

An aerial night view of San Francisco, California, showing a dense urban landscape with illuminated skyscrapers. The Transamerica Pyramid is prominent on the left. In the center, a large, vertical green park area is visible, featuring a central building and surrounding greenery. The Golden Gate Bridge is visible in the background, spanning the water. The text "APPEAL OF FMND" and "530 SANSOME STREET" is overlaid in large white letters on the left side of the image.

# APPEAL OF FMND 530 SANSOME STREET

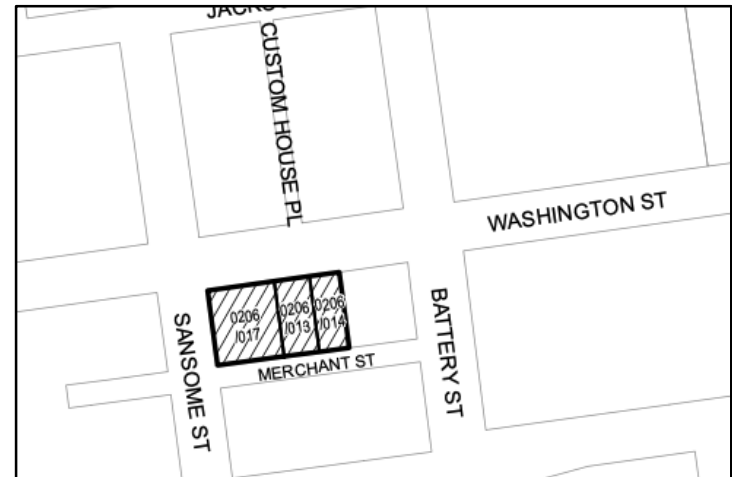
Alana Callagy  
Board of Supervisors Appeal Hearing – October 5, 2021



**San Francisco**  
**Planning**

# Project Site

- The western portion of the block bounded by Sansome, Washington, Battery, and Merchant streets
- Occupied by:
  - A vacant three-story office building (425 Washington Street),
  - A vacant two-story commercial building (439– 445 Washington Street), and
  - The two-story San Francisco Fire Department Station 13 (530 Sansome Street)



# Project Overview

- Demolition of the three existing buildings
- Construction of a four-story replacement fire station and an approximately 218-foot-tall building (236 feet total, including rooftop mechanical equipment)
- Three below-grade levels
- The 218-foot-tall building would contain either:
  - Hotel with 200 rooms, ground floor retail/restaurant use, 40,490 sf office use and 35,230 sf gym use; or
  - 256 residential units



# Environmental Review

- PMND published April 28, 2021
  - No significant impacts
  - 20-day public review period
  - PMND appeal filed May 18, 2021
  - Planning Commission affirmed MND July 29, 2021
- FMND appeal filed August 30, 2021
- Board of Supervisors hearing October 5, 2021

CEQA  
pronounced "SEE-kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.



# Appellant's Claims

- **Noticing:** Department did not provide adequate notice of the PMND
- **Project Description:** Not stable
- **Historic Resources:** Analysis of project's impact on historical resources, specifically the building at 447 Battery Street, is inadequate
- **Traffic, Circulation, or Pedestrian Safety:** Analysis if 447 Battery Street is not redeveloped and impacts to safety are inadequate
- **Mitigation Measures:** Inappropriately deferred mitigation of potential impacts

# Department's Response: Noticing



**San Francisco Planning**

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org



**San Francisco Planning**

2021-0000015  
**FILED**

SAN FRANCISCO COUNTY CLERK  
APR 11 29, 2021

by: Fallon Lin  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
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APR 29 2021  
POSTED TO

## NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: April 28, 2021  
Case No.: 2019-017481ENV  
Project Address: 530 Sansome Street  
Zoning: C-3-O (Downtown Office) Use District  
Neighborhood: Financial District  
Cross Streets: Sansome, Washington, and Merchant streets  
Staff Contact: Alana Callagy  
628.652.7540  
alana.callagy@sfgov.org

## AFFIDAVIT OF MAILING

I, Logan Sakai, have mailed the attached document:  
[please print name]

- Notification of Project Receiving Environmental Review (Neighborhood Notice)
- Notice of Availability of Environmental Review Document (NOA)
- Notice of Scoping Meeting for an Environmental Impact Report
- Notice of Preparation of an Environmental Impact Report
- Notice of Availability of Draft Environmental Impact Report
- Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter
- Final Negative Declaration (FND)
- Notice of Availability of Preliminary Negative Declaration
- Notice of Hearing on Appeal After Initial Evaluation of a Project
- Certificate of Determination of Exemption/Exclusion From Environmental Review

Other: \_\_\_\_\_  
on 4/28/2021 for Project File No. & Title 2019-017481 ENV, 530 Sansome  
(Date)

Also attached is a copy of the mailing list/mailling labels to which the document was mailed.

Logan Sakai  
(Signature)

4/28/2021  
(Date)

THE RESIDENT	445 WASHINGTON ST	SAN FRANCISCO	CA	94111
THE RESIDENT	447 BATTERY ST	SAN FRANCISCO	CA	94111



**San Francisco Planning**

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## DECLARATION OF POSTING NOTICE OF AVAILABILITY OF A PMND

Date: May 25, 2021  
Case No.: 2019-017481ENV  
Project Title: 530 Sansome Street  
BPA Nos.: 201912200193  
Zoning: C-3-O (Downtown Office) Use District

# Department's Response: Project Description

## **SEC. 31.20. MULTIPLE ACTIONS ON PROJECTS.**



(a) The concept of a project is broadly defined by CEQA so that multiple actions of the same or of different kinds may often constitute a single project. This concept of a project permits all the ramifications of a public action to be considered together, and avoids duplication of review.

(f) CEQA provides that a single initial study, negative declaration or EIR may be employed for more than one project, if all such projects are essentially the same in terms of environmental effects. Furthermore, an initial study, negative declaration or EIR prepared for an earlier project may be applied to a later project, if the circumstances of the projects are essentially the same.

# Department's Response: Historic Resources



## SAN FRANCISCO PLANNING DEPARTMENT

### PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	Date of Form Completion		2/11/2018
<b>PROJECT INFORMATION:</b>			
Planner:	Address:		
Justin Greving	425 and 439-445 Washington Street		
Block/Lot:	Cross Streets:		
0206/014 and 0206/013	Sansome and Battery streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	n/a	2015-015553ENV	
<b>PURPOSE OF REVIEW:</b>		<b>PROJECT DESCRIPTION:</b>	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration
		<input checked="" type="radio"/> Demo/New Construction	

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Information:  
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## HISTORIC RESOURCE EVALUATION REPORT, PART 1 530 Sansome Street San Francisco, California

Prepared for  
San Francisco Planning Department

September 2020



San Francisco  
**Planning**

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## Historic Resource Evaluation Response

Record No.: 2019-017481ENV  
Project Address: 530 Sansome Street  
Zoning: C-3-O Downtown-Office Zoning District  
200-S Height and Bulk District  
Block/Lot: 0206/017  
Staff Contact: Jonathan Vimr - 628-653-7319  
jonathan.vimr@sfgov.org

Record No.: 2019-017481ENV  
Project Address: 530 Sansome St  
Zoning: C-3-O DOWNTOWN- OFFICE Zoning District  
200-S Height and Bulk District  
Block/Lot: 0206/017  
Staff Contact: Jonathan Vimr - 628-652-7319  
jonathan.vimr@sfgov.org

## HISTORICAL EVALUATION of 425 and 439-445 WASHINGTON STREET, SAN FRANCISCO

According to California Register Criteria



Top row: 425 and 439-445 Washington Street in 1957  
Bottom row: 425 and 439-445 Washington Street in 2016

## PART II HISTORIC RESOURCE EVALUATION RESPONSE



# Department's Response: Traffic, Circulation, or Pedestrian Safety

## 530 Sansome Street Transportation Study

San Francisco Planning Department Case No. 2019-017481ENV

Prepared for:  
San Francisco Planning Department

April 2, 2021

## Department's Response: Mitigation Measures

- FMND mitigation measures:
  - Detailed performance standards that ensure their effectiveness
  - Specify the timing of any required actions

# Conclusion

- Through the FMND and appeal response, the Department has addressed all issues raised in appeal
- FMND adequately analyzes all required topics in CEQA checklist
- Appellant has not provided substantial evidence supporting fair argument that the project would result in significant impacts
  
- RECOMMENDATION: Reject appeal and uphold MND