Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Matson Block Project (215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street)

Lead Agency: San Francisco Planning Department | Contact Person: Rachel Schuett

Mailing Address: 49 South Van Ness Ave, Suite 1400 | Phone: 1 (628) 652-7546

City: San Francisco | Zip: 94103 | County: San Francisco

Project Location: County: San Francisco | City/Nearest Community: San Francisco

Cross Streets: Market Street (north), Main Street (east), Mission Street (south), and Beale Street (west) | Zip Code: 94105

Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ′ 32.04 ″ N / 122 ° 23 ′ 45.87 ″ W | Total Acres: 3.47

Assessor's Parcel No.: 3711/005-014 and 019 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: 101 and 280 | Waterways: San Francisco Bay, Mission Creek Channel

Airports: | Railways: BART, Caltrain | Schools: Multiple

Document Type:

CEQA: ☒ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 44 - 437 Acres mixed
☒ Office: Sq.ft. 1,919,847 Acres mixed Employees TBD
☒ Commercial: Sq.ft. 250,000 Acres mixed Employees TBD
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: 250,000 sf institutional; up to 350 hotel rooms; 100,000 sf of entertainment

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

C 3 O(SD) Downtown Office (Special Development)

Project Description: *(please use a separate page if necessary)*

The project sponsor proposes to undertake a mixed-use project that would create up to 1,919,847 gsf of office uses, 250,000 gsf of retail (including up to 100,000 gsf for entertainment, and up to 75,000 square feet near the top of the tower for potential observation deck), 90,000 gsf of residential (44–120 units at 25 Beale), 7,500 square feet for outdoor entertainment, and up to 135,000 square feet for below grade parking (for 277–480 spaces), accessed primarily from Main and/or Beale streets (with the existing Mission Street curb cut maintained). In addition, up to 250,000 gsf of institutional uses could be substituted for office uses. In total the project would include 2,402,347 gsf of built area including 2,267,347 gsf of non-parking area and 135,000 gsf of parking area. The project proposes to demolish the existing 77 Beale Street office tower and construct a new mixed-use tower of up to 1,225 feet in height with an up to 75-foot architectural crown/spire. This new tower would exceed the height of the Sales Force Tower, which is currently the City's tallest building, by approximately 200 feet. Implementation of the project would include amendments to the San Francisco Planning Code and the Zoning, Height and Bulk, and Special Use District (SUD) maps, including changes to the permitted uses, height and bulk, and SUD boundaries. The project site's zoning would be amended to add a new Matson/PG&E Block SUD to establish specific land use controls for the project site in addition to the C 3 O(SD) Downtown Office (Special Development) base zoning, and to incorporate Design Standards and Guidelines (design guidelines) to govern future development.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 2
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy	X	S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date December 17, 2025 Ending Date January 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: ICF
Address: 595 Market Street, Suite 950
City/State/Zip: San Francisco, CA 94105
Contact: Heidi Mekkelson
Phone: 1 (415) 677-7116

Applicant: Hines c/o Tuija Catalano / Reuben, Junius & Rose, LLP
Address: One Bush St., Ste. 600
City/State/Zip: San Francisco, CA 94104
Phone: 1 (415) 567-9000

Signature of Lead Agency Representative: Chelsea Fordham **Date:** 12/17/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.