



# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Determination

*Approval Date:* July 17, 2020  
*Case No.:* **2018-016691ENV**  
*State Clearinghouse No:* 2019119077  
*Project Title:* 301 Mission Street (Millennium Tower Perimeter Pile Upgrade Project)  
*BPA Nos.:* 201812047402, 201812077819, 201812077828, and 202003167141  
*Zoning:* C-3-O(SD) – Downtown-Office (Special Development) Zoning District  
 Transit Center C-3-O(SD) Commercial Special Use District  
 Transbay C-3 Special Use District  
 450-S and 700-S-2 Height and Bulk Districts  
  
*Block/Lot:* 3719/020-440  
*Lot Size:* 50,500 square feet (1.16 acres)  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* James Abrams – 415.999.4402, on behalf of the Millennium Tower  
 Homeowners Association  
[jabrams@jabramslaw.com](mailto:jabrams@jabramslaw.com)  
  
*Staff Contact:* Kei Zushi – 415.575.9038  
[kei.zushi@sfgov.org](mailto:kei.zushi@sfgov.org)

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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

Pursuant to the California Environmental Quality Act (CEQA), 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:*

\$71 filing fee AND  2,406.75 Mitigated Negative Declaration Fee

### PROJECT DESCRIPTION:

The project site is associated with the 301 Mission Street parcel [Assessor’s Block 3719, Lots 020 – 440] located on the south side of Mission Street between Fremont and Beale streets in the Financial District. The existing 58-story high-rise on the 301 Mission Street parcel is called the Millennium Tower. The project site includes an approximately 13,900-square-foot area within the existing Mission, Beale, and Fremont streets public right-of-way, adjacent to the 301 Mission Street parcel, as well as limited portions of the 301 Mission Street parcel itself. The proposed project consists of a structural upgrade of the Tower building foundation

that includes installation of an extension of the existing mat foundation for the Tower building along its north and west sides, supported by 52 new cast-in-place reinforced concrete piles beneath the sidewalk areas that would extend to bedrock. The new piles would be connected to the extended mat via a jack system that would transfer a portion of the load from the existing foundation to the new piles. The proposed project includes a system to monitor the mat settlement, pile forces, and building movement during jacking of the new piles. Monitoring would continue for 10 years after completion of construction. In addition, the project would include a project-specific construction transportation management plan for the 22-month construction period.

Approval actions by the City and County of San Francisco Board of Supervisors (Board) for the 301 Mission Street project (referenced by resolution, ordinance, and file numbers, which may be reviewed at Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102):

- Board Resolution No. 34-20: Authorizing a public trust exchange agreement with the California State Lands Commission that would remove the public trust from streets in the vicinity of the Millennium Tower and Transbay Terminal (Transit Center) and impress the public trust on certain Fisherman's Wharf streets
- Board Ordinance No. 44-20: Ordering the vacation of the sidewalk portion of Mission and Fremont streets to allow a structural upgrade to the Millennium Tower
- Board Ordinance No. 76-20: Authorizing the settlement of lawsuits, *Laura S. Lehman, et. al. v. Transbay Joint Powers Authority, et. al.* and associated related and consolidated litigation (the Millennium Tower litigation)
- Board File No. 200442: Approving an easement deed and agreement between the City and County of San Francisco and Millennium Tower Association for certain surface and subsurface rights in a portion of the sidewalk on the southern side of Mission Street at the intersection of Mission and Fremont streets and the eastern side of Fremont Street at the same intersection to allow a structural upgrade to the Millennium Tower

#### DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on July 17, 2020. In addition to documents at Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in the above referenced files, a copy of related documents may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, and the Central Permit Bureau, 1660 Mission Street, San Francisco, CA, 94103, in file number 2018-016691ENV and building permit numbers 201812047402, 201812077819, 201812077828, and 202003167141, respectively. Note that these departments and documents are relocating to 49 South Van Ness Avenue, San Francisco, CA 94103. The relocations are effective August 3, 2020 for the Central Permit Bureau and August 17, 2020 for the Planning Department.

1. A Mitigated Negative Declaration 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 not have a significant effect on the environment with the implementation of mitigation measures.

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3. Mitigation measures were made a condition of project approval and a Mitigation Monitoring and Reporting Program was adopted.

Richard Hillis  
Planning Director



By Lisa Gibson  
Environmental Review Officer

cc: James Abrams, project sponsor