

THIS PRINT COVERS CALENDAR ITEM NO: 10.4

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Streets

BRIEF DESCRIPTION:

Approving two Roadway Shared Spaces street closure applications for: (A) Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily; and (B) Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily; and making environmental review findings.

SUMMARY:

- Roadway Shared Spaces closures which significantly interfere with or delay a public transit service, exceed ten consecutive hours per day over four consecutive days per week, or exceed a total period of time more than two years are considered to be a Longer-Term Closure and therefore require approval from this Board.
- Phil West of Heartwood and Claude Imbault of the Downtown SF Partnership have applied for the proposed Roadway Shared Spaces street closures to close the following areas to vehicular traffic part time, respectively: (A) Commercial Street from 107-feet to 147-feet west of Sansome Street; and (B) Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets.
- The proposed Roadway Shared Spaces closures have been presented at an Interdepartmental Staff Council on Traffic and Transportation public hearing.
- The proposed Roadway Shared Spaces street closures have been reviewed pursuant to the California Environmental Quality Act (CEQA).

ENCLOSURES:

1. SFMTAB Resolution
2. Better Streets Plan Mitigated Negative Declaration
http://sfmea.sfplanning.org/2007.1238E_FMND.pdf
3. Better Streets Plan CEQA Findings, Planning Commission Resolution
https://sfplanning.s3.amazonaws.com/default/files/meetingarchive/planning_dept/sf-planning.org/ftp/files/Commission/cpcpackets/2007.1238emrtu.pdf
4. Better Streets Plan Mitigated Negative Declaration Shared Spaces Addendum
<https://citypln-mextnl.sfgov.org/SharedLinks.aspx?accesskey=bc61363c7effb77e5715d781677a071ae265f0cdbf27c18bd9d91b3402e0900a&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

APPROVALS:

DATE

DIRECTOR



July 16, 2026

SECRETARY



July 16, 2026

ASSIGNED SFMTAB CALENDAR DATE: July 21, 2026

PURPOSE

Approving two Roadway Shared Spaces street closure applications for: (A) Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily; and (B) Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily; and making environmental review findings.

STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES

This item will support the following SFMTA Strategic Plan Goals:

Goal 6: Eliminate pollution and greenhouse gas emissions by increasing use of transit, walking and bicycling.

Goal 7: Build stronger relationships with stakeholders.

This item will support the following Transit First Policy Principles:

1. To ensure quality of life and economic health in San Francisco, the primary objective of the transportation system must be the safe and efficient movement of people and goods.
3. Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety.

DISCUSSION

Heartwood Proposed Roadway Shared Spaces Closure

Heartwood is a restaurant and cocktail bar located on Commercial Street between Sansome and Leidesdorff streets in the Financial District. Commercial Street is a narrow one-way westbound alley that runs parallel to and between Sacramento and Clay streets. Heartwood has applied for a Roadway Shared Spaces permit which would close Commercial Street from 107-feet to 147-feet west of Sansome Street, from Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily. Heartwood is coordinating this Shared Space with Downtown SF's Shared Space, described in the following section. Heartwood has operated a daily street closure in this location since July 2023, and it is a separate permit from Downtown SF's permit so that Heartwood can serve alcohol to their patrons in a separately designated space. This application is a renewal from the previous year and proposes no changes to their closure footprint and setup. The Heartwood Shared Space provides outdoor seating for patrons.

Downtown SF Proposed Roadway Shared Spaces Closure

Downtown SF Partnership (Downtown SF) is a nonprofit community benefit district working to

enhance the downtown core through placemaking, activating the public realm, and cleaning the streets. Downtown SF has applied for a Roadway Shared Spaces permit, which would close Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets to vehicular traffic from Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily. Downtown SF has operated a daily street closure in this location since July 2023, which expanded the hours of the pre-existing Commercial Street closure (11 am to 2 pm, Monday to Friday) permitted through the 235 Pine Street development agreement in 1984. This application is a renewal from the previous year and proposes no changes to their closure footprint and setup. The Downtown SF Shared Space provides outdoor seating and entertainment for the public.

The requests are to close the following areas to vehicular traffic, as requested by the applicants:

- Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily; and
- Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily.

The SFMTA Board of Directors is asked to consider the approval of a Longer-Term Closure of the above areas under the authority granted by California Vehicle Code section 21101 and Div. II, section 206 of the Transportation Code for the purpose of issuing a Roadway Shared Spaces permit. Roadway Shared Spaces street closures which exceed a total period of time more than two years are considered to be a Longer-Term Closure and therefore require approval from this Board. Heartwood and Downtown SF have held their respective street closures for over two years. Staff has found that, based upon a determination of public convenience and necessity, that the subject portions of the above listed streets are no longer needed for vehicular traffic during the proposed closure hours, and that the street closures are necessary for the safety and protection of the public who will use the street during the closures. Staff recommends the Board make these findings and approve the street closures as discussed below.

ITEMS

The following items were considered at a Public Hearing held on June 11, 2026, by the Interdepartmental Staff Council on Traffic and Transportation (ISCOTT).

- A. ESTABLISH – SHARED SPACES ROAD CLOSURE – Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily.

Item A would grant a permit for a Shared Spaces Road Closure for Heartwood to provide outdoor dining on Commercial Street in front of their business.

- B. ESTABLISH – SHARED SPACES ROAD CLOSURE – Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily.

Item B would grant a permit for a Shared Spaces Road Closure for Downtown SF to provide outdoor seating and entertainment.

STAKEHOLDER ENGAGEMENT

Items A and B were considered at a Public Hearing held on June 11, 2026, by ISCOTT. No public comments concerning these items were received at the hearing.

ALTERNATIVES CONSIDERED

The details of the proposed closures presented in Items A and B are as requested by the applicants. The alternative would be to not grant the Roadway Shared Spaces permits, which may negatively affect the local economy by not activating the streets for events and outdoor dining.

FUNDING IMPACT

The ISCOTT application fee, which applies to Roadway Shared Spaces (Transportation Code SEC 6.16(g)), is set at a cost recovery rate to cover staff's time and effort to review the subject application. The applicant for Item A has paid an application fee of \$1,280 for applications submitted more than 120 days before the first event. The applicant for Item B has paid an application fee of \$1,601 for applications submitted 90-120 days before the first event.

ENVIRONMENTAL REVIEW

On April 19, 2021, the San Francisco Planning Department determined that the Shared Spaces Program (Case No. 2021-003010ENV), inclusive of Items A and B, is within the scope of the Better Streets Plan Final Mitigated Negative Declaration (FMND, Case No. 2007.1238E, September 17, 2010), and that the proposal would not require the preparation of a subsequent negative declaration under CEQA Guidelines section 15162. On October 28, 2010, the Planning Commission in Resolution No. 18211, adopted findings under the California Environmental Quality Act (CEQA), the CEQA Guidelines, and Chapter 31 of the Administrative Code (CEQA Findings), and a Mitigation Monitoring and Reporting Program (MMRP), associated with the Better Streets Plan.

Copies of the CEQA determinations are on file with the Secretary to the SFMTA Board of Directors and may be found in the records of the Planning Department by Case Number at <https://sfplanninggis.org/pim> or 49 South Van Ness Avenue, Suite 1400 in San Francisco, and are incorporated herein by reference.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

Pursuant to section 206 of the Transportation Code, the decision of the SFMTA Board of Directors with respect to any proposed Longer-Term Closure of a Traffic Lane shall be final.

A public hearing for Items A and B was held at the June 11, 2026 meeting of ISCOTT.

The City Attorney has reviewed this item.

RECOMMENDATION

Staff recommends that the SFMTA Board approve two Roadway Shared Spaces street closure applications for: (A) Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily; and (B) Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily; and making environmental review findings.

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS**

RESOLUTION No. _____

WHEREAS, The San Francisco Municipal Transportation Agency has received applications for Roadway Shared Spaces street closures as follows:

- A. ESTABLISH – SHARED SPACES ROAD CLOSURE – Commercial Street from 107-feet to 147-feet west of Sansome Street, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 11 pm, daily;
- B. ESTABLISH – SHARED SPACES ROAD CLOSURE – Commercial Street between Sansome and Montgomery streets, and Leidesdorff Street between Sacramento and Clay streets, Wednesday, August 5, 2026, through Thursday, August 5, 2027, 7 am to 10 pm, daily; and,

WHEREAS, The subject portion of the above listed streets are no longer needed for vehicular traffic during the proposed closure hours and the street closures are necessary for the safety and protection of the public who will use those portions of the streets during the closure; and,

WHEREAS, On September 17, 2010, the San Francisco Planning Department published the Better Streets Plan Final Mitigated Negative Declaration (Better Streets Plan FMND, Case No. 2007.1238E), and under the California Environmental Quality Act (CEQA), the CEQA Guidelines, and Chapter 31 of the Administrative Code—the San Francisco Planning Commission adopted CEQA Findings, a Mitigation Monitoring and Reporting Program (MMRP) on October 28, 2010 under Motion 18211; and,

WHEREAS, On April 19, 2021, the San Francisco Planning Department determined that the Shared Spaces Program (Case No. 2021-003010ENV), inclusive of Items A and B, is within the scope of the Better Streets Plan FMND and that it would not require the preparation of a subsequent negative declaration under CEQA Guidelines Sections 15162; and,

WHEREAS, The SFMTA Board of Directors has reviewed the Better Streets Plan Final Mitigated Negative Declaration (FMND) and Addendum and finds that since adoption of the FMND, no changes have occurred in the proposed project or in the circumstances under which the project would be implemented that would cause new significant impacts or a substantial increase in the severity of impacts identified and analyzed in the FMND, and that no new information has emerged that would materially change the analysis or conclusions set forth in the FMND; The actions approved herein would not necessitate implementation or additional or considerably different mitigation measures that those identified in the FMND; and,

WHEREAS, Copies of the CEQA determinations are on file with the Secretary to the

SFMTA Board of Directors, and may be found in the records of the Planning Department by Case Number at <https://sfplanninggis.org/pim/> or 49 South Van Ness Avenue, Suite 1400 in San Francisco, and are incorporated herein by reference; and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on those modifications through the public hearing process; now, therefore, be it

RESOLVED, The San Francisco Municipal Transportation Agency Board of Directors adopts these CEQA findings as its own; a copy of the Planning Commission Resolution, the CEQA findings, and the CEQA determinations are on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at <https://sfplanning.org/> and 49 South Van Ness Avenue, Suite 1400 in San Francisco, and is incorporated herein by reference; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency approves the application from Phil West of Heartwood for Item A above and finds that the subject portion of the above listed streets is no longer needed for vehicular traffic during the proposed closure hours and the street closure is necessary for the safety and protection of the public who will use that portion of the street during the closure; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency approves the application from Claude Imbault of the Downtown SF Partnership for Item B above and finds that the subject portion of the above listed streets is no longer needed for vehicular traffic during the proposed closure hours and the street closure is necessary for the safety and protection of the public who will use that portion of the street during the closure.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of July 21, 2026.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency