

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**

Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**Thursday, December 14, 2023
10:02 a.m.
Special Meeting**

PLANNING

COMMISSIONERS PRESENT: Tanner, Moore, Braun, Diamond, Imperial, Koppel, Ruiz
COMMISSIONERS ABSENT: None

RECREATION AND PARK

COMMISSIONERS PRESENT: Anderson, Hallisy, Jupiter-Jones, Louie, Wintroub
COMMISSIONERS ABSENT: Mazzola, Jr., Zwart

THE MEETING WAS CALLED TO ORDER BY PRESIDENT TANNER AT 10:00 AM

STAFF IN ATTENDANCE: Claire Feeney, Elizabeth Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. SPECIAL CALENDAR

NOTE: The Planning Commission and Recreation and Park Commission will hold one joint public hearing for the public to provide testimony on all items listed below. Following the public hearing, the Recreation and Park Commission will act jointly with the Planning Commission to consider raising the absolute cumulative shadow limit for Maritime Plaza and the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on Maritime Plaza. Following action on those items, the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session and consider action on all other items.

- 1a. [2020-001410SHD](#) (C. FEENEY: (628) 652-7313)
545 SANSOME STREET – southwest corner of Washington Street; Lots 035 and 036 in Assessor's Block 0207 (District 3) – **Discussion and possible Joint Action by the Planning Commission and the Recreation and Park Commission to raise the absolute cumulative limit for Maritime Plaza, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the proposed project at 545 Sansome Street.** The Proposed Project includes demolishing the one-story commercial building at the corner (501-505 Washington Street) and renovating the existing nine-story historic building at 545 Sansome Street and expanding it by six floors, to create a single building that is 127,602 gross square feet and 217 feet in height. The addition will add 49,999 gross square feet of general office use to the existing office space and will expand the ground floor retail from 3,431 square feet to 6,410 square feet. The Project will include four showers and 24 lockers and 22 Class One and six Class Two bike parking spaces. The Project will also create a new 1,250 square foot Privately-Owned Public Open Space (POPOS) that will connect to the existing Transamerica Redwood Park POPOS as well as a new 1,810 square foot private open space. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.
Preliminary Recommendation: Raise Cumulative Shadow Limit
 (Planning Commission and Recreation and Park Commission Joint Action)

SPEAKERS: = Claire Feeney – Staff presentation
 = Chris Townes – Rec and Park staff presentation
 + Michael Shvo – Project sponsor presentation
 + Simone Martin – Design presentation
 + Tara Sullivan – Project sponsor presentation
 = Liz Watty - Response to comments and questions
 ACTION: Jointly raised the absolute cumulative limit on Maritime Plaza
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore
 NAYS: None
 ABSENT: None
 RESOLUTION: [21463](#)

- 1b. [2020-001410SHD](#) (C. TOWNES: (628) 652-6612)
545 SANSOME STREET – southwest corner of Washington Street; Lots 035 and 036 in Assessor's Block 0207 (District 3) – Discussion and possible action to **Adopt a Resolution** recommending to the Planning Commission regarding whether or not the net new shadow cast by the proposed project at 545 Sansome Street will have a significant adverse impact on the use of Maritime Plaza, as required by Planning Code Section 295. The Proposed Project includes demolishing the one-story commercial building at the corner (501-505 Washington Street) and renovating the existing nine-story historic building at 545 Sansome Street and expanding it by six floors, to create a single building that is 127,602 gross square feet and 217 feet in height. The addition will add 49,999 gross square feet of general office use to the existing office space and will expand the ground floor retail from 3,431 square feet to 6,410 square feet. The Project will include four showers and 24 lockers and 22 Class One and six Class Two bike parking spaces. The Project will also create a new 1,250 square foot Privately-Owned Public Open Space (POPOS) that will connect to the existing

Transamerica Redwood Park POPOS as well as a new 1,810 square foot private open space. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Adopt

(Recreation and Park Commission Action Only)

NOTE: FOLLOWING ITEMS 1A AND 1B, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER THE FOLLOWING ACTIONS.

2a. [2020-001410SHD](#) (C. FEENEY: (628) 652-7313)

545 SANSOME STREET – southwest corner of Washington Street; Lots 035 and 036 in Assessor's Block 0207 (District 3) – Request for **Adoption of Shadow Findings** pursuant to Planning Code Section 295 that the net new shadow cast by the proposed project at 545 Sansome Street will not have a significant adverse impact on the use of Maritime Plaza, one (1) property under the jurisdiction of the Recreation and Park Department. The Proposed Project includes demolishing the one-story commercial building at the corner (501-505 Washington Street) and renovating the existing nine-story historic building at 545 Sansome Street and expanding it by six floors, to create a single building that is 127,602 gross square feet and 217 feet in height. The addition will add 49,999 gross square feet of general office use to the existing office space and will expand the ground floor retail from 3,431 square feet to 6,410 square feet. The Project will include four showers and 24 lockers and 22 Class One and six Class Two bike parking spaces. The Project will also create a new 1,250 square foot Privately-Owned Public Open Space (POPOS) that will connect to the existing Transamerica Redwood Park POPOS as well as a new 1,810 square foot private open space. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: = Same as item 1a.
 ACTION: Adopted Findings
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore
 NAYS: None
 ABSENT: None
 MOTION: [21464](#)

2b. [2020-001410DNX](#) (C. FEENEY: (628) 652-7313)

545 SANSOME STREET – southwest corner of Washington Street; Lots 035 and 036 in Assessor's Block 0207 (District 3) – Request for **Downtown Project Authorization** pursuant to Planning Code Sections 210.2 and 309 to allow a vertical addition to an existing building resulting in a total building height greater than 120 feet within the C-3-O Zoning District with a requested exception for Height Limits within the S Bulk District (Planning Code Sections 250, 260, and 263.9). The Proposed Project includes demolishing the one-story commercial building at the corner (501-505 Washington Street) and renovating the existing nine-story historic building at 545 Sansome Street and expanding it by six floors, to create a single building that is 127,602 gross square feet and 217 feet in height. The addition will add 49,999 gross square feet of general office use to the existing office space and will expand the ground floor retail from 3,431 square feet to 6,410 square feet. The Project will include four showers and 24 lockers and 22 Class One and six Class Two bike parking spaces. The Project will also create a new 1,250 square foot Privately-Owned Public Open Space (POPOS) that will connect to the existing Transamerica Redwood Park POPOS as well as a new 1,810 square foot private open space. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District. The Planning Department issued a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Same as item 1a.
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore
NAYS: None
ABSENT: None
MOTION: [21465](#)

- 2c. [2020-0014100FA](#) (C. FEENEY: (628) 652-7313)
545 SANSOME STREET – southwest corner of Washington Street; Lots 035 and 036 in Assessor's Block 0207 (District 3) – Request for **Office Development Allocation** under the 2023-2024 Annual Office Development Limitation Program (Planning Code Sections 320 through 325) authorizing up to 49,999 gross square feet of General Office use. The Proposed Project includes demolishing the one-story commercial building at the corner (501-505 Washington Street) and renovating the existing nine-story historic building at 545 Sansome Street and expanding it by six floors, to create a single building that is 127,602 gross square feet and 217 feet in height. The addition will add 49,999 gross square feet of general office use to the existing office space and will expand the ground floor retail from 3,431 square feet to 6,410 square feet. The Project will include four showers and 24 lockers and 22 Class One and six Class Two bike parking spaces. The Project will also create a new 1,250 square foot Privately-Owned Public Open Space (POPOS) that will connect to the existing Transamerica Redwood Park POPOS as well as a new 1,810 square foot private open space. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Same as item 1a.
ACTION: Approved with Conditions
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore
NAYS: None
ABSENT: None
MOTION: [21466](#)

ADJOURNMENT 11:28 AM
ADOPTED JANUARY 11, 2024