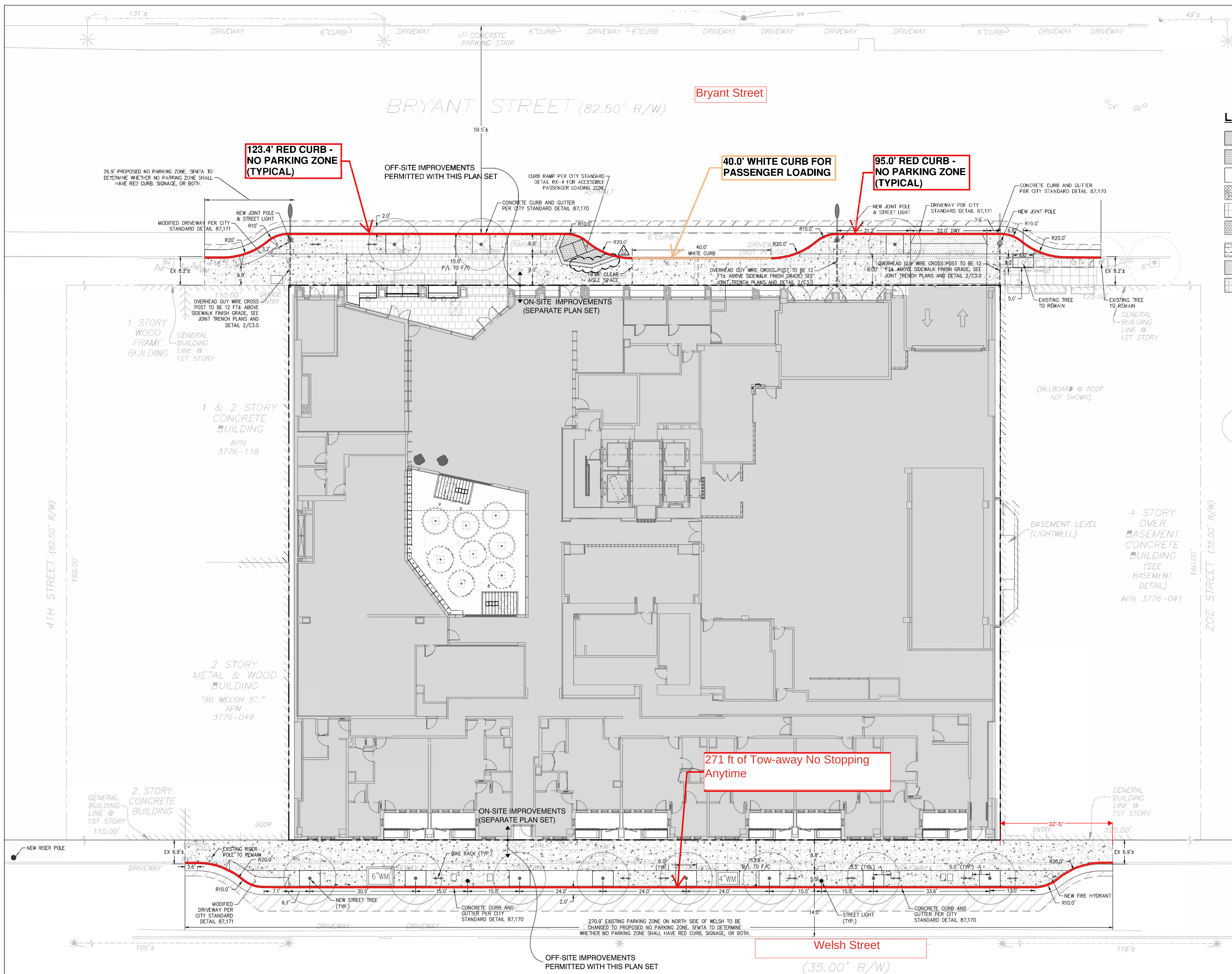


SFMTA - TASC SUMMARY SHEET

PreStaff_Date: 5/13/2025 Requested_by: SFPW-BSM Handled: Norman Wong  Section Head : BW 	☐ Public Hearing Consent ☒ Public Hearing Regular ☐ Informational / Other PH - Regular	No objections: _____ Item Held: _____ Other: _____
Location: Welsh Street, 4th Street to Zoe Street		
Subject: Tow-Away, No Stopping Anytime		
PROPOSAL / REQUEST: ESTABLISH - TOW-AWAY NO STOPPING ANYTIME Welsh Street, north side, from 92 feet to 363 feet west of Zoe Street Removal of parking due to sidewalk improvements for 555 Bryant. Welsh Street sidewalk widened from 7 to 13.5 feet. (Supervisor District 6) Norman Wong, norman.wong@sfmta.com		
BACKGROUND INFORMATION / COMMENTS		
HEARING NOTIFICATION AND PROCESSING NOTES:	ENVIRONMENTAL CLEARANCE BY: ☐ SFMTA ☒ Attached ☐ Pending	
CHECK IF PREPARING SEPARATE SFMTA BOARD CALENDAR ITEM FOR PROPOSAL: ☐		



LEGEND

- PROPOSED BUILDING
- CEMENTIOUS DETECTABLE WARNINGS PER CURB RAMP STANDARD PLAN RX-6 - FEDERAL WHITE COLOR
- ASPHALT CONCRETE PAVEMENT (2" AC/6" CONCRETE BASE PER SFDW STD DETAIL 87.168)
- PEDESTRIAN RATED CONCRETE PAVING (SFDW STD DETAIL 87.173. SEE LANDSCAPE PLANS.)
- PEDESTRIAN RATED CONCRETE PAVING OVER EXISTING BASEMENT TO REMAIN
- PEDESTRIAN RATED CONCRETE PAVING - CHARCOAL GRAY COLOR (FOR CURB RAMPS)
- PEDESTRIAN PAVING (SEE LANDSCAPE PLANS)
- PEDESTRIAN PAVING (SEE LANDSCAPE PLANS)
- VEHICULAR RATED CONCRETE PAVING (SEE LANDSCAPE PLANS)
- JOINT POLE (SEE JOINT TRENCH PLANS)
- STREET LIGHT (SEE LANDSCAPE AND JOINT TRENCH PLANS)
- STREET LIGHT (SEE LANDSCAPE AND JOINT TRENCH PLANS)
- BIKE RACK (SEE LANDSCAPE PLANS FOR DETAILS AND DIMENSIONS/LOCATION)
- STREET TREE (SEE LANDSCAPE PLANS)

BKF BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

NO.	DATE	DESCRIPTION
	12.12.2024	CURB COLOR APPLICATION
	08.27.2024	SIP RESUBMITTAL
	08.16.2024	BULLETIN 18
	07.19.2024	BULLETIN 17
	07.08.2024	SIP RESUBMITTAL
	05.30.2024	SIP RESUBMITTAL
	03.24.2024	SIP RESUBMITTAL
	07.21.2023	SIP RESUBMITTAL
	05.17.2023	SIP RESUBMITTAL
	04.12.2023	SIP RESUBMITTAL
	03.22.2023	SIP RESUBMITTAL
	02.07.2023	SIP RESUBMITTAL
	03.25.2022	SIP RESUBMITTAL
	12.15.2021	SIP RESUBMITTAL
	09.30.2021	SIP SUBMITTAL

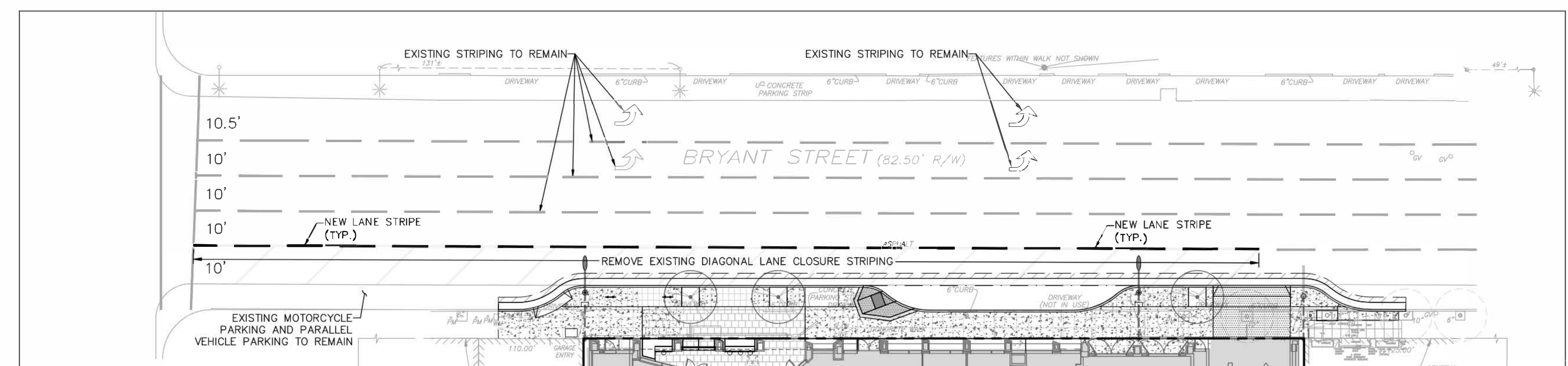
SCB
Solomon Cordwell Buenz
Chicago
T 312.896.1100
San Francisco
T 415.216.2450
www.scb.com

555 BRYANT

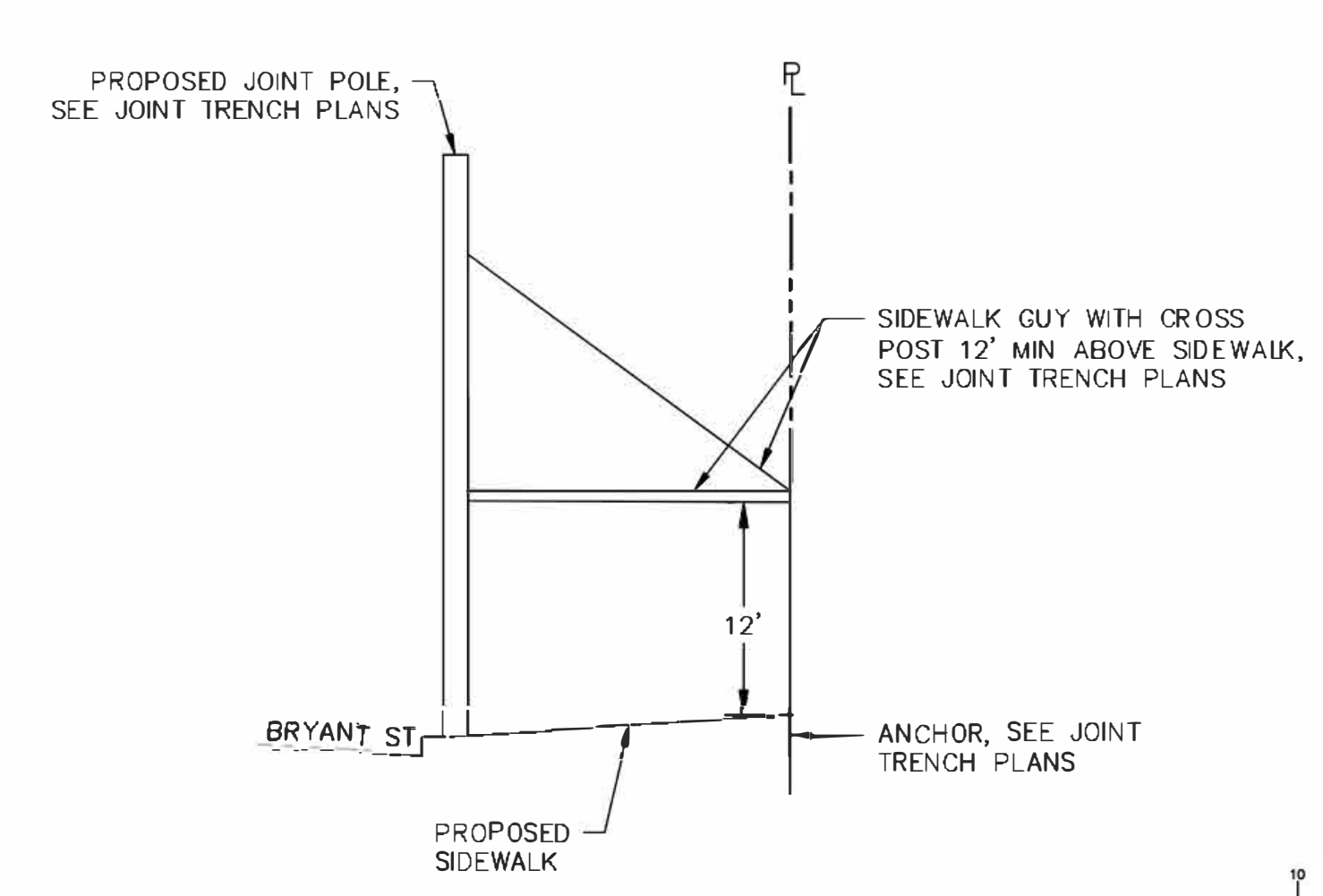
555 BRYANT ST
SAN FRANCISCO, CA 94107
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CURB COLOR EXHIBIT

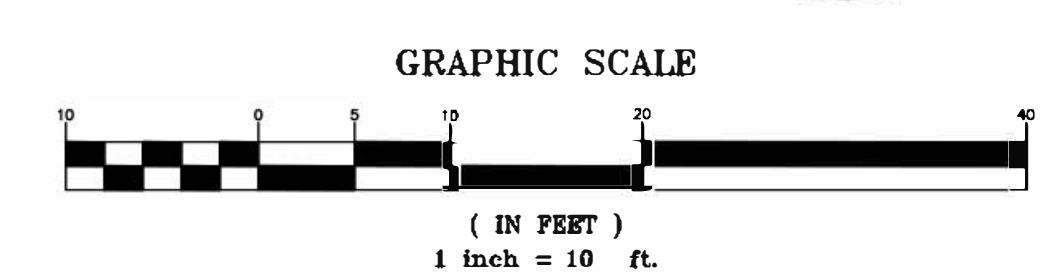
Drawn By: CU Checked By: DP
Project Number: 20202149
Sheet Number: **FIG1.0**



BRYANT STREET STRIPING PLAN
SCALE: 1"=20'



OVERHEAD GUY WIRE CROSS POST
SCALE: NOT TO SCALE



Ministerial Approval for Environmental Clearance

Tang, Edward

From: Wong, Norman
Sent: Tuesday, September 30, 2025 2:53 PM
To: Chamberlain, Forrest
Cc: Chong, Victoria; Tang, Edward
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Forrest – Apologies as I thought I responded to this email earlier.

The parking changes on the Bryant frontage, including loading zone changes, were heard at Color Curb public hearing earlier this year and was approved. However, the parking legislation in the alley for the sidewalk widening was placed on hold earlier this summer as the neighbor filed an appeal with Board of Appeals regarding the sidewalk changes. That Board of Appeals process concluded and the next step is to move forward with Public Hearing for the alley parking changes in mid Oct and then MTAB in Dec.

Thanks,
Norman

From: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>
Sent: Tuesday, September 9, 2025 2:52 PM
To: Wong, Norman <Norman.Wong@sfmta.com>
Subject: FW: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Norman,

Did this project go to Public Hearing? We are dealing with a similar issue for the Color Curb hearing, and I'd like to reference what we previously did in this scenario.

Thanks,
-Forrest

From: Chamberlain, Forrest
Sent: Wednesday, May 28, 2025 6:00 PM
To: Delumo, Jenny <Jenny.Delumo@sfmta.com>; Wong, Norman <Norman.Wong@sfmta.com>
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Great, thank you very much Jenny! This approach makes sense, and we can use it as reference for similar future items on the agenda.

Best,
-Forrest

From: Delumo, Jenny <Jenny.Delumo@sfmta.com>
Sent: Wednesday, May 28, 2025 5:54 PM
To: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>; Wong, Norman <Norman.Wong@sfmta.com>

Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Forrest and Norman,

Per the staff report you shared, it appears the project received ministerial approval which is why CEQA was not required. We can use the attached memo as documentation of this.

We can say something to the effect of:

Ministerial projects are exempt from the requirements of the California Environmental Quality Act (CEQA) per Title 14 of the California Code of Regulations Section 15268.

On June 30, 2021, the Planning Department determined (Case No. 2021-000947PRJ) that the 555-585 Bryant Street project complies with the requirements of the Central SoMa Housing Sustainability District under San Francisco Planning Code section 343, and is thereby ministerially approved.

Happy to look at the language again once it is in eRouting. We should also flag this for the assigned CAO to review.

Thanks,
Jenny

From: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>

Sent: Wednesday, May 28, 2025 3:29 PM

To: Wong, Norman <Norman.Wong@sfmta.com>; Delumo, Jenny <Jenny.Delumo@sfmta.com>

Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Norman,

If the project was exempt from CEQA, we would still need to reference a case number to the determination made by Planning. I am not sure what that case number would be.

My read is that it was exempt from CEQA but because it falls under a Housing Sustainability District, the project would rely on the Central SoMa EIR, so that case number should be used, but I am not sure.

Jenny – do you know what case number we should use for the Public Hearing legislation? Norman wants to legislate sidewalk improvements via the Public Hearing, and the sidewalk improvements are related to the 555 Bryant Street infill development project, so we wanted to reference the environmental case number for that project.

Thanks
-Forrest

From: Wong, Norman <Norman.Wong@sfmta.com>

Sent: Wednesday, May 28, 2025 9:40 AM

To: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>; Delumo, Jenny <Jenny.Delumo@sfmta.com>

Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Forrest – I already checked with Planning, see attached thread with Liz at Planning who suggested to check with developer and that is how I received the document indicating CEQA wasn't required per other attachment.

Norman

From: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>

Sent: Wednesday, May 28, 2025 9:00 AM

To: Wong, Norman <Norman.Wong@sfmta.com>; Delumo, Jenny <Jenny.Delumo@sfmta.com>

Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Norman,

Thanks for the reminder. I went to the property information map for this development, but I am not sure what the correct CEQA document is. It may take a bit more time on my end to figure that out.

Jenny – I was wondering if you may be able to help determine what the correct CEQA document is for the 555 Bryant Street development project. I included a screenshot from the property information map below. If you click “related documents” there are a number of environmental studies (wind study, shadow study) and design documents, but I cannot find the correct CEQA document. I was hoping you may be able to point me in the right direction with this, but I can contact the Planning Department as well.

Thanks,
-Forrest

2021-000947PRJ Project Profile (PRJ) 555-585 BRYANT ST

Opened: 1/26/2021

Status: Closed 6/30/2021

Contact: Xinyu Liang xinyu.liang@sfgov.org 628-652-7316

New construction of a 160-foot-tall mixed-use residential building with 500 dwelling units, 20,605 square feet of PDR use space, 125 accessory parking spaces, and 202 Class One and 27 Class Two bicycle parking spaces. The Project is requesting approval through the ministerial review process provided under the Central SOMA Housing Sustainability District (Planning Code Section 343) and Concessions/Incentives and Waivers from Development Standards under the State Density Bonus Law (Planning Code Section 206.6 and California Government Code Section 65915).

Address: 56 WELSH ST 94107

Further Info:

[Related Documents](#)

[Project Features](#)

[Accela Citizen Access](#) 

[Accela Automation*](#) 

Related Records:

[2021-000947PRJ](#)

[-2020-009850PPA](#)

[-2021-000947MCM](#)

[-2021-000947TDM](#)

[202103025681](#) 

[202102124635](#) 

[202204212678](#) 

[202208261416](#) 

[▼ HIDE DETAILS](#)

From: Wong, Norman <Norman.Wong@sfmta.com>

Sent: Tuesday, May 27, 2025 1:21 PM

To: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>

Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Forrest – Were you able to check with ERT about what environmental clearance document to reference? I would like to move this forward to 6/20 MTA public hearing

Thanks
Norman

From: Wong, Norman
Sent: Tuesday, May 20, 2025 11:12 AM
To: Chamberlain, Forrest <Forrest.Chamberlain@sfmta.com>
Subject: FW: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Scroll to page 8

From: Nick Cereghino <nick@arscode.com>
Sent: Monday, May 19, 2025 12:29 PM
To: Wong, Norman <Norman.Wong@sfmta.com>
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

EXT

Good Morning Norman,

Please find attached the Permitholder's brief in opposition to Jurisdiction Request 25-4. This document includes pertinent information regarding the permit approvals.

Please let me know if we can provide any additional information for your processing.

Thanks,
Nick



Nick Cereghino | Senior Associate
A.R. SANCHEZ-COREA & ASSOCIATES
Building Code & Permit Consulting
301 Junipero Serra Blvd., Suite 270, San Francisco, CA 94127
Office 415/333-8080
www.arscode.com

From: Wong, Norman <Norman.Wong@sfmta.com>
Sent: Wednesday, May 7, 2025 2:25 PM
To: Nick Cereghino <nick@arscode.com>
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Nick – I plan to bring the legislation to the first step, TASC (internal city review meeting) on 5/22, and then 2nd step is SFMTA public hearing on 6/20, with final step at SFMTA Board on 8/5. The project applicant/developer should be prepared to attend the 6/20 hearing and 8/5 board meeting.

For the public hearing, I need to reference whatever CEQA documentation was prepared for this site. Refer to the attached email thread listing out the various types of documents that may be available that references the sidewalk improvements. I've attached documentation from another site so you can see what I am looking for. Note I did check with Planning beforehand and they suggested I reach out to the project team to get this info.

Thanks
Norman

From: Nick Cereghino <nick@arscode.com>
Sent: Tuesday, April 29, 2025 7:20 AM
To: Wong, Norman <Norman.Wong@sfmta.com>
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

EXT

Good Morning Norman,

Thank you for the phone conversation yesterday and update on the project. Very helpful.

When do you think the Welsh Street MTA Public Hearing will occur? A general time frame would be helpful for the project team to prepare.

Best,
Nick



Nick Cereghino | Senior Associate
A.R. SANCHEZ-COREA & ASSOCIATES
Building Code & Permit Consulting
301 Junipero Serra Blvd., Suite 270, San Francisco, CA 94127
Office 415/333-8080
www.arscode.com

From: Wong, Norman <Norman.Wong@sfmta.com>
Sent: Monday, April 28, 2025 2:51 PM
To: Nick Cereghino <nick@arscode.com>
Subject: RE: MTA, SFFD, MAPPING RELEASE: HOUSING 555 Bryant Street (STREET IMPROVEMENT with SIDEWALK LEGISLATION) Resubmittal

Hi Nick – Do you have a moment to discuss this site?

Norman Wong
Engineer

SFFD Approval Email

From: [Flores, Ramon \(FIR\)](#)
To: [Lih-Chuin Loh](#); [Gaime, Berhane \(DPW\)](#); [Wong, Norman](#); [Nick Cereghino](#); [Laiet, Karina \(DPW\)](#)
Cc: [Steven Danforth](#); [Tony Sanchez-Corea](#); [Jordan McCann](#); [kyle@arscode.com](#); [King, Nicolas \(DPW\)](#)
Subject: RE: 555 Bryant Street Welsh Street and Sidewalk dimensions
Date: Wednesday, May 22, 2024 10:42:49 AM

Good morning,

The Fire Department approved the fire apparatus access road width to be lowered from 20' to 14'.

The Fire Department can only approve option #2.

Thank you,

Captain Ramon Flores

San Francisco Fire Department
Bureau of Fire Prevention
698 2nd Street, Room 109
San Francisco, CA 94107
(415) 558-3375

From: Lih-Chuin Loh <LLoh@stradasf.com>
Sent: Tuesday, May 21, 2024 3:02 PM
To: Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org>; Wong, Norman (MTA) <Norman.Wong@sfmta.com>; Nick Cereghino <nick@arscode.com>; Laiet, Karina (DPW) <karina.laiet@sfdpw.org>
Cc: Steven Danforth <sdanforth@stradasf.com>; Tony Sanchez-Corea <tony@arscode.com>; Jordan McCann <jordan@arscode.com>; kyle@arscode.com; Flores, Ramon (FIR) <ramon.flores@sfgov.org>; King, Nicolas (DPW) <nicolas.king@sfdpw.org>
Subject: 555 Bryant Street Welsh Street and Sidewalk dimensions

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Berhane, Norman, Karina, Capt. Flores,

BKF surveyed Welsh Street and discovered a discrepancy in the width measured from the 555 Bryant Street property line to the back of side walk on the south side. The existing condition is only 27'-6" wide and not the assumed 28'-0". See attached sketch with the two options described below

Option 1: Maintain 14'-0" wide sidewalk and reduce the street down to 13'-6"

Option 2: Maintain 14'-0" wide street and reduce the sidewalk down to 13'-6"

Please let me know if the City has a preference on the two options.

Thanks

Lih

Lih-Chuin Loh

Senior Vice President

Office/Mobile: 415.425.9023

Email: lloh@stradasf.com

Strada Investment Group

201 Spear Street, Suite 1650

San Francisco, CA 94105

stradasf.com

Existing Conditions (Prior to 555 Bryant Construction)

View of Welsh looking towards 4th St



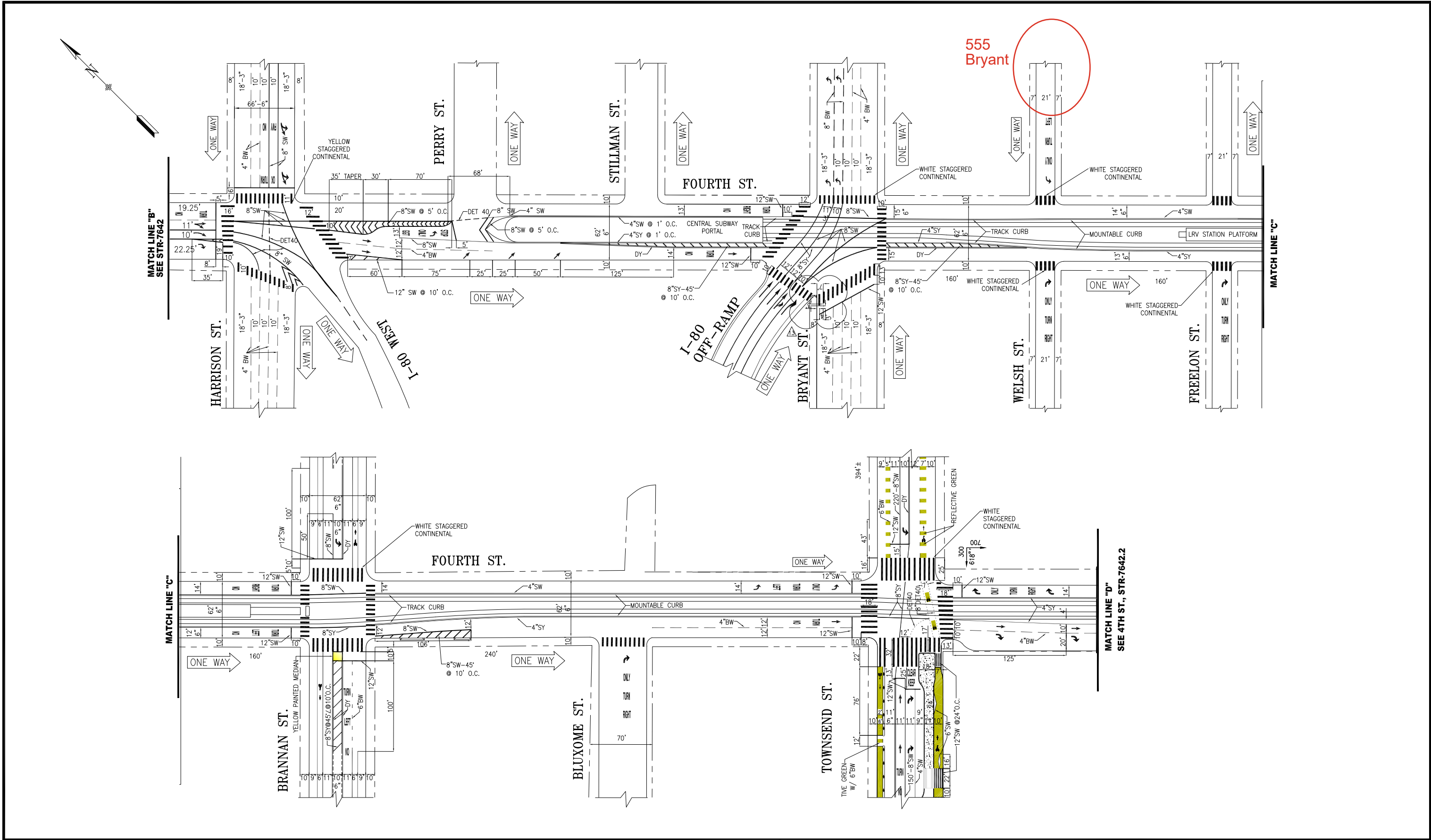
Post Construction Conditions (on Welsh from Zoe looking towards 4th)



On Welsh looking towards Zoe







02/01/24	PER FIELD: YELLOW CONTIS @ HARRISON, GREEN BIKE LANE ON TOWNSEND	E. OROZCO	M. VELASCO	
MM/DD/YY	ADDED DELINEATORS ON BRYANT	D. ALABA	M. VELASCO	
03/25/23	SOUTH OF HARRISON REDESIGNED BY CENTRAL SUBWAY-STIS	S. WONG	C. HUI	
	ADDED ADVANCE LIMIT LINE AT BRYANT			
	UPDATED BRANNAN & TOWNSEND PER FIELD			
05/28/15	UPDATED HARR INTER & STRIPING BET HARR TO BRYANT	K.E. LEUNG	C. HUI	
NO.	DATE	DESCRIPTION	BY	APP
TABLE OF REVISIONS				
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION				



P LOUIE	08/2002
T ABDALLAH	08/2002
R JINDAL	08/2002

APPROVED	SCALE:
K. L. WOO 10/04/02	1"=50'
SENIOR ENGINEER	
BOND M YEE 10/04/02	SHEET/SHEETS:
CITY TRAFFIC ENGINEER	2 OF 3

TRAFFIC STRIPING
FOURTH STREET HARRISON STREET TO KING STREET

CONTRACT NO.
DRAWING NO. STR-7642.1
FILE NO.
REV. NO. 14