[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 ~~strikethrough 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich
PETER MILJANICH
Deputy City Attorney

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