

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



**Meeting Minutes**  
**Remote Hearing**  
via video and teleconferencing

**Thursday, July 29, 2021**  
**10:00 a.m.**  
**Special Meeting**

**PLANNING**

**COMMISSIONERS PRESENT:** Diamond, Fung, Imperial, Koppel, Moore, Tanner  
**COMMISSIONERS ABSENT:** Chan

**RECREATION AND PARK**

**COMMISSIONERS PRESENT:** Buell, Anderson, Hallisy, Jupiter-Jones  
**COMMISSIONERS ABSENT:** Low, Mazzola Jr., McDonnell

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 10:10 AM**

**STAFF IN ATTENDANCE:** Alana Callagy, Nicholas Foster, Corey Teague – Zoning Administrator, 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 Planning Commission will consider the Appeal of the Preliminary Negative Declaration (“PMND”). If the Planning Commission upholds the PMND, the Recreation and Park Commission will act jointly with the Planning Commission to consider raising the absolute cumulative shadow limit for Maritime Plaza and setting the absolute cumulative shadow limit for Sue Bierman Park 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 and Sue Bierman Park. 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.

1. [2019-017481APL](#) (A. CALLAGY: (628) 652-7540)  
530 SANSOME STREET – east side of Sansome Street between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor’s Block 0206 (District 3) – **Appeal of Preliminary Negative Declaration** for the proposed demolition of three existing buildings, at 425 Washington, 439–445 Washington, and 530 Sansome streets and construction of a four-story replacement fire station for San Francisco Fire Department Station 13 and an approximately 218-foot-tall (236 feet total, including rooftop mechanical equipment) building with three below-grade levels under the Project Site. The 530 Sansome Street project would convert the western portion of Merchant Street adjacent to the project site into a shared street/living alley. The project would result in one loading space and two vehicle service spaces. The 218-foot-tall building would contain either: A) approximately 200 hotel rooms, and retail/restaurant space, office space and fitness center space with 48 vehicle parking spaces, 22 class 1 bicycle parking spaces, and 26 class 2 bicycle parking spaces; or B) approximately 256 residential units with 82 vehicle parking spaces 143 class 1 bicycle parking spaces, and 19 class 2 bicycle parking. 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: Uphold*

(Continued from Regular hearing on June 17, 2021)

**(Planning Commission Action Only)**

**SPEAKERS:**

- Rod Canepa – Appellant
- Ryan Patterson – Appellant
- Eddie Lau – Appellant
- = Alana Callagy – Staff report
- = Nick Foster – Staff report
- + Chief Jeanine Nicholson – SF Fire Department
- + Chris Townes – Rec and Park presentation
- + Jim Abrams – Project sponsor
- + Matt Witte – Related CA
- + Mark Schwettmann – Design presentation
- + Kelly Powers – Support
- Stuart Corbin – No outreach, noise and destruction
- + Aleck Bash – Support
- + Cynthia Gomez – Union agreement

+ Rudy Gonzales – Local workers  
 - Speaker – Notice  
 = Corey Teague – Variance  
 = Rich Hillis – Response to questions and comments

ACTION: Upheld the PMND  
 AYES: Tanner, Diamond, Fung, Koppel  
 NAYS: Imperial, Moore  
 ABSENT: Chan  
 MOTION: [20953](#)

- 2a. [2019-017481SHD](#) (N. FOSTER: (628) 652-7330)  
**530 SANSOME STREET** – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor’s Block 0206 (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 and set an absolute cumulative limit for Sue Bierman Park, 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 530 Sansome Street.** The proposed project (“Project”) includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236’ inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below (“Commercial Variant”) and one that would construct residential uses further described below (“Residential Variant”). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix of 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to

Washington Street to enhance SFFD's ability to promptly respond to emergency calls. 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: Same as item 1.

ACTION: Raised the Absolute Cumulative Limit for Maritime Plaza and Set the Absolute Cumulative Limit for Sue Bierman Park

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

RESOLUTION: [20954](#)

Recreation and Park Commission:

AYES: Buell, Anderson, Hallisy, Jupiter-Jones

ABSENT: McDonnell, Low, Mazzola Jr.

- 2b. [2019-017481SHD](#) (C. TOWNES: (628) 652-6612)  
**530 SANSOME STREET** – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast by the proposed project at 530 Sansome Street will or will not have a significant adverse impact on the use of Maritime Plaza or Sue Bierman Park, two (2) properties under the jurisdiction of the Recreation and Park Department, as required by Planning Code Section 295 (the Sunlight Ordinance).** The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story

tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix of 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District.

**(Recreation and Park Commission Action Only)**

SPEAKERS: Same as item 1.  
 ACTION: Adopted a Recommendation for no significant impact  
 AYES: Buell, Anderson, Hallisy, Jupiter-Jones  
 ABSENT: McDonnell, Low, Mazzola Jr.

**NOTE: FOLLOWING ITEMS 1, 2a and 2b, THE RECREATION AND PARK COMMISSION WILL ADJOURN, AND THE PLANNING COMMISSION WILL REMAIN IN SESSION TO SEPARATELY CONSIDER THE FOLLOWING ACTIONS.**

- 3a. [2019-017481SHD](#) (N. FOSTER: (628) 652-7330)  
530 SANSOME STREET – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Adoption of Shadow Findings** pursuant to Section 295 that the net new shadow cast by the proposed project at 530 Sansome Street will not have a significant adverse impact on the use of Maritime Plaza or Sue Bierman Park, two (2) properties under the jurisdiction of the Recreation and Park Department. The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share

below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix of 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. 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 1.  
 ACTION: Adopted Shadow Findings  
 AYES: Tanner, Diamond, Fung, Koppel  
 NAYS: Imperial, Moore  
 ABSENT: Chan  
 MOTION: [20955](#)

- 3b. [2019-017481DNX](#) (N. FOSTER: (628) 652-7330)  
530 SANSOME STREET – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area within a C-3 Zoning District with requested exceptions for: Rear Yard (Section 134); Dwelling Unit Exposure (140); Reduction of Ground-Level Wind Current (Section 148); Off-street Freight Loading (Section 151.1); Height Limits within the S Bulk District (Section 263.9); and Bulk Controls (Section 270). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900

square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix of 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. The Project Site is located within a C-3-O (Downtown Office) Zoning District, Downtown Plan Area, and 200-S Height and Bulk District. This 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 1.  
 ACTION: Approved with Conditions  
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Chan  
 MOTION: [20956](#)

- 3c. [2019-017481CUA](#) (N. FOSTER: (628) 652-7330)  
530 SANSOME STREET – located east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Conditional Use Authorization** to permit a hotel use and private parking garage (Sections 303(g) and 303(t)). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant

proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for the residential uses. The Residential Variant would contain a mix of 191 studio and one-bedroom units, 38 two-bedroom units, and 27 three-bedroom units. For both the Commercial Variant and Residential Variant, SFFD proposes changes to the lane configuration and traffic light facilities on Washington Street, such that SFFD engines would be able to safely make westbound and eastbound turns out to Washington Street to enhance SFFD's ability to promptly respond to emergency calls. 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 1.  
 ACTION: Approved with Conditions  
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Chan  
 MOTION: [20957](#)

- 3d. [2019-017481OFA](#) (N. FOSTER: (628) 652-7330)  
530 SANSOME STREET – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Office Development Allocation** under the 2020-2021 Annual Office Development Limitation Program (Sections 320 through 325) authorizing up to 40,000 gross square feet of general office use. The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces,



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*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 1.  
 ACTION: Approved with Conditions  
 AYES: Tanner, Diamond, Fung, Imperial, Moore, Koppel  
 ABSENT: Chan  
 MOTION: [20958](#)

- 3e. [2019-017481VAR](#) (N. FOSTER: (628) 652-7330)  
530 SANSOME STREET – located on the east side between Washington and Merchant Streets; Lots 013, 014, and 017 in Assessor's Block 0206 (District 3) – Request for **Variance** pursuant to Section 305, as reviewed by the Zoning Administrator, from the following development standards of the Planning Code: width of openings for off-street parking and loading (Section 155(s)(4)(A)); and active use, ground floor ceiling height, and transparency requirements for street frontages in commercial districts (Sections 145.1(c)(3), (4) and (6)). The proposed project ("Project") includes the demolition of three existing buildings, including San Francisco Fire Department (SFFD) Station 13 and two vacant commercial buildings and the construction of a new mixed-use building reaching a roof height up to 218 feet tall (236' inclusive of rooftop screening/mechanical equipment). The Project proposes two distinct development programs that could be implemented, one that would construct various commercial uses further described below ("Commercial Variant") and one that would construct residential uses further described below ("Residential Variant"). Both the Commercial Variant and Residential Variant would include construction of a state-of-the-art, four-story Fire Station 13 (approximately 21,000 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant), as well as a below-grade, non-accessory private parking garage for the SFFD containing 18 spaces (approximately 7,800 square feet of gross floor area with minor variations in square footage between the Commercial Variant and Residential Variant). The Commercial Variant would include a total of approximately 249,000 square feet of gross floor area, including the Fire Department uses, as well as various commercial uses contained in a 19-story tower, including approximately 141,000 square feet of hotel uses (200 rooms), approximately 37,100 square feet of office uses, approximately 32,000 square feet of gym uses and approximately 7,900 square feet of restaurant uses. The Commercial Variant proposes 22 Class 1 and 26 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 30 parking spaces and one (1) car-share below-grade parking spaces for the non-Fire Department uses. The Residential Variant would include a total of approximately 283,000 square feet of gross floor area, including the Fire Department uses, as well as approximately 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. The additional two building stories in the Residential Variant are the result of slightly smaller floor-to-floor ceiling heights for the residential floors. The Residential Variant proposes 143 Class 1 and 21 Class 2 bicycle parking spaces, three (3) off-street loading spaces, as well as 64 parking spaces and two (2) car-share below-grade parking spaces for

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SPEAKERS: Same as item 1.

ACTION: ZA Closed the PH and indicated an intent to Grant

ADJOURNMENT 12:24 PM  
ADOPTED AUGUST 26, 2021