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F I L E D

SAN FRANCISCO County Clerk

April 29, 2021

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Deputy County Clerk

San Francisco Planning

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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

This notice is to inform you of the availability of the environmental review document concerning the 530 Sansome Street project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the 530 Sansome Street project. The PMND documents the determination of the San Francisco Planning Department that the 530 Sansome Street project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the city to carry out or not to carry out the 530 Sansome Street project.

Project Description

EQX Jackson SQ Holdco LLC, the San Francisco Bureau of Real Estate, and the San Francisco Fire Department (project sponsors) propose to redevelop the 17,733-square-foot project site located at the southeast corner of Sansome and Washington streets. The project site, located within the Financial District neighborhood, is developed with three buildings: a vacant three-story office building at 425 Washington Street, a vacant two-story commercial building at 439–445 Washington Street, and the two-story-with-mezzanine San Francisco Fire Station 13 building at 530 Sansome Street.

The proposed 530 Sansome Street project (proposed project) would involve demolition of the existing buildings and construction of a 19-story building and a four-story replacement fire station, with three below-grade levels under both buildings. The 19-story, approximately 218-foot-tall (236 feet total, including rooftop mechanical equipment) building would provide approximately 6,470 square feet of retail/restaurant space on the first and second floors; approximately 40,490 square feet of office space on the first, second, and sixth through eighth floors; approximately 35,230 square feet of fitness center space on the first through fifth floors; and approximately 146,065 square feet of hotel space that would accommodate 200 guest rooms. At the fourth floor, the 19-story building would cantilever over the third floor of the replacement fire station.

The 19-story building would include outdoor terrace space on the east and west ends of the 19th floor. On the eastern portion of the project site the four-story, approximately 44-foot-tall (53 feet total, including rooftop mechanical equipment) replacement fire station would include approximately 20,240 square feet of space. The three below-grade levels would provide 48 vehicle parking spaces, one loading space, two vehicle service spaces, 22 class 1 bicycle parking spaces, lockers and showers, and utility rooms for the fire station, hotel, and retail/restaurant uses. The proposed project would convert the western portion of Merchant Street in front of the project site into a shared street/living alley with approximately 4,810 square feet of privately owned public open space (POPOS). An additional 26 class 2 bicycle parking spaces would be located on streets adjacent to the project site, subject to San Francisco Municipal Transportation Agency (SFMTA) and San Francisco Public Works approval.[1]

The sponsors also propose a residential variant to the 530 Sansome Street project, which would construct 256 residential units instead of the hotel, office, fitness center, and retail/restaurant uses in the approximately 218-foot-tall building. Under the residential variant, 6,384 square feet of common open space would be located on the 21st floor of the building in the form of a solarium. The three additional stories for the residential variant is due to the reduced floor-to-floor heights. At the fourth floor, the 21-story building would cantilever over the third floor of the replacement fire station. The four-story replacement fire station building would remain the same for the residential variant. The three below-grade levels of the residential variant would provide 82 vehicle parking spaces, one loading space, two vehicle service spaces, 143 class 1 bicycle parking spaces, and utility rooms. An additional 19 class 2 bicycle parking spaces would be located on streets adjacent to the project site, subject to SFMTA and San Francisco Public Works approval. Consistent with the proposed project, the residential variant would convert Merchant Street into a shared street/living alley; however, the shared street improvements would not be operated or regulated as POPOS.

The PMND is available to view or download from the Planning Department's Environmental Review Documents web page at https://sfplanning.org/environmental-review-documents. Paper copies are also available upon request to the staff contact above.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5 p.m. on May 18, 2021), any person may:

1. Review the PMND as an informational item and take no action;
2. Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done without the appeal described below; OR
3. Appeal the determination of no significant effect on the environment to the San Francisco Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a $665 check payable to the San Francisco Planning Department.[2] An appeal requires the Planning Commission to

[1] The remainder of the four required class 2 bicycle parking spaces would be provided through a Zoning Administrator variance and in-lieu fee payment pursuant to planning code sections 305 and 307(k)(2)(E).
[2] Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

determine whether or not an environmental impact report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. To file an appeal of a PMND, you must first create an account (or be an existing registered user) on the planning department's public portal system available at: https://aca-ccsf.accela.com/ccsf/Default.aspx. Then, email an appeal letter to CPC.EPIntake@sfgov.org. You will receive follow-up instructions for fee payment via email.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code section 31.16(h).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-54-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.