

2025-0000075

FILED



San Francisco
Planning

SAN FRANCISCO County Clerk

October 29, 2025

by: *M. Nadonza*
Mariedyne Nadonza
Deputy County Clerk

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

NOTICE OF DETERMINATION

FEIR Certification Date: July 17, 2025
Final Approval Date: October 27, 2025
Case No.: 2024-007066ENV
State Clearinghouse No: 2024110311
Project Title: 447 Battery and 530 Sansome Project (also known as the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project)
Project Location-Specific: 447 Battery Street, 530 Sansome Street, 425 Washington Street, and 439-445 Washington Street
Project Location-City/County: City and County of San Francisco
Zoning: C-3-O (Downtown Office) Use District
200-S Special Height and Bulk District
Block/Lot: Block 0206/Lots 002, 013, 014, 017
Lot Size: 24,830 square feet
Lead Agency: San Francisco Planning Department, see address above
Project Applicant: James Abrams, J. Abrams Law, P.C. on behalf of EQX JACKSON SQ HOLDCO LLC
415.999.4402, jabrams@jabramslaw.com
Andrico Penick, San Francisco Division of Real Estate
415.554.9850, andrico.penick@sfgov.org
Michael Mullin, San Francisco Fire Department
415.674.5066, michael.mullin@sfgov.org
Staff Contact: Sherie George
(628) 652-7558
sherie.george@sfgov.org

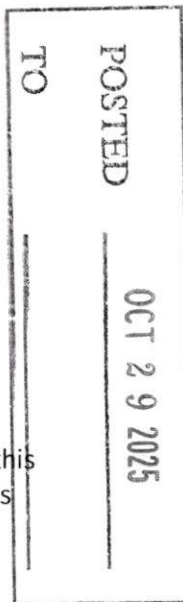
To: County Clerk, City and County of San Francisco
City Hall Room 160
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

☒ \$84 filing fee **AND** ☒ \$4,123.50 EIR Fee



Project Description

The 447 Battery and 530 Sansome Street Project, located on the block bounded by Sansome Street to the west, Washington Street to the north, Battery Street to the east, and Merchant Street to the south, would involve demolition of the existing 17,800-square-foot, 3-story commercial building at 425 Washington Street, and the 12,862-square-foot, 2-story commercial building at 439–445 Washington Street; the 20,154-square-foot, 3-story commercial building at 447 Battery Street; and the 18,626-square-foot fire station at 530 Sansome Street. The project includes a Development Agreement and certain other transaction agreements between EQX Jackson Sq Holdco LLC and 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.


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.

Determinations

The City and County of San Francisco decided to carry out or approve the project on October 27, 2025. The San Francisco Planning Commission certified the Final Environmental Impact Report, adopted CEQA Findings, a State of Overriding Considerations, and the Mitigation, Monitoring, Reporting Program (Motion No. 21773), recommended approval of the project to the Board of Supervisors (including amendments to the General Plan, Zoning Map, and Planning Code), and took certain other approval actions on July 17, 2025, in a joint session with the Recreation and Parks Commission. The Board of Supervisors approved the project's legislation on October 21, 2025. The project was officially approved when the Mayor signed the project's

legislation on October 27, 2025. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 Case File no. 2024-007066; and Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 250764 (General Plan Amendment), 250697 (Zoning Map and Planning Code Amendment), 250802 (Merchant Street Major Encroachment Permit), 250804 (Conditional Property Exchange Agreement), 250698 (Development Agreement), and 250803 (Hotel Incentive Agreement).

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was adopted for this project pursuant to Section 15093.
6. Findings were made pursuant to the provisions of CEQA pursuant to Section 15091.



For Lisa Gibson
Environmental Review Officer

October 29, 2025

Date

cc:

James Abrams, J. Abrams Law, P.C. on behalf of
EQX JACKSON SQ HOLDCO LLC
Andrico Penick, San Francisco Division of Real Estate
Michael Mullin, San Francisco Fire Department
Supervisor Danny Sauter, Supervisor District 3

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-10/29/2025-132

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PUBLIC UTILITIES COMMISSION	LEAD AGENCY EMAIL info@sfgwater.org	DATE 10/29/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000075	
PROJECT TITLE 447 BATTERY AND 530 SANSOME PROJECT (ALSO KNOWN AS THE 530 SANSOME MIXED-USE TOWER AND FIRE STATION 13 DEVELOPMENT PROJECT)		

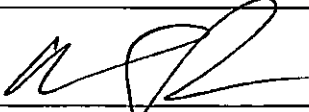
PROJECT APPLICANT NAME SHERIE GEORGE	PROJECT APPLICANT EMAIL sherie.george@sfgov.org	PHONE NUMBER (628) 652-7558
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
ZIP CODE 94103		
PROJECT APPLICANT (Check appropriate box) <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$
<input checked="" type="checkbox"/> County documentary handling fee	\$ 84.00	\$ 84.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other 1142,1143	TOTAL RECEIVED	\$ 4,207.50
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariadyne Nadonza Deputy Clerk
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