



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Mitigated Negative Declaration

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* November 20, 2019  
*Case No.:* **2018-016691ENV**  
*Project Title:* **301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project**  
*BPA Nos.:* 201812047402, 201812077819, and 201812077828  
*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

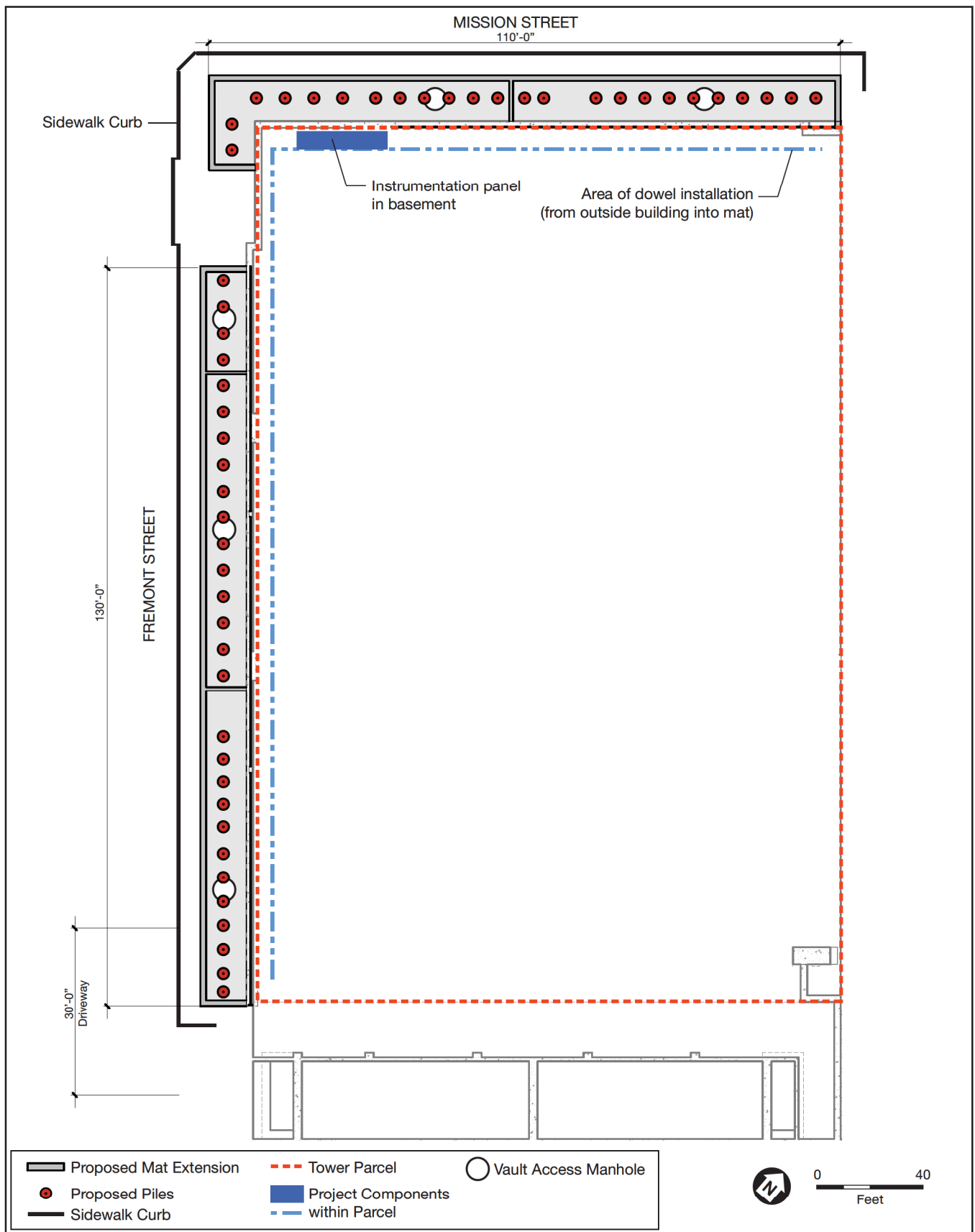
*Associated  
Block/Lots:* 3719 / Lots 020–440  
*Associated  
Lot Size:* 50,500 square feet (1.16 acres)  
*Project Sponsor:* James Abrams – 415.999.4402, on behalf of the Millennium Tower  
Homeowners Association  
jabrams@jabramslaw.com

*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Kei Zushi – 415.575.9038  
CPC.301missionCEQA@sfgov.org

## PROJECT DESCRIPTION

The proposed project is associated with the 50,500-square-foot (1.16-acre) parcel (Assessor's Block 3719, Lots 020–440) at 301 Mission Street located on the south side of Mission Street between Fremont and Beale streets within San Francisco's Financial District. The existing high-rise on the 301 Mission Street parcel is called the Millennium Tower. The project site includes portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the 301 Mission Street parcel as well as limited portions of the 301 Mission Street parcel itself as described in more detail below. It is on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transit Center to the south. The area of soil disturbance associated with the project would be located primarily in the public right-of-way.

Assessor's Block 3719, Lots 020–440 are occupied by two buildings constructed as part of a single development project beginning in 2006 and completed in 2009. The multiple lots on the parcel reflect that the dwelling units are condominium units. The development project's environment impacts were analyzed in an Environmental Impact Report (EIR), San Francisco Planning Department (planning department) Case No. 2001.0792E. As constructed, the parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (Tower building) on the western portion of the 301 Mission Street parcel; and (2) a 12-story, 125-foot-tall midrise structure and atrium (collectively called the Podium building) on the eastern portion of the site. The Tower and Podium buildings include approximately 551,000 square feet of residential space (419 dwelling units), 9,400 square feet of ground level retail/commercial space (bank and restaurant), and 24,365



SOURCE: Simpson Gumpertz & Heger, 2019; Modified by ESA

2018-016691ENV: 301 Mission Street Perimeter Pile Upgrade Project

**Figure 5**  
Proposed Piles and Mat Extension - Plan View