

2023-0000068

FILED

SAN FRANCISCO County Clerk

OCT 18 2023

*M. Nadonza*

by: Mariedyne Nadonza  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org



**San Francisco  
Planning**

**PUBLIC NOTICE**

**NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

OCT 18 2023

POSTED

TO

**PROJECT INFORMATION**

<b>Date:</b>	October 18, 2023	<b>Project Sponsor:</b>	Tara Sullivan, Reuben, Junius & Rose, LLP
<b>Project Title:</b>	<b>545 Sansome Street and 501-505 Washington Street</b>		tsullivan@reubenlaw.com, (415) 567-9000
<b>Case No.:</b>	<b>2020-001410ENV</b>	<b>Environmental Case Coordinator:</b>	Ryan Shum, San Francisco Planning Department
<b>Block/Lot No.:</b>	0207/035 and 0207/036		ryan.shum@sfgov.org, (628) 652-7542
<b>Zoning District(s):</b>	C-3-O (Downtown Office) Use District 200-S Height and Bulk District		
<b>Neighborhood:</b>	Financial District		

The San Francisco Planning Department has studied this project's potential physical environmental effects and welcomes your comments on the adequacy of the preliminary mitigated negative declaration (PMND). Refer to the Project Description and Purpose of Notice sections below for more information.

**Project Description**

A PMND has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project's potential physical environmental effects.

The proposed project would make horizontal and vertical additions to expand the existing historic building at 545 Sansome Street by adding 49,977 net new square feet of office space and 2,979 net new square feet of ground floor retail to the existing building. Additionally, the project would create a new 1,250 square-foot Privately Owned Public Open Space adjacent to Transamerica Redwood Park.

The document is a PMND, containing information about the possible environmental effects of the proposed project. The PMND documents the determination by the Planning Department that the proposed project could not have a significant adverse effect on the environment. The publication of this environmental document does not indicate a decision by the City to approve or disapprove the proposed project.

## Purpose of Notice

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning counter of the San Francisco Permit Center on the second floor of 49 South Van Ness Avenue, San Francisco.

Environmental review focuses on the physical *environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Claire Feeney ([claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org), 628-652-7313). If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

**You are not required to take any action.** If you wish to comment on the adequacy of the PMND, within 20 calendar days following publication of the PMND (by 5:00 p.m. on November 7), any person may:

1. Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
2. Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$698 check payable to the San Francisco Planning Department.<sup>1</sup> An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. To file, send the appeal letter to the Planning Department, Attention: Lisa Gibson, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to [lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org) and **must be received by 5:00 p.m. on November 7.**

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the initial study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. 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.

<sup>1</sup> Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print



Finalize&Email

RECEIPT NUMBER:  
 38-10/18/2023-115  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 10/18/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000068	

PROJECT TITLE  
  
 545 SANSOME STREET AND 501-505 WASHINGTON STREET

PROJECT APPLICANT NAME RYAN SHUM	PROJECT APPLICANT EMAIL ryan.shum@sfgov.org	PHONE NUMBER (628) 652-7542
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

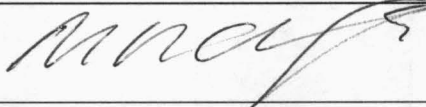
**PROJECT APPLICANT** (Check appropriate box)  
 Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 79.00 \$ \_\_\_\_\_
- Other NOTICE OF AVAILABILITY \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other    **TOTAL RECEIVED \$ \_\_\_\_\_ 0.00**

SIGNATURE  AGENCY OF FILING PRINTED NAME AND TITLE  
 X Mariedyne Nadonza Deputy Clerk