



PUBLIC NOTICE

**AVAILABILITY OF A NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF A PUBLIC SCOPING MEETING**

PROJECT INFORMATION

Date: December 17, 2025
Project Title: Matson Block Project
Project Address: The full city block bounded by Market Street (north), Main Street (east), Mission Street (south), and Beale Street (west); including 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street
Case No.: Case No. 2021-012562ENV
Block/Lot No.: Assessor’s Block 3711, Lots 005, 006, 007, 008, 009, 010, 011, 012, 013, 014 and 019
Zoning District(s): C-3-O(SD) Downtown Office (Special Development)
Neighborhood: Financial District/Transit Center District Plan Area
Project Sponsor: Hines, c/o Tuija Catalano / Reuben, Junius & Rose, LLP; (415) 567-9000 tcatalano@reubenlaw.com
EIR Coordinator: Rachel Schuett; (628) 652-7546 CPC.MatsonBlock@sfgov.org

PUBLIC SCOPING MEETING INFORMATION

Date: January 7, 2026
Time: 6:00 p.m.
Location: 77 Beale Street (ground floor lobby)
San Francisco

WRITTEN COMMENTS

Planner: Rachel Schuett, San Francisco Planning Department
Via Mail: 49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103
Via Email: CPC.MatsonBlock@sfgov.org
From December 17, 2025, to 5 p.m. on January 20, 2026

COMMENTS AT THE PUBLIC HEARING

Location: 77 Beale Street (ground floor lobby)
San Francisco
Date, Time: January 7, 2026 at 6:00 p.m.

For more information:

了解更多信息

Para más información

Para sa karagdagang impormasyon

sfplanning.org/whatisCEQA

628.652.7550



The San Francisco Planning Department (department) has issued a notice of preparation (NOP) of an environmental impact report (EIR) in connection with this project. Next, the department will begin the preparation of an EIR as required by the California Environmental Quality Act (CEQA). The department welcomes your comments regarding the scope of the EIR. Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

The Matson Block Project (proposed project) project site occupies the entirety of the 151,390-square-foot (3.47-acre) rectangular block that encompasses Market Street to the north, Main Street to the east, Mission Street to the south, and Beale Street to the west, and consists of 11 parcels (Lots 005-014 and 019 on Assessor's Block 3711). The project site is located within San Francisco's Financial District neighborhood; the Downtown Area Plan area, as identified in the San Francisco General Plan; and the Transit Center District (TCDP) area. The surrounding area consists of mostly high-rise office towers with ground-floor retail, with some smaller two- to four-story buildings as well. The nearest residential building is the 58-story Millennium Tower at 301 Mission Street, to the southwest. The nearest hotel is the Hyatt Regency Hotel at 5 Embarcadero Center, one block northeast of the project site. The site is approximately 550 feet north of Salesforce Tower and within 300 feet of Salesforce Park.

There are seven existing buildings on the project site including 77 Beale Street, 45 Beale Street, 215 Market Street, 215 Market Street Annex, 245 Market Street, 25 Beale Street, and 50 Main Street. Beginning in the 1920s, the 215 Market Street building was the headquarters for the Matson Navigation Company and the 245 Market Street building was the headquarters for Pacific Gas & Electric (PG&E). The 25 Beale Street building was built as an addition to 245 Market Street, and the 215 Market Street Annex was built as an addition to 215 Market Street. Both 215 Market Street and 245 Market Street are article 11 Category I resources and listed on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The project site is mostly vacant and only one ground-floor retail tenant (at 215 Market Street) remains. Together, the existing buildings provide a mix of uses, including a cumulative total of 1,569,847 gross square feet (gsf) of office use, 75,273 gsf of parking use.

The project sponsor, Hines, proposes to undertake a mixed-use project that includes six major components:

- (1) **New Tower.** The existing, almost 474-foot-tall office building at 77 Beale Street would be demolished and an up to 1,225-foot-tall tower with a 75-foot-tall architectural crown would be constructed. The new tower would include primarily office uses but could include institutional, hotel, and/or residential uses, in addition to retail. In addition the new tower may include an observation deck at or near the top of the tower;
- (2) **25 Beale Conversion.** The existing, approximately 200-foot-tall office building at 25 Beale Street would be converted to residential use, which would result in a range of between 44 to 120 units;
- (3) **Historic Complex Renovation.** The existing historic buildings at 215 and 245 Market Street would be renovated, retaining up to 340,000 gross square feet (gsf) for office and/or institutional uses, along with ground-floor retail. The 45 Beale Street and 215 Market Street Annex buildings and the adjoining interior courtyard would be demolished;

(4) **Retail.** Up to 250,000 gsf of new retail opportunities would be created throughout the site, including 13,500 gsf of existing retail in the 215 and 245 Market Street buildings that would be retained and renovated, and up to 236,500 gsf of retail elsewhere in the site including in the new tower, project variant tower, and the new open spaces. Up to 100,000 gsf of the retail could be replaced with general entertainment uses; and

(5) **Open Space.** New open space opportunities would be created in a new grade-level courtyard—referred to as the “Urban Village”—by demolishing the 45 Beale Street and 215 Market Street Annex buildings, an adjacent courtyard, and the two-story parking garage at 50 Main Street. Programming for the open space may include up to 7,500 gsf of outdoor entertainment uses; and

(6) **Project Variants.** The EIR will also analyze two variants that would include a second 400-foot-tall stand-alone building along the site’s Main Street façade. The second tower could include up to 317 units (300,000 gsf) of residential use (residential variant) or up to 350 rooms (260,000 gsf) of tourist hotel use (hotel variant) and retail uses. Alternatively, the additional residential or hotel uses could be incorporated into the new, 1,225-foot-tall tower.

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. The project would amend the San Francisco Zoning Maps to add the new SUD and change the height and bulk designations from the existing 400-S district to 1225-S for south portion of the block and reflect a technical correction to change an existing smaller area from 150-X to 400-S on a north portion of the block. The project also requests approval of a Development Agreement.

Vehicular and loading access would be provided from one or more new or reconfigured curb cuts along Main and Beale streets. The existing Mission Street curb cut would be maintained. All existing off-street parking would be demolished, and new off-street parking would be built below grade, with approximately 277–480 spaces (up to 135,000 square feet), with access provided by one or more curb cuts. The proposed driveways along Main and Beale would likely be used for both ingress and egress while the Mission Street driveway would remain egress only.

Demolition, renovation, and construction of the proposed project would occur in several phases, with partially concurrent schedules. Demolition is anticipated to begin at the end of 2026, with all phases of construction completed by the end of 2032. Demolition is expected to take approximately 18 months and will include 77 Beale Street, 50 Main Street, 45 Beale Street, and the 215 Market Street Annex.

Purpose of Notice

The planning department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project.

Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Notice of Availability of a NOP of an EIR and Notice of Public Scoping Meeting

215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street; 2021-012562ENV

You are not required to take any action. If you wish to comment on the scope of the EIR, you may do so in either or both of the following ways:

Written comments will be accepted until **5:00 p.m. on January 20, 2026**. Written comments should be sent to Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.MatsonBlock@sfgov.org, and should reference the project title and case number on the front of this notice.

Pursuant to California Public Resources Code section 21083.9 and State CEQA Guidelines section 15206, the department will also hold a public scoping meeting to solicit public comments concerning the scope of the EIR. The meeting will be held on January 7, 2026, starting at 6:00 p.m., in the ground floor lobby of 77 Beale Street (enter mid-block from Beale Street). To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact Rachel Schuett, (628) 652-7546, at least 72 hours in advance of the meeting.

The notice of preparation and other project-related materials are available here: sfplanning.org/sfceqadocs. You may also request a CD or paper copy of the NOP by contacting Rachel Schuett (see above).

General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with San Francisco Planning Commission or staff. 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.

Notice of Availability of a NOP of an EIR and Notice of Public Scoping Meeting

215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street; 2021-012562ENV

Date: **12/17/2025**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at the city block which includes 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street (**Case No. 2021-012562ENV**). The other side of this page describes the environmental review process under state law. You may provide comments by **January 20, 2026** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street (**Case No. 2021-012562ENV**) 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **1/16/2026** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。

請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street (**Case No. 2021-012562ENV**). Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **1/20/26** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street (**Case No. 2021-012562ENV**). Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **1/20/26** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.



PUBLIC NOTICE

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF A PUBLIC SCOPING MEETING**

Date: December 17, 2025
Comment Deadline: January 20, 2026
Case No.: Case No. 2021-012562ENV
Project Title: Matson Block Project
Project Address: The full city block bounded by Market Street (north), Main Street (east), Mission Street (south), and Beale Street (west); including 215 Market Street, 245 Market Street, 215 Market Street Annex, 50 Main Street, 77 Beale Street, 45 Beale Street, and 25 Beale Street
Zoning: C-3-O(SD) Downtown Office (Special Development)
Height/Bulk: 150-X and 400-S height and bulk districts (existing)
Block/Lot: Assessor’s Block 3711, Lots 005, 006, 007, 008, 009, 010, 011, 012, 013, 014 and 019
Lot Size: Approximately 151,390 square feet (3.47 acres)
Neighborhood: Financial District/Transit Center District Plan Area
Supervisor District: District 6 (Matt Dorsey)
Cross Streets: Market Street, Main Street, Mission Street, Beale Street
Staff Contact: Rachel Schuett; (628) 652-7546
CPC.MatsonBlock@sfgov.org

Introduction

The San Francisco Planning Department (department) prepared this notice of preparation for an environmental impact report (EIR) and notice of a public scoping meeting in connection with the proposed Matson Block Project (proposed project). The California Environmental Quality Act (CEQA) requires public agencies to evaluate environmental impacts prior to approving any project and reduce those impacts to the degree feasible. The purpose of an EIR is to:

- (1) Provide information about potential significant physical environmental effects of a proposed project,
- (2) Identify possible ways to reduce the significant effects, and
- (3) Describe and analyze possible alternatives to the project that could reduce significant environmental effects.

This notice informs the public, responsible and trustee agencies, and interested parties that the department is preparing an EIR in compliance with CEQA and the State CEQA Guidelines. This notice describes the proposed project, the EIR process, and how to provide input on the environmental review. This notice also identifies environmental issues anticipated to be analyzed in the EIR. The

comments received during the public scoping process will be considered during preparation of the EIR for this project.

An in-person public scoping meeting will be held at 6:00 p.m. on January 7, 2026, at 77 Beale Street in the ground floor lobby. Comments will be accepted in person at the scoping meeting and in writing until 5:00 p.m. on January 20, 2026. Written comments should be sent to Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.MatsonBlock@sfgov.org.

This notice is available for public review on the department's website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center's document viewing room on the second floor of 49 South Van Ness Avenue, San Francisco, CA 94103.

Project Overview

Introduction

The project sponsor, Hines, proposes to undertake a mixed-use project that includes six major components:

- (1) **New Tower.** The existing, almost 474-foot-tall office building at 77 Beale Street would be demolished and an up to 1,225-foot-tall tower with a 75-foot-tall architectural crown would be constructed. The new tower would include primarily office uses but could include institutional, hotel, and/or residential uses, in addition to retail. In addition, the new tower may include an observation deck at or near the top of the tower;
- (2) **25 Beale Conversion.** The existing, approximately 200-foot-tall office building at 25 Beale Street would be converted to residential use, which would result in a range of between 44 to 120 units;
- (3) **Historic Complex Renovation.** The existing historic buildings at 215 and 245 Market Street would be renovated, retaining up to 340,000 gross square feet (gsf) for office and/or institutional uses, along with ground-floor retail. The 45 Beale Street and 215 Market Street Annex buildings and the adjoining interior courtyard would be demolished;
- (4) **Retail.** Up to 250,000 gsf of new retail opportunities would be created throughout the site, including 13,500 gsf of existing retail in the 215 and 245 Market Street buildings that would be retained and renovated, and up to 236,500 gsf of retail elsewhere in the site including in the new tower, project variant building, and the new open spaces. Up to 100,000 gsf of the retail could be replaced with general entertainment uses;
- (5) **Open Space.** New open space opportunities would be created in a new grade-level courtyard—referred to as the “Urban Village”—by demolishing the 45 Beale Street and 215 Market Street Annex buildings, an adjacent courtyard, and the two-story parking garage at 50 Main Street. Programming for the open space may include up to 7,500 gsf of outdoor entertainment uses; and
- (6) **Project Variants.** The EIR will also analyze two variants that would include a second 400-foot-tall stand-alone building along the site's Main Street façade. The second tower could include up to 317 units (300,000 gsf) of residential use (residential variant) or up to 350 rooms (260,000 gsf) of tourist

hotel use (hotel variant). Alternatively, the additional residential or hotel uses could be incorporated into the new, 1,225-foot-tall tower.

A detailed description of all components of the proposed project is provided under “Proposed Project Characteristics,” p. 9.

Project Setting and Site Characteristics

PROJECT SITE AND ADJACENT LAND USES

The proposed project would occupy the entirety of the rectangular block that encompasses Market Street to the north, Main Street to the east, Mission Street to the south, and Beale Street to the west (see Figure 1, p. 5 [Project Location]). The approximately 151,390-square foot (3.47-acre) site consists of 11 parcels (Lots 005-014 and 019 on Assessor’s Block 3711).

The surrounding area consists of mostly high-rise office towers with ground-floor retail, with some smaller two- to four-story buildings as well. The nearest residential building is the 58-story Millennium Tower at 301 Mission Street, to the southwest. The nearest hotel is the Hyatt Regency Hotel at 5 Embarcadero Center, one block northeast of the project site. The site is approximately 550 feet north of Salesforce Tower and within 300 feet of Salesforce Park. It is directly served by Embarcadero Station (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]), multiple Muni bus routes, and the F-line historic streetcar, with regional connections via Alameda-Contra Costa Transit District (AC Transit), Golden Gate Bridge Highway and Transportation District (Golden Gate Transit and Golden Gate Ferry), San Mateo County Transit District (SamTrans), and San Francisco Bay Ferry.

Vegetation in the vicinity is generally limited to street trees. Public parks and open spaces near the site include Salesforce Park, Embarcadero Plaza, Sue Bierman Park, Maritime Plaza, Beale Street Plaza, The Crossing at East Cut, and One Bush Plaza.

EXISTING SITE CHARACTERISTICS

The project site is within San Francisco’s Financial District neighborhood; the Downtown Area Plan area, as identified in the San Francisco General Plan; and the Transit Center District (TCDP) area. The project site is also within a C- 3-O(SD) (Downtown Office-Special Development) zoning district and 150-X and 400-S height and bulk districts.

There are seven existing buildings on the project site, including 77 Beale Street, 45 Beale Street, 215 Market Street, 215 Market Street Annex, 245 Market Street, 25 Beale Street, and 50 Main Street (Figure 2, p. 6 [Existing Site Plan]). Beginning in the 1920s, the 215 Market Street building was the headquarters for the Matson Navigation Company and the 245 Market Street building was the headquarters for Pacific Gas & Electric (PG&E). The 25 Beale Street building was built as an addition to 245 Market Street, and the 215 Market Street Annex was built as an addition to 215 Market Street. Both 215 Market Street and 245 Market Street are article 11 Category I resources and listed on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

Most recently all of the buildings on the project site were used primarily by PG&E as the company’s headquarters; however, in 2021, PG&E sold the buildings and relocated all of its operations elsewhere, with the final move in July 2024. Today, the office uses are mostly vacant and only one ground-floor retail tenant (at 215 Market Street) remains. Together, the existing buildings provide a mix of uses,

including a cumulative total of 1,569,847 gsf of office use, 75,273 gsf of parking use (including 50,683 gsf at the 50 Main Street garage and 24,590 gsf at the 77 Beale Street garage). Table 1, p. 7 (Existing Buildings and Present Uses), describes the use of each building. Table 2, p. 8 (Existing Square Footage), provides a breakdown of existing square footage on the project site.

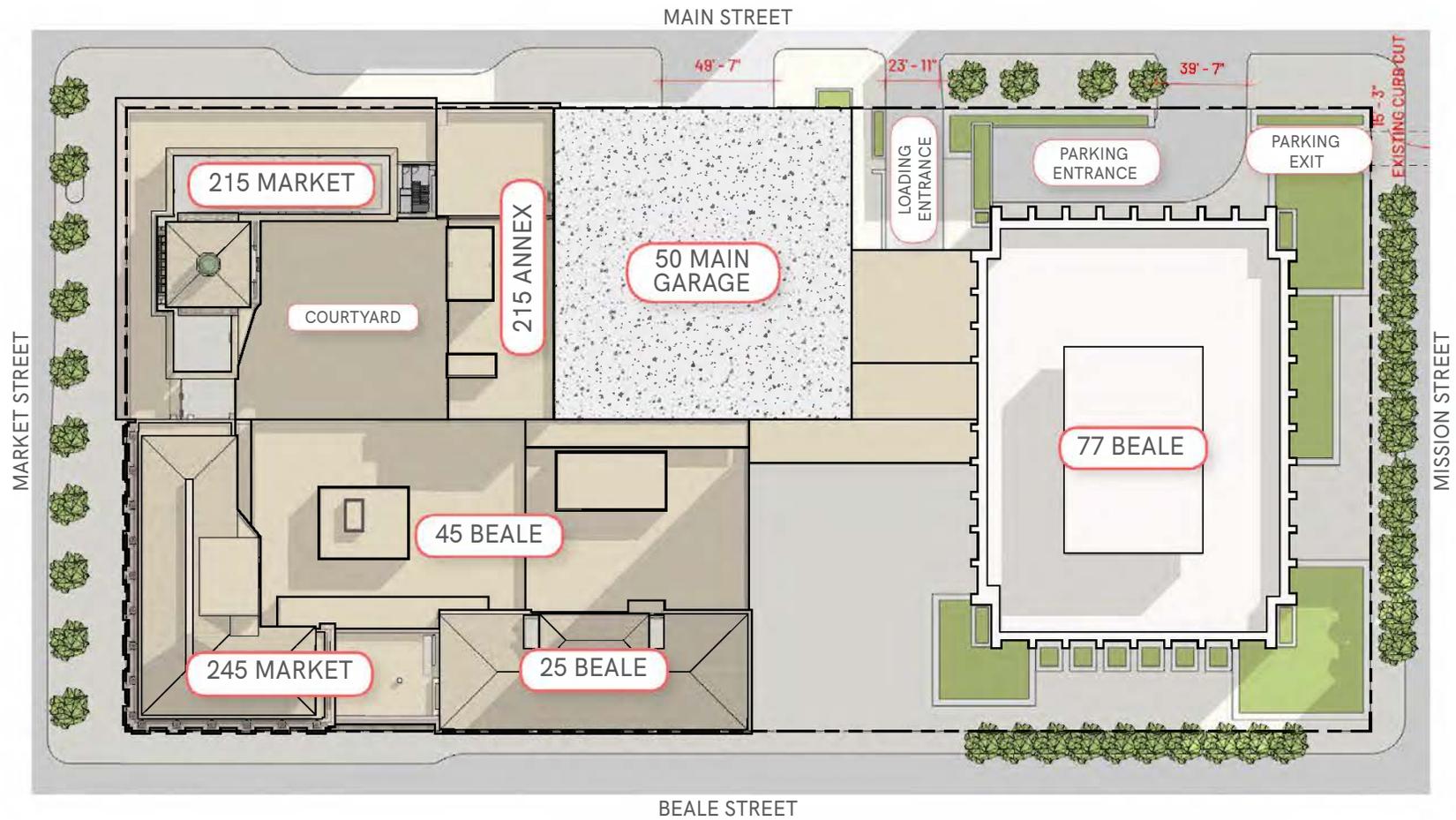


Graphics... City & Co. SF105511_PGE_Mat (9-2-2025)

PGE Matson Block Project
Case No. 2021-012562PRJ/ENV

Figure 1
Project Location

Graphics...City & Co. SF\105511_PGE_Mat (9-2-2025)



Source:
Hines and Pickard Chilton Architects 2025

Table 1: Existing Buildings and Present Uses

Address	Assessor's Block/Lot(s)	Year Built	Height	Permitted Use	Present Use	Notes
25 Beale Street	3711/019	1946-47	200 feet, 5 inches ^a	Office/retail	Vacant	Historic-era annex building.
77 Beale Street	3711/005-014	1969-71	473 feet, 6 inches	Office tower	Vacant(mostly)	This building contains an underground employee parking garage and basements.
45 Beale Street	3711/019	1968-70	c. 75 feet	Connector building between 245 Market, 25 Beale, and 77 Beale	Vacant	Formerly PG&E's Northern California energy control center (use ended 2024), and other ancillary uses including an auditorium.
50 Main Street	3711/019	1958	23 feet, 6 inches	Parking garage	Vacant	Two-story stand-alone structure with 302 parking spaces.
215 Market Street	3711/019	1922-23	308 feet, 2 inches	Office/retail	Ground-floor retail with remaining floors vacant	Former Matson Navigation Company Building. Category 1 historic resource (NRHP/CRHR listed).
215 Market Street Annex	3711/019	1946-47	106 feet, 1 inches	Office/retail	Vacant	Interior/mid-block massing adjacent to courtyard; built as an addition to 215 Market Street.
245 Market Street	3711/019	1923-1925	259 feet, 10 inches	Office/retail	Vacant	Former PG&E San Francisco Headquarters Complex. Category 1 historic resource (NRHP/CRHR listed).
Notes:						
^a . The rear portion of the 25 Beale Street building extends up to 214 feet, 8 inches in height.						

Table 2: Existing Square Footage

	Building Square Footage (gsf)	Parking Stall Count
Total office square footage	1,569,847	n/a
Total retail square footage	18,629	n/a
Total parking square footage	50,683 (commercial parking garage at 50 Main Street)	132
	24,590 (parking for office use at 77 Beale Street)	302
Total gross square footage	1,620,530^a	435
Notes:		
^a Existing retail square footage and parking for office use in excess of accessory amount are exempt from gross floor area per Planning Code section 102.		

PROPOSED PROJECT CHARACTERISTICS

The proposed project 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 for retail entertainment use), 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's floor area ratio would increase from the current 10.7:1 to 14.9:1.¹ An overview of the key project components is provided below. Figure 3, p. 11 (Demolition Plan) depicts the buildings that would be removed and retained. Figure 4, p. 12 (Proposed Site Plan) depicts the proposed layout of retained, converted, and newly constructed uses. Table 3, p. 13 (Existing vs. Proposed Project Summary), presents a comparison of existing facility characteristics and proposed changes. Table 4, p. 14 (Proposed Land Use Breakdown by Building), presents a proposed breakdown of land uses by building. Table 5, p. 15 (Proposed Variant Characteristics), presents a comparison of existing facility characteristics and proposed changes for the project variants.

Proposed Planning Code Amendments

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. The design guidelines would establish the project vision and conceptual framework for all proposed improvements, including those in the public realm, sustainability, land use, urban form, setbacks, architecture, and wayfinding. The project would amend the San Francisco Zoning Maps to add the new SUD and change the height and bulk designations from the existing 400-S district to 1225-S for south portion of the block and reflect a technical correction to change an existing smaller area from 150-X to 400-S on a north portion of the block. The project also requests approval of a Development Agreement.

New Tower

The project proposes to demolish the existing 77 Beale Street office tower (approximately 34 stories/ 1,000,180 gsf) 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 Salesforce Tower, which is currently the City's tallest building, by approximately 200 feet. The office tower would be located in the "Tower Location Zone" shown in Figure 4, which is a 229-foot by 275-foot area located in the southern portion of the site. However, the exact tower location has not yet been determined and the final tower location could be oriented toward Main Street, Mission Street, or Beale Street. Figure 6, p. 18 (Proposed Massing Scenarios) shows the three tower locations that will be studied in the EIR, as well as the massing envelopes. Final tower siting and design within the southern portion of the block would be established in the design guidelines. The EIR will evaluate a range of potential tower locations/massing scenarios for wind and shadow analysis within the southern portion of the site.

¹ A portion of the proposed retail use would not count toward gross floor area under the Planning Code section 102 definition; thus, the actual proposed floor area ratio would be less than 14.9:1.

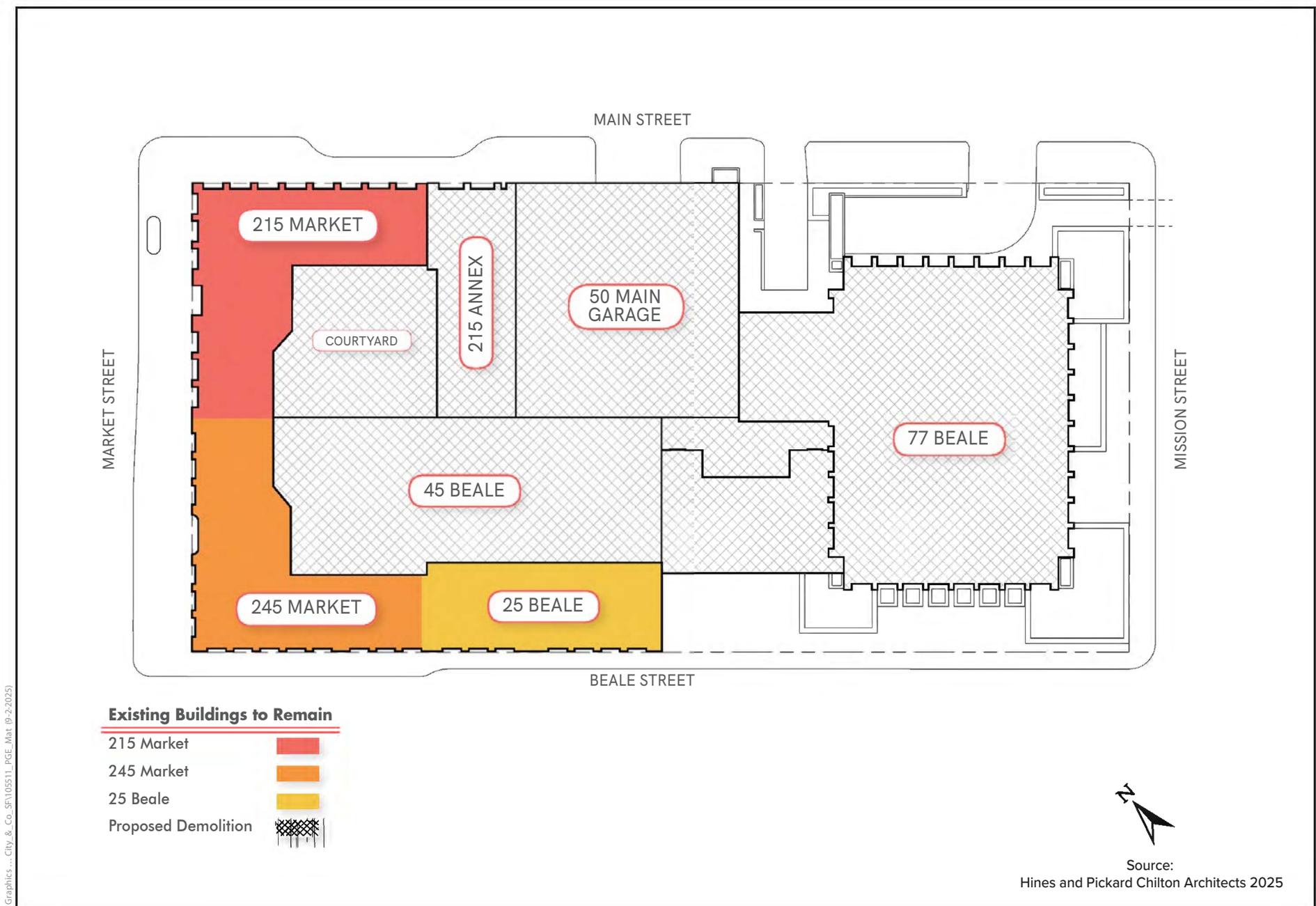
A flexible program of development is proposed for the new tower, which would be primarily office uses. The new tower would include up to 1,580,211 gsf of office use, of which up to 250,000 gsf may be substituted with institutional uses (e.g., post-secondary education/childcare). The tower would also incorporate new retail opportunities. The tower could also include the residential and/or hotel programs identified for the project variants (discussed below). In addition, the new tower could include an up to 75,000 gsf observation deck at or near the top of the tower. In total, the new tower would be up to 1,816,711 gsf.

25 Beale Conversion

The existing approximately 90,000 gsf office building at 25 Beale Street is proposed to be converted into residential use with between 44 to 120 dwelling units. The proposed residential units would be for rental occupancy and would include on-site affordable housing units. No changes are proposed to the exterior height or massing for the 25 Beale Street building, although some minimal exterior alterations are anticipated to the extent necessary to accommodate the residential uses, including, for example, the addition of new roof vents and rehabilitation of the façade and existing lobby.

Historic Complex Renovation

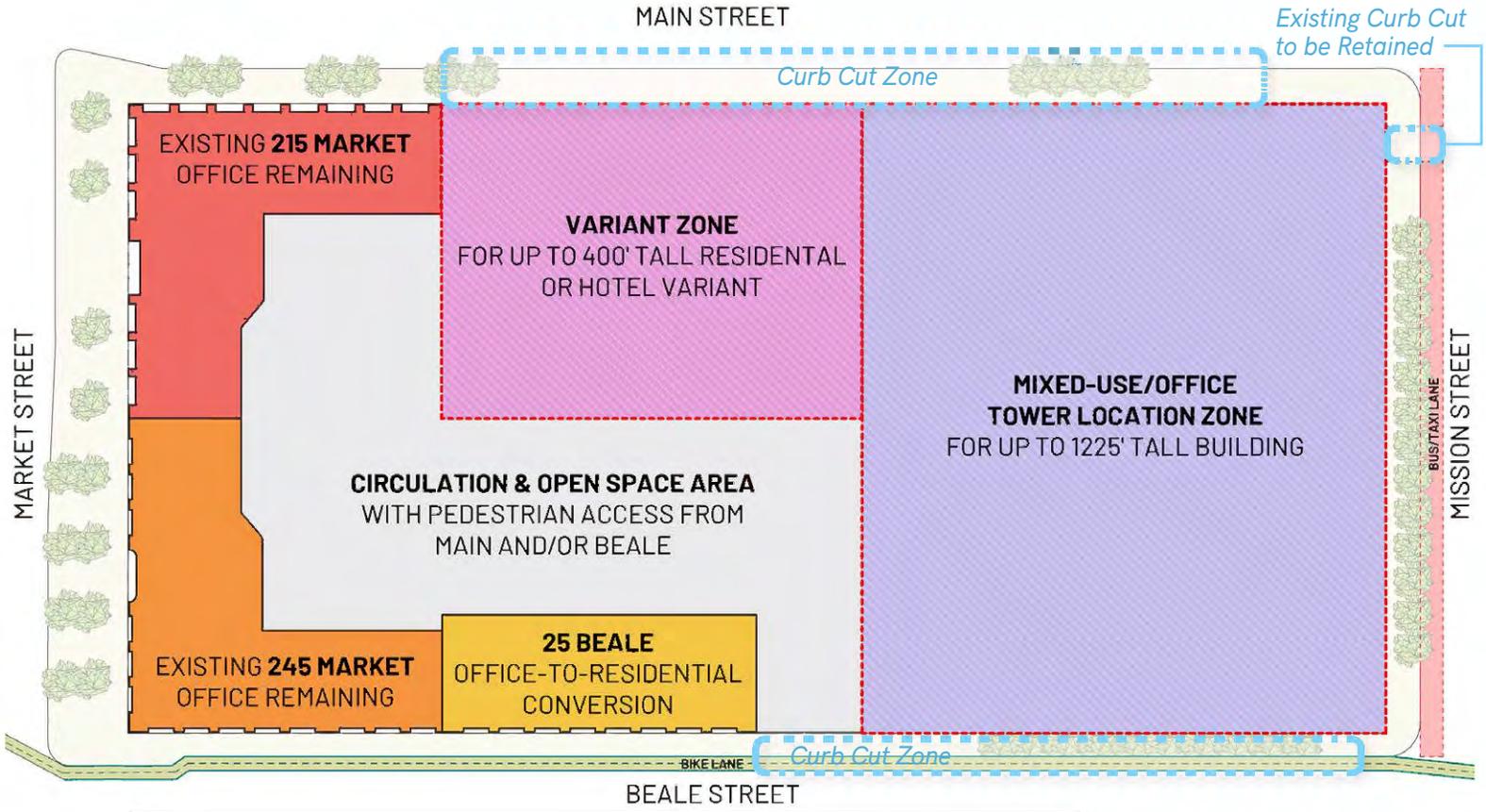
The project proposes to renovate the Historic Complex (215 Market and 245 Market streets), including interior and exterior improvements to the existing buildings. The rear and interior portions of the complex would be modified by removing the 75-foot-tall 45 Beale Street building; the 106-foot tall 215 Market Street Annex; and the interior courtyard. As a result, office area within the Historic Complex would decrease from approximately 569,667 to 339,636 gsf. Up to 250,000 gsf of the remaining office space could be converted to institutional uses, such as post-secondary education or childcare. The historic 215 Market Street (Matson) and 245 Market Street (PG&E) buildings would be retained and renovated for continued office and/or institutional use, together with ground-floor retail uses.



Graphics... City & Co. SF110511_PGE_Mat (9-2-2025)

Figure 3
Demolition Plan

Graphics... City & Co. SF\105511_PGE_Mat (11-17-2025)



Notes: Sidewalk improvements (including trees) to be determined. Illustrative diagram to show maximum massing for CEQA analysis purposes only. Not representative of actual design.
 Source: Pickard Chilton Architects 2025

Table 3: Existing vs. Proposed Project Summary

	Existing	Proposed for Removal ^a	Proposed New ^b	Proposed Total	Net Change
Office gsf	1,569,847 gsf ^c	-1,230,211 gsf	+ 1,580,211 gsf	1,919,847 gsf ^e	+ 350,000 gsf
Institutional gsf	0 gsf	n/a	+ 250,000 gsf	250,000 gsf ^e	+ 250,000 gsf ^d
Retail gsf (including general entertainment)	18,629 gsf	5,129 gsf	+ 236,500 gsf	250,000 gsf ^e (including up to 100,000 gsf of general entertainment)	+ 231,371 gsf
Residential gsf (25 Beale conversion)	0 sf	n/a	+ 90,000 gsf (44 – 120 units)	90,000 gsf	+ 90,000 gsf
Entertainment, outdoor	0 sf	n/a	+ 7,500 sf	7,500 sf	+ 7,500 sf
Parking square footage	50,683 gsf (stand-alone) 24,590 gsf (accessory)	- 75,273 gsf	+ 135,000 gsf	135,000 sf ^e (accessory)	+ 59,727 sf
SUBTOTAL	1,620,530^f			not to exceed 2,402,347^e	+ 738,598 sf^d
Residential gsf (new tower or variant building)	0 sf	n/a	+ 300,000 gsf (up to 317 units)	300,000 gsf	+ 300,000 gsf
Hotel (new tower or variant building)	0 gsf	0 gsf	+ 260,000 gsf (up to 350 rooms)	260,000 gsf	+ 260,000 gsf
Residential unit range	0	n/a	+ 44-317 units	44-317 units	+ 44-317 units
Parking spaces	435 spaces	-435 spaces	+ 277-480 spaces	277-480 spaces ^h	- 158 to + 45 spaces
Freight loading spaces (on-site)	3	-3	+ 8	8	+ 5
Building heights	23' 6" (50 Main) 200' 5" (25 Beale) 106' 1" (215 Annex) c. 75' (45 Beale) 308' 2" (215 Market) 259' 10" (245 Market) 473' 6" (77 Beale)	Demolished Converted Demolished Demolished Retained Retained Demolished		-- 200' 5" (25 Beale) -- -- 308' 2" (215 Market) 259' 10" (245 Market) 1,225' (New Tower)	- 23' 6" (50 Main) No change - 106' 1" (215 Annex) - c. 75' (45 Beale) No change No change + 751' 6" (New Tower)

Notes:

^a Removed via either demolition or conversion to another land use.

^b New via either new construction or conversion of an existing building to a new land use.

^c Existing office areas consist of 1,000,180 gsf in 77 Beale Street and 569,667 gsf in the Historic Complex.

^d Addition of up to 250,000 gsf of institutional use (e.g., for post-secondary educational use) would reduce the office gross square footage in an amount equal to the institutional use amount.

^e Total parking area maximum consists of approximately 50,000 square feet for office (at 3.5 percent of occupied office floor area), 35,000 square feet for residential, and 50,000 square feet for retail/restaurant parking uses.

^f Existing retail square footage and parking for office use in excess of accessory amount are exempt from gross floor area per Planning Code section 102.

^g The 250,000-gsf institutional area would be constructed in lieu of an equal amount of office area (i.e., 250,000 gsf); 100,000-gsf general entertainment would be in lieu of an equal amount of retail (i.e., 100,000 gsf), thereby not creating an increase to the total project area. Some of the proposed retail and parking square footage is exempt from gross floor area per Planning Code section 102. Additionally, up to 75,000 gsf of the retail/entertainment use could be used for an observation deck. Hotel and residential could be accommodated in the variant building or in the new tower and these square footages and uses would be in addition to the 2,402,347 gsf permitted under the proposed project.

^h Total parking count consists of approximately 180-220 spaces for office, 22-60 spaces for residential, and 175-200 spaces for retail/restaurant.

Table 4: Proposed Land Use Breakdown by Building

	Residential		Hotel	Office	Institutional	Retail	General Entertainment	Outdoor Entertainment	Building Totals
25 Beale Street	90,000 gsf	44 – 120 units							90,000 gsf
215 Market Street				339,636 gsf		13,500 gsf			353,136 gsf
245 Market Street					250,000 gsf				
New Tower				1,580,211 gsf					Up to 1,816,711 gsf ^a
Variant Tower	Up to 300,000 gsf	Up to 317 units	Up to 260,000 gsf	Up to 350 rooms		236,500 gsf (including 75,000 gsf observation deck)	100,000 gsf		Up to 300,000 gsf + retail (536,500 gsf ^b with full retail)
Urban Village								7,500 gsf	Up to 7,500 gsf + retail (244,000 gsf with full retail) ^b
Project Maximums	Up to 390,000 gsf	Up to 361 – 437 units	Up to 260,000 gsf	Up to 350 rooms	1,919,847 gsf	250,000 gsf	250,000 gsf	100,000 gsf	7,500 gsf
					Office and Institutional are not to exceed 1,919,847 gsf (maximum)		Retail and Entertainment are not to exceed 250,000 gsf (maximum)		
<p>Notes: cross hatch = not included The proposed project is designed with a flexible program of development that could be accommodated in both existing and proposed buildings across the project site. This table represents the maximum amount of each land use type that could be accommodated on the project site for the purposes of environmental review. Where columns span multiple buildings (as, for example, with Office), those uses could be accommodated in multiple buildings. ^a Not including potential inclusion of either or both variants within the New Tower building. ^b The total with full retail assumes that up to 236,500 gsf of the project's retail area would be located in the variant tower.</p>									

Proposed Project Variants

The project also consists of two variants that could be developed in addition to the project, consisting of an up to 317-unit residential variant with up to 300,000 gsf of residential use, and an up to 350-room hotel variant with up to 260,000 gsf of tourist hotel use with ground floor retail. The program of development for either or both of the variants could be constructed in addition to the project, either in a stand-alone building in proximity to the site’s Main Street façade or incorporated as part of the office tower building. For the purposes of environmental review, the variants will refer to the construction of an additional building.

Table 5: Proposed Variant Characteristics

	Existing	Proposed	Change
Residential variant gsf	0 sf	Up to 300,000 gsf	+ up to 300,000 gsf (variant)
Residential variant unit range	0	Up to 317 units	+ up to 317 units (variant)
Hotel variant gsf	0 sf	Up to 260,000 gsf	+ up to 260,000 gsf (variant)
Hotel variant room range	0	Up to 350 rooms	+ up to 350 rooms (variant)
Variant Heights	--	Up to 400’ (residential variant)	+ 400’ (residential variant)
	--	Up to 400’ (hotel variant)	+ 400’ (hotel variant)
Additional Parking	0 sf	25,000 sf (either variant) up to 156 spaces for residential variant, or up to 22 spaces for hotel variant	+ 25,000 sf + up to 156 spaces (residential variant) OR + 22 spaces (hotel variant)

Retail Uses and Publicly Accessible Open Space

The project proposes to reconfigure the historic complex courtyard and demolish the 45 Beale Street, 215 Market Street Annex, and 50 Main Street garage buildings to create a new ground-level area for a privately owned, publicly accessible open space at the site’s ground level. This open space—referred to as the “Urban Village”—could include up to 250,000 gsf of retail, restaurant, general entertainment, and other uses as well as up to 7,500 square feet of outdoor entertainment space for gatherings and performances. The open space would be accessible to pedestrians via new mid-block connections from Main and/or Beale streets, with final design and location to be determined in accordance with project design guidelines and the development agreement.

Vehicle and Loading Access

Vehicular and loading access would be provided from one or more new or reconfigured curb cuts along Main and Beale streets. The existing Mission Street curb cut would be maintained. The final curb-cut locations, dimensions, and designs would follow the project’s design guidelines and be informed by the project’s transportation analysis. All existing off-street parking would be demolished, and new off-street parking would be built below grade, with approximately 277–480 spaces (up to 135,000 square feet), with access provided by one or more curb cuts. The driveways along Main and Beale would likely be used for both ingress and egress while the Mission Street driveway would remain egress only. Parking would be allocated as follows: 1) 22–60 spaces for the 25 Beale residential conversion (at 0.5 space per unit), 2) approximately 180–220 spaces for office/institutional uses (3.5

percent of occupied office floor area), and 3) approximately 175–200 spaces for retail/restaurant/general entertainment; parking would include Americans with Disabilities Act– (ADA-) compliant and car-share spaces as required. The project would provide Class I and Class II bicycle parking, consistent with the planning code, and would implement transportation demand management (Planning Code section 169) measures, which may be augmented per the design guidelines.

Streetscape Improvements and Open Space

The existing street trees on Market Street are proposed to be retained. The project would reconfigure the street trees along Main, Mission and Beale streets, either retaining or removing and/or planting new street trees, based on the project’s final streetscape design, which would be implemented in accordance with the project’s design guidelines. The project proposes to construct an inner-block publicly accessible open space at the project site, which would be situated within the existing Historic Complex parcel and/or other parts on the site mid-block and/or within inner areas. The publicly accessible open space will be designed consistent with the project’s design guidelines.

Construction

Demolition, renovation, and construction of the proposed project would occur in several phases, with partially concurrent schedules. Demolition is anticipated to begin at the end of 2026, with all phases of construction completed by the end of 2032. Figure 5, p. 17 (Proposed Phasing Plan) shows the proposed construction phasing plan.

Demolition is expected to take approximately 18 months and will include 77 Beale Street, 50 Main Street, 45 Beale Street, and the 215 Market Street Annex. Construction of the new tower would take approximately 57 months, the 25 Beale Street conversion would take approximately 12 to 36 months, and the other historic complex improvements and alterations would also take approximately 12 to 36 months. Construction of the variant building would take up to 22 months. In total, construction would take 75 months (6.25 years).

Construction of the new tower would be on a pile-supported mat foundation with approximately 150 6-foot-diameter rock-socketed drilled shafts 300 feet in length, resulting in approximately 50,000 cubic yards of soil excavation. As previously noted, the exact location of the new tower in the south portion of the project site would be established through project design guidelines. The proposed new three-story basement is anticipated to match the existing basement depth for the 77 Beale Street building, consisting of localized excavation for a thicker mat under the new tower footprint and excavation for the rock-socketed drilled shafts, with approximately 20,000 cubic yards of soil excavation.

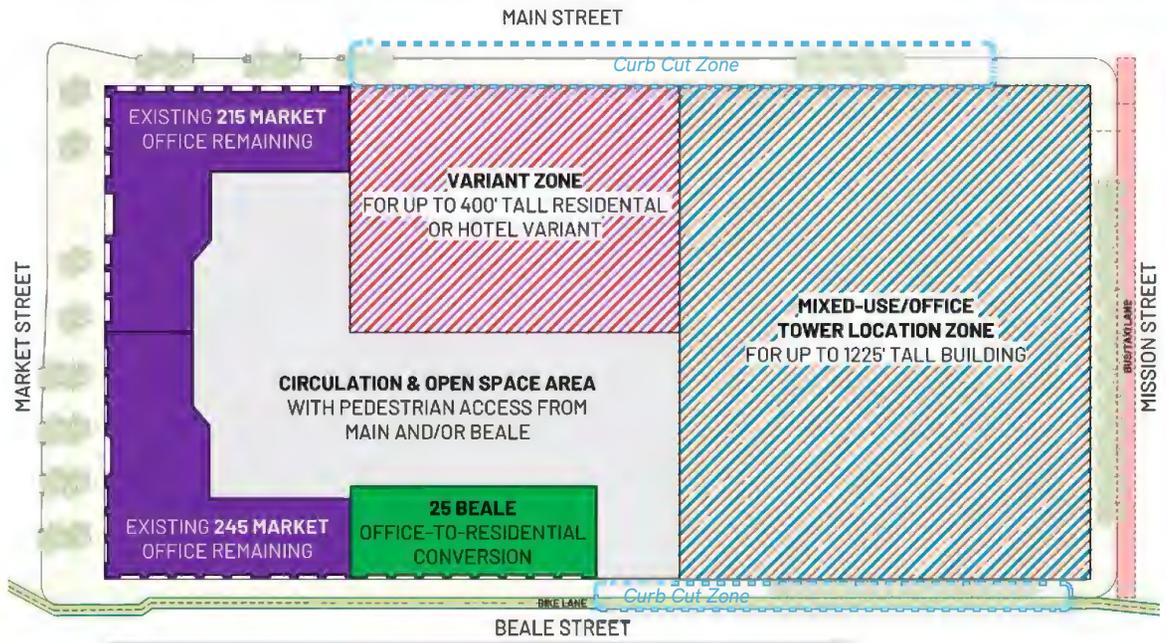
Construction of the courtyard components is anticipated to be on pile-supported columns on a 30-foot grid, with approximately 400 18-inch-diameter augercast piles extending 100 feet down, resulting in approximately 8,000 cubic yards of soil excavation.

Construction of the variant building would be built² on a pile-supported mat foundation with approximately 20 (residential) or 30 (hotel) 6-foot-diameter rock-socketed drilled shafts that would extend 250 feet in length. The variant building would be built with a three-story basement, with approximately 44,000 cubic yards (residential) or 46,000 cubic yards (hotel) of soil excavation.

² As noted earlier, one or both of the variants could also be constructed in the new office tower.

PG&E/MATSON BLOCK PROJECT		PROPOSED PROJECT PHASING									
SAN FRANCISCO		2025	2026	2027	2028	2029	2030	2031	2032	2033	
DEMOLITION				[Orange bar]							
MISSION TOWER & RETAIL					[Blue bar]						
Below Grade Demo/Shoring and Excavation					[Blue bar]						
Shoring					[Blue bar]						
Foundation					[Blue bar]						
Structure					[Blue bar]						
Skin					[Blue bar]						
Core and Shell					[Blue bar]						
215 & 245 MARKET						[Purple bar]					
25 BEALE						[Green bar]					
RESIDENTIAL VARIANT						[Red bar]					
HOTEL VARIANT						[Purple bar]					

Note: Construction in the Variant Zone will be for either the Residential or the Hotel Variant structure, but not both.



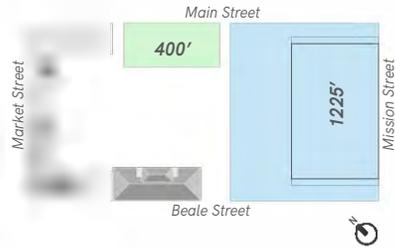
Notes: Sidewalk improvements (including trees) TBD. Illustrative diagram to show maximum massing for CEQA analysis purposes only. Not representative of actual design. Source: Pickard Chilton Architects 2025

Graphics ... City & Co. SF105511_PGE_Mat (12-9-2025)

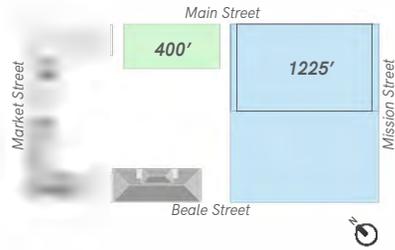
PGE Matson Block Project
Case No. 2021-012562PRJ/ENV

Figure 5
Proposed Phasing Plan

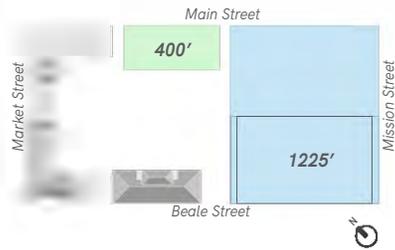
Maximum Variant and Tower Massing justified on Mission Street



Maximum Variant and Tower Massing justified on Main Street



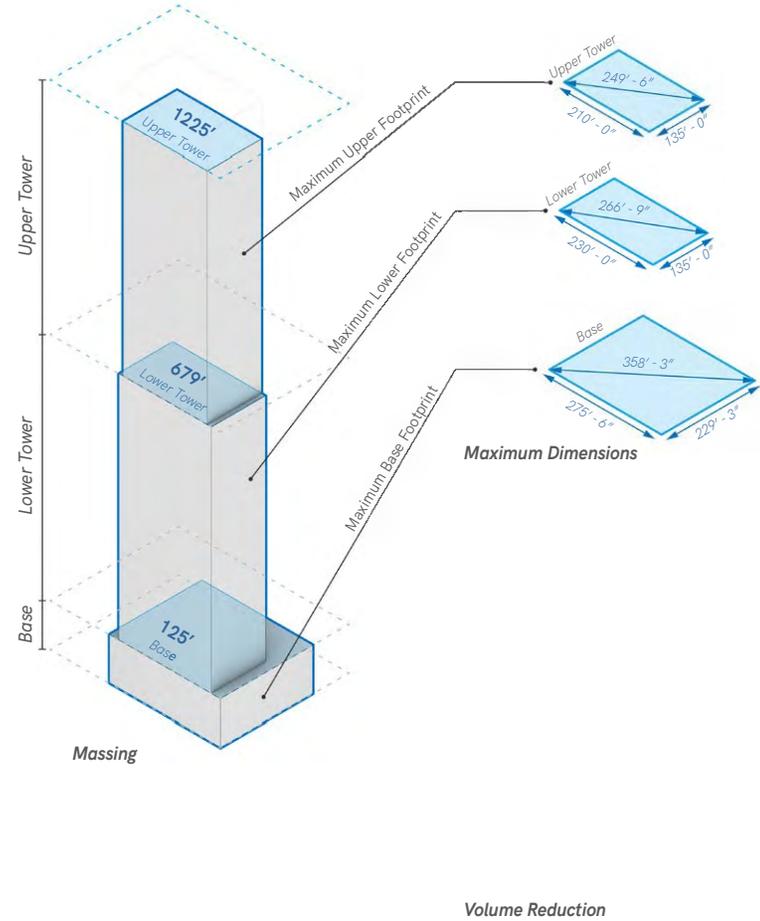
Maximum Variant and Tower Massing justified on Beale Street



- Up to 400' Residential or Hotel Variant
- Up to 1225' Tower

Notes: Illustrative diagram to show maximum massing for CEQA analysis purposes only. Not representative of actual design.
 Source: Pickard Chilton Architects 2025

Tower Massing justified on Mission Street



Required Project Approvals

The following is a preliminary list of required approvals for the proposed project and is subject to change. These approvals may be considered by decision makers in conjunction with the required environmental review, but final determination on the required approvals may not be reached until completion of the environmental review.

ACTIONS BY THE SAN FRANCISCO PLANNING COMMISSION

- Certification of the final EIR and adoption of findings under CEQA
- Adoption of findings of consistency with the general plan and priority policies of Planning Code section 101.1
- Approval of a Downtown Project Authorization under Planning Code section 309
- Approval of Proposition M Office Allocation per Planning Code section 321 for large-cap allocation
- Approval of a transportation demand management plan (Planning Code section 169) to provide a strategy for managing the transportation demands created by the project
- Approval of a streetscape plan (Planning Code section 138.1)
- Recommendation to the board of supervisors on the ordinance approving a development agreement for the project
- Recommendation to the board of supervisors on amendment of planning code to create a new Matson/PG&E Block Special Use District and amendment of zoning map to change the applicable height and bulk district from existing 400-S to 1225-S for the south portion of the block, and from existing partial 150-X to 400-S in the north portion of the block, and add the Matson/PG&E Block Special Use District

ACTIONS BY THE HISTORIC PRESERVATION COMMISSION

- Adoption of findings of consistency with the general plan and priority policies of planning
- Approval of “permit to alter” and “permit to demolish” applications under article 11 of the planning code for alterations to and demolition of certain historic buildings

ACTIONS BY THE RECREATION AND PARK COMMISSION

- Adoption of findings of consistency with the general plan and priority policies of planning
- Joint determination with the planning commission on the project’s shadow impact on parks subject to section 295 of the planning code

ACTIONS BY THE BOARD OF SUPERVISORS

- Adoption of findings under CEQA
- Adoption of findings of consistency with the general plan and priority policies of planning

- Approval of general plan referral for subdivision and changes to public streets and/or sidewalks
- Approval of final subdivision map(s), including any dedications and easements for public improvements, and acceptance of public improvements, as necessary
- Approval of an ordinance approving the development agreement for the project
- Approval of an ordinance with planning code text amendment to create a new Matson/PG&E Block Special Use District and zoning map amendment to change the applicable height and bulk district and add the Matson/PG&E Block Special Use District

ACTIONS BY CITY DEPARTMENTS

DEPARTMENT OF BUILDING INSPECTION

- Review and approval of demolition, grading, and building permits

SAN FRANCISCO PUBLIC WORKS

- Approval of the merger of the 11 existing parcels and the subsequent subdivision into two or more new parcels
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping
- Approvals to remove and plant street trees
- Approval of construction within the public right-of-way (e.g., curb cuts, bulb-outs, and sidewalk changes), if applicable
- Approval of an encroachment permit or a street improvement permit for streetscape improvements, if applicable

SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY

- Approval of modifications to on-street loading and other colored curbs, if applicable
- Approval of the placement of bicycle racks in the public right-of-way

SAN FRANCISCO PUBLIC UTILITIES COMMISSION

- Review and approval of construction of non-potable water system
- Review and approval of plumbing plans and documentation for non-potable water reuse system per the Non-Potable Water Ordinance
- Review and approval of erosion and sediment control plan per Public Works Code article 4.1
- Review and approval of changes to sewer laterals (connections to the city sewer system)
- Review and approval of changes to existing publicly owned fire hydrants, water service lateral, water meters, and/or water mains

- Review and approval of size and location of new fire, standard, and/or irrigation water service laterals
- Review and approval of post-construction stormwater design guidelines, including a stormwater control plan
- Review and approval of project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the San Francisco Public Utilities Commission rules and regulations regarding water service to customers
- Review and approval of groundwater dewatering wells (if they are to be used during construction), per San Francisco Health Code article 12b (Soil Boring and Well Regulation Ordinance) (joint approval with the San Francisco Department of Health)

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

- Review and approval of the site mitigation plan and compliance with San Francisco Health Code article 22A (Maher Ordinance)
- Review and approval of construction dust control plan, in accordance with San Francisco Health Code article 22B (Construction Dust Control Ordinance)
- Review and approval of design and engineering plans for a non-potable water reuse system and testing prior to issuance of a permit to operate
- Review and approval of groundwater dewatering wells (if they are to be used during construction) (joint approval with the San Francisco Public Utilities Commission)

ACTIONS BY OTHER AGENCIES

- Bay Area Air District approval of any necessary permits for installation, operation, and testing of individual air pollution sources, such as boilers

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. Therefore, the department will prepare an initial study and EIR to evaluate the physical environmental effects of the proposed project. The initial study will assess both project-specific and cumulative impacts for all topics in the department's initial study checklist and will identify which topics may show significant environmental impacts caused by the proposed project. The initial study will be published as an appendix to the draft EIR and will be part of the EIR.

As required by CEQA, the EIR will further examine those issues identified in the initial study as having potentially significant effects, identify mitigation measures, analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels, and identify feasible alternatives to the proposed project that would reduce those impacts.

The EIR (including the initial study) will be prepared in compliance with CEQA (California Public Resources Code sections 21000 et seq.), the State CEQA Guidelines, and chapter 31 of the San Francisco Administrative Code. The EIR is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR will disclose any

physical environmental effects of the proposed project and identify possible ways of reducing or avoiding potentially significant impacts.

The EIR will evaluate the environmental impacts of the proposed project resulting from construction and operational activities and propose mitigation measures to reduce or avoid impacts determined to be significant. The EIR will also discuss other topics required by CEQA, including significant unavoidable impacts and significant irreversible impacts, as well as known controversy associated with the project and its environmental effects and issues to be resolved by decision makers. The EIR will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The EIR (including the initial study) will address all environmental topics in the department's CEQA environmental checklist; at this time, topics marked with an underline and asterisk (*) are anticipated to be included for full analysis in the EIR:

- Land Use and Planning
- Population and Housing
- Cultural Resources*
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind*
- Shadow*
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils/Paleontological Resources
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

Finding

This project may have a significant effect on the environment; therefore, an EIR will be prepared. This determination is based on the criteria of the State CEQA Guidelines, sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental impacts of the proposed project and identify possible ways to minimize any significant impacts. The EIR also describes and analyzes possible alternatives to the proposed project.

Preparation of an NOP or EIR does not indicate a decision by the City and County of San Francisco to approve or disapprove a proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Comments

The department welcomes your comments concerning potential environmental effects of this project. Written comments will be accepted until **5:00 p.m. on January 20, 2026**. Written comments should be sent to Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.MatsonBlock@sfgov.org, and should reference the project title and case number on the front of this notice.

Pursuant to California Public Resources Code section 21083.9 and State CEQA Guidelines section 15206, the department will also hold a public scoping meeting to solicit public comments concerning the scope of the EIR. The meeting will be held on January 7, 2026, starting at 6:00 p.m., in the ground floor lobby of 77 Beale Street (enter mid-block from Beale Street). To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact Rachel Schuett, (628) 652-7546, at least 72 hours in advance of the meeting.

State Agencies: If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning the environmental review of the proposed project, please contact Rachel Schuett at (628) 652-7546 or CPC.MatsonBlock@sfgov.org.

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

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.



By Lisa Gibson
Environmental Review Officer

December 16, 2025

Date

Cc: Matt Dorsey, District 6 Supervisor