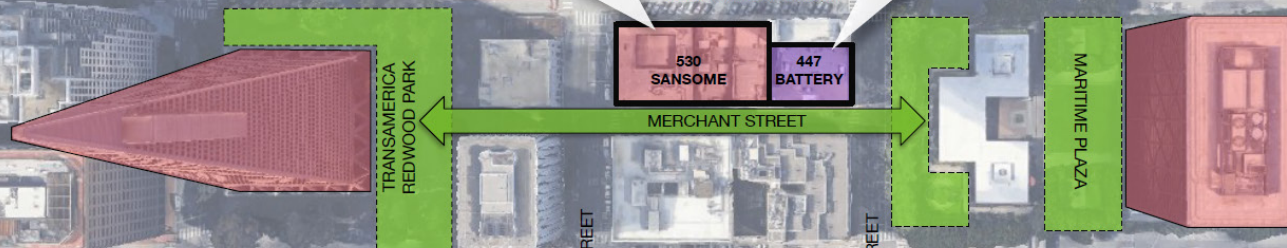
Context Diagram

530 SANSOME STREET

Mixed-Use Tower
±649,510 SF
Between ±344,840 SF and ±390,035 SF Office
Between ±127,710 SF and ±188,820 SF Hotel
(100-200 Keys)
±7,405 SF Retail & Restaurant

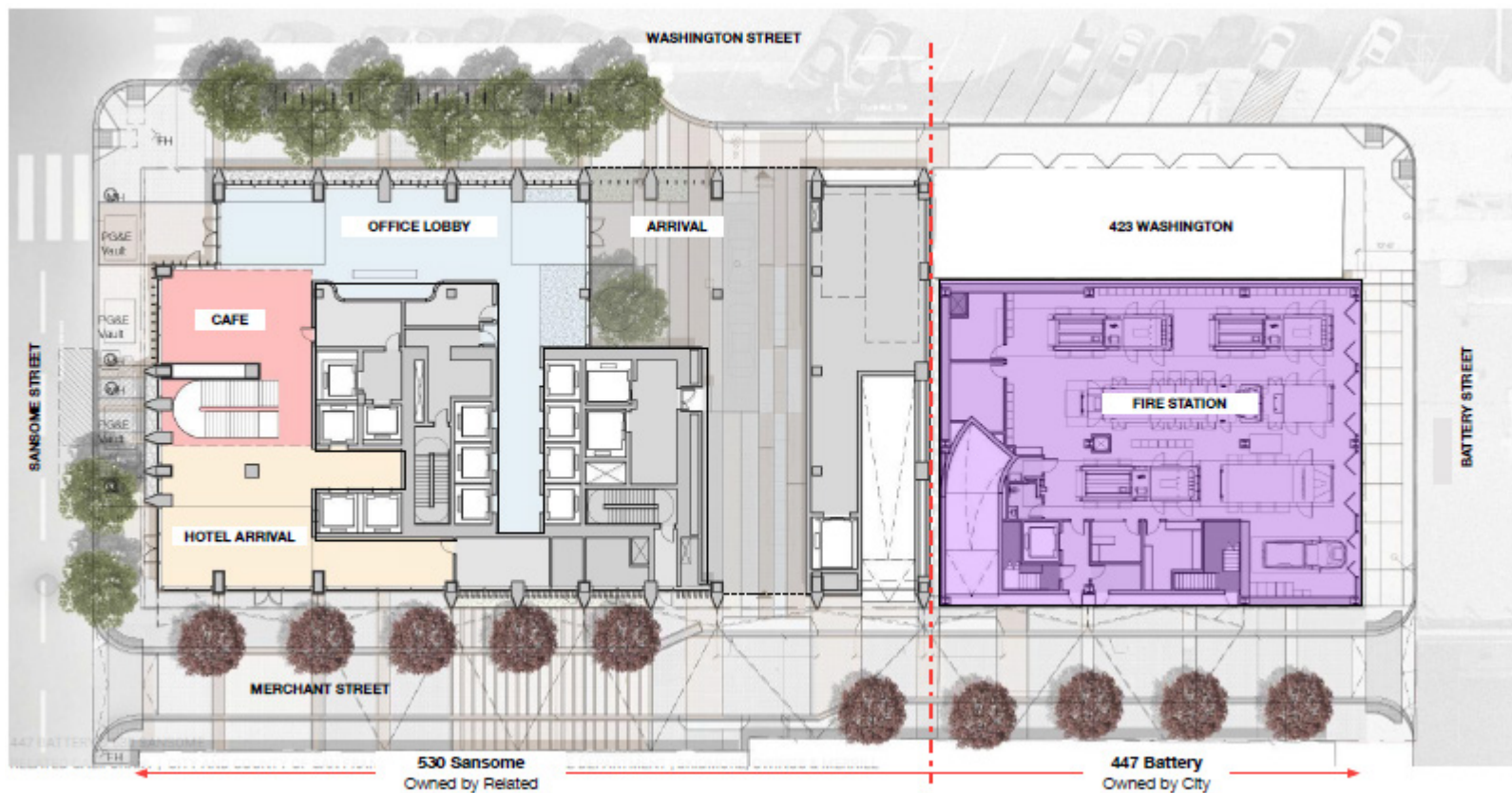
447 BATTERY STREET

New SFFD Fire Station 13
60' (4 Stories) Tall
±31,200 SF
4 Apparatus Bays



Proposed Site Plan

Public Realm Improvements





SHVO | Foster + Partners Plan for Mark Twain Alley



Proposed View of Merchant Street

Fire Station 13

Existing and Proposed Locations



Fire Station 13



SFFD FIRE STATION DESIGN STANDARDS

JULY 31, 2025

Prepared by
San Francisco Public Works
Bureau of Architecture
49 s Van Ness Ave -- 11th Floor
San Francisco CA 94103



Untitled 1976

Henri Marie-Rose Sculpture



Untitled
1976
48 x 60 in.

Henri Marie-Rose aka Henri Marie-Rose Dite Cetoute, French, (1922–2010)

Object Type: Sculpture

Medium and Support: Copper

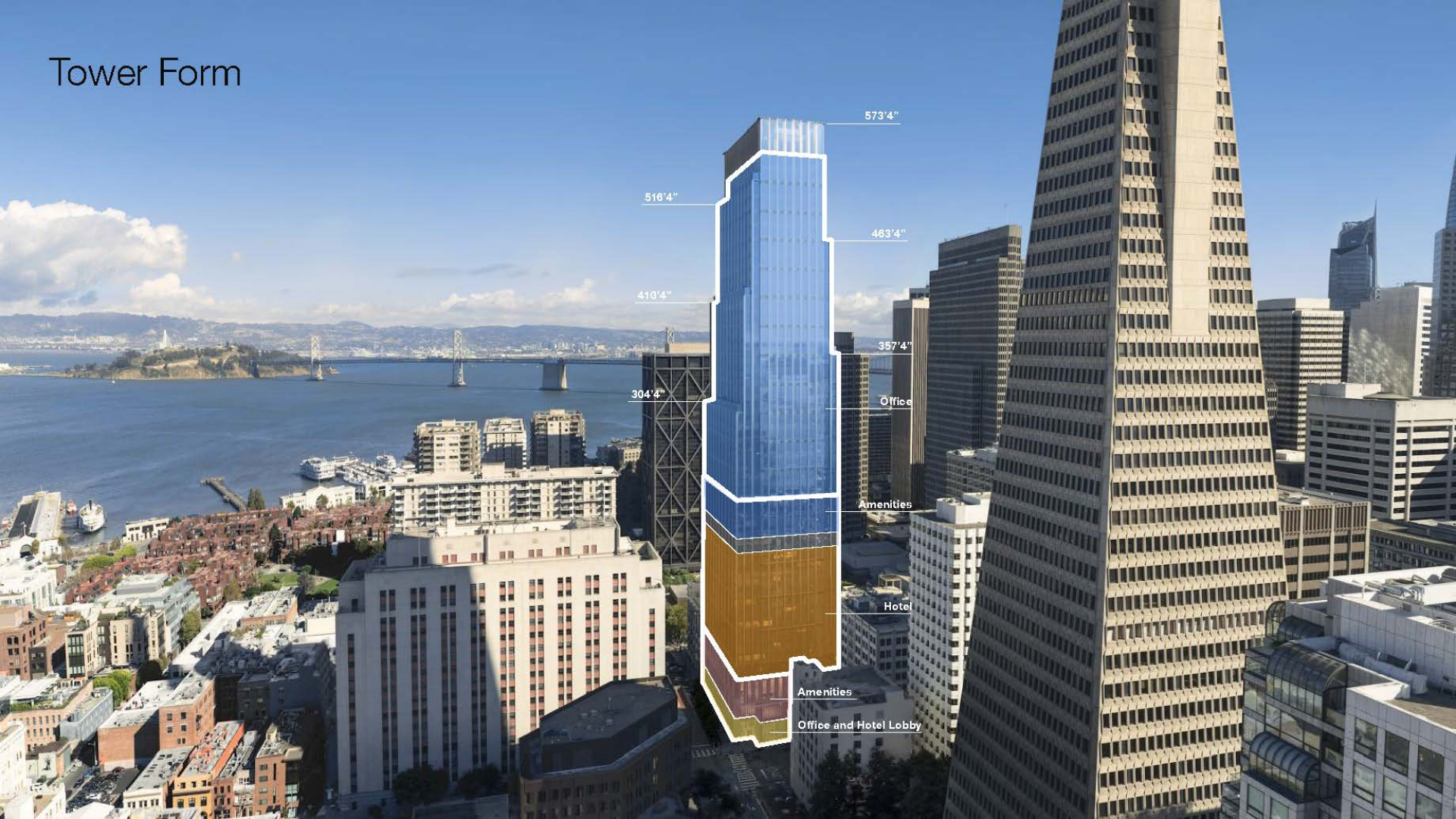
Credit Line: Collection of the City and County of San Francisco; Purchased by the San Francisco Art Commission for Firehouse #13

Accession Number: 1976.93

Abstract image of fireman at their task, with "SFFD" copper lettering, on the exterior facade of Fire Station #13 at Washington and Sansome Streets.

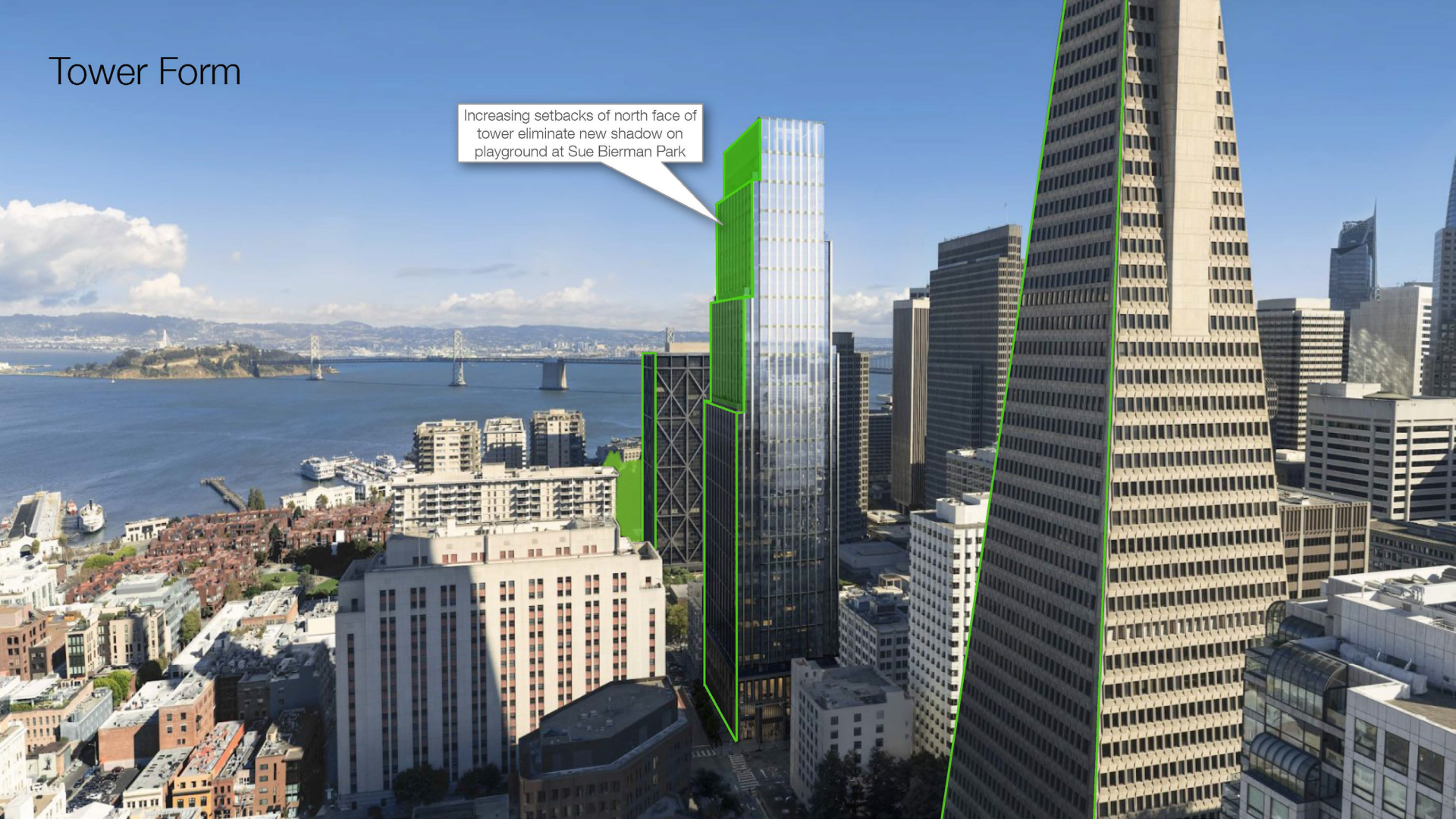
<https://kiosk.sfgartscollection.org/objects-1/info/2496?records=60&sort=0&objectName=Untitled>

Tower Form



Tower Form

Increasing setbacks of north face of tower eliminate new shadow on playground at Sue Bierman Park



Proposed Building is south of
Washington St, within the existing
downtown high-rise Financial District

Washington Street

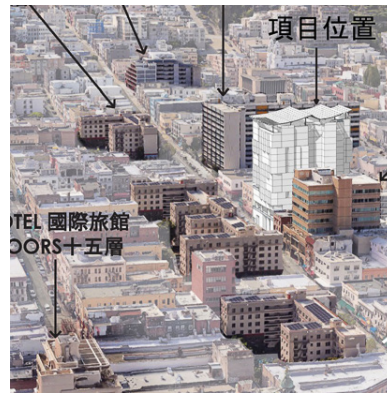


DEVELOPMENT AGREEMENT KEY TERMS



Development Agreement

Community Benefits and Key Terms



- Contract between City and project sponsor, with 8-year term
- Vests permitted uses, zoning controls, impact fees
- Project subject to updates of building codes, fire code, public works code
- Integrates with other proposed ordinances, including property exchange agreement

Development Agreement

Fire Station 13

- Delivery of new state-of-the-art facility built to current operational, seismic (Risk Category IV), accessibility, and green building (LEED Gold) standards
- Standalone property to be transferred to City, in amended property exchange agreement
- Maximum 30-month fire station construction duration, with completion required before completion of tower



Development Agreement

Downtown Investment and Activation

- Significant new investment in the future of downtown, with a mix of uses that will generate daytime and nighttime activity
- Merchant Street pedestrian streetscape improvements, with ongoing private maintenance obligation
- Payment of approx. \$1 million into Downtown Park Fund
- Participation in “1% for Art” program (and relocation of existing *Untitled* sculpture to new Fire Station)
- Collection of approx. \$600,000 per year from hotel taxes to support Grants for the Arts, the Arts Commission, and Cultural Districts



Development Agreement

Funding for 100% Affordable Housing; Impact Fees



- Affordable housing payments totaling nearly \$15 million
 - \$2.16 million paid to City six months after entitlements are effective
 - Prioritization of funds for senior housing at 772 Pacific Avenue in Chinatown, with second priority to other 100% affordable housing in District 3
- Other impact fees, including approximately \$7.6M in transportation funding

Development Agreement

Workforce Agreement

- **Prevailing wages** for tower and fire station construction
- **First Source Hiring** for Construction and Operations for tower
- **Local Hiring** for fire station construction
- **Local Business Enterprise** obligations, including Micro-LBE goal

Economic & Fiscal Impact

- **Construction period jobs:** 390 annually
- **Permanent jobs:** 1,600 on-site (full and part time)
- Ongoing **direct economic impact:** \$816M annually in San Francisco
- \$9.5 million annually (after expenditures) in net new **General Fund, SFMTA, and arts revenue**



PROPOSED LEGISLATION



File 250697: Planning Code Amendments; Special Use District



Sansome Street Elevation

- Creates 530 Sansome Mixed-Use Tower and Fire Station Special Use District (SUD), Planning Code Section 249.11
- Implements land use controls, and provides for a conditional use review and approval process for project
- Revises Section Map HT01 to increase the maximum height for the future tower parcels to 555'

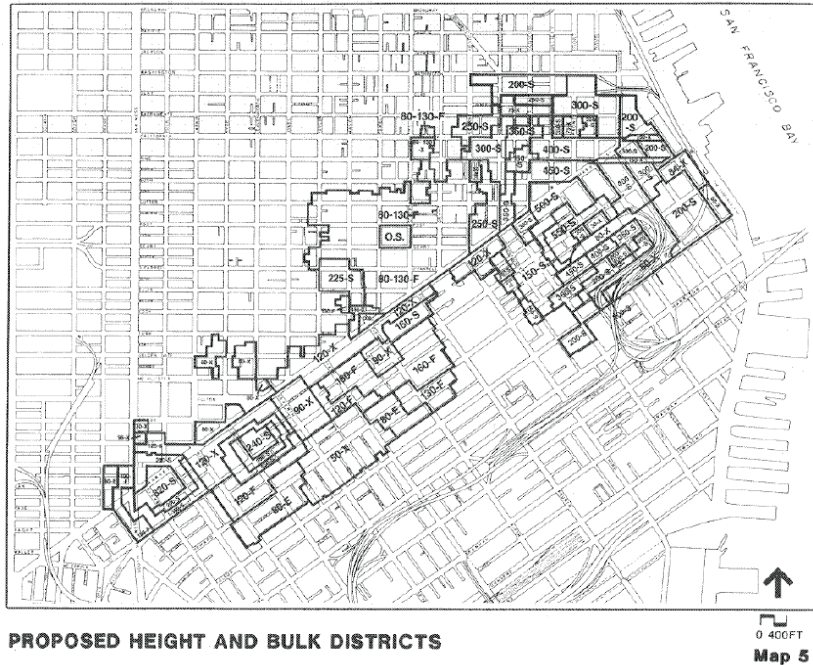
File 250697: Planning Code Amendments (continued)

447 Battery Street

- 3-story commercial building, constructed in 1907
- Designated a Planning Code Article 10 landmark in 2022 by Board of Supervisors (Jones-Thierbach Coffee Company Building)
- Ordinance would conditionally rescind the Article 10 landmark designation, contingent on City acquiring the property for new fire station
- Required mitigation measures include historic documentation, a materials salvage plan, and a public interpretive plan



File 250764: General Plan Amendments



- Amends Downtown Area Plan (Map 1 and Map 5) with notes to reference the height and bulk designations within SUD
- Amends Urban Design Element (Map 4 and Map 5) to reference new SUD and show new height designation within SUD
- Updates Land Use Index accordingly
- Planning Commission initiated the General Plan amendments at its May 15, 2025 meeting and adopted findings of consistency at its July 17, 2025 meeting

File 250802: Major Encroachment Permit (Merchant Street)

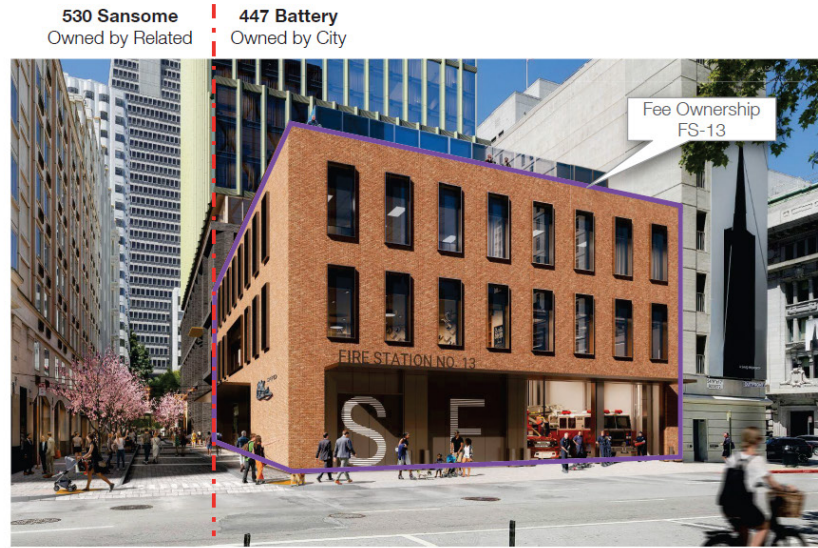


- Developer to construct public open space improvements, and maintain for life of the tower
- Widened sidewalks along entire width of Merchant Street, from Sansome to Battery
- Delegates to Public Works Director to accept any new public infrastructure
- Subject to detailed design approval by City agencies, proposed developer-maintained improvements generally include:
 - Decorative roadway paving
 - Tabletop crosswalks
 - String lighting
 - New street trees
 - Bike racks and other improvements

File 250804: Amended and Restated CPEA



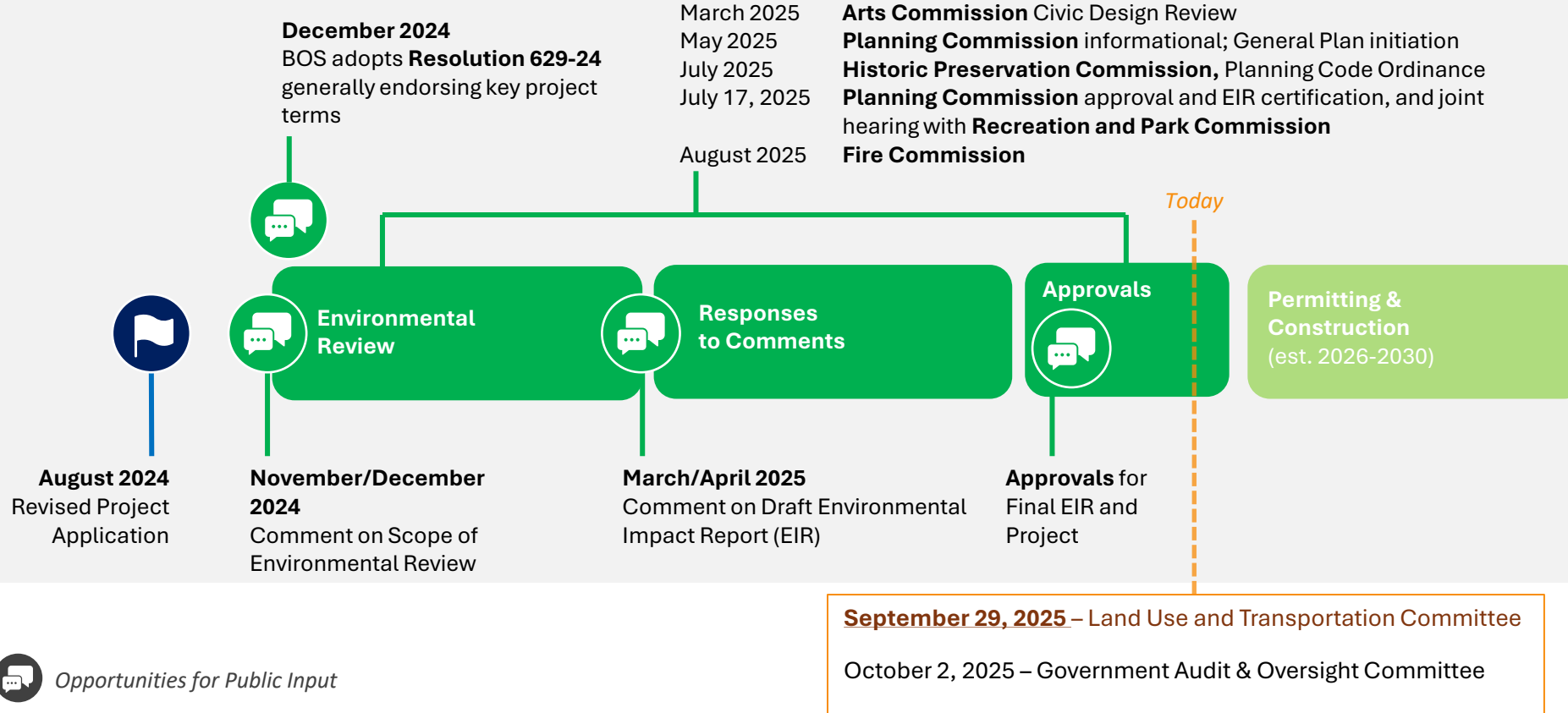
2020 proposed location (Washington Street)



2025 proposed location (Battery Street)

- Original property exchange agreement signed in July 2020 (with two subsequent amendments)
- Amended and Restated CPEA changes the parcel City would receive; City to own standalone building
- Removal of cost cap; Construction by developer at its sole cost to SFFD-approved design, other than any City-initiated design additions

Approval Process and Timeline





San Francisco
Planning





July 18, 2025

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-007066GPA for introduction:**
530 SANSOME MIXED-USE TOWER AND FIRE STATION 13 (AKA 447 BATTERY/530 SANSOME PROJECT)

Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On May 15, 2025, the Planning Commission initiated an amendment to the San Francisco General Plan, for a project at 530 Sansome Street. On July 17, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendment. At that public hearing, the Planning Commission adopted a recommendation for approval. This item is being transmitted to the Clerk of the Board for introduction.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Peter Miljanich, Deputy City Attorney
Tita Bell, Aide to Supervisor Sauter
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution

Planning Department Executive Summary

Signed to Form General Plan Amendment



PLANNING COMMISSION RESOLUTION NO. 21775

HEARING DATE: JULY 17, 2025

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13
Case Number: 2024-007066GPA
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 ORDINANCE THAT WOULD AMEND URBAN DESIGN ELEMENT MAP 4 (“URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS”), URBAN DESIGN ELEMENT MAP 5 (“URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS MAP”), DOWNTOWN AREA PLAN MAP 1 (“DOWNTOWN LAND USE AND DENSITY PLAN”), AND DOWNTOWN AREA PLAN MAP 5 (“PROPOSED HEIGHT AND BULK DISTRICTS”) OF THE GENERAL PLAN FOR THE PROPERTIES LOCATED AT 425 WASHINGTON STREET, 439-445 WASHINGTON STREET, 530 SANSOME STREET AND 447 BATTERY STREET (ASSESSOR’S BLOCK 0206 LOTS 002, 013, 014 AND 017); AFFIRMING THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 340.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco (“City”) provides that the Planning Commission periodically recommend General Plan amendments to the Board of Supervisors; and

WHEREAS, the General Plan consists of goals, policies and programs for the future physical development of the City that take into consideration social, economic and environmental factors; and

WHEREAS, the General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Planning Code Section 340 provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents; 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 Tower (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 property exchange agreement 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 No. 21739, which demonstrated the Commission's intent to amend the General Plan, and included by reference the proposed General Plan Amendment necessary to implement the Project; 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, the proposed General Plan amendments would: (1) amend Map 4 of the Urban Design Element ("Urban Design Guidelines for Height of Buildings") and Map 5 of the Downtown Area Plan ("Proposed Height and Bulk Districts") establishing the maximum height for Assessor's Parcel Block 0206, Lots 013, 014, and 017 (the "Tower Site") consistent with the proposed Project; (2) amend Map 5 of the Urban Design Element ("Urban Design Guidelines for Bulk of Buildings") and Map 5 of the Downtown Area Plan ("Proposed Height and Bulk Districts") providing for bulk controls for the Tower Site through a proposed special use district ("SUD"); and (3) amend Map 1 of the Downtown Area Plan ("Downtown Land Use and Density Plan") providing for density controls for the Tower Site through the proposed SUD (hereinafter the "General Plan Amendments"); and

WHEREAS, approvals also required for the Project include (1) certification of a Environmental Impact Report 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) Board of Supervisors adoption of an ordinance approving a development agreement (the "Development Agreement" and such ordinance the "Enacting Ordinance"); (4) Board of Supervisors adoption of an ordinance amending the Planning Code and Zoning Map (the "Planning Code Amendment Ordinance"); (5) approval of a Conditional Use Authorization pursuant to the adopted Planning Code Amendment Ordinance; (6) in consultation with the San Francisco Recreation and Park Commission, increase to the annual cumulative shadow limit for certain parks under the jurisdiction of the Recreation and Parks Department pursuant to Planning Code Section 295; (7) Shadow Findings pursuant to Planning Code Section 295; and (8) a Large Cap Office Allocation; and

WHEREAS, on July 17, 2025, the Planning Commission reviewed and considered the 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 DEIR, and certified the FEIR for the Project in compliance with the 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, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed 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 Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment;

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby **recommends approval** of the proposed ordinance, 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 that the General Plan Amendments promote the public welfare, convenience and necessity 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 proposed General Plan amendments to be considered by the Planning Commission on July 17, 2025, 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 (listed above) not otherwise obtainable but for approval of the Development Agreement and the other items before the Commission.

General Plan Compliance

The Planning Commission finds the proposed General Plan Amendments are in general conformity with the General Plan, and that the Project and its approvals associated therein, all as more particularly described in Exhibit C to the Development Agreement on file with the Planning Department in Case No. 2024-007066DVA, are each on balance consistent with the General Plan, as it is proposed to be amended. These General Plan Findings are for the entirety of the Project and all related approval actions that, in addition to the General Plan

Amendments, include but are not limited to the Enacting Ordinance, the Planning Code Text and Zoning Map Amendment Ordinance, DA approval, and other subsequent approvals that are consistent with and further the Project, including the Major Encroachment Permit, acceptance of any public improvements installed in compliance with City requirements, and the amended property exchange agreement.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 8

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1

Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSIDERED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.11

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT, AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Policy 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

OBJECTIVE 2

USE THE EXISTING TRANSPORTATION INFRASTRUCTURE AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

OBJECTIVE 24

DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING.

Policy 24.1

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

OBJECTIVE 25

IMPROVE THE AMBIENCE OF THE PEDESTRAIN ENVIRONMENT.

Policy 25.5

Where consistent with transportation needs, transform streets and alleys into neighborhood-serving open spaces or "living streets" by adding pocket parks in sidewalks or medians, especially in neighborhoods deficient in open space.

DOWNTOWN AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 4

ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

Policy 4.1

Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development.

OBJECTIVE 6

WITHIN ACCEPTABLE LEVELS OF DENSITY, PROVIDE SPACE FOR FUTURE OFFICE, RETAIL, HOTEL, SERVICE AND RELATED USES IN DOWNTOWN SAN FRANCISCO.

Policy 6.1

Adopt a downtown land use and density plan which establishes subareas of downtown with individualized controls to guide the density and location of permitted land use.

OBJECTIVE 9

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1

Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2

Provide different kinds of open space downtown.

Policy 9.5

Improve the usefulness of publicly owned rights-of-way as open space.

OBJECTIVE 10

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 9.2

Provide open space that is clearly visible and easily reached from the street or pedestrian way.

Policy 10.2

Encourage the creation of new open spaces that become a part of an interconnected pedestrian network.

OBJECTIVE 13

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

OBJECTIVE 22

IMPLEMENT A DOWNTOWN STREETScape PLAN TO IMPROVE THE DOWNTOWN PEDESTRIAN CIRCULATION SYSTEM, ESPECIALLY WITHIN THE CORE, TO PROVIDE FOR EFFICIENT, COMFORTABLE, AND SAFE MOVEMENT.

Policy 22.4

Create a pedestrian network in the downtown core area that includes streets devoted to or primarily oriented to pedestrian use.

Policy 22.5

Improve the ambience of the pedestrian environment.

The Project includes a mix of commercial uses that would reinforce one of the primary roles of downtown San Francisco's C-3 districts as representing the largest concentration of commercial activity and employment in the Bay Area Region. Future commercial tenants and patrons alike can walk, bike, or access BART, MUNI, or regional bus service from the Site. Further, the Project includes community-serving uses in the form of a new, state-of-the-art fire station (SFFD Station 13), and improvements to the entirety of Merchant Street between Sansome Street and Battery Street. On balance, the Project is consistent with the Objectives and Policies of the City's General Plan and the Downtown Area Plan.

Planning Code Section 101 Findings

The proposed amendments to the General Plan are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project would have a positive effect on existing neighborhood-serving retail uses because it would bring additional visitors and workers to the neighborhood, thus increasing the customer base of existing neighborhood-serving retail. The Project will provide significant employment opportunities.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project would not negatively affect the existing housing and neighborhood character. The Site would replace the existing fire station with a new, state-of-the-art fire station, contributing significantly to the quality of life in the neighborhood. The Project's mixed-use program would provide outstanding amenities to visitors and residents, and contribute significantly to the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The Project would not displace any existing housing and, in accordance with the Development Agreement, would result in the City receiving significant funds to support the development of new

affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Project would not impede MUNI transit service or overburden local streets or parking. The Project would improve Merchant Street between Sansome Street and Battery Street, enhancing the pedestrian experience in the Financial District.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Project would not negatively affect the industrial and service sectors, nor would either displace any existing industrial uses. The Project includes uses that are consistent with the character of existing development in the Financial District.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project proposes demolition of 447 Battery Street, which is currently designated a landmark under Planning Code Article 10. The Board of Supervisors must adopt the proposed Planning Code Amendment Ordinance that would conditionally rescind the landmark designation of 447 Battery Street in order for the Project to proceed in accordance with the Development Agreement.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

A Shadow Study indicated that each of the Project may cast a shadow on Maritime Plaza, Sue Bierman Park, Willie "Woo Woo" Wong Playground, and Washington Square Park. However, based upon the amount and duration of new shadow and the importance of sunlight to each of the open spaces analyzed, the Project would not substantially affect, in an adverse manner, the use or enjoyment of these open spaces. Shadow from the Project on public plazas and other publicly-accessible spaces other than those protected under Section 295 would be generally limited to certain days of the year and would be limited in duration and noticeability on those days.

Planning Code Section 340 Findings.

The Planning Commission finds from the facts presented, including those set forth above, that the public necessity, convenience and general welfare require the proposed amendments to the General Plan as set forth in Section 340.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 17, 2025.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2025.07.17 16:29:44 -07'00'

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



EXECUTIVE SUMMARY

LEGISLATION / CONDITIONAL USE AUTHORIZATION / OFFICE ALLOCATION / SHADOW FINDINGS

HEARING DATE: July 17, 2025

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project
Project Address: 530 Sansome, 447 Battery, 425 Washington, 439-445 Washington Street
Record Number: 2024-007066ENV/GPA/MAP/PCA/DVA/CUA/SHD/OFA
Existing Zoning: C-3-O (Downtown-Office) Zoning District
200-S Height and Bulk District
Priority Equity Geographies Special Use District
Downtown Plan Area
Proposed Zoning: C-3-O (Downtown Office) Zoning District
555-X Height and Bulk District
530 Sansome Mixed-Use Tower and Fire Station Special Use District
Priority Equity Geographies Special Use District
Downtown Plan Area
Block/Lot: 0206/002, 013, 014, and 017
Project Sponsor: 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;
Melvin Mendaros, San Francisco Real Estate Division
Melvin.mendaros@sfgov.org
Assistant Deputy Chief Michael Mullin, San Francisco Fire Department
michael.mullin@sfgov.org
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
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
Jonathan Vimr, Senior Planner
jonathan.vimr@sfgov.org, 628-652-7319

Staff Contact:

Environmental

Review: [Final Environmental Impact Report](#)

Recommendation: Approval With Conditions

Summary

On July 17, 2025, the Planning Commission (“Commission”) will consider a series of approval actions related to the proposed 530 Sansome Street and Fire Station 13 Development Project (also known as the 447 Battery and 530 Sansome Street Development Project; hereinafter referred to as the “Project”). The Commission has previously reviewed the Project as part of: (1) the Draft Environmental Impact Report (“DEIR”) on April 17, 2025; and (2) a hearing on May 15, 2025, which included an informational hearing on the Project followed by a resolution of intent to initiate amendments to the General Plan, a prerequisite to the approval actions now before the Commission. The actions before the Commission required to implement the Project include:

1. At a joint hearing with the Recreation and Park Commission, the Planning Commission will consider Certification of the Final Environmental Impact Report (“FEIR”) prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), the guidelines implementing CEQA (the “CEQA Guidelines”), and Chapter 31 of the City’s Administrative Code;
2. The Planning Commission will also consider adoption of CEQA Findings, including adoption of a statement of overriding considerations and a mitigation and monitoring reporting program (“MMRP”);
3. Consideration of a resolution to adjust the absolute cumulative limit for shadowing of four Recreation and Park Department properties, raising the limit for Maritime Plaza, Willie “Woo Woo” Wong Playground, and Washington Square and establishing a limit for Sue Bierman Park, all pursuant to Planning Code Section 295;
4. With the recommendation of the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, adopt shadow findings related to Maritime Plaza, Willie “Woo Woo” Wong Playground, Washington Square, and Sue Bierman Park pursuant to Planning Code Section 295;
5. Recommendation to the Board of Supervisors, in a resolution adopting General Plan and Planning Code Section 101.1 Consistency Findings, to approve an ordinance amending the General Plan that would 1) amend Map 4 of the Urban Design Element (“Urban Design Guidelines for Height of Buildings”) and Map

5 of the Downtown Area Plan (“Proposed Height and Bulk Districts”) establishing the maximum height for Assessor’s Parcel Block 0206, Lots 013, 014, and 017 (the “Project Site”) consistent with the proposed Project; (2) amend Map 5 of the Urban Design Element (“Urban Design Guidelines for Bulk of Buildings”) and Map 5 of the Downtown Area Plan (“Proposed Height and Bulk Districts”) providing for bulk controls for the Project Site through a proposed special use district (“SUD”); and (3) amend Map 1 of the Downtown Area Plan (“Downtown Land Use and Density Plan”) providing for density controls for the Project Site through the proposed SUD;

6. Recommendation to the Board of Supervisors to approve an ordinance (Board File No. 250697) amending the Planning Code and Zoning Map 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, conditionally rescind the existing Article 10 landmark designation within the SUD, and amend Special Use District Map SU01 and Height and Bulk District Map HT01, for Assessor’s Block 0206, Lots 002, 013, 014 and 017 to reflect the SUD and allow the proposed height of the Tower;
7. Recommendation to the Board of Supervisors to approve an ordinance (Board File No. 250698) approving the Development Agreement for the Project between the City and EQX Jackson Sq Holdco LLC (“Developer”);
8. Approval of a conditional use authorization for the Project that, pursuant to the proposed SUD, provides streamlined Project approval and exceptions from certain Planning Code requirements as set forth in the draft Motion attached hereto; and
9. Approval of a Large Cap Office Allocation for the Project and the accompanying return of a previous Small Cap authorization to the City’s Small Cap budget.

Project Description

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 occupying the area of 530 Sansome, 425 Washington, and 439-445 Washington (lots 013, 014, and 017) with three below-grade levels (the “Tower”) and a new City fire station on 447 Battery Street (lot 002) 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”).

Under the Development Agreement and related transaction documents, Developer would provide numerous public benefits, including:

- Within 2.5 years from the start of construction, Developer would complete and deliver the New Fire Station to the City meeting all of the Fire Department’s programmatic and design requirements for a state-of-the-art facility;
- The Merchant Street Improvements would be built and maintained by Developer at its sole cost;
- Payment of approximately \$1 million into the Downtown Park Fund to support the acquisition and development of public recreation facilities;
- Affordable housing payments to the City totaling nearly \$15 million, roughly three times the level seen for the previously approved iteration of the project. A portion of these funds is anticipated to aid in development of 100% affordable senior housing at the nearby 772 Pacific Avenue site in Chinatown. In addition, Developer would pay a significant portion of the funds to the City earlier than would otherwise be required and regardless of whether the Project is built;
- A large-scale investment to the downtown area anticipated to help revitalize the Financial District as it recovers from the Covid-19 pandemic;
- A Workforce Agreement relating to construction and operation of the mixed-use tower; and
- Millions of dollars in various other impact fees.

In conjunction with the Development Agreement, other City agencies retain a role in reviewing and issuing later approvals for the Project (for example, subdivision of the site and the final design of the Merchant Street Improvements), as memorialized in the Development Agreement and other implementing documents. The Development Agreement would waive or modify certain non-Planning Code procedures and requirements under existing Codes in consideration of alternative provisions set forth in the Agreement (for example, provisions related to workforce development in the Administrative Code and nonpotable water systems in the Health Code).

Background

Developer and the City (acting in its proprietary capacity) have previously obtained Commission approval for a development at 425 Washington Street, 439-445 Washington Street and 530 Sansome Street (immediately adjacent to 447 Battery Street). That project (Record No. 2019-017481PRJ) included demolition of all existing buildings (including the existing Fire Station No 13) and construction of a 19-story mixed use building including a new fire station for the City. Developer and City have conferred and acknowledge that development of that project is not feasible due to market conditions and unforeseen design and operational challenges. Further, the San Francisco Fire Department (“SFFD”) has determined that there is no City-owned lot suitable for construction of a new fire station within the required service area of San Francisco Fire Station 13 (that is, allowing the currently

entitled project that does not include 447 Battery Street to be developed with the new fire station being constructed somewhere off-site). Accordingly, Developer explored opportunities to revise the previous iteration of the project in a manner that could meet the design, locational, and financial objectives for them and the City. This process resulted in the current proposal.

On December 10, 2024, the Board of Supervisors adopted Resolution No. 629-24, generally endorsing key terms for a development agreement for the Project.

On May 15, 2025, the Commission held an informational hearing on the Project and then adopted Resolution No. 21739 to initiate a General Plan amendment necessary for the Project.

On July 16, 2025, the Historic Preservation Commission will hold a hearing on the proposed Planning Code and Zoning Map amendment ordinance (Board File No. 250697), specifically to make a recommendation to the Board of Supervisors regarding the proposed conditional rescission of the Article 10 landmark status of the existing building at 447 Battery Street. At the July 17, 2025 hearing, Department staff will provide the Commission with a summary of the Historic Preservation Commission's actions at its July 16, 2025 hearing.

Environmental Review

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.

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.

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.

Public Comment

As of the date of publication, the Department has received one (1) letter in opposition to the project, generally objecting to the height of the tower, viability of office uses, and potential for different locations. See Exhibit V.

Racial and Social Equity Analysis

Understanding the potential benefits, burdens and the opportunities to advance racial and social equity that the proposed amendments and their enabling of the overall project is part of the Department's Racial and Social Equity Action Plan. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability, the Planning and Historic Preservation Commissions' 2020 Equity Resolutions, and with the Office of Racial Equity mandates, which requires all Departments to conduct this analysis.

The Planning Code amendments and overall project would assist in reactivation of the downtown area and all the associated benefits to the surrounding economy and businesses that would bring. It would further provide substantial financial assistance to the production of affordable housing, including a 100% affordable senior housing site in nearby Chinatown.

Recommendation

The Department recommends that the Commission adopt the resolutions and motions attached hereto, including certification of the FEIR, adoption of required CEQA findings, recommendation of the three proposed ordinances, shadow-related actions under Section 295, and approval of the Conditional Use Authorization and Large Cap office allocation.

Basis for Recommendation

The Department finds that the Project is necessary and desirable and will, on balance, promote the public welfare and, following Board of Supervisors adoption of proposed General Plan amendments to be considered by the Planning Commission on July 17, 2025, 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 (listed above) not otherwise obtainable but for approval of the Development Agreement and the other items before the Commission.

Required Commission Actions

In order for the Project to proceed, the Commission must:

1. Certify the FEIR pursuant to CEQA;
2. Adopt CEQA Findings, including a statement of overriding considerations and the MMRP;
3. Adjust the absolute cumulative shadow limit for Maritime Plaza, Willie "Woo Woo" Wong Playground; Washington Square, and Sue Bierman Park pursuant to Planning Code Section 295;
4. Adopt findings that net new shadowing on Maritime Plaza, Willie "Woo Woo" Wong Playground; Washington Square, and Sue Bierman Park would not be adverse to their use pursuant to Planning Code

Section 295;

5. Recommend Board of Supervisors approval of the General Plan Amendment Ordinance in a resolution making General Plan consistency findings;
6. Recommend Board of Supervisors approval of the Planning Code and Zoning Map Amendment Ordinance (Board File No. 250697);
7. Recommend Board of Supervisors approval of the ordinance approving the Development Agreement (Board File No. 250698);
8. Approve the conditional use authorization for the Project pursuant to the Planning Code and Zoning Map Amendment Ordinance;
9. Approve a Large Cap Office Allocation

ATTACHMENTS:

CEQA Materials

- Exhibit A: Draft Motion Certifying the FEIR
Exhibit B: Draft Motion Adopting CEQA Findings
Exhibit C: MMRP

General Plan Amendments

- Exhibit D: Draft Resolution Recommending Approval of General Plan Amendments
Exhibit E: Draft General Plan Amendment Ordinance
Exhibit F: General Plan Maps with proposed changes annotated

Planning Code Text and Map Amendments

- Exhibit G: Draft Resolution Recommending Approval of Planning Code Text and Map Amendments
Exhibit H: Draft Ordinance in Board File No. 250697

Development Agreement

- Exhibit I: Draft Resolution Recommending Approval of Ordinance Approving Development Agreement
Exhibit J: Draft Ordinance in Board File No. 250698
Exhibit K: Draft Development Agreement in Board File No. 250698, including exhibits

Conditional Use Authorization

- Exhibit L: Draft Conditional Use Authorization Motion
Exhibit M: Plan Set

Shadow Analysis

- Exhibit N: Draft Resolution to Raise the Cumulative Shadow Limit for Washington Square, Willie “Woo Woo” Wong Playground, and Maritime Plaza and set the Absolute Cumulative Shadow Limit for Sue Bierman Park
- Exhibit O: Draft Shadow Analysis Motion
- Exhibit P: Shadow Study

Office Allocation

- Exhibit Q: Draft Large Cap Office Development Authorization Motion

Other

- Exhibit R: Maps and Context Photos
- Exhibit S: Land Use Table
- Exhibit T: Project Sponsor Brief
- Exhibit U: First Source Hiring Affidavit
- Exhibit V: Public Comment Letters as of Date of Publication



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;
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c/o Nicholas Witte, Related California
44 Montgomery Street, Suite 1300
San Francisco, CA 94104
Battery Street Holdings LLC
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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

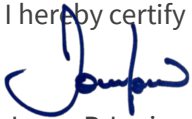
Department emailed or mailed the notice to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on March 11, 2025.

- 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



PLANNING COMMISSION MOTION NO. 21773

HEARING DATE: July 17, 2025

Record No.: 2024-007066PRJ/ENV/DVA/PCA/GPA/CUA/SHD/OFA

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project
(also known as the 447 Battery and 530 Sansome 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
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Andrico Penick, San Francisco Real Estate Division
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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
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c/o Nicholas Witte, Related California
44 Montgomery Street, Suite 1300
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ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE 530 SANSOME MIXED-USE TOWER AND FIRE STATION 13 DEVELOPMENT PROJECT LOCATED 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 August 5, 2024, EQX JACKSON SQ HOLDCO LLC (hereinafter “Developer”) filed project application materials assigned to Planning Case No. 2024-007066PRJ and applicable supplemental materials in related records with the Planning Department (hereinafter “Department”) to demolish all existing buildings on 425 Washington Street, 439-445 Washington Street, 530 Sansome Street, and 447 Battery Street (Assessor’s Block 0206, Lots 002, 013, 014 and 017; the “Project Site”), including the existing Fire Station 13, and construct a mixed-use development at the Project Site, which would include a mixed-use high-rise building up to 41-stories tall on 425 Washington Street, 439-445 Washington Street, and 530 Sansome Street with three below-grade levels and a new fire station on 447 Battery Street with one below-grade level (the “Project”).

The Department is the Lead Agency responsible for the implementation of the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (“CEQA”), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, on November 6, 2024, the Department published a Notice of Preparation of an Environmental Impact Report (“NOP”) and initiated a 30-day public comment period. The period for public comment on the NOP ended on December 9, 2024.

On January 15, 2025, a draft of the proposed historic preservation alternatives for the Project was presented to the Historic Preservation Commission (HPC) for review and comment.

On March 11, 2025, the Planning Department published a Draft Environmental Impact Report (“Draft EIR”) for the Project. The Department provided public notice in a newspaper of general circulation of the availability of the Draft EIR, including an initial study, for public review and comment, and provided the date and time of the Commission public hearing on the DEIR and the HPC public hearing on the DEIR; this notice was mailed or emailed to the Department’s lists of persons requesting such notice and owners and occupants of sites within a 300-foot radius of the Project Site, and decision-makers. This notice was also posted at and near the Project Site by the Department’s consultant on March 11, 2025.

On April 2, 2025, the HPC held a duly noticed public hearing on the Draft EIR, in order for the HPC and members of the public to provide comment on the DEIR for consideration by the Planning Commission.

On April 17, 2025, the Commission held a duly noticed public hearing on the Draft EIR, at which opportunity for public comment was given, and public comment was received on the Draft EIR. The period for commenting on the Draft EIR 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.

The Department prepared responses to comments on environmental issues received during the public review period for the Draft EIR, prepared revisions to the text of the Draft EIR in response to comments received or based on additional information that became available during the public comment period, and corrected clerical errors in the Draft EIR.

On July 2, 2025, the Planning Department published a Responses to Comments document (RTC) that was distributed to the Commission, other decisionmakers, and all parties who commented on the Draft EIR, and made available to others who requested the RTC from the Department.

The Department prepared a final environmental impact report (hereinafter “Final EIR”), consisting of the Draft EIR, any consultations and comments received during the Draft EIR review process, any additional information that became available, and the RTC, all as required by law.

On July 17, 2025, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. The Final EIR was certified by the Commission on July 17, 2025, by adoption of Motion No. 21771.

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 the applicant, Department staff, and other interested parties.

WHEREAS, the Commission reviewed and considered the Final EIR for the Project and found the Final EIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the RTC presented no new environmental issues not addressed in the Draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

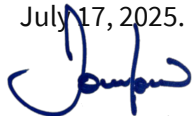
WHEREAS, the Department prepared the CEQA Findings, attached to this Motion as Attachment A and incorporated fully by this reference, regarding the alternatives, mitigation measures, improvement measures, and environmental impacts analyzed in the Final EIR, the overriding considerations for approving the Project, and the proposed mitigation monitoring and reporting program (“MMRP”) attached as Attachment B and incorporated fully by this reference, which includes mitigation measures. The Commission has reviewed the entire record, including Attachments A and B, which material was also made available to the public.

MOVED, that the Commission hereby adopts findings under the California Environmental Quality Act, including findings rejecting alternatives as infeasible and setting forth a Statement of Overriding Considerations, attached to this Motion as Attachment A, and adopts the Mitigation Monitoring and Reporting

Program, attached as Attachment B, both fully incorporated into this Motion by reference, based on substantial evidence in the entire record of this proceeding.

The Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2024-007066ENV/DVA/GPA/PCA/CUA/SHD/OFA, at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its regular meeting 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



ATTACHMENT A

530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (also known as 447 Battery and 530 Sansome Street Project)

California Environmental Quality Act Findings: Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations

SAN FRANCISCO PLANNING COMMISSION

PREAMBLE

In determining to approve the project described in Section I, below, the ("Project"), the San Francisco Planning Commission (the "Commission") makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures, and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 *et seq.* ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

Section I provides a description of the proposed Project, the environmental review process for the Project, the City approval actions to be taken, and the location and custodian of the record.

Section II lists the Project's less-than-significant impacts that do not require mitigation.

Section III identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.

Section IV identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level and describes any applicable mitigation measures as well as the disposition of the mitigation measures. The Final EIR identified mitigation measures to address these impacts, but implementation of the mitigation measures will not reduce the impacts to a less-than-significant level.

Sections III and IV set forth findings as to the mitigation measures proposed in the Final EIR. (The Draft Environmental Impact Report (“Draft EIR”) and the Comments and Responses document (“RTC”) together comprise the “Final EIR,” or “FEIR.”) Attachment B to the Planning Commission Motion contains the Mitigation Monitoring and Reporting Program (“MMRP”), which provides a table setting forth the full text of each mitigation measure listed in the Final Environmental Impact Report that is required to reduce a significant adverse impact.

Section V identifies the project alternatives that were analyzed in the Final EIR and discusses the reasons for their rejection.

Section VI sets forth the Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

The MMRP (Attachment B) is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP also specifies the party responsible for implementation of each mitigation measure and establishes monitoring actions and a monitoring schedule.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft EIR or the RTC, which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

Section I. Project Description and Procedural Background

A. Project Description

The San Francisco Fire Department, the San Francisco Real Estate Division, and EQX JACKSON SQ HOLDCO LLC (project sponsors) propose to redevelop the 24,830-square-foot project site located on the block bound by Sansome Street to the west, Washington Street to the north, Battery Street to the east, and Merchant Street to the south. The proposed 530 Sansome Street Mixed-Use Tower and Fire Station 13 Development Project (proposed project) would involve demolition of the existing 17,800-square-foot, 3-story commercial building at 425 Washington Street (Block/Lot 0206/014), and the 12,862-square-foot, 2-story commercial building at 439–445 Washington Street (Block/Lot 0206/013) owned by EQX JACKSON SQ HOLDCO LLC; the 20,154-square-foot, 3-story commercial building at 447 Battery Street (Block/Lot 0206/002) owned by Battery Street Holdings LLC; and the 18,626-square-foot fire station at 530 Sansome Street (Block/Lot 0206/017) owned by the City and County of San Francisco. Prior to demolition of 530 Sansome Street and during construction of the proposed project, Fire Station 13 operations (including personnel and firetrucks) would temporarily relocate to nearby offsite existing San Francisco Fire Department facilities until construction of a replacement fire station is completed. No construction or tenant improvements would be required for temporary relocation. No interruption of fire department service would occur and relocated fire department operations would continue to serve the Financial District neighborhood and the city in general.

The project sponsors propose to construct a 4-story replacement fire station and a separate high-rise building up to 41 stories tall. The replacement fire station would be located on the 447 Battery Street parcel and would include approximately 31,200 square feet (including one basement level with 18 vehicle parking

spaces and four class 1 bicycle spaces) in a 4-story, approximately 55-foot-tall building (60 feet total to the roof, including amenity space on the fourth floor and rooftop mechanical equipment) on the eastern portion of the project site. The high-rise building, approximately 544 feet tall (574 feet total, including rooftop mechanical equipment), would be located on the remaining three parcels and would include approximately 27,030 square feet of retail uses (café, restaurant, and ballroom/pre-function/meeting spaces on levels 1 through 3); between approximately 372,580 and 417,770 square feet of office space; and between approximately 128,010 and 189,130 square feet of hotel space for approximately 100 to 200 hotel rooms. There would be three below-grade levels under the high-rise building, which would provide approximately 74 vehicle parking spaces, 81 Class 1 bicycle parking spaces, and utility rooms. The proposed project would provide 20 class 2 bicycle parking spaces on streets adjacent to the project site, and one passenger loading zone on Sansome Street, subject to San Francisco Municipal Transportation Agency (SFMTA) and San Francisco Public Works approval.

The proposed project would improve the entirety of Merchant Street between Battery and Sansome streets with privately maintained public open space that would be maintained by project sponsor for the life of the proposed project.

B. Project Objectives

The project sponsor seeks to achieve the following objectives through implementation of the proposed project:

1. Leverage new commercial development to provide City with a new state-of-the-art fire station and financial contributions to support new affordable housing production.
2. Build a new commercial development to generate both daytime and nighttime activity in the City's Financial District and provide employment opportunities and demand for area businesses in a transit rich and walking-friendly area of the City.
3. Build the City a new fire station in a separate structure that meets the City's Fire Department programmatic and design requirements for a state-of-the-art facility, while accommodating the contemplated commercial development on a distinct portion of the project site.
4. Improve Merchant Street between Sansome and Battery streets to complete a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park.
5. Build adequate parking and vehicular and loading access to serve the needs of project workers and visitors.
6. Create a new luxury hotel catering to tourists and businesses.
7. Create new office space meeting the programmatic and locational needs of financial service firms.
8. Allow flexibility in the allowable amount of office and hotel uses to be developed to meet the future and evolving needs in San Francisco's downtown area.

C. Project Approvals

The following is a preliminary list of anticipated approvals for the proposed project and is subject to change.¹ These approvals may be considered by City decision-makers in conjunction with the required environmental review, but they may not be granted until completion of the environmental review.

Local Agencies

San Francisco Board of Supervisors

- Approval of a Development Agreement for the proposed project and legislation creating the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code and Administrative Code provisions (see Board File Nos. 250698 and 250697).
- Approval of General Plan Amendment to the Downtown Area Plan to permit construction of a building that is approximately 600 feet tall.
- Approval of a zoning map amendment for height and bulk district reclassification.
- Approval of Amendment to Conditional Property Exchange Agreement between City and EQX JACKSON SQ HOLDCO LLC regarding transfers of land to facilitate project implementation.
- Adoption of findings under the California Environmental Quality Act (CEQA).

San Francisco Planning Commission

- Recommend to the Board of Supervisors approval of a Development Agreement and amendments to the Planning Code.
- Recommend to the Board of Supervisors approval of a General Plan Amendment to the Downtown Area Plan to permit construction of a building that is approximately 600-feet tall.
- Recommend to the Board of Supervisors approval of Zoning Map Amendment for the Height and Bulk District. Reclassification: The building height of the proposed project would exceed the height limit of the existing 200-S Height and Bulk District. The Board of Supervisors would need to approve an amendment to the Zoning Map Height and Bulk Districts pursuant to Planning Code section 302 to permit construction of an approximately 600-foot-tall building.
- Approval of shadowing on publicly accessible open space under the jurisdiction of the Recreation and Park Commission (Maritime Plaza, Willie “Woo Woo” Wong Playground, Washington Square Park, and Sue Bierman Park) after consultation with the Recreation and Parks Commission (Planning Code section 295).
- Approval of a single Conditional Use Authorization pursuant to the Development Agreement and

¹ The Board will take other actions implementing the project in a non-regulatory capacity.

Planning Code legislation to approve the project including certain Planning Code modifications.

- Approval of an allocation of office square footage under Planning Code sections 320–325.
- Adoption of CEQA findings under the California Environmental Quality Act.

San Francisco Historic Preservation Commission

- Recommend to the Board of Supervisors approval of an ordinance to permit conditional rescission of the landmark designation for 447 Battery Street building.

San Francisco Recreation and Park Commission

- Recommend to the Planning Commission approval of increase to annual cumulative shadow limit for Maritime Plaza and Sue Bierman Park.

San Francisco Planning Department

- Issuance of Pre-Construction Environmental Compliance letter.

San Francisco Department of Building Inspection

- Approval of demolition, grading, and building permit(s).

San Francisco Municipal Transportation Agency

- Approval of permits for streetscape modifications and color curb designations in the public right-of-way.
- Approval of parking and traffic changes including fire station striping on Battery Street and color curb zones.
- Approval of change to the transportation code for the conversion of the northbound lane on eastern side of Sansome Street adjacent to Project Site to an accessible passenger loading zone (approximately 75 feet in length) and daylighting zone (approximately 20 feet in length) at the approach of Washington Street.
- Approval of permits for construction within public right-of-way.

San Francisco Public Works

- Approval of permits for streetscape modifications in the public right-of-way.
- Approval of new, removed, or relocated street trees.
- Approval of any situations involving construction that would need to extend beyond normal hours (i.e., between 8 p.m. and 7 a.m.), which could include concrete pours, crane and hoist erection and adjustment activities, site maintenance activities and material delivery and handling.
- Approval of major encroachment permit for improvements to Merchant Street.

San Francisco Department of Public Health

- Approval of site mitigation plan pursuant to Maher Ordinance.

- Approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (Construction Dust Control Ordinance).

Bay Area Air Quality Management District

- Issuance of permits for the installation and operation, and testing of individual air pollution sources, such as emergency generators.

San Francisco Public Utilities Commission

- Approval of the use of groundwater wells during dewatering associated with construction.
- Approval of landscape and irrigation plans to extent project installs or modifies 5,000 square feet or more of landscape area.
- Approval of any changes to water and sewer lateral connections.
- Approval of erosion sediment control plans prior to commencing construction, pursuant to the Construction Site Runoff Ordinance.
- Approval of the project Water Supply Assessment.

San Francisco Arts Commission

- Civic Design Review and approval of the design of the replacement Fire Station 13.
- Visual Arts Committee review of relocation plan for Untitled artwork.

Approval Action

- Approval of the Conditional Use Authorization by the Planning Commission would constitute the approval action.

D. Environmental Review

On August 5, 2024, EQX JACKSON SQ HOLDCO LLC (hereinafter “Developer”) filed project application materials assigned to Planning Case No. 2024-007066PRJ and applicable supplemental materials in related records with the Planning Department (hereinafter “Department”) to demolish all existing buildings on 425 Washington Street, 439-445 Washington Street, 530 Sansome Street, and 447 Battery Street (Assessor’s Block 0206, Lots 002, 013, 014 and 017; the “Project Site”), including the existing Fire Station 13, and construct a mixed-use development at the Project Site, which would include a mixed-use high-rise building up to 41-stories tall on 425 Washington Street, 439-445 Washington Street, and 530 Sansome Street with three below-grade levels and a new fire station on 447 Battery Street with one below-grade level (the “Project”).

The Department is the Lead Agency responsible for the implementation of the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (“CEQA”), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, on November 6, 2024, the Department published a Notice of Preparation of an Environmental Impact Report (“NOP”) and initiated a 30-day public comment period. The period for public comment on the NOP ended on December 9, 2024.

On January 15, 2025, a draft of the proposed historic preservation alternatives for the Project was presented to the Historic Preservation Commission (HPC) for review and comment.

On March 11, 2025, the Planning Department published a Draft Environmental Impact Report (“Draft EIR”) for the Project. The Department provided public notice in a newspaper of general circulation of the availability of the Draft EIR, including an initial study, for public review and comment, and provided the date and time of the Commission public hearing on the DEIR and the HPC public hearing on the DEIR; this notice was mailed or emailed to the Department’s lists of persons requesting such notice and owners and occupants of sites within a 300-foot radius of the Project Site, and decision-makers. This notice was also posted at and near the Project Site by the Department’s consultant on March 11, 2025.

On April 2, 2025, the HPC held a duly noticed public hearing on the Draft EIR, in order for the HPC and members of the public to provide comment on the DEIR for consideration by the Planning Commission.

On April 17, 2025, the Commission held a duly noticed public hearing on the Draft EIR, at which opportunity for public comment was given, and public comment was received on the Draft EIR. The period for commenting on the Draft EIR 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.

The Department prepared responses to comments on environmental issues received during the public review period for the Draft EIR, prepared revisions to the text of the Draft EIR in response to comments received or based on additional information that became available during the public comment period, and corrected clerical errors in the Draft EIR.

On July 2, 2025, the Planning Department published a Responses to Comments document (RTC) that was distributed to the Commission, other decisionmakers, and all parties who commented on the Draft EIR, and made available to others who requested the RTC from the Department.

The Department prepared a final environmental impact report (hereinafter “Final EIR”), consisting of the Draft EIR, any consultations and comments received during the Draft EIR review process, any additional information that became available, and the RTC, all as required by law.

On July 17, 2025, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. The Final EIR was certified by the Commission on July 17, 2025, by adoption of Motion No. xxxxx.

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the Project are based include the following:

- The Final EIR, consisting of the Draft EIR, the RTC document, and all documents referenced in or relied upon by the Final EIR;
- All information (including written evidence and testimony) provided by city staff members to the Planning Commission related to the Final EIR, the Project, the project approvals and entitlements, and the alternatives set forth in the Final EIR;
- All information (including written evidence and testimony) presented to the Planning Commission, or incorporated into reports presented by the Planning Department, the environmental consultant, and subconsultants who prepared the Final EIR;
- All information (including written evidence and testimony) presented to the city from other public agencies relating to the Project or the Final EIR;
- All applications, letters, testimony, and presentations provided to the city by the Department and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Final EIR;
- The MMRP; and
- All other documents composing the record pursuant to Public Resources Code section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco. The San Francisco Planning Commission Secretary is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III, and IV set forth the Planning Commission's findings about the Final EIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Planning Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the Final EIR and adopted by the Planning Commission as part of the Project. To avoid duplication and redundancy, and because the Planning Commission agrees with, and hereby adopts, the conclusions in the Final EIR, these findings will not repeat the analysis and conclusions in the Final EIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Planning Commission has considered the opinions of the Department and other city staff members and experts, other agencies, and members of the public. The Planning Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the city; (ii) the significance thresholds used in the Final EIR are supported by substantial evidence in the record, including the expert opinion of the Final EIR preparers and city staff members; and (iii) the significance thresholds used in the Final EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the proposed project. Thus, although, as a legal matter, the Planning Commission is not bound by the significance determinations in the Final EIR (see Public Resources Code

section 21082.2, subdivision [e]), the Planning Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, a full explanation of these environmental findings and conclusions can be found in the Final EIR, and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the determination regarding the proposed project's impacts and mitigation measures designed to address those impacts. In making these findings, the Planning Commission ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Planning Commission adopts and incorporates the mitigation measures for the proposed project set forth in the Final EIR, which are set forth in the attached MMRP, to reduce the significant and unavoidable impacts of the Project. The Planning Commission intends to adopt the mitigation measures proposed in the Final EIR that are within its jurisdiction and urges other city agencies and departments that have jurisdiction over other mitigation measures proposed in the Final EIR, and set forth in the MMRP, to adopt those mitigation measures. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final EIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the Final EIR.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the Draft EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS THAN SIGNIFICANT AND THUS NOT REQUIRING MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Public Resources Code section 21002; CEQA Guidelines sections 15126.4, subdivision [a][3], 15091). Based on the evidence in the entire record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation.

Land Use (Draft EIR p. S-15)

- All impacts

Population and Housing (Draft EIR p. S-15)

- All impacts

Transportation and Circulation (Draft EIR p. S-35)

- All impacts

Greenhouse Gas Emissions (Draft EIR p. S-44)

- All impacts

Shadow (Draft EIR p. S-45)

- All impacts

Recreation (Draft EIR p. S-46)

- All impacts

Utilities and Service Systems (Draft EIR p. S-46)

- All impacts

Public Services (Draft EIR p. S-48)

- All impacts

Biological Resources (Draft EIR p. S-48)

- All impacts

Hydrology and Water Quality (Draft EIR p. S-56)

- All impacts

Hazards and Hazardous Materials (Draft EIR p. S-57)

- All impacts

Mineral Resources (Draft EIR p. S-58)

- All impacts

Energy (Draft EIR p. S-59)

- All impacts

Historic Architectural Resources (Draft EIR p. S-9)

- Impact C-CR-1 – In combination with cumulative projects, result impact on historical resources

Air Quality (Draft EIR p. S-9)

- Impact AQ-1 – Result in cumulatively considerable net increase in a criteria air pollutant for which the project region is in nonattainment status under applicable federal, state, or regional ambient air quality standard
- Impact AQ-2 – During project operation, result in cumulatively considerable net increase in a criteria air pollutant for which the project region is in nonattainment status under applicable federal, state, or regional ambient air quality standard
- Impact AQ-4 – Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

- Impact AQ-5 – Result in conflict with or obstruct implementation of the 2017 Clean Air Plan
- Impact C-AQ-2 -- In combination with cumulative projects, result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

Geology and Soils (Draft EIR p. S-49)

- Impact GE-1 – Result in exacerbation of potential to expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, seismically induced ground failure, or landslides
- Impact GE-2 – Result in soil erosion or the loss of topsoil
- Impact GE-3 – Result in project located on geologic unit or soil that is unstable or could become unstable as result of project
- Impact GE-4 – Result in creating substantial risk to life or property as a result of being located on expansive soil
- Impact GE-5 – Result in directly or indirectly destroying a unique geologic feature
- Impact C-GE-1 -- In combination with cumulative projects, result in significant cumulative impact on geology and soils

SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS OF THE PROJECT THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III concern mitigation measures set forth in the EIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP, which is included as Attachment B to the Planning Commission motion adopting these findings.

The project sponsor has agreed to implement the following mitigation measures to address the potential Cultural Resources, Tribal Cultural Resources, Noise, Wind, and Geology and Soils impacts identified in the EIR. As authorized by CEQA section 21081 and CEQA Guidelines sections 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the EIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. These mitigation measures will reduce or avoid the potentially significant impacts described in the EIR, and the Planning Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the city to implement or enforce. In addition, the required mitigation measures are fully enforceable and will be included as conditions of approval for project approvals under the Project, as applicable, and also will be enforced through conditions of approval in building permits issued for the Project by the San Francisco Department of Building Inspection, as applicable. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level.

Cultural Resources (Draft EIR p. S-16)

Impacts CR-2, CR-3, and C-CR-2: With mitigation, the proposed project would not cause, nor in combination with cumulative projects cause, a substantial adverse change in the significance of an archeological resource or disturb human remains.

Any ground-disturbing activities during project construction—particularly excavation, grading, and foundation work—could have the potential to uncover terrestrial prehistoric archeological resources, submerged prehistoric archeological resources, historic archeological resources, and/or human remains.

Mitigation Measure M-CR-2a: Archeological Testing requires project sponsor to engage an archaeological consultant to undertake an archeological testing program, which program would include the preparation and submission of certain archaeological reports to the Environmental Review Officer. The archaeological consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required.

Mitigation Measure M-CR-2b: Treatment of Submerged and Deeply Buried Resources creates treatment and recovery procedures in the event of the discovery of a submerged or deeply buried resource during archaeological testing, archaeological monitoring, or soil disturbing construction activities.

As such, implementation of Mitigation Measures M-CR-2a and M-CR-2b would impose requirements related to archaeological resource identification, monitoring, and protection, and thereby ensure that the project's impacts on archaeological resources, human remains, and tribal cultural resources would be less than significant.

Tribal Cultural Resources (Draft EIR p. S-33)

Impacts TCR-1 and C-TCR-1: With mitigation, the proposed project would not cause, nor in combination with cumulative projects cause, a substantial adverse change in the significance of a tribal cultural resource.

Any ground-disturbing activities during project construction—particularly excavation, grading, and foundation work—could have the potential to uncover tribal cultural resources.

Mitigation Measure M-TCR-1: Tribal Cultural Resources Program requires the project sponsor to consult with the Environmental Review Officer and California Native American tribes traditionally and culturally affiliated with the geographic area of the proposed project in the event of the identification or discovery of a tribal cultural resource during construction. This would include collaboration and review of any potential preservation plan proposed for the identified resource.

Mitigation Measure M-CR-2a: Archeological Testing provides that a California Native American tribe traditionally and culturally affiliated with a geographic area of the project may, at their discretion, provide a Native American cultural sensitivity training to all project contractors and may provide monitoring of the archaeological testing for Native American archeological resources.

Mitigation Measure M-CR-2b: Treatment of Submerged and Deeply Buried Resources creates treatment and recovery procedures in the event of the discovery of a submerged or deeply buried resource (including Native American archeological resources) during archaeological testing, archaeological monitoring, or soil disturbing construction activities.

As such, implementation of Mitigation Measures M-TCR-1, M-CR-2a, and M-CR-2b would create a process for identifying, treating, and recovering Native American archaeological resources, and thereby ensure that the project's impacts on tribal cultural resources would be less than significant.

Noise (Draft EIR p. S-36)

Impacts NO-1 and C-NO-1: With mitigation, the proposed project would not generate, nor in combination with cumulative projects generate, substantial temporary or periodic increases in ambient noise levels in the project vicinity.

Project construction could expose people to or generate noise levels in excess of standards in the Noise Ordinance (Article 29 of the San Francisco Police Code) or applicable standards of other agencies. Mitigation Measure M-NO-1: Construction Noise Control requires submission of a construction noise control plan to the Environmental Review Officer that identifies noise control measures to meet the daytime and nighttime performance targets for construction activities at noise-sensitive receptors and commercial receptors. As such, implementation of Mitigation Measure M-NO-1 would impose measures to reduce noise levels generated by project construction, and thereby ensure that the project's construction-related noise impacts would be less than significant.

Impact NO-2: With mitigation, operation of the proposed project would not generate substantial temporary or periodic increases in ambient noise levels in the project vicinity.

Operation of stationary mechanical equipment could expose people to or generate noise levels in excess of standards in the Noise Ordinance (Article 29 of the San Francisco Police Code) or applicable standards of other agencies. Mitigation Measure M-NO-2: Noise Analysis and Attenuation for Stationary Mechanical Equipment requires preparation of a project-specific stationary mechanical equipment analysis. All recommendations from the analysis are necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. As such, implementation of Mitigation Measure M-NO-2 would impose measures to reduce noise generated by stationary mechanical equipment, and thereby ensure that the project's operation-related noise impacts would be less than significant.

Impact NO-3: With mitigation, construction of the proposed project would not generate excessive groundborne vibration or groundborne noise levels.

Project construction could result in groundborne vibration with the potential to damage adjacent buildings and structures. Mitigation Measure M-NO-3: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction requires preparation of a Pre-construction Survey and Vibration Management and Monitoring Plan that identifies (and imposes) feasible means to avoid project-related construction vibration damage to potentially affected buildings. As such, implementation of Mitigation

Measure M-NO-3 would reduce groundborne vibration generated during project construction, and thereby ensure that the project's impacts on adjacent buildings and structures would be less than significant.

Wind (Draft EIR, p. S-45)

Impacts WI-1 and C-WI-1: With mitigation, the proposed project would not result, nor in combination with cumulative projects result, in a net increase in wind hazards in publicly accessible areas of substantial pedestrian use.

The proposed project could result in a net increase in wind hazards in publicly accessible areas of substantial pedestrian use. Mitigation Measure M-WI-1: Tree Planting and Maintenance requires project sponsor to plant and maintain a number of street trees along the frontages of the project site. As such, implementation of Mitigation Measure M-WI-1 would reduce wind hazards in publicly accessible areas of substantial pedestrian use, and thereby ensure that the project's impacts would be less than significant.

Geology and Soils (Draft EIR, p. S-49)

Impact GE-6: With mitigation, the proposed project would not directly or indirectly destroy a unique paleontological geologic feature.

Any ground-disturbing activity (e.g., excavation, utility installation) during project construction could have the potential to directly or indirectly destroy unique paleontological geologic features.

Mitigation Measure M-GE-6a: Worker Environmental Awareness Training Construction requires project sponsor to engage a qualified paleontologist to train all project construction workers regarding how to recognize paleontological resources.

Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources During Construction requires that, in the event of an unanticipated paleontological resource during construction, ground disturbing activities be temporarily halted within 25 feet of the find until the discovery is examined by a qualified paleontologist, and if the resource is determined to be of scientific importance, additional measures will be taken to limit construction effects on such resource.

Mitigation Measure M-GE-6c: Preconstruction Paleontological Evaluation for Projects located in Class 3 (Moderate) Sensitivity Areas requires preparation of a site-specific Preconstruction Paleontological Resources Evaluation prior to commencing soil-disturbing activities on the project site. The purpose of the evaluation is to identify early the potential presence of significant paleontological resources on the project site.

As such, implementation of Mitigation Measures M-GE-6a through -6c would create processes for identifying, examining, and protected paleontological resources, and thereby would ensure that the project's construction impacts would be less than significant.

SECTION IV. SIGNIFICANT IMPACTS OF THE PROJECT THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that there are significant Project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The Final EIR identifies significant impacts in Historic Architectural Resource and Air Quality significant impact topic areas that would remain significant and unavoidable, even with implementation of mitigation measures; those impacts topics and the mitigation measures that reduce the impacts, although not to a less-than-significant level, are listed below.

The Planning Commission further finds based on the analysis contained within the Final EIR, other considerations in the record, and the significance criteria identified in the Final EIR, that feasible mitigation measures are not available to reduce the significant Project impacts to less-than-significant levels, and thus those impacts remain significant and unavoidable

The following significant impacts on the environment, as reflected in the Final EIR, are unavoidable. But, as more fully explained in Section VII, below, under Public Resources Code section 21081(a)(3) and (b) and CEQA Guidelines sections 15091(a)(3), 15092(b)(2)(B), and 15093, the Planning Commission finds that these impacts are acceptable in light of the legal, environmental, economic, social, technological and other benefits of the Project. This finding is supported by substantial evidence in the record of this proceeding.

A. Impacts That Remain Significant and Unavoidable After Implementation of Mitigation Measures

Historic Architectural Resources (Draft EIR, p. S-5)

Impact CR-1: The proposed project would cause a substantial adverse change in the significance of an individually eligible historical resource as defined in CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the planning code.

The proposed project would demolish the existing building at 447 Battery Street, which is a designated Planning Code Article 10 landmark, a significant and unavoidable impact. Further, the proposed project would relocate the sculpture *Untitled* from the Washington Street façade of the existing fire station at 530 Sansome Street. Implementation of Mitigation Measure M-CR-1d will ensure the potential impact on *Untitled* is reduced to a less-than-significant level; however, while implementation of Mitigation Measures related to the demolition of the existing building at 447 Battery Street would reduce the severity of the impacts, it would not be to a less-than-significant level because only avoidance of demolition of, or substantial adverse change would reduce the impact to a less-than-significant level.

Full preservation of the existing building at 447 Battery Street is analyzed in Chapter 5 of the Draft EIR, rather than through development of a mitigation measure. Therefore, the impact on individual historic architectural resources would be significant and unavoidable even with identified mitigation.

Mitigation Measure M-CR-1a: Documentation of the 447 Battery Street Building

Mitigation Measure M-CR-1b: Salvage Plan

Mitigation Measure M-CR-1c: Public Interpretive Program

Mitigation Measure M-CR-1d: Interpretation and Relocation Plan for the Sculpture Untitled

Air Quality (Draft EIR, p. S-9)

Impacts AQ-3 and C-AQ-1: The proposed project, including in combination with cumulative projects, would result in emissions of fine particulate matter (PM_{2.5}) and toxic air contaminants that could expose sensitive receptors to substantial pollutant concentrations.

Construction of the proposed project has the potential to create air quality impacts from the use of heavy-duty off-road construction equipment, construction worker's vehicle trips, and vendor truck trips resulting in emissions of PM_{2.5} and toxic air contaminants (TACs) such as diesel particulate matter. Additionally, long-term operational emissions from the project's stationary sources would include PM_{2.5} and TACs. Implementation of Mitigation Measures M-AQ-3a and M-AQ-3b would reduce operational emissions to a less-than-significant impact level at full buildout operations; however, exposure of sensitive receptors to PM_{2.5} during construction plus operations, would remain a significant and unavoidable air quality impact.

Though the timing of cumulative projects is unknown at this time, even with implementation of Mitigation Measures M-AQ-3a and M-AQ-3b, the proposed projects contribution to the annual average PM_{2.5} concentration due to exposure during construction plus operations would exceed the significance threshold, resulting in a considerable contribution to a significant and unavoidable cumulative air quality impact.

Mitigation Measure M-AQ-3a: Clean Off-Road Construction Equipment

Mitigation Measure M-AQ-3b: Operational Truck Emissions Reduction

SECTION V. Evaluation of Project Alternatives

This section describes the EIR alternatives and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the proposed project or the project location that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every EIR also evaluate a "no project" alternative. Alternatives provide a basis of comparison to the proposed project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

A. Alternatives Analyzed in the Final EIR

The Department considered a range of alternatives in draft EIR Chapter 5, Alternatives. The Final EIR analyzed the Project compared to four CEQA alternatives and considered but rejected six other alternatives:

- Alternative A: The No Project Alternative (Draft EIR, p. 5-10). This alternative consists of no new construction on the project site and retention of all existing buildings, including the existing building at 447 Battery Street, and no modifications to the sculpture *Untitled* at 530 Sansome Street. However, this alternative would not preclude development of the site by another project in the future. This alternative would not include any improvements to Merchant Street.
- Alternative B: A 41-Story Full Preservation Alternative (Draft EIR, p. 5-11). This alternative would retain the historic 447 Battery Street building, while the existing buildings on the remainder project site would be demolished and a 4-story replacement fire station and 41-story, mixed-use building would be constructed. The fire station would be integrated into the 41-story building. The 447 Battery Street building would be adaptively reused for purposes unrelated to the proposed project and would not be under the control of the project sponsor. This alternative would include improvements to Merchant Street, but not in the portion adjacent to 447 Battery Street.
- Alternative C: A 19-Story Full Preservation Alternative (Draft EIR, p. 5-16). This alternative is the 19-story mixed-use project that was previously approved by the City with a Mitigated Negative Declaration (Case No. 2019-07481ENV). This alternative would retain the historic 447 Battery Street building, while the existing buildings on the remainder project site would be demolished and a 4-story replacement fire station and 19-story, mixed-use building would be constructed. The fire station would be integrated into the 19-story building. The 447 Battery Street building would be adaptively reused for purposes unrelated to the proposed project and would not be under the control of the project sponsor. This alternative would include improvements to Merchant Street, but not in the portion adjacent to 447 Battery Street.
- Alternative D: A Partial Preservation Alternative (Draft EIR, p. 5-21). This alternative would modify the building at 447 Battery Street to house the relocated fire station, with the existing buildings on the remainder of the project site demolished and replaced by a 41-story high-rise building as under the proposed project. To accommodate the new fire station, the east and south exterior walls of the existing building at 447 Battery Street would be retained, and the ground floor of the Battery Street façade would be modified to include four openings that would be taller and wider, with headers reaching just below the sills of the second-floor windows. On Merchant Street, three new pedestrian entrances would be added and a new vehicular opening would be cut into the southwest corner to provide access to the new fire station below-grade parking. A new structural system for the existing building at 447 Battery Street would be required, with only the south and east facades maintained, but no longer load-bearing. All interior floors and walls would be removed and replaced. Modifications to the third-floor window openings would make the windows partially blind where new structural elements pass the openings. This alternative would complete the improvements to Merchant Street as under the proposed project.
- Partial Preservation Alternative 1 (Draft EIR, p. 5-39). To accommodate the new fire station, the east and south exterior walls of the 447 Battery Street building would be retained, and the ground floor of the Battery Street façade would be modified to accommodate fire trucks. Interior floors and walls

would be removed and replaced under this alternative. The structural columns would be retained or replaced in the same location as the existing building. To provide enough floor-to-ceiling height and to meet building code requirements, the new third floor would be higher than the existing third floor. On Battery Street, the three existing recessed storefronts would be modified to be taller and wider, with headers reaching to just below the sills of the second-floor windows. On Merchant Street, three new pedestrian entrances would be added, and a new vehicular opening would be cut into the southwest corner to provide access to the replacement fire station.

This alternative was considered but rejected because of the limitations of keeping the existing interior building columns in the current location, which would mean there would not be enough between to accommodate the required four entrance bays for the new fire station, which is a primary project objective.

- Partial Preservation Alternative 2 (Draft EIR, p. 5-39). This alternative would consist of the same work as described in Partial Preservation Alternative 1, with the exception of the east façade. Under this alternative, the east façade would be raised such that the new structural elements would not be visible from the third floor window openings and more masonry would be preserved between the top of the existing openings and the bottom of the second-floor windows. In lieu of the metal cladding introduced to conceal the brick support structure at the top of the bays for Alternative D considered in this draft EIR, a new concrete base approximately 3 feet high would be added below the existing brick.

This alternative was considered but also rejected because of the limitations of keeping the existing interior building columns in the current location, which would mean there would not be enough between to accommodate the required four entrance bays for the new fire station, which is a primary project objective.

- Offsite Alternative (Draft EIR, p. 5-39). An alternative would avoid demolition of the existing building at 447 Battery Street by finding an alternative off-site location for the new fire station was rejected because the project objectives are specific to the project site and fire station's service area, and because the project sponsor does not have control of a comparable site of sufficient size to develop a project that would achieve the project objectives.
- Cantilever Over 447 Battery Street (Draft EIR, p. 5-40). This alternative considered the possibility of retaining the 447 Battery Street building and cantilevering the proposed building over it to increase the usable footprint of the hotel and office floors of the high-rise building. The additional space would begin 15 feet to the south of the existing adjacent building and run along the southern lot line of the 447 Battery Street parcel, and with a cantilever of approximately 20 feet would add approximately 1,200 square feet per floor. Since the elevators, stairs, and mechanical infrastructure of the tower would still need to connect to the ground level, this additional space would have limitations on the ground floor, western, and southern sides of the proposed building and would not meet functional requirements. The added floor areas above would increase the amount of square footage of the new structure that would be directly above the replacement fire station, thereby exacerbating the engineering and construction challenges. This alternative was therefore considered but rejected.

- Use 447 Battery Street for Building Core (Draft EIR, p. 5-40). This alternative considered the possibility of retaining the existing 530 Sansome Street fire station and 447 Battery Street building facades, constructing the high-rise building on the remaining two parcels and providing the entry to the high-rise building through the 447 Battery Street building. This alternative would not preserve the character-defining features of the 447 Battery Street building with the exception of the east and south façades. These facades would be diminished by the presence of the 550-foot-tall vertical walls, which would be largely opaque, and set back a few feet behind the retained building walls. The existing fenestration would not relate to the space behind it, which would be primarily unoccupied stairs and elevator shafts. This alternative was therefore considered but rejected.
- Relocation of the 447 Battery Street (Response to Comments, pg.4-6). This alternative would involve relocating the existing 447 Battery Street building in its entirety to another location. This alternative is infeasible and was rejected, because the 447 Battery Street building is wider than the existing surrounding streets and would require partial or complete disassembly for the path of travel to another site. This process is likely to result in substantial damage to the character-defining project window sills, segmental arch window headers, and cornice, including the bricks, which are compromised on account of having been sandblasted. Additionally, there are no suitable vacant lots within the current neighborhood, meaning the building would have to be relocated to another part of the city. Removing the building from downtown San Francisco would significantly impact its association with post-earthquake redevelopment. Further the building is part of a warehouse and coffee context that is strongly associated with its current location and historical significance.

B. Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an EIR may be rejected if “specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible ... the project alternatives identified in the EIR” (CEQA Guidelines section 15091[a][3]). The Planning Commission has reviewed each of the alternatives to the Project as described in the Final EIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence of specific economic, legal, social, technological, and other considerations that make these alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.” The Planning Commission is also aware that under CEQA case law, the concept of “feasibility” encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is “desirable” from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The following Project alternatives and Project were fully considered and compared in the Final EIR.

- Alternative A: The No Project Alternative (Draft EIR, p. 5-10). Under Alternative A, none of the impacts associated with the proposed project as described in Chapter 3 and the initial study (Appendix B) of this draft EIR would occur. The existing project site would be retained in its current condition and no

construction or demolition would occur. Under Alternative A, the existing Fire Station 13 would remain at 530 Sansome Street and the project site would not be developed with a replacement fire station and 41-story high-rise mixed use building. Alternative A would have no significant impacts related to historic architectural resources and air quality. Therefore, the No Project Alternative would avoid the significant and unavoidable impacts of the proposed project.

Because the project would not be implemented, Alternative A would not achieve any of the project objectives for the proposed project, as shown in Table S-5, p. S-71 of the Draft EIR. Objectives to leverage new commercial development to provide a new state-of-the-art fire station and financial contributions to support new affordable housing production; generate daytime and nighttime activity in the city's Financial District and provide employment opportunities and demand for area businesses through commercial development; build a state-of-the-art new fire station in a separate structure while accommodating commercial development on a distinct portion of the site; improve Merchant Street to complete a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park; build adequate parking and vehicular and loading access; create a new luxury hotel catering to tourists and businesses; create new office space meeting the needs of financial service firms; and allow flexibility in the allowable amount of office and hotel uses to be developed to meet the future and evolving needs would not be achieved.

The Commission concurs with the findings of the Final EIR, and, in accordance with California Public Resources Code Sections 21002 and 21081, rejects Alternative A as infeasible because it would fail to meet the basic project objectives. For this reason, the Commission rejects Alternative A in favor of the proposed project.

- Alternative B: A 41-Story Full Preservation Alternative (Draft EIR, p. 5-11). Alternative B would avoid one significant and unavoidable impact identified for the proposed project. This alternative would reduce the proposed project's impact on historic architectural resources from significant and unavoidable with mitigation to less than significant, as the existing building at 447 Battery Street would not be demolished. However, this alternative would not substantially reduce the proposed project's significant and unavoidable project-level and cumulative health risk impacts, which would be similar to those of the proposed project because the construction program and proximity to sensitive receptors would be similar. Alternative B contribution to construction-related health risk would exceed thresholds, and the impacts would remain significant and unavoidable even with mitigation. Significant impacts that could be mitigated to less than significant that were identified for the proposed project and would still apply to Alternative B include impacts related to: archeological resources and human remains; tribal cultural resources; project and cumulative construction-related increases in ambient noise levels to sensitive receptors; operational noise levels of stationary equipment; project and cumulative construction-related vibration impacts; wind; and paleontological resources.

Alternative B would meet some, but not all, of the project objectives, as shown in Table S-5, p. S-71 of the Draft EIR. In particular, objectives to generate daytime and nighttime activity in the city's Financial District and provide employment opportunities and demand for area businesses through commercial development; create a new luxury hotel catering to tourists and businesses; and allow flexibility in the allowable amount of office and hotel uses to be developed to meet future and

evolving needs would be met. However, under Alternative B, the 447 Battery Street frontage would not be under the control of the project sponsor. Therefore, only the portion of Merchant Street west of the 447 Battery Street building along the high-rise building would be improved as a privately maintained public open space and this alternative would partially meet the objective to complete a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park. Alternative B would provide less ballroom/pre-function/meeting space, less retail/restaurant space, and fewer vehicular and bicycle parking spaces as compared to the proposed project. Since the 447 Battery Street building would not be adaptively reused for a fire station, the replacement fire station would be integrated into the 41-story building. Therefore, the alternative would not meet the requirement that the new fire station would be built in a separate structure and accommodate the contemplated commercial development on a distinct portion of the project site. Integrating the fire station into the 41-story building would reduce the size of the replacement fire station by approximately 18 percent compared to the proposed project and reduce the overall development to under 650,000 square feet as compared to the proposed project. This would result in less rentable floor area and, given the required size of the building core to meet building code requirements, the alternative's floor plates would be smaller and less efficient than the project and other major office buildings. Therefore, Alternative B would partially meet the objective to create new office space meeting the needs of financial service firms. Alternative B would not fully meet the objectives related to leveraging new commercial development to provide a new state-of-the-art fire station and financial contributions to support new affordable housing production.

The Commission concurs with the findings of the Final EIR, and, in accordance with California Public Resources Code Sections 21002 and 21081, rejects Alternative B as infeasible because it (1) fail to avoid one of the significant and unavoidable impacts of the proposed project and (2) would fail to some several of the basic project objectives. For these reasons, each of which is independently sufficient, the Commission rejects Alternative B in favor of the proposed project.

- Alternative C: A 19-Story Full Preservation Alternative (Draft EIR, p. 5-16). Alternative C would avoid all of the significant and unavoidable impacts identified for the proposed project, reducing them from significant and unavoidable with mitigation to less than significant. Specifically, the proposed project's significant and unavoidable impact on a historic architectural resource (demolition of 447 Battery Street building) would be avoided and the proposed project's significant and unavoidable project-level and cumulative health risk impacts would be reduced to less than significant with mitigation. Significant impacts that could be mitigated to less than significant that were identified for the proposed project and would still apply to Alternative C include impacts related to: archeological resources and human remains; tribal cultural resources; project and cumulative construction-related vibration impacts; and paleontological resources. However, unlike the proposed project, impacts related to construction-related increases in ambient noise levels at sensitive receptors and operational noise levels of stationary equipment would be less than significant and would not require Mitigation Measures M-NO-1 and M-NO-2. Similarly, unlike the proposed project, impacts related to wind would be less than significant and not require Mitigation Measure M-WI-1.

Alternative C would meet some, but not all of the project objectives, as shown in Table S-5, p. S-71 of the Draft EIR. In particular, objectives to generate daytime and nighttime activity in the city's Financial District and provide employment opportunities and demand for area businesses through

commercial development; and create a new luxury hotel catering to tourists and businesses would be met.

Under Alternative C, the 447 Battery Street frontage would not be under the control of the project sponsor. Therefore, only the portion of Merchant Street west of the 447 Battery Street building along the high-rise building would be improved as a privately maintained public open space and this alternative would partially meet the objective to complete a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park. Alternative C would provide 40,490 square feet of office space (approximately 90 percent fewer square feet) and fewer vehicular and bicycle parking spaces compared to the proposed project. Therefore, this alternative would partially meet the objectives to build adequate parking and vehicular and loading access. Since the 447 Battery Street building would not be adaptively reused for a fire station, the replacement fire station would be integrated into the 41-story building. Therefore, the alternative would not meet the requirement that the new fire station would be built in a separate structure and accommodate the contemplated commercial development on a distinct portion of the project site. Integrating the fire station into the 19-story building would reduce the size of the replacement fire station by approximately 17 percent compared to the proposed project. Alternative C would also reduce the overall development to under 325,000 square feet (or approximately 53 percent less than the proposed project's total building area). This would result in less rentable floor area. Additionally, Alternative C would generate less than half of the commercial development contemplated under the proposed project.

Alternative C would not meet the objectives related to leveraging new commercial development to provide a new state-of-the-art fire station and financial contributions to support new affordable housing production; building a state-of-the-art new fire station in a separate structure while accommodating commercial development on a distinct portion of the site; and allowing flexibility in the allowable amount of office and hotel uses to be developed to meet future and evolving needs. As a result, Alternative C would meet fewer of the project objectives than Alternative B.

The Commission concurs with the findings of the Final EIR, and, in accordance with California Public Resources Code Sections 21002 and 21081, rejects Alternative C as infeasible because it would fail to meet several of the project objectives. For this reason, the Commission rejects Alternative C in favor of the proposed project.

- Alternative D: A Partial Preservation Alternative (Draft EIR, p. 5-21). The proposed project's significant and unavoidable impacts would not be substantially reduced under this alternative. Although Alternative D would retain more character-defining features of the 447 Battery Street building than the proposed project, Alternative D would still cause material impairment to the historical resource, resulting in an impact that would be significant and unavoidable with mitigation, same the proposed project. Further, significant and unavoidable project-level and cumulative health risk impacts would be similar to those of the proposed project because the construction program and proximity to sensitive receptors would be similar. This alternative's contribution to construction-related health risk would exceed thresholds, and the impacts would remain significant and unavoidable even with mitigation.

Significant impacts that could be mitigated to less than significant that were identified for the proposed project and would still apply to Alternative D include impacts related to: archeological

resources and human remains; tribal cultural resources; project and cumulative construction-related increases in ambient noise levels to sensitive receptors; operational noise levels of stationary equipment; project and cumulative construction-related vibration impacts; wind; and paleontological resources.

Alternative D would meet most of the project objectives, as shown in Table S-5, p. S-71 of the Draft EIR. In particular, objectives to generate daytime and nighttime activity in the city's Financial District and provide employment opportunities and demand for area businesses through commercial development; improve Merchant Street to complete a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park; build adequate parking and vehicular and loading access; create a new luxury hotel catering to tourists and businesses; create new office space meeting the needs of financial service firms; and allow flexibility in the allowable amount of office and hotel uses to be developed to meet the future and evolving needs would be met. Alternative D would reduce the size and height of the replacement fire station by approximately 17 percent and 5 feet, respectively, compared to the proposed project. Therefore, this alternative would partially meet the objectives to leveraging new commercial development to provide a new state-of-the-art fire station and financial contributions to support new affordable housing production; build a state-of-the-art new fire station in a separate structure while accommodating commercial development on a distinct portion of the site; and build adequate parking and vehicular and loading access.

The Commission concurs with the findings of the Final EIR, and, in accordance with California Public Resources Code Sections 21002 and 21081, rejects Alternative D as infeasible because it (1) would fail to substantially reduce the significant and unavoidable impacts of the proposed project and (2) would fail to meet several of the project objectives. For these reasons, each of which is independently sufficient, the Commission rejects Alternative D in favor of the proposed project.

SECTION VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, three significant impacts related to historic architectural resources and air quality would remain significant and unavoidable with mitigation, as described in more detail above.

Pursuant to CEQA section 21081 and CEQA Guidelines section 15093, the Planning Commission hereby finds, after consideration of the Final EIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological, and other benefits of the Project as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Planning Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found below, and in the record of proceedings.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this statement of overriding considerations. The Planning Commission further finds that, as part of the process of obtaining

Project approvals, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened, where feasible. All mitigation measures identified in the EIR and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Planning Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social, and other considerations. The Project would meet all of the objectives, as described in the Final EIR.

The Project would have the following benefits:

- Provide the City with a new state-of-the-art fire station in a separate structure serving Downtown San Francisco, replacing an existing fire station that the City has determined no longer meets the programmatic and resiliency requirements of the City's Fire Department.
- Complete the improvements to Merchant Street between Sansome and Battery streets, completing a pedestrian-oriented connection between Maritime Plaza and Transamerica Redwood Park.
- Provide the City with financial contributions to support new affordable housing production.
- As set forth in the Development Agreement (Board of Supervisors File No. 250698), comply with a Workforce Agreement during project construction and operation.
- As set forth in the Development Agreement (Board of Supervisors File No. 250698), the proposed project is anticipated to create an annual average of approximately 388 jobs during the construction period and, upon completion, support approximately 1,608 net new permanent on-site jobs.
- As set forth in the Development Agreement (Board of Supervisors File No. 250698), the proposed project would generate impact fees including approximately \$8 million in transportation funding, and approximately \$13.5 million in annual net new General Fund revenue to the City.
- Build a new commercial development generating both daytime and nighttime activity in the City's Financial District, supporting its recovery from the COVID-19 pandemic and providing employment opportunities and demand for area businesses in a transit-rich and walking-friendly area of the City.
- Create a new luxury hotel catering to tourists and businesses.

Having considered the above, and in light of evidence contained in the FEIR and in the record, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR and/or Initial Study, and that those adverse environmental effects are therefore acceptable.

ATTACHMENT B – AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) and MMRP

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM



EXHIBIT B

<i>Record No.:</i>	2024-007066ENV	<i>Block/Lot:</i>	0206/Lots 002, 013, 014, 017
<i>Project Title:</i>	447 Battery and 530 Sansome Street Project	<i>Lot Size:</i>	24,830 square feet
<i>BPA Nos:</i>	TBD	<i>Project Sponsors:</i>	James Abrams, J. Abrams Law, P.C. on behalf of EQX JACKSON SQ HOLDCO LLC
<i>Zoning:</i>	C-3-O (Downtown Office) Use District 200-S Special Height and Bulk District		415.999.4402, jabrams@jabramslaw.com Andrico Penick, San Francisco Real Estate Division 415.554.9850, andrew.penick@sfgov.org Michael Mullin, San Francisco Fire Department 415.674.5066, michael.mullin@sfgov.org
		<i>Lead Agency:</i>	San Francisco Planning Department
		<i>Staff Contact:</i>	Sherie George, 628.652.7558

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Please note that the City will not approve the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with MM Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CP-1a: Documentation of the 447 Battery Street Building	X			
Mitigation Measure M-CR-1b: Salvage Plan	X			
Mitigation Measure M-CR-1c: Public Interpretative Program	X		X	
Mitigation Measure M-CR-1d: Interpretation and Relocation Plan for the Sculpture <i>Untitled</i>	X		X	
Mitigation Measure M-AQ-3a: Clean Off-Road Construction Equipment	X	X		
Mitigation Measure M-AQ-3b: Operational Truck Emissions Reduction			X	
Mitigation Measure M-CR-2a: Archeological Testing	X	X	X	
Mitigation Measure M CR 2b: Treatment of Submerged and Deeply Buried Resources		X	X	
Mitigation Measure M-TCR-1: Tribal Cultural Resources Program		X	X	
Mitigation Measure M-NO-1: Construction Noise Control	X	X		
Mitigation Measure M-NO-2: Noise Analysis and Attenuation for Stationary Mechanical Equipment	X			
Mitigation Measure M-NO-3: Protection of Adjacent Buildings/ Structures and Vibration Monitoring during Construction	X	X		
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training Construction	X			
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources during Construction		X		
Mitigation Measure M-GE-6c: Preconstruction Paleontological Evaluation for Projects Located in Class 3 (Moderate) Sensitivity Areas	X			

* Prior to the Pre-Construction Environmental Compliance letter issuance and any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a development project, including but not limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

_____ I agree to implement the attached mitigation measure(s) as a condition of project approval.


 Signature of Jonathan Shum

Jonathan Shum

6/25/2025

Property Owner or Legal Agent (Signature)

Printed Name

Date

Note to Sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection. **Note:** A building permit application cannot be approved for this project until a Pre-Construction Environmental Compliance letter has been issued.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
Historic Architectural Resources				
<p>Mitigation Measure M-CR-1a: Documentation of the 447 Battery Street Building. Prior to issuance of the Pre-Construction Environmental Compliance Letter, the project sponsor shall submit to the department for review photographic and narrative documentation of 447 Battery Street building. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as deemed appropriate by the department's preservation staff), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61). The department's preservation staff will determine the specific scope of the documentation considering the individual property's character-defining features and reasons for significance identified in Impact CR-1. The documentation scope shall be reviewed and approved by the department prior to any work on the documentation. A documentation package shall consist of the required forms of documentation and shall include a summary of the historic resource and an overview of the documentation provided. The types and level of documentation will be determined by department staff and may include any of the following formats:</p> <ul style="list-style-type: none"> • <i>HABS/HALS-Like Measured Drawings</i> –A set of Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) measured drawings that depict the existing size, scale, and dimension of the subject property. The department's preservation staff will accept the original architectural drawings or an as-built set of architectural 	Project sponsor, qualified historic consultant	Prior to issuance of the Pre-Construction Environmental Compliance Letter	Planning Department preservation staff	Considered complete upon distribution by the project sponsor of completed documentation approved by Planning Department preservation staff

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>drawings (plan, section, elevation, etc.). The department's preservation staff will assist the consultant in determining the appropriate level of measured drawings. A cover sheet may be required that describes the historic significance of the property.</p> <ul style="list-style-type: none"> • <i>HABS/HALS-Like Photographs</i> – Digital photographs of the interior and the exterior of the subject property. Large-format negatives are not required. The scope of the digital photographs shall be reviewed by the department's preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. • <i>HABS/HALS-Like Historical Report</i> – A written historical narrative and report shall be provided in accordance with the HABS/HALS Historical Report Guidelines. The written history shall follow an outline format that begins with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The report shall also include architectural description and bibliographic information. • The project sponsor, in consultation with the department, shall conduct outreach to determine which repositories may be interested in receiving copies of the documentation. Potential repositories include but are not limited to, the San Francisco Public Library, the Environmental Design Library at the University of California, Berkeley, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and Archive.org. The final approved documentation shall be provided in electronic form to the department and the interested repositories. The department will make electronic versions of the documentation available to the public for their use at no charge. 				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
The professional(s) shall submit the completed documentation for review and approval by the department's preservation staff. All documentation must be reviewed and approved by the department prior to the issuance of the Pre-Construction Environmental Compliance Letter for a proposed project.				
Mitigation Measure M-CR-1b: Salvage Plan. Prior to the issuance of the Pre-Construction Environmental Compliance Letter, the project sponsor shall consult with the department's preservation staff as to whether any character-defining building materials may be salvaged, in whole or in part, during demolition or alteration. The project sponsor shall make a good faith effort to salvage and protect such character-defining building materials to be used as part of the interpretive program (if required), incorporated into the architecture of the new building that will be constructed on the site, or offered to non-profit or cultural affiliated groups. If this proves infeasible, the sponsor shall attempt to donate significant character-defining features or features of interpretive or historical interest to a historical organization or other educational or artistic group and, should no such organization or group desire the materials, to one or more architectural salvage companies for reuse. The project sponsor shall prepare a salvage plan for review and approval by the department's preservation staff prior to issuance of the Pre-Construction Environmental Compliance Letter.	Project sponsor and qualified preservation consultant at the direction of the ERO	Prior to issuance of the Pre-Construction Environmental Compliance Letter; prior to issuance of an occupancy permit for completed implementation of the salvage plan.	Planning Department	Considered complete after salvage program is complete
Mitigation Measure M-CR-1c: Public Interpretative Program. The project sponsor shall facilitate the development of a public interpretive program focused on the history of the 447 Battery Street building and its significant historic context. The interpretive program should be developed and implemented by a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, as well as a professionally qualified historian or architectural historian, or community group approved by the department. The primary goal of the program	Project sponsor, qualified design professional, qualified historian or architectural historian, or community group	Prior to issuance of the Pre-Construction Environmental Compliance Letter; prior to issuance of an occupancy permit for installation and maintenance of interpretation program	Planning Department preservation staff	Considered complete when Planning Department preservation staff approve the installation of interpretation program; maintenance of

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>is to educate visitors of the building's historical themes, associations, and broader historical, social, and physical landscape contexts.</p> <p>The interpretive program shall be initially outlined in an interpretive plan subject to review and approval by the department's preservation staff prior to issuance of the Pre-Construction Environmental Compliance Letter for the project. The plan shall include the general parameters of the interpretive program including the substance, media, and other elements of the interpretive program. The interpretive program shall include within publicly accessible areas of the project site permanent display(s) of interpretive materials concerning the history and design features of the 447 Battery Street building. The display shall be placed in a prominent, public setting within, on the exterior of, or in the vicinity of the newly constructed buildings or other features within the project site. The interpretive material(s) shall be made of durable all-weather materials and may also include digital media in addition to a permanent display. The interpretive material(s) shall be of high quality and installed to allow for high public visibility. Content developed for other mitigation measures, as applicable, including the oral history and documentation programs, may be used to inform and provide content for the interpretive program. The interpretive program may also incorporate video documentation completed under M-CR-1a, Documentation of the 447 Battery Street Building, as applicable to provide a narrated video that describes the materials, construction methods, current condition, historical use, historic context and cultural significance of the historic resource.</p> <p>The detailed content, media, and other characteristics of such an interpretive program shall be coordinated and approved by the department's preservation staff. The final components of the public interpretation program shall be constructed and an agreed upon schedule for their installation and a plan for their</p>				interpretation program ongoing

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>maintenance shall be finalized prior to issuance of a Temporary Certificate of Occupancy.</p> <p>The interpretive program shall be developed in coordination with other interpretive programs as relevant/applicable, such as interpretation required under Mitigation Measure M-CR-1d, Interpretation and Relocation Plan for the Sculpture <i>Untitled</i>, archeological resource mitigation measures, tribal cultural resource mitigation measures, Native American land acknowledgments, or other public interpretation programs.</p> <p>The department will also ensure that any information gathered through the interpretive program development is integrated with SF Survey and Citywide historic context statement summarized above.</p>				
<p>Mitigation Measure M-CR-1d: Interpretation and Relocation Plan for the Sculpture <i>Untitled</i>. <i>Interpretation for the Sculpture Untitled.</i> The project sponsor shall facilitate the development of an interpretive program focused on the history and design of the sculpture <i>Untitled</i>. The primary goal of the program is to educate the public about the sculpture, the work of artist Henri Marie-Rose, and the historical association of the sculpture with the Embarcadero Center and Fire Station 13.</p> <p>The interpretive program shall be developed, approved, and implemented under the standards described in Mitigation Measure M-CR-1c, Public Interpretative Program.</p> <p><i>Relocation Plan for the Sculpture Untitled.</i> Prior to issuance of the architectural addendum to the site permit, the project sponsor shall provide a relocation plan to be reviewed and approved by planning department preservation staff to ensure that the sculpture will be removed from the building, transported, and stored during construction in a manner that will protect the historical resource. The relocation plan shall identify the storage location for the sculpture and storage and monitoring protocols. The sculpture shall be relocated to the exterior of the new fire station portion of the project, either</p>	<p>Project sponsor, qualified design professional, qualified historian or architectural historian</p>	<p>Prior to issuance of the Pre-Construction Environmental Compliance Letter; prior to issuance of an occupancy permit for installation and maintenance of interpretation program</p>	<p>Planning Department Preservation Staff</p>	<p>Considered complete when Planning Department preservation staff approve the installation of interpretation program; maintenance of interpretation program ongoing</p>
	<p>Project sponsor and qualified historian or architectural historian</p>	<p>Prior to issuance of the architectural addendum to the site permit and prior to issuance of temporary certificate of occupancy</p>	<p>Planning Department Preservation Staff</p>	<p>Considered complete upon approval of Relocation Plan by Planning Department Preservation Staff</p>

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
along its east (Battery Street) or south (Merchant Street) façade; or, if approved by planning department preservation staff, to another prominent publicly accessible location on the project site. The relocation plan shall also include an initial reinstallation plan and maintenance plan for the sculpture and schedule for reviewing and finalizing those plans in consultation with planning department preservation staff prior to issuance of the temporary certificate of occupancy.				
Air Quality				
Mitigation Measure M-AQ-3a: Clean Off-Road Construction Equipment. The project sponsor shall comply with the following: 1. <i>Engine Requirements.</i> All off-road equipment shall meet the following requirements: <ul style="list-style-type: none"> a. All air compressors, cement and mortar mixers, concrete/industrial saws, fixed cranes, pumps, and welders shall be electric. If grid electricity is not available at the site, propane or natural gas for these off-road equipment shall be used until electricity is available. These equipment pieces shall not be gasoline or diesel powered. b. Zero-emission off-road equipment shall be used for all off-road equipment used during each construction phase and activity, if commercially available. Available technologies currently include battery-electric and hydrogen fuel cell technologies. Portable equipment shall be powered by grid electricity if available. If grid electricity is not available, a portable electric charging station shall be used to power electric equipment. Forklifts shall be powered by propane if electric versions are not commercially available. c. All engines that cannot be electrically powered must meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (air board) Tier 	Project sponsor and construction contractor	Prior to issuance of the Pre-Construction Environmental Compliance Letter project sponsor to submit each phase of construction, project sponsor to submit: <ol style="list-style-type: none"> 1. Construction emissions minimization plan for review and approval, and 2. Signed certification statement 	Planning Department	Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>4 Final off-road emission standards. This adherence shall be verified through submittal of an equipment inventory and Certification Statement to the ERO. The Certification Statement must state that each contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of the contractor's agreement and/or the general contract with the project applicant.</p> <p>d. For purposes of this mitigation measure, zero-emission off-road equipment shall ordinarily be considered "commercially available" if the vehicle is capable of serving the intended purpose and is included in the California Air Resources Board's Advanced Clean Equipment (ACE) List, https://ww2.arb.ca.gov/our-work/programs/msei/off-road-advance-clean-equipment, included in California Air Resources Board's Clean Off-Road Equipment Voucher Incentive Project (CORE) catalog, https://californiacore.org/equipmentcatalog/, or listed as available in the US on the Global Commercial Vehicle Drive to Zero Off-Road Zero-Emission Technology Inventory (ZETI) inventory, https://globaldrivetozero.org/tools/zeti-offroad/.</p> <p>2. <i>Waivers.</i></p> <p>a. The ERO may waive the electric engine requirement of item 1.b if electric power is limited or infeasible at the project site or if equipment is not commercially available, as defined above. The ERO shall be responsible for the final determination of commercial availability, based on all the facts and circumstances at the time the determination is made. For the ERO to make a determination that such vehicles are commercially unavailable, the operator must submit documentation from a minimum of three (3) zero-emission off-road equipment dealers identified on the ACE or CORE websites demonstrating the inability to obtain the</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>required zero-emission off-road equipment needed within 6 months. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for on-site power generation meets the requirements of item 1.c.</p> <p>b. The ERO may waive the equipment requirements of item 1.c if (1) the contractor does not have the required type of equipment within its current available inventory or has ordered such equipment at least 60 days in advance and has made a good faith effort to lease or rent such equipment but it is not available; (2) a particular piece of Tier 4 final off-road equipment is technically or financially infeasible; (3) the equipment would not produce desired emissions reduction due to expected operating modes; or (4) there is a compelling emergency need to use off-road equipment that is not Tier 4 Final compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment that is commercially available, or another alternative that results in comparable reductions of DPM emissions.</p> <p>3. <i>Construction Emissions Minimization Plan</i>. Before starting onsite construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the contractor will meet the requirements of item 1.</p> <p>a. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include but is not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, expected fuel type (e.g., diesel, gasoline, electric, propane, natural gas), and hours of operation.</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>b. The project sponsor shall make the Plan available to the public for review on-site during working hours. The contractor shall post a notice summarizing the Plan. The notice shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>4. <i>Reporting.</i> After start of construction activities, the project sponsor shall submit annual reports to the ERO documenting compliance with the Plan. Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p> <p>5. <i>Certification Statement and Onsite Requirements.</i> Prior to commencing construction activities, the project sponsor shall certify that all applicable requirements of the Plan have been incorporated into contract specifications. The effectiveness of Mitigation Measure M-AQ-3a was evaluated in the health risk assessment. Mitigation Measure M-AQ-3a would reduce TAC emissions associated with off-road construction equipment by requiring electric and U.S. EPA Tier 4 Final engines. Tier 4 Final off-road engines emit approximately 71 percent less DPM and exhaust PM_{2.5} than default fleet construction equipment.</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Mitigation Measure M-AQ-3b: Operational Truck Emissions Reduction. The project sponsor shall incorporate the following measures into the project design and construction contracts (as applicable) to reduce emissions associated with operational trucks, along with the potential health risk caused by exposure to TACs. These features shall be submitted to the planning department ERO for review and approval prior to the issuance of building permits and shall be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. Emissions from project-related diesel trucks shall be reduced by implementing the following measures: <ol style="list-style-type: none"> 1. Prohibit trucks from idling for more than two minutes, and post “no idling” signs at the site entry point, at all loading locations, and throughout the project site. 2. Equip all truck delivery bays with electrical hook-ups for diesel trucks at loading docks to accommodate plug-in electric truck transport refrigeration units (TRUs) or auxiliary power units during project operations. 3. Encourage the use of trucks equipped with diesel TRUs to meet U.S. Environmental Protection Agency Tier 4 emission standards. 4. Prohibit TRUs from operating at loading docks for more than thirty minutes, and post signs at each loading dock presenting this TRU limit. 	Project sponsor	Prior to issuance of the Pre-Construction Environmental Compliance Letter.	Planning Department	Considered complete when the measures are included in the project drawings and approved by the Environmental Review Officer (ERO).
Cultural Resources				
Mitigation Measure M-CR-2a: Archeological Testing. <i>Archeological Testing Program.</i> The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes a historical resource under CEQA. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified	Project sponsor and ERO	Prior to issuance of the Pre-Construction Environmental Compliance Letter	Planning Department/project sponsor	Complete when project sponsor retains qualified archeological consultant.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>Archeological Consultants List (QACL) maintained by the planning department. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO.</p> <p>All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).</p> <p>A California Native American tribe traditionally and culturally affiliated with a geographic area of the project at their discretion shall provide a Native American cultural sensitivity training to all project contractors. A California Native American tribe traditionally and culturally affiliated with a geographic area of the project at their discretion shall provide monitoring of the archeological testing for Native American archeological resources.</p>				

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p><i>Archeological Testing Plan.</i> The archeological testing program shall be conducted in accordance with the approved Archeological Testing Plan (ATP). The archeological consultant and the ERO shall consult on the scope of the ATP, which shall be approved by the ERO prior to any project-related soils disturbing activities commencing. The ATP shall be submitted first and directly to the ERO for review and comment and shall be considered a draft subject to revision until final approval by the ERO. The archaeologist shall implement the testing as specified in the approved ATP prior to and/or during construction.</p> <p>The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, lay out what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ATP shall also identify the testing method to be used, the depth or horizontal extent of testing, and the locations recommended for testing and shall identify archeological monitoring requirements for construction soil disturbance as warranted.</p>	Project sponsor's qualified archeological consultant and construction contractor	Prior to any project-related soils disturbing activities commencing	Planning Department/project sponsor	Considered complete after implementation of ATP approved by ERO.
<p><i>Paleoenvironmental Analysis of Paleosols.</i> When a submerged paleosol is identified, irrespective of whether cultural material is present, samples shall be extracted and processed for dating, flotation for paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction. The results of analysis of collected samples shall be reported on in the results report that is submitted to planning as described in Archeological Resources Report section below.</p>	Archeological consultant	During construction	Planning Department/project sponsor	Considered complete when samples are collected, processed, analyzed, and reported

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p><i>Discovery Treatment Determination.</i> At the completion of the archeological testing program, the archeological consultant shall submit a written summary of the findings to the ERO. The findings memo shall describe and identify each resource and provide an initial assessment of the integrity and significance of encountered archeological deposits.</p> <p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource and the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to the planning department for review and approval.</p> <p>If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. The ERO in consultation with the archeological consultant shall also determine if additional treatment is warranted, which may include additional testing and/or construction monitoring.</p>	Archaeological consultant	During construction	Archaeological consultant provides summary to ERO. ERO consults with the project sponsor to determine if preservation in place is possible. If so, consultant prepares ARPP. If not, ERO consults with archeological consultant to determine if additional treatment is needed.	Considered completed after review and approval of archeological testing results memo by ERO; or ARPP is approve; or it's determined that treatment is needed
<p><i>Archeological Sensitivity Training.</i> If it is determined that the project would require ongoing archeological monitoring, the archaeological consultant shall provide a training to the prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. The training shall advise all project contractors to be on the alert for evidence of the presence of the expected archeological resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the</p>	Archeological consultant	Prior to any soils-disturbing activities	Planning Department/project sponsor	Considered complete when training is provided

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>event of apparent discovery of an archeological resource by the construction crew.</p> <p><i>Consultation with Descendant Communities.</i> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A California Native American tribes traditionally and culturally affiliated with a geographic area of the project or appropriate representative of the descendant group at their discretion shall provide a cultural sensitivity training to all project contractors. The ERO and project sponsor shall work with the tribal representative or other representatives of descendant communities to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Representatives shall be compensated for their work as identified in the agreed upon scope of work. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.</p> <p><i>Archeological Data Recovery Plan.</i> An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: (1) a resource has potential to be significant, (2) preservation in place is not feasible, and (3) the ERO determines that an archeological data recovery program is warranted. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to</p>	<p>Archeological consultant, descendant group, project sponsor, and ERO</p> <p>Project sponsor's qualified archeological consultant</p>	<p>After discovery of significant resource associated with a descendant group</p> <p>Upon ERO's determination that data recovery is required in the event an archaeological resource is discovered</p>	<p>Archaeological consultant contacts descendant group(s). Archeological consultant, ERO, and project sponsor, and representative(s) determine scope of work for deliverables. Project sponsor is responsible for compensating descendant(s) for work in preparation and review of deliverables. Archaeological consultant sends ARR to descendant(s).</p> <p>Planning Department/project sponsor</p>	<p>Considered completed after descendant group has received ARR and been compensated for work on deliverables.</p> <p>Considered complete approval of Final Archeological Results Report by ERO</p>

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p><i>Coordination of Archaeological Data Recovery Investigations.</i> In cases in which the same resource has been or is being affected by another project for which data recovery has been conducted, is in progress, or is planned, in order to maximize the scientific and interpretive value of the data recovered from both archeological investigations, the following measures shall be implemented:</p> <p>a. In cases where archeological investigation have not begun for both of the projects, both archeological consultants and the ERO shall consult on coordinating and collaboration on archeological research design, data recovery methods, analytical methods, reporting, curation, and interpretation to ensure consistent data recovery and treatment of the resource.</p> <p>b. In cases where archeological data recovery investigation is already under way or has been completed for a prior project, the archeological consultant for the subsequent project shall consult with the prior archeological consultant, if available; review prior treatment plans, findings and reporting; and inspect and assess existing archeological collections/inventories from the site prior to preparation of the archaeological treatment plan for the subsequent discovery, and shall incorporate prior findings in the final report of the subsequent investigation. The objectives of this coordination and review of prior methods and findings will be to identify refined research questions; determine appropriate data recovery methods and analyses; assess new findings relative to prior research findings; and integrate prior findings into subsequent reporting and interpretation.</p> <p><i>Human Remains and Funerary Objects.</i> The treatment of human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of</p>	<p>Archeological consultant in consultation with ERO</p> <p>Project sponsor/ archeological consultant in consultation with the ERO, Medical</p>	<p>At initiation of preparation of ADRP</p> <p>In the event that human remains are uncovered during the construction period</p>	<p>Planning Department/project sponsor</p> <p>Medical Examiner, NAHC and MLD as warranted, Planning Department and project sponsor</p>	<p>Considered complete approval of Final Archeological Results Report</p> <p>Considered complete on finding by ERO that all State laws regarding human remains/burial objects</p>

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<p>San Francisco (Medical Examiner). The ERO also shall be notified immediately upon the discovery of human remains. In the event of the Medical Examiner's determination that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission (NAHC), which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).</p> <p>The landowner may consult with the project archeologist and project sponsor and shall consult with the MLD and ERO on preservation in place or recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop an Agreement with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per PRC 5097.98 (b)(1), the Agreement shall address and take into consideration, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses unless otherwise specified in the Agreement, after which the remains and funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of PRC 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary</p>	Examiner, NAHC, and MLD as warranted			have been adhered to, consultation with MLD is completed as warranted, approval of Archeological Results Report, and disposition of human remains has occurred as specified in Agreement.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archeological treatment documents, and in any related agreement established between the Medical Examiner and the ERO.</p> <p>The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by-case basis.</p> <p><i>Cultural Resources Public Interpretation Plan.</i> The project archeological consultant shall submit a Cultural Resources Public Interpretation Plan (CRPIP) if a significant archeological resource is discovered during a project. As directed by the ERO, a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, local artists, or community group may also be required to assist the project archeological consultant in preparation of the CRPIP. If the resource to be interpreted is a tribal cultural resource, the CRPIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The CRPIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The CRPIP shall be sent to the ERO for review and approval. The CRPIP shall be implemented prior to occupancy of the project.</p>	Archeological consultant at the direction of the ERO will prepare CRPIP. Measure laid out in CRPIP are implemented by sponsor and consultant.	Following completion of treatment and analysis of significant archeological resource by archeological consultant.	Planning Department/project sponsor	CRPIP is complete on review and approval of ERO. Interpretive program is complete on notification to ERO from the project sponsor that program has been implemented.

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p><i>Archeological Resources Report.</i> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the testing program to the ERO. The archeological consultant shall submit a draft Archeological Resources Report (ARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological, historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Formal site recordation forms (CA DPR 523 series) shall be attached to the ARR as an appendix.</p> <p>Once approved by the ERO, copies of the ARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the ARR to the NWIC. The environmental planning division of the planning department shall receive one (1) bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.</p>	Archeological consultant at the direction of the ERO.	Following completion of treatment by archeological consultant as determined by the ERO.	Planning Department/project sponsor	Complete on certification to ERO that copies of the approved ARR have been distributed

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<i>Curation.</i> Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility or Native American cultural material shall be returned to local Native American tribal representatives at their discretion. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.	Project archeologist prepares collection for curation and project sponsor pays for curation costs.	In the event a significant archeological resource is discovered and upon acceptance by the ERO of the ARR	Planning Department/project sponsor	Considered complete upon acceptance of the collection by the curatorial facility
<p>Mitigation Measure M-CR-2b: Treatment of Submerged and Deeply Buried Resources. This measure applies to projects that would include subgrade excavation to depths that would penetrate to native soil or below Young Bay Mud, or entail the use of piles, soil improvements or other deep foundations in landfill areas within former creeks, ponds, bay marshes or waters of the bay that may be sensitive for submerged or buried historical or Native American archeological resources; and shall be implemented in the event of the discovery of a submerged or deeply buried resource during archeological testing, archeological monitoring, or soil-disturbing construction activities that occur when an archeologist is not present. In addition to the measures detailed below, for any project during which a significant archeological resource is identified, a preservation or treatment determination shall be made consistent with the provisions of Mitigation Measure M-CR-2a.</p> <p>The following shall be undertaken upon discovery of a potentially significant deeply buried or submerged resource to minimize significant effects from deep project excavations, soil improvements, pile construction, or construction of other deep foundation systems, in cases where the environmental review officer (ERO) has determined through consultation with the project sponsor, and with tribal representatives as applicable, that preservation-in-place—the preferred mitigation—is not a feasible or effective option.</p>	Project sponsor, tribal representative (as applicable), archaeological consultant	In the event that a potentially significant deeply buried or submerged resource is discovered during the construction period.	<p>Project Head Foreman or sponsor shall contact the ERO in the event of discovery.</p> <p>Archaeological consultant to conduct data recovery in accordance with Mitigation Measure M-CR-2. If physical access is constrained, ERO, project sponsor, project archeologist, and tribal representative (for Native American archeological resources) to implement treatment options or compensatory treatment.</p>	Considered complete when treatment determination has been approved by the ERO and treatment has been completed in consultation with ERO.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p><i>Submerged or Buried Resource Treatment Determination.</i> If the resource cannot feasibly or adequately be preserved in place, documentation and/or archeological data recovery shall be conducted, as described in Mitigation Measure M-CR-2. However, by definition, submerged or deeply buried resources sometimes are located deeper than the maximum anticipated depth of project excavations, such that the resource would not be exposed for investigation, and/or under water or may otherwise pose substantial access, safety or other logistical constraints for data recovery; or the cost of providing archeological access to the resource may demonstrably be prohibitive.</p> <p>In circumstances where the constraints identified above limit physical access for documentation and data recovery, the ERO, project sponsor, project archeologist, and tribal representative (for Native American archeological resources), shall consult to explore alternative documentation and treatment options to be implemented in concert with any feasible archeological data recovery. The appropriate treatment elements, which would be expected to vary with the type of resource and the circumstances of discovery, shall be identified by the ERO based on the results of consultation from among the treatment measures listed below. Additional treatment options may be developed and agreed upon through consultation if it can be demonstrated that they would be equally or more effective in recovering or amplifying the value of the data recovered from physical investigation of the affected resources by addressing applicable archeological research questions and in disseminating data and meaningfully interpreting the resource to the public.</p> <p>The project archeologist shall document the results of the treatment program consultation with respect to the agreed upon scope of treatment in a treatment program memo, for ERO review and approval. Upon approval by the ERO, the project sponsor shall ensure that treatment program is</p>				

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<p>implemented prior to and during construction, as applicable. Reporting, interpretive, curation and review requirements are the same as delineated under the other cultural resources mitigation measures that are applicable to the project, as noted above. The project sponsor shall be responsible for ensuring the implementation of all applicable mitigation measures, as identified in the treatment program memo.</p> <p><i>Treatment Options</i></p> <ul style="list-style-type: none"> ● <i>Remote Archeological Documentation.</i> Where a historic feature cannot be recovered or adequately accessed in place by the archeologist due to size, bulk or inaccessibility, the archeologist shall conduct all feasible remote documentation methods, such as 3-D photography using a remote access device, remote sensing (e.g., ground penetrating radar with a low range (150 or 200 MHz) antenna), or other appropriate technologies and methods, to document the resource and its context. The project sponsor and contractor shall support remote archeological documentation as needed, by assisting with equipment access (e.g., drone, lights and camera or laser scanner mounted on backhoe); providing personnel qualified to enter the excavation to facilitate remote documentation; and accommodating training of construction personnel by the project archeologist so that they can assist in measuring or photographing the resource from inside the excavation in cases when the archeologist cannot enter. ● <i>Modification of Contractor's Excavation Methods.</i> At the request of the ERO, the project sponsor shall consult with the project archeologist and the ERO to identify potential modifications to the contractor's excavation and shoring methods to facilitate data recovery to prevent damage to the resource before it has been documented, to assist in exposure and facilitate observation and documentation, and to assist in data recovery. Examples include improved dewatering during excavation, use of a smaller excavator 				

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<p>bucket or toothless bucket, providing a location where spoils can be spread out and examined by the archeologist prior to being offhauled, and phasing or benching of deep excavations to facilitate observation and/or deeper archeological trenching.</p> <ul style="list-style-type: none"> • <i>Data Recovery through Open Excavation.</i> If a project will include mass excavation to the depth of the buried/submerged deposit, archeological data recovery shall include manual (preferred) or controlled mechanical sampling of the deposit. If project construction would not include mass excavation to the depth of the deposit but would impact the deposit through deep foundation systems or soil improvements, the ERO and the project sponsor shall consult to consider whether there are feasible means of providing direct archeological access to the deposit (e.g., excavation of portion of the site that overlies the deposit to the subject depth so that a sample can be recovered). The feasibility consideration shall include an estimate of the project cost of excavating to the necessary depth and of providing shoring and dewatering sufficient to allow archeological access to the deposit for manual or mechanical recovery. • <i>Mechanical Recovery.</i> If site circumstances limit access by archeologists to the find, the ERO, project archeologist, and project sponsor shall consult on the feasibility of mechanically removing the feature/ deposit or portion of it intact for off-site documentation and analysis, preservation, and interpretive use. The consultation above shall include consideration as to whether such recovery is logistically feasible and can be accomplished without major data loss. The specific means and methods and the type and size of the sample shall be identified, and the recovery shall be implemented as determined feasible by the ERO. The project sponsor shall assist with mechanical recovery and transport and curation of recovered materials and shall provide for an 				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>appropriate and secure off-site location for archeological documentation and storage as needed.</p> <ul style="list-style-type: none"> • <i>Salvage of Historic Materials.</i> Samples or sections of historical features that cannot be preserved in place (e.g., structural members of piers or wharves, sections of wooden sea wall, rail alignments, or historic utility or paving features of particular data value or interpretive interest) shall be tested for contamination and, if not contaminated, shall be salvaged for interpretive use or other reuse, such as display of a reconstructed resource; use of timbers or planks for site furniture and signage structures; installation in publicly accessible open spaces; or other uses of public interest. Historic wood and other salvageable historic structural material not used for interpretation shall be recovered for reuse, consistent with the San Francisco Ordinance No. 27-06, which requires recycling or reuse of all construction and demolition debris material removed from a project. If the project has the potential to encounter such features, the project sponsor shall plan in advance for reuse of salvaged historic materials to the greatest extent feasible, including identification of a location for interim storage and identification of potential users and reuses. • <i>Data Recovery Using Geoarcheological Cores.</i> If it is deemed infeasible to expose a significant deposit resource for archeological data recovery, geoarcheological coring of the identified deposit shall be conducted at horizontal grid intervals of no greater than 15 feet within areas that will be impacted by project construction. The maximum feasible core diameter shall be used for data recovery coring. The objective of coring is to obtain a minimum of a five percent sample of the estimated total volume of the resource within areas that will impacted by project construction. However, due to the small size of each core, this method alone generally cannot recover a 5 percent sample volume or a sufficient quantity of data to adequately characterize the range of activities that took place at the site. For this reason, 				

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<p>if the coring sample constitutes less than five percent of the estimated total volume of the archeological deposit that will be directly impacted by project construction, the project sponsor may elect implementation of one or more of the following additional compensatory measures to amplify the value of the recovered data.</p> <p><i>Compensatory Treatment Measures:</i></p> <ul style="list-style-type: none"> • <i>Scientific Analysis of Data from Comparable Archeological Sites/“Orphaned Collections.”</i> The ERO and the project archeologist shall consult to identify a known archeological site or historical feature, or curated collections or samples recovered during prior investigation of similar sites or features are available for further analysis; and for which site-specific or comparative analyses would be expected to provide data relevant to the interpretation or context reconstruction for the affected site. Examples would include reanalysis or comparative analysis of artifacts or archival records; faunal or paleobotanical analyses; dating; isotopes studies; or such other relevant studies based on the research design developed for the affected site and on data sets available from the impacted resource and comparative collections. The scope of analyses shall be determined by the ERO based on consultation with the project archeologist, the project sponsor and, for sites of Native American origin Native American representatives. <p><i>Additional Off-Site Data Collection and/or Analysis for Historical and Paleoenvironmental Reconstruction.</i> The ERO and project archeologist shall identify existing geoarcheological data and geotechnical coring records on file with the city; and/or cores extracted and preserved during prior geotechnical or geoarcheological investigations that could contribute to reconstruction of the environmental setting in the vicinity of the identified resource, to enhance the historical and scientific value of recovered data by providing additional data about Native American archeological environmental setting and</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
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stratigraphic sensitivity; and/or provide information pertinent to the public interpretation of the significant resource. Relevant data may also be obtained through geoarcheological coring at accessible sites identified by the ERO through consultation with San Francisco public agencies and private project sponsors.				
Tribal Cultural Resources				
Mitigation Measure M-TCR-1: Tribal Cultural Resources Program. <i>Preservation in Place.</i> In the event of the identification or discovery of a tribal cultural resource, the Environmental Review Officer (ERO), the project sponsor, and California Native American tribes traditionally and culturally affiliated with a geographic area of the project shall consult to determine whether preservation in place would be feasible and effective. The planning department shall notice California Native American tribes traditionally and culturally affiliated with a geographic area who will be given the opportunity to opt in to coordination regarding tribal cultural resources. This would include collaboration and review of the preservation plan proposed for the resource. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the project sponsor in consultation with local Native American representatives and the ERO shall prepare a tribal cultural resource preservation plan (TCRPP). If the tribal cultural resource is an archeological resource of Native American origin, the archeological consultant shall prepare an archeological resource preservation plan (ARPP) in consultation with the local Native American representative, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to Planning for review and approval.	Project sponsor archeological consultant, and ERO, in consultation with California Native American tribes traditionally and culturally affiliated with a geographic area of the project	Prior to issuance of the Pre-Construction Environmental Compliance Letter or during construction if TCR is identified during construction	Planning Department/project sponsor	Considered complete upon completion and approval of TCRPP and ARPP, as required, and project redesign if required.
<i>Interpretive Program.</i> The project sponsor, in consultation with California Native American tribes traditionally and culturally affiliated with a geographic area of the project, shall prepare a	Project sponsor in consultation with California Native	TCRIP prior to issuance of the Pre-Construction	Planning Department/project sponsor	TCRIP is complete on review and approval of ERO. Interpretive

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Tribal Cultural Resources Public Interpretation Plan (TCRIP) to guide Tribal Cultural Resource interpretive program. The TCRIP may be prepared in tandem with the Cultural Resources Public Interpretation Plan (CRPIP) if required. The TCRIP shall be submitted to ERO for review and approval prior to implementation of the program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the ERO, sponsor, and local Native American representatives. Upon approval of the TCRIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. The ERO and project sponsor shall work with the tribal representative to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.	American tribes traditionally and culturally affiliated with a geographic area of the project	Environmental Compliance Letter or during construction if tribal cultural resource is identified during construction; prior to issuance of an occupancy permit for installation and maintenance of interpretation program		program is complete on notification to ERO by the project sponsor that program has been implemented
Noise				
Mitigation Measure M-NO-1: Construction Noise Control. Prior to issuance of the Pre-Construction Environmental Compliance Letter, the project sponsor shall submit a construction noise control plan to the Environmental Review Officer (ERO) or the ERO's designee for approval. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to meet the daytime and nighttime performance targets for construction	Project sponsor, Project sponsor's qualified acoustical consultant and construction contractor	Prior to issuance of the Pre-Construction Environmental Compliance Letter	Planning Department	Considered complete upon implementation of Planning Department approved project-specific construction noise control plan and following completion of all construction activities

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>activities as identified below at noise sensitive receptors (residences and hotels) and commercial receptors. The project sponsor shall ensure that requirements of the construction noise control plan are included in the contract specifications.</p> <p>If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise.</p> <p>The plan shall include specific measures to reduce daytime construction noise to a performance target of 90 dBA exterior noise level and less than 10 dBA over ambient noise levels at noise sensitive receptors; nighttime construction noise to a performance target of 80 dBA at nighttime noise-sensitive uses, less than 5 dBA increase over the ambient noise level at the property line and an interior noise level of 45 dBA; and daytime construction noise to a performance target of 100 dBA exterior noise level at commercial receptors. The plan shall also include measures for notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received.</p> <p>The construction noise control plan shall include the following measures to the degree feasible, or other effective measures necessary to reduce construction noise levels, as required:</p> <ul style="list-style-type: none"> • Use construction equipment that is in good working order, and inspect mufflers for proper functionality; • Select “quiet” construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures); • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors; • Prohibit the idling of inactive construction equipment for more than five minutes; • Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle 				

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>such noise sources, and construct barriers around such sources and/or the construction site.</p> <ul style="list-style-type: none"> • Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors. • Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible. To further reduce noise, locate stationary equipment in pit areas or excavated areas, if feasible; and • Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise. <p>The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:</p> <ul style="list-style-type: none"> • Designation of an on-site construction noise manager for the project; • Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., activities that may generate noise levels greater than 90 dBA at noise sensitive receptors or 100 dBA at commercial receptors) about the estimated duration of the activity; • A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction; 				

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<ul style="list-style-type: none"> • A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint; • A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors; and • Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures. <p>The project sponsor shall notify the ERO or their designee and The Gateway's (550 Battery Street) General Manager of any night noise permit application filed with the Department of Building Inspection on the day of filing and any emergency/unanticipated activity with the potential to exceed standards as soon as possible. The project sponsor shall implement the following noise reduction technique to reduce nighttime construction noise:</p> <ul style="list-style-type: none"> • Provide acoustically rated shielding around the concrete pump engine. This measure would be expected to reduce noise levels by 5 to 10 dBA depending on the proximity of shielding to the pump engine. 				
Mitigation Measure M-NO-2: Noise Analysis and Attenuation for Stationary Mechanical Equipment. Prior to issuance of any building permit, the project sponsor shall engage a qualified acoustical engineer to prepare a project-specific stationary mechanical equipment acoustical analysis based on the final design, equipment selection and locations for the high-rise building and replacement fire station. The analysis shall show compliance with the standards in section 2909(b) and 2909(d) for the mixed-use high-rise building and replacement fire station. Attenuation requirements for compliance and specifications for the acoustical screens shall be identified, if	Project sponsor	Noise analysis completed and the specifications of noise attenuation design incorporated into the final design prior to issuance of any building permit.	Planning Department	Considered complete upon installation of mechanical equipment that has been demonstrated to meet the noise ordinance requirements.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
needed. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. The project sponsor shall submit this analysis with the final mechanical equipment design to the ERO or the ERO's designee for approval.				
<i>Vibration</i>				
<p>Mitigation Measure M-NO-3: Protection of Adjacent Buildings/Structures and Vibration Monitoring during Construction. Prior to issuance of the Pre-Construction Environmental Compliance Letter, the project sponsor shall submit a Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to the potentially affected building at 401 Washington Street. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p> <p><i>Pre-construction Survey.</i> Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of the potentially affected building at 401 Washington Street. Since the potentially affected building is not historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the building. The project sponsor shall submit the survey to the ERO or the officer's designee for review and approval prior to the start of vibration-generating construction activity.</p> <p><i>Vibration Management and Monitoring Plan.</i> The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is</p>	Project sponsor, qualified structural engineer	<p>Prior to issuance of the Pre-Construction Environmental Compliance Letter the project sponsor team to submit for review and approval a Pre-Construction Survey and Vibration Management and Monitoring Plan.</p> <p>Project sponsor team monitor for building damage during construction and submit damage reports as necessary.</p>	Planning Department	Considered complete when the final Vibration Monitoring Results Report is approved by the ERO and following completion of all construction activities (including repairs of adjacent buildings damaged during construction)

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<p>documented and repaired. Prior to issuance of the Pre-Construction Environmental Compliance Letter, the project sponsor shall submit the Plan to the ERO for review and approval.</p> <p>The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:</p> <ul style="list-style-type: none"> • <i>Maximum Vibration Level.</i> Based on the anticipated construction and condition of the affected building at 401 Washington Street, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) shall establish a maximum vibration level that shall not be exceeded at this building, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings). • <i>Vibration-Generating Equipment.</i> The plan shall identify all vibration-generating equipment to be used during construction (including but not limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • <i>Alternative Construction Equipment and Techniques.</i> The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., drilled shafts [caissons] could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases). • <i>Buffer Distances.</i> The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction 				

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<p>equipment and the potentially affected building and/or structure to avoid damage to the extent possible.</p> <ul style="list-style-type: none"> ● <i>Vibration Monitoring.</i> The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. <ul style="list-style-type: none"> – Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. – The qualified structural engineer or other professional with similar qualifications (for effects on non-historic buildings and/or structures) shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. – The structural engineer or other professional with similar qualifications shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. – If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer or other professional with similar qualifications shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. – If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer or other professional with similar qualifications shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. 				

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded. <i>Periodic Inspections.</i> The plan shall identify the intervals and parties responsible for periodic inspections. The qualified structural engineer or other professional with similar qualifications (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties (as allowed by property owners) during vibration-generating construction activity on the project site. The plan will specify how often inspections shall occur. <p><i>Repair Damage.</i> The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site.</p> <p><i>Vibration Monitoring Results Report.</i> After construction is complete the project sponsor shall submit to the ERO a final report from the qualified structural engineer or other professional with similar qualifications. The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
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Wind				
Mitigation Measure M-WI-1: Tree Planting and Maintenance. In order to reduce wind hazard exceedances on and around the project site the project sponsor must plant and maintain in perpetuity a minimum of 14 street trees along the frontages of the project site; including seven on the south side of Washington Street, two on the east side of Sansome Street, and five on the north side of Merchant Street. The project sponsor shall also prepare a maintenance plan for review and approval by the planning department to ensure maintenance in perpetuity of the streetscape features required pursuant to this measure. The maintenance plan shall also be reviewed and approved by public works with respect to streetscape features (landscaping) in the public right-of-way.	Project sponsor, qualified wind consultant	Prior to issuance of the Pre-Construction Environmental Compliance Letter the sponsor team to submit maintenance plan for streetscape features in the public right-of-way	Planning Department, Public Works	Considered complete upon approval of streetscape designs
Geology and Paleontology				
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training Construction. Prior to commencing construction, and ongoing throughout ground-disturbing activities (e.g., excavation, utility installation), the property sponsor and/or their designee shall engage a qualified paleontologist meeting the standards specified by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology 2010) to train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet, as provided by the department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground-disturbing activities for reference regarding potential paleontological resources. In addition, the paleontologist shall inform the project sponsor, contractor, and construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. Should new workers that will be involved in ground-disturbing	Project sponsor, qualified paleontologist	Prior to the start of construction	Planning Department	Considered complete once the ERO receives and approves the affidavit of training.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>activities begin employment after the initial training has occurred, the construction supervisor shall ensure that they receive the worker awareness training as described above.</p> <p>The paleontologist shall complete the standard form/affidavit confirming the timing of the worker awareness training and submit it to the environmental review officer (ERO). The affidavit shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The affidavit shall be transmitted to the ERO within five business days of conducting the training.</p>				
<p>Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources during Construction. In the event of the discovery of an unanticipated paleontological resource during project construction, ground-disturbing activities shall temporarily be halted within 25 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 2010) and best practices in mitigation paleontology (Murphey et al. 2019). The paleontologist shall consult the ERO. Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the ERO.</p> <p>The qualified paleontologist shall determine (1) if the discovery is scientifically significant; (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable; and (3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, California Public Resources Code chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The Paleontological Evaluation Letter shall be submitted to the ERO for review within 30 days of the discovery.</p>	Project sponsor, qualified paleontologist	Ongoing throughout ground-disturbing activities	Planning Department	Considered complete once ground disturbing activities are complete or once the ERO approves the Paleontological Impact Reduction Program.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>If the qualified paleontologist determines that a paleontological resource is of scientific importance, and there are no feasible measures to avoid disturbing this paleontological resource, the qualified paleontologist shall prepare a Paleontological Impact Reduction Program (impact reduction program). The impact reduction program shall include measures to fully document and recover the resource of scientific importance. The qualified paleontologist shall submit the impact reduction program to the ERO for review and approval. The impact reduction program shall be submitted to the ERO for review within 10 business days of the discovery. Upon approval by the ERO, ground-disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities.</p> <p>The mitigation program shall include (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation of paleontological resources of scientific importance into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days from conclusion of ground-disturbing activities, or as negotiated following consultation with the ERO.</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>Mitigation Measure M-GE-6c: Preconstruction Paleontological Evaluation for Projects Located in Class 3 (Moderate) Sensitivity Areas. The project site is located in San Francisco in Moderate Sensitivity Area (class 3), which require ground disturbance activities deeper than 5 feet and would include the removal of more than 2,500 cubic yards of soil. The property owner shall engage a qualified paleontologist to complete a site-specific Preconstruction Paleontological Resources Evaluation (paleontology preconstruction evaluation) prior to commencing soil-disturbing activities occurring on the project site. Prior to issuance of any demolition or building permit, the property owner shall submit the Preconstruction Paleontological Evaluation to the ERO for approval.</p> <p>The purpose of the site-specific preconstruction evaluation is to identify early the potential presence of significant paleontological resources on the project site. At a minimum, the study shall include:</p> <ol style="list-style-type: none"> 1. Project Description 2. Regulatory Environment – outline applicable federal, state and local regulations. 3. Summary of Sensitivity Classification 4. Research Methods, including but not limited to: <ol style="list-style-type: none"> 4.1. Field studies conducted by the approved paleontologist to check for fossils at the surface and assess the exposed sediments 4.2. Literature Review to include an examination of geologic maps and a review of relevant geological and paleontological literature to determine the nature of geologic units in the project area 4.3. Locality Search to include outreach to the University of California Museum of Paleontology in Berkeley 	Project sponsor and qualified paleontologist	Prior to issuance of demolition or any building permit, qualified paleontologist to prepare a Preconstruction Paleontological Evaluation.	Planning Department	Considered complete once the Environmental Review Officer approves the Preconstruction Paleontological Evaluation.

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>5. Results: To include a summary of literature review and finding of potential site sensitivity for paleontological resources; and depth of potential resources if known.</p> <p>6. Recommendations for any additional measures that could be necessary to avoid or reduce any adverse impacts to recorded and/or inadvertently discovered paleontological resources of scientific importance, in addition to paleontology standard requirements for Worker Environmental Awareness Training during Construction (M GE 6a) and Discovery of Unanticipated Paleontological Resources during Construction (M GE 6b). Such measures could include:</p> <p>6.1 Avoidance: If the cost of fossil recovery or other impact reduction options is determined to be too high, or permanent damage to the resource caused by surface disturbance is considered to be unavoidable, given the proposed construction, it may be necessary to “avoid” or “reroute” the portion of the project that intersects the fossil locality in order to prevent adverse impacts on the resource. Avoidance should also be considered if a known fossil locality appears to contain critical scientific information that should be left undisturbed for subsequent scientific evaluation. Avoidance for later scientific research is the typical mitigation recommendation made for scientifically significant extensive paleontological discoveries.</p> <p>6.2 Fossil Recovery: If isolated small-, medium-, or large-sized fossils are discovered within a project area during field surveys or construction monitoring, and they are determined to be scientifically significant, they should be recovered. Fossil recovery may involve simply collecting a fully exposed fossil from the ground surface, or may involve a systematic excavation, depending upon the size and complexity of the fossil discovery. Fossil excavations should be designed in such a way as to minimize construction delays while properly collecting</p>				

Adopted Mitigation Measures	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the fossil and associated data according to professional paleontological standards.</p> <p>6.3 Sampling: Scientifically significant microfossils (vertebrate, invertebrate, plant, or trace fossils) may be identified in rock matrix during surveys or monitoring, or, if they are known to occur elsewhere in the same geologic unit or type of deposit in the general area, a determination of their presence or absence may require the use of test sampling of rock matrix for screen-washing in a paleontological laboratory. In some cases, depending upon the geologic unit involved, test sampling may be appropriate even if microfossils are not visible in the field. The fossils found, if any, will then be inspected and evaluated to determine their significance and whether additional steps are necessary to reduce paleontological impacts. Such steps may include collection of additional matrix for screen-washing. The decision to sample may not be made until monitoring is occurring, because it is usually triggered by conditions in the field.</p> <p>6.4 Monitoring: If scientifically important paleontological resources are known to be present in an area, or if there is a moderate or high likelihood that subsurface fossils are present in geologic units or members thereof within a given project area based on prior field surveys, museum records, or scientific or technical literature, paleontological monitoring of construction excavations would be required. Monitoring involves systematic inspections of graded cut slopes, trench sidewalls, spoils piles, and other types of construction excavations for the presence of fossils, and the fossil recovery and documentation of these fossils before they are destroyed by further ground-disturbing actions. Standard monitoring is typically used in the most paleontologically sensitive geographic areas/geologic units (moderate, high and very high potential); while spot-check monitoring is typically used in geographic</p>				

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areas/geologic units of moderate or unknown paleontological sensitivity (moderate or unknown potential). The goal of monitoring is to identify scientifically significant subsurface fossils as soon as they are unearthed in order to minimize damage to them and remove them and associated contextual data from the area of ground disturbance, thereby resulting in subsurface paleontological clearance. Microfossil sampling, macrofossil recovery, and avoidance of fossils may all occur during any monitoring program.				

a. Definitions of MMRP Column Headings:

- **Adopted Mitigation Measures:** Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
- **Implementation Responsibility:** Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
- **Mitigation Schedule:** Identifies milestones for when the actions in the mitigation measure need to be implemented.
- **Monitoring/Reporting Responsibility:** Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- **Monitoring Actions/Completion Criteria:** Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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EXECUTIVE SUMMARY

LEGISLATION / CONDITIONAL USE AUTHORIZATION / OFFICE ALLOCATION / SHADOW FINDINGS

HEARING DATE: July 17, 2025

Project Name: 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project
Project Address: 530 Sansome, 447 Battery, 425 Washington, 439-445 Washington Street
Record Number: 2024-007066ENV/GPA/MAP/PCA/DVA/CUA/SHD/OFA
Existing Zoning: C-3-O (Downtown-Office) Zoning District
200-S Height and Bulk District
Priority Equity Geographies Special Use District
Downtown Plan Area
Proposed Zoning: C-3-O (Downtown Office) Zoning District
555-X Height and Bulk District
530 Sansome Mixed-Use Tower and Fire Station Special Use District
Priority Equity Geographies Special Use District
Downtown Plan Area
Block/Lot: 0206/002, 013, 014, and 017
Project Sponsor: 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;
Melvin Mendaros, San Francisco Real Estate Division
Melvin.mendaros@sfgov.org
Assistant Deputy Chief Michael Mullin, San Francisco Fire Department
michael.mullin@sfgov.org
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
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
Jonathan Vimr, Senior Planner
jonathan.vimr@sfgov.org, 628-652-7319

Staff Contact:

Environmental

Review: [Final Environmental Impact Report](#)

Recommendation: Approval With Conditions

Summary

On July 17, 2025, the Planning Commission (“Commission”) will consider a series of approval actions related to the proposed 530 Sansome Street and Fire Station 13 Development Project (also known as the 447 Battery and 530 Sansome Street Development Project; hereinafter referred to as the “Project”). The Commission has previously reviewed the Project as part of: (1) the Draft Environmental Impact Report (“DEIR”) on April 17, 2025; and (2) a hearing on May 15, 2025, which included an informational hearing on the Project followed by a resolution of intent to initiate amendments to the General Plan, a prerequisite to the approval actions now before the Commission. The actions before the Commission required to implement the Project include:

1. At a joint hearing with the Recreation and Park Commission, the Planning Commission will consider Certification of the Final Environmental Impact Report (“FEIR”) prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), the guidelines implementing CEQA (the “CEQA Guidelines”), and Chapter 31 of the City’s Administrative Code;
2. The Planning Commission will also consider adoption of CEQA Findings, including adoption of a statement of overriding considerations and a mitigation and monitoring reporting program (“MMRP”);
3. Consideration of a resolution to adjust the absolute cumulative limit for shadowing of four Recreation and Park Department properties, raising the limit for Maritime Plaza, Willie “Woo Woo” Wong Playground, and Washington Square and establishing a limit for Sue Bierman Park, all pursuant to Planning Code Section 295;
4. With the recommendation of the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, adopt shadow findings related to Maritime Plaza, Willie “Woo Woo” Wong Playground, Washington Square, and Sue Bierman Park pursuant to Planning Code Section 295;
5. Recommendation to the Board of Supervisors, in a resolution adopting General Plan and Planning Code Section 101.1 Consistency Findings, to approve an ordinance amending the General Plan that would 1) amend Map 4 of the Urban Design Element (“Urban Design Guidelines for Height of Buildings”) and Map

5 of the Downtown Area Plan (“Proposed Height and Bulk Districts”) establishing the maximum height for Assessor’s Parcel Block 0206, Lots 013, 014, and 017 (the “Project Site”) consistent with the proposed Project; (2) amend Map 5 of the Urban Design Element (“Urban Design Guidelines for Bulk of Buildings”) and Map 5 of the Downtown Area Plan (“Proposed Height and Bulk Districts”) providing for bulk controls for the Project Site through a proposed special use district (“SUD”); and (3) amend Map 1 of the Downtown Area Plan (“Downtown Land Use and Density Plan”) providing for density controls for the Project Site through the proposed SUD;

6. Recommendation to the Board of Supervisors to approve an ordinance (Board File No. 250697) amending the Planning Code and Zoning Map 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, conditionally rescind the existing Article 10 landmark designation within the SUD, and amend Special Use District Map SU01 and Height and Bulk District Map HT01, for Assessor’s Block 0206, Lots 002, 013, 014 and 017 to reflect the SUD and allow the proposed height of the Tower;
7. Recommendation to the Board of Supervisors to approve an ordinance (Board File No. 250698) approving the Development Agreement for the Project between the City and EQX Jackson Sq Holdco LLC (“Developer”);
8. Approval of a conditional use authorization for the Project that, pursuant to the proposed SUD, provides streamlined Project approval and exceptions from certain Planning Code requirements as set forth in the draft Motion attached hereto; and
9. Approval of a Large Cap Office Allocation for the Project and the accompanying return of a previous Small Cap authorization to the City’s Small Cap budget.

Project Description

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 occupying the area of 530 Sansome, 425 Washington, and 439-445 Washington (lots 013, 014, and 017) with three below-grade levels (the “Tower”) and a new City fire station on 447 Battery Street (lot 002) 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”).

Under the Development Agreement and related transaction documents, Developer would provide numerous public benefits, including:

- Within 2.5 years from the start of construction, Developer would complete and deliver the New Fire Station to the City meeting all of the Fire Department’s programmatic and design requirements for a state-of-the-art facility;
- The Merchant Street Improvements would be built and maintained by Developer at its sole cost;
- Payment of approximately \$1 million into the Downtown Park Fund to support the acquisition and development of public recreation facilities;
- Affordable housing payments to the City totaling nearly \$15 million, roughly three times the level seen for the previously approved iteration of the project. A portion of these funds is anticipated to aid in development of 100% affordable senior housing at the nearby 772 Pacific Avenue site in Chinatown. In addition, Developer would pay a significant portion of the funds to the City earlier than would otherwise be required and regardless of whether the Project is built;
- A large-scale investment to the downtown area anticipated to help revitalize the Financial District as it recovers from the Covid-19 pandemic;
- A Workforce Agreement relating to construction and operation of the mixed-use tower; and
- Millions of dollars in various other impact fees.

In conjunction with the Development Agreement, other City agencies retain a role in reviewing and issuing later approvals for the Project (for example, subdivision of the site and the final design of the Merchant Street Improvements), as memorialized in the Development Agreement and other implementing documents. The Development Agreement would waive or modify certain non-Planning Code procedures and requirements under existing Codes in consideration of alternative provisions set forth in the Agreement (for example, provisions related to workforce development in the Administrative Code and nonpotable water systems in the Health Code).

Background

Developer and the City (acting in its proprietary capacity) have previously obtained Commission approval for a development at 425 Washington Street, 439-445 Washington Street and 530 Sansome Street (immediately adjacent to 447 Battery Street). That project (Record No. 2019-017481PRJ) included demolition of all existing buildings (including the existing Fire Station No 13) and construction of a 19-story mixed use building including a new fire station for the City. Developer and City have conferred and acknowledge that development of that project is not feasible due to market conditions and unforeseen design and operational challenges. Further, the San Francisco Fire Department (“SFFD”) has determined that there is no City-owned lot suitable for construction of a new fire station within the required service area of San Francisco Fire Station 13 (that is, allowing the currently

entitled project that does not include 447 Battery Street to be developed with the new fire station being constructed somewhere off-site). Accordingly, Developer explored opportunities to revise the previous iteration of the project in a manner that could meet the design, locational, and financial objectives for them and the City. This process resulted in the current proposal.

On December 10, 2024, the Board of Supervisors adopted Resolution No. 629-24, generally endorsing key terms for a development agreement for the Project.

On May 15, 2025, the Commission held an informational hearing on the Project and then adopted Resolution No. 21739 to initiate a General Plan amendment necessary for the Project.

On July 16, 2025, the Historic Preservation Commission will hold a hearing on the proposed Planning Code and Zoning Map amendment ordinance (Board File No. 250697), specifically to make a recommendation to the Board of Supervisors regarding the proposed conditional rescission of the Article 10 landmark status of the existing building at 447 Battery Street. At the July 17, 2025 hearing, Department staff will provide the Commission with a summary of the Historic Preservation Commission's actions at its July 16, 2025 hearing.

Environmental Review

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.

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.

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.

Public Comment

As of the date of publication, the Department has received one (1) letter in opposition to the project, generally objecting to the height of the tower, viability of office uses, and potential for different locations. See Exhibit V.

Racial and Social Equity Analysis

Understanding the potential benefits, burdens and the opportunities to advance racial and social equity that the proposed amendments and their enabling of the overall project is part of the Department's Racial and Social Equity Action Plan. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability, the Planning and Historic Preservation Commissions' 2020 Equity Resolutions, and with the Office of Racial Equity mandates, which requires all Departments to conduct this analysis.

The Planning Code amendments and overall project would assist in reactivation of the downtown area and all the associated benefits to the surrounding economy and businesses that would bring. It would further provide substantial financial assistance to the production of affordable housing, including a 100% affordable senior housing site in nearby Chinatown.

Recommendation

The Department recommends that the Commission adopt the resolutions and motions attached hereto, including certification of the FEIR, adoption of required CEQA findings, recommendation of the three proposed ordinances, shadow-related actions under Section 295, and approval of the Conditional Use Authorization and Large Cap office allocation.

Basis for Recommendation

The Department finds that the Project is necessary and desirable and will, on balance, promote the public welfare and, following Board of Supervisors adoption of proposed General Plan amendments to be considered by the Planning Commission on July 17, 2025, 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 (listed above) not otherwise obtainable but for approval of the Development Agreement and the other items before the Commission.

Required Commission Actions

In order for the Project to proceed, the Commission must:

1. Certify the FEIR pursuant to CEQA;
2. Adopt CEQA Findings, including a statement of overriding considerations and the MMRP;
3. Adjust the absolute cumulative shadow limit for Maritime Plaza, Willie "Woo Woo" Wong Playground; Washington Square, and Sue Bierman Park pursuant to Planning Code Section 295;
4. Adopt findings that net new shadowing on Maritime Plaza, Willie "Woo Woo" Wong Playground; Washington Square, and Sue Bierman Park would not be adverse to their use pursuant to Planning Code

Section 295;

5. Recommend Board of Supervisors approval of the General Plan Amendment Ordinance in a resolution making General Plan consistency findings;
6. Recommend Board of Supervisors approval of the Planning Code and Zoning Map Amendment Ordinance (Board File No. 250697);
7. Recommend Board of Supervisors approval of the ordinance approving the Development Agreement (Board File No. 250698);
8. Approve the conditional use authorization for the Project pursuant to the Planning Code and Zoning Map Amendment Ordinance;
9. Approve a Large Cap Office Allocation

ATTACHMENTS:

CEQA Materials

- Exhibit A: Draft Motion Certifying the FEIR
Exhibit B: Draft Motion Adopting CEQA Findings
Exhibit C: MMRP

General Plan Amendments

- Exhibit D: Draft Resolution Recommending Approval of General Plan Amendments
Exhibit E: Draft General Plan Amendment Ordinance
Exhibit F: General Plan Maps with proposed changes annotated

Planning Code Text and Map Amendments

- Exhibit G: Draft Resolution Recommending Approval of Planning Code Text and Map Amendments
Exhibit H: Draft Ordinance in Board File No. 250697

Development Agreement

- Exhibit I: Draft Resolution Recommending Approval of Ordinance Approving Development Agreement
Exhibit J: Draft Ordinance in Board File No. 250698
Exhibit K: Draft Development Agreement in Board File No. 250698, including exhibits

Conditional Use Authorization

- Exhibit L: Draft Conditional Use Authorization Motion
Exhibit M: Plan Set

Shadow Analysis

- Exhibit N: Draft Resolution to Raise the Cumulative Shadow Limit for Washington Square, Willie “Woo Woo” Wong Playground, and Maritime Plaza and set the Absolute Cumulative Shadow Limit for Sue Bierman Park
- Exhibit O: Draft Shadow Analysis Motion
- Exhibit P: Shadow Study

Office Allocation

- Exhibit Q: Draft Large Cap Office Development Authorization Motion

Other

- Exhibit R: Maps and Context Photos
- Exhibit S: Land Use Table
- Exhibit T: Project Sponsor Brief
- Exhibit U: First Source Hiring Affidavit
- Exhibit V: Public Comment Letters as of Date of Publication

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, September 29, 2025**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subjects: **File No. 250764.** Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 250697. Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors.

NOTICE OF PUBLIC HEARING

File Nos. 250764 and 250697 (530 Sansome Street)

Hearing Date: September 29, 2025

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Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:mcc:ams



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GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY SEPTEMBER 29, 2025 - 1:30 PM

Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

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File No. 250697. Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of

Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3969474#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Ray's Auto Repair and Tire 2333 El Camino Real, Redwood City, CA 94063 The individuals, partnership, or corporate names and the business addresses of the buyer are: Stress Free Auto Care, Inc. 2333 El Camino Real, Redwood City, CA 94063 As listed by the seller, all other business names and addresses used by the seller within three

years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Ray's Auto Repair & Tires AND ARE LOCATED AT: 2333 El Camino Real, Redwood City, CA 94063. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Stress Free Auto Care, Inc. By: Yinon Weiss, President 9/19/25

SPEN-3968786# EXAMINER & SAN MATEO WEEKLY

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the buyer are: Z&Z Group LLC 630 Menlo Ave., Menlo Park, CA 94025 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Chief Kwan's AND ARE LOCATED AT: 630 Menlo Ave., Menlo Park, CA 94025. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers.

San Mateo, CA 94401. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Shang Dumpling By: Eric R Liu, Chief Executive Officer 9/19/25

SPEN-3968706# EXAMINER & SAN MATEO WEEKLY

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the buyer are: JP Quan Inc 630 Menlo Ave., Menlo Park, CA 94025 The individuals, partnership, or corporate names and the business addresses of the buyer are: Z&Z Group LLC 630 Menlo Ave., Menlo Park, CA 94025 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Chief Kwan's AND ARE LOCATED AT: 630 Menlo Ave., Menlo Park, CA 94025. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before October 7, 2025. The last date to file claims is October 6, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers.

BUYER'S SIGNATURE: Z&Z Group LLC By: Wei Zhou, Managing Member 9/19/25
SPEN-3968423# EXAMINER & SAN MATEO WEEKLY

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560088 Superior Court of California, County of SAN FRANCISCO Petition of: MIA ROSE HAYNES for Change of Name TO ALL INTERESTED PERSONS: Petitioner MIA ROSE HAYNES filed a petition with this court for a decree changing names as follows: MIA ROSE HAYNES to MIA ROSE OUSSET The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: OCTOBER 21, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO

EXAMINER Date: SEPTEMBER 5, 2025 MICHELLE TONG Judge of the Superior Court 9/12, 9/19, 9/26, 10/3/25
CNS-3966299# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25-CIV-06388 Superior Court of California, County of SAN MATEO Petition of: SANDRA MYRIAM SHPILBERG for Change of Name TO ALL INTERESTED PERSONS: Petitioner SANDRA MYRIAM SHPILBERG filed a petition with this court for a decree changing names as follows: SANDRA MYRIAM SHPILBERG to SANDRA MYRIAM BEKERMAN The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 10/28/2025, Time: 9:00 A.M., Dept.: M/C, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE Date: 8/26/2025

Judge of the Superior Court 9/5, 9/12, 9/19, 9/26/25

SPEN-3963977# EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25-CIV-06389 Superior Court of California, County of SAN MATEO Petition of: ELIJAH MALIK PERSAD-PAISLEY for Change of Name TO ALL INTERESTED PERSONS: Petitioner ELIJAH MALIK PERSAD-PAISLEY filed a petition with this court for a decree changing names as follows: ELIJAH MALIK PERSAD-PAISLEY to ELIJAH MALIK PERSAD The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 10/28/2025, Time: 9:00 A.M., Dept.: M/C, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE Date: 8/26/2025

Judge of the Superior Court 9/5, 9/12, 9/19, 9/26/25

SPEN-3963976# EXAMINER - REDWOOD CITY TRIBUNE

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301610 The following person(s) is (are) doing business as: **MONARCH CLEANING SOLUTIONS, 1765 MICHIGAN AVE., EAST PALO ALTO, CA 94303** County of SAN MATEO MAURA L JACKSON, 1765 MICHIGAN AVE., EAST PALO ALTO, CA 94303 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ MAURA JACKSON - OWNER This statement was filed with the County Clerk of San Mateo County on 09/10/2025. Mark Church, County Clerk 9/19, 9/26, 10/3, 10/10/25
NPEN-3969312# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301566 The following person(s) is (are) doing business as: **BLUE WATER CANVAS WORKS, 101 WESTPOINT HARBOR DR, REDWOOD CITY, CA 94063** County of SAN MATEO KAREN L. GITTER, 101 WESTPOINT HARBOR DR, REDWOOD CITY, CA 94063 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/01/2025 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ KAREN L. GITTER This statement was filed

CALIFORNIA NEWSPAPER SERVICE BUREAU

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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - SEPTEMBER 29, 2025 - FILE NOS. 250764 and 250697

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/19/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$724.50
Set aside for CCSF Outreach Fund	\$80.50
Total	\$805.00

EXM# 3969474

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTA- TION COMMITTEE MONDAY SEPTEMBER 29, 2025 - 1:30 PM

Legislative Chamber,
Room 250, City Hall 1 Dr.
Carlton B. Goodlett Place,
San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 250764.** Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 250697. Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official

public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 26, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-3969474#



* A 0 0 0 0 0 7 2 0 6 4 7 4 *

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Letter of Support -530 Sansome Street
Date: Thursday, October 2, 2025 11:57:52 AM
Attachments: [530 Sansome Support Letter - Advance SFSeptember 26 2025.pdf](#)

Hello,

Please see below and attached for communication from Advance SF regarding File Nos. 250697, 250698, and 250803.

File No. 250697: Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302. (Mayor, Sauter)

File No. 250698: 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. (Mayor, Sauter)

File No. 250803: 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. (Mayor, Sauter)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Chris Wright <chris@advancesf.org>
Sent: Friday, September 26, 2025 2:37 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Crayton, Monique (BOS) <monique.crayton@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Letter of Support -530 Sansome Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Members of the Board of Supervisors,

Please see the attached letter of support for the 530 Sansome Street project from Advance SF.

Thank you for your consideration.

Chris

Chris Wright
[Advance SF](#)
235 Montgomery St, Suite 965
San Francisco CA 94104
Work: 415-956-1007

Email: chris@advancesf.org



September 26 2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Support for 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Advance SF is an organization comprised of San Francisco's leading employers dedicated to supporting an equitable, resilient, and vibrant economy shared by all people working and living in San Francisco. We are writing to express our enthusiastic support for the proposed 530 Sansome Street development.

Over the past three years, our organization has collaborated closely with the City government, businesses, and community partners to advocate for solutions that will make the Downtown Economic Core a more economically diverse and vibrant neighborhood rich in experiences.

As an advocate for Downtown's revitalization, we are excited about 530 Sansome's proposal for a 41-story office and hotel tower, along with a new \$40 million fire station. The new office building – the first to be built in more than 50 years on the Northern Waterfront - will boost the local economy and offer various new uses, including state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, concierge services, and various other amenities. The proposal also entails beneficial improvements to Merchant Street, reinventing the portion in front of the project into a shared street/living alley that will further enliven the Jackson Square corridor.

This view-centric office space is in high demand in Downtown San Francisco, particularly in the Jackson Square neighborhood, which has become a burgeoning hotspot for finance, real estate, and technology companies. This project promises to add to the City's general fund, provide much-needed affordable housing fees, and create many new union jobs.

This project is exactly the kind of vote of confidence our City needs. We encourage your support for this important project.

A handwritten signature in black ink, appearing to read "Wade Rose". The signature is fluid and cursive, with the first name "Wade" and last name "Rose" clearly distinguishable.

Wade Rose
President
Advance SF

From: [Cynthia Gómez](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#)
Subject: Letter of support, 530 Sansome Street project
Date: Friday, September 26, 2025 4:02:35 PM
Attachments: [530 Sansome 9-26-25.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please find attached the following letter of support for the 530 Sansome project, on the agenda for Monday's Land Use Committee hearing. Thank you!

Best,

--

Cynthia Gómez
Senior Research Analyst
she/her/hers
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763



UNITE HERE!

September 26, 2025

VIA EMAIL

Dear Supervisors Melgar, Chen, and Mahmood,

We are pleased to write this letter in support of the proposed project at 530 Sansome Street/447 Washington Street.

As a union representing hospitality employees, we are concerned with whether new jobs created in this industry will serve to lift up the community by providing leading wages and working conditions for the hardworking people who work in our city's hotels.

Hotel developers have historically supported the creation of good quality jobs by agreeing to remain neutral and present no encumbrances to efforts by their employees to form a union. The developer of this project has worked with our union to sign such an agreement, and has also signed an agreement that will cover the building trades for the construction of the hotel.

This project will undertake to provide the city with a new and improved fire station, which we understand is sorely needed and will better meet the needs of the hardworking firefighters who protect our city and its residents.

We support this project for its various benefits, including, most crucially, its guarantees of good quality jobs in this critical industry for San Francisco.

Please feel free to contact me if you have further questions.

Cynthia Gómez
Senior Research Analyst

cgomez@unitehere2.org

opeiu-29-aft-cio(51)mds

Elizabeth Tapia
President

Tina Chen
Secretary-Treasurer

Yulisa Elenes
Vice-President

Chito Cuellar
Vice-President

209 Golden Gate Ave., San Francisco, CA 94102 • phone: 415.864.8770 • fax: 415.864.4158
209 Highland Ave. Burlingame, CA 94010 • phone: 650.344.6827 • fax: 650.344.9406
1025 3rd St., Oakland, CA 94607 • phone: 510.893.3181

From: [Chris Wright](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Letter of Support -530 Sansome Street
Date: Friday, September 26, 2025 2:37:57 PM
Attachments: [530 Sansome Support Letter - Advance SFSeptember 26 2025.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Members of the Board of Supervisors,

Please see the attached letter of support for the 530 Sansome Street project from Advance SF.

Thank you for your consideration.

Chris

Chris Wright

[Advance SF](#)

235 Montgomery St, Suite 965

San Francisco CA 94104

Work: 415-956-1007

Email: chris@advancesf.org



September 26 2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Support for 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Advance SF is an organization comprised of San Francisco's leading employers dedicated to supporting an equitable, resilient, and vibrant economy shared by all people working and living in San Francisco. We are writing to express our enthusiastic support for the proposed 530 Sansome Street development.

Over the past three years, our organization has collaborated closely with the City government, businesses, and community partners to advocate for solutions that will make the Downtown Economic Core a more economically diverse and vibrant neighborhood rich in experiences.

As an advocate for Downtown's revitalization, we are excited about 530 Sansome's proposal for a 41-story office and hotel tower, along with a new \$40 million fire station. The new office building – the first to be built in more than 50 years on the Northern Waterfront - will boost the local economy and offer various new uses, including state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, concierge services, and various other amenities. The proposal also entails beneficial improvements to Merchant Street, reinventing the portion in front of the project into a shared street/living alley that will further enliven the Jackson Square corridor.

This view-centric office space is in high demand in Downtown San Francisco, particularly in the Jackson Square neighborhood, which has become a burgeoning hotspot for finance, real estate, and technology companies. This project promises to add to the City's general fund, provide much-needed affordable housing fees, and create many new union jobs.

This project is exactly the kind of vote of confidence our City needs. We encourage your support for this important project.

A handwritten signature in black ink, appearing to read "Wade Rose". The signature is fluid and cursive, with the first name "Wade" and last name "Rose" clearly distinguishable.

Wade Rose
President
Advance SF

From: [David Harrison](#)
To: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Waltonstaff \(BOS\)](#)
Subject: SF Chamber of Commerce Support Letter for 530 Sansome Proposal
Date: Thursday, September 25, 2025 11:27:27 AM
Attachments: [Outlook-A black an.png](#)
[530 Sansome SF Chamber Support Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

Please find the attached letter from the San Francisco Chamber of Commerce supporting the 530 Sansome Project Proposal.

All the best,



David Harrison (*He/Him*)
Director of Public Policy
(O) 415-352-8803 (C) 202-262-5860
San Francisco Chamber of Commerce
235 Montgomery Street, Suite 760
San Francisco, CA 94104

SAN FRANCISCO CHAMBER OF COMMERCE

September 25, 2025

RE: 530 Sansome Street Proposal

Dear Board President Mandelman and Supervisors,

On behalf of the San Francisco Chamber of Commerce, I am pleased to express our support for the development of 530 Sansome Street. For more than 172 years, the San Francisco Chamber has led initiatives to attract, support, and grow businesses in San Francisco through advocacy, economic development, and business development efforts.

As the voice of San Francisco's business sector, we are excited about Related California's reimagined development for 447 Battery & 530 Sansome Street, a public-private partnership with the City & County of San Francisco and the San Francisco Fire Department (SFFD) to create a new \$40 million state-of-the-art fire station adjacent to a 41-story premium office-and luxury hotel tower development. The total investment for this project is an impressive \$750 million, marking a significant commitment to San Francisco's future.

The project will also deliver significant public benefits by contributing millions of dollars in development impact fees, which will be partially allocated for essential infrastructure improvements. Additionally, it will include \$15 million in affordable housing payments to support the development at 772 Pacific Avenue. The project will create hundreds of construction jobs annually and support more than 1,600 new permanent jobs once complete, including 150 net new hotel jobs.

The San Francisco Chamber of Commerce encourages your support of the 530 Sansome Street proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodney Fong', with a stylized flourish at the end.

Rodney Fong
President and CEO
San Francisco Chamber of Commerce

From: [Carroll, John \(BOS\)](#)
To: ["Jack Bevilacqua"](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Letter of Support - 530 Sansome Street Development - BOS File Nos. 250697, 250764, 250802, and 250804
Date: Thursday, September 25, 2025 8:33:00 AM
Attachments: [Letter of Support-530 Sansome Street Development Project.pdf](#)
[image001.png](#)
[image002.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the files for these ordinance matters.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

-

[Board of Supervisors File No. 250697](#)

[Board of Supervisors File No. 250764](#)

[Board of Supervisors File No. 250802](#)

[Board of Supervisors File No. 250804](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From: Jack Bevilacqua <JBevilacqua@hotelcouncilsf.org>

Sent: Tuesday, September 23, 2025 1:03 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Letter of Support - 530 Sansome Street Development

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

Please find attached a letter on behalf of the Hotel Council of San Francisco expressing our support for the 530 Sansome Street development project, which is scheduled to be heard at the **Land Use & Transportation Committee**.

Thank you for ensuring this letter is included in the committee record.

Sincerely,

Jack Bevilacqua



Jack Bevilacqua

Project Coordinator

[Hotel Council of San Francisco](#)

323 Geary Street, Suite 405

San Francisco, CA 94102

P (415) 391-5197

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September 23, 2025

RE: 530 Sansome Street Development

Dear Board President Mandelman and Supervisors,

On behalf of the Hotel Council of San Francisco, I am pleased to express our support for the development at 530 Sansome Street. We are a non-profit trade association established in 1987 to advocate for our hotel and allied members, ensuring the economic vitality of the hospitality community in San Francisco.

As the voice of San Francisco's hospitality community, we are excited about Related California's proposal for a 41-story premium office and luxury hotel tower in the city's North Financial District. This new project is set to boost the local economy and provide a variety of offerings for businesses, tourists, and residents. It will feature state-of-the-art office space, a five-star luxury hotel, a chef-driven restaurant, concierge services, and various amenities, including a spa and fitness center. Additionally, the proposal significantly improves Merchant Street, transforming the area in front of the project into a shared street and living alley to further enhance the burgeoning Jackson Square merchant corridor.

San Francisco's hospitality industry is showing promising signs of recovery, with increasing hotel occupancy rates and a resurgence in both international and domestic travel. However, the sector still faces challenges, including ongoing public safety concerns and the lasting effects of the pandemic.

We appreciate Related California's commitment to San Francisco. The proposed 530 Sansome Street will be the first new building in the Northern Financial District since 350 Bush Street opened in 2018, and it will mark the first new ground-up five-star hotel in 30 years. This development represents an exciting step forward for San Francisco's hospitality industry.

On behalf of the Hotel Council of San Francisco, we encourage your support of the hospitality industry and this important project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Bastian".

Alex Bastian

President & CEO

Hotel Council of San Francisco

From: [Mchugh, Eileen \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Somera, Alisa \(BOS\)](#)
Subject: FW: Public Correspondence related to 530 Sansome Street project
Date: Wednesday, September 24, 2025 12:11:10 PM
Attachments: [SF Travel Association correspondence.pdf](#)

Sorry John,

I know you were sent this separately. I distributed it, but forgot to add you on the distribution.

Apologies!

Eileen

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Sent: Wednesday, September 24, 2025 12:10 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; De Asis, Edward (BOS) <edward.deasis@sfgov.org>; Entezari, Mehran (BOS) <Mehran.Entezari@sfgov.org>; Crayton, Monique (BOS) <monique.crayton@sfgov.org>
Subject: FW: Public Correspondence related to 530 Sansome Street project

Dear Supervisors,

Please see the attached communication regarding File Nos. 250698, 250803, and 250697.

File No. 250698 - Development Agreement - EQX Jackson SQ Holdco LLC - 530 Sansome Mixed Use Tower and Fire Station 13 Development Project - 530 Sansome Street, 425 Washington

File No. 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

File No. 250697 - Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District

Thank you,

Eileen McHugh
Executive Assistant

Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: Cherry, Jonathan (ECN) <jonathan.cherry@sfgov.org>
Sent: Tuesday, September 23, 2025 1:16 PM
To: BOS-Operations <bos-operations@sfgov.org>
Cc: Crayton, Monique (BOS) <monique.crayton@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Public Correspondence related to 530 Sansome Street project

Good afternoon,

I received the attached correspondence from the San Francisco Travel Association intended for the members of the Board.

May I ask for this correspondence to please be added to the relevant Board Files (250698, 250803, and 250697)?

Thank you very much,
Jonathan

Jonathan Cherry
Office of Economic and Workforce Development
jonathan.cherry@sfgov.org

From: [Cherry, Jonathan \(ECN\)](#)
To: [BOS-Operations](#)
Cc: [Crayton, Monique \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Public Correspondence related to 530 Sansome Street project
Date: Tuesday, September 23, 2025 1:15:56 PM
Attachments: [SF Travel Association correspondence.pdf](#)

Good afternoon,

I received the attached correspondence from the San Francisco Travel Association intended for the members of the Board.

May I ask for this correspondence to please be added to the relevant Board Files (250698, 250803, and 250697)?

Thank you very much,
Jonathan

Jonathan Cherry
Office of Economic and Workforce Development
jonathan.cherry@sfgov.org



San Francisco Travel Association

One Post Street, Suite 2700

San Francisco, CA 94104

415-974-6900

sftravel.com

September 22, 2025

Dear Board President Mandelman and Supervisors,

On behalf of the San Francisco Travel Association, I am pleased to submit our support for the proposed 530 Sansome Street development.

As a representative of San Francisco's travel industry, which includes businesses and community stakeholders benefiting from a vibrant tourism sector, we are excited about Related California's proposal for a \$750 million, 41-story premium office and luxury hotel tower development in the City's north Financial District. Our understanding is that this new project aims to create a destination appealing to tourists in San Francisco for business and leisure as a five-star luxury hotel with a chef-driven restaurant, concierge services, and various other amenities in the thriving Jackson Square area.

While tourism is rebounding strongly and the city is attracting new AI companies, challenges such as high office vacancy rates and a slower-than-expected return of downtown foot traffic remain. Reimagining an underutilized site with a new luxury five-star hotel, bespoke office space, a state-of-the-art firehouse, active ground-floor uses, and a significantly improved public realm is crucial for San Francisco's ongoing economic recovery.

The San Francisco Travel Association encourages your support for the proposed development at 530 Sansome Street.

Sincerely,

Christine Gaudenzi

Chief of Staff

From: [Claude Imbault](#)
To: [Crayton, Monique \(BOS\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [FielderStaff](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Walton, Shamann \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [Robbie Silver](#); [Nate Galvan](#)
Subject: Letter of Support_530 Sansome_from the Downtown SF Partnership
Date: Wednesday, September 24, 2025 9:08:04 AM
Attachments: [Outlook-matrbwui.png](#)
[08-24-25 Letter of Support_ 530 Sansome \(FINAL\).pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Board Supervisor President Raphael Mandelman and Supervisors:

The Downtown SF Partnership respectfully submits the attached letter of support for the proposed development project at 530 Sansome Street.

Regards,

Claude



Claude Imbault

VP of Planning & Economic Development,
Downtown SF Partnership

☐ [235 Montgomery St, Suite 828, San Francisco, CA 94104](#)

☐ claudio@downtownsf.org

☐ 415-634-2251 Ext. 404

☐ downtownsf.org



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Sent via email

September 24, 2025

Subject: Letter of Support - 530 Sansome Street

Dear Board President Mandelman and Supervisors,

Downtown Partnership SF (DSFP) supports the proposed 530 Sansome Street development. DSFP, a nonprofit community benefit district, provides placemaking, public realm improvements, clean and safe operations, marketing support, and economic development to the Financial District and historic Jackson Square.

The 530 Sansome project represents a significant positive investment in the City's economic recovery. The 19-story mixed-use project comprising state-of-the-art office space, a five-star luxury hotel, a "chef-driven" restaurant, including public realm improvements along a portion of Merchant Street.

Initially approved by the San Francisco Planning Commission in the summer of 2021, the COVID health pandemic, and its lingering impacts on financial and real estate markets, made the project infeasible at the time. Fortunately, Related California – the developer - reimagined the development with the delivery of a new standalone fire station at 447 Battery Street with a refined, view-oriented tower at 530 Sansome.

More than just a new building tower, the project promises significant public benefits. Millions generated from developer impact fees will pay for essential infrastructure improvements, including \$15 million in affordable housing payments to support an affordable housing development at 772 Pacific Avenue. Construction-related jobs will total 600, in addition to 149 permanent jobs once the hotel opens.

The 530 Sansome Street project blends hospitality, premier office spaces and essential public safety infrastructure, and signifies a vote of confidence in downtown's reemergence.

Sincerely,



Robbie Silver
CEO & President