San Francisco Planning

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

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

San Francisco Planning

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

Jonas P. Ionin
Commission Secretary

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

San Francisco Planning

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San Francisco, CA 94103
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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
Staff Contact:	Jonathan Vimr, Senior Planner jonathan.Vimr@sfgov.org, 628-652-7319
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, ado
ption 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