

**From:** [Jackson Nutt-Beers](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Chen, Chyanne \(BOS\)](#)  
**Subject:** Letter of Support for for the Approval of the 600 Townsend Street Special Use District and Office Allocation  
**Date:** Sunday, April 6, 2025 9:43:07 AM  
**Attachments:** [Outlook-signature .png](#)  
[Support for the Approval of the 600 Townsend Street Special Use District and Office Allocation-LUT \(1\).pdf](#)

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Good morning Chair Melgar and members of the Land Use and Transportation,

Please find attached the San Francisco Chamber of Commerce letter of support for the approval of the project at 600 Townsend Street.



**Jackson Nutt-Beers, M.A. ([they/them](#))**

Public Policy Program Manager

San Francisco Chamber of Commerce

235 Montgomery Street, Suite 760, San Francisco, CA

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# SAN FRANCISCO CHAMBER OF COMMERCE

April 4, 2025

Land Use and Transportation Committee  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

**RE: Support for the Approval of the 600 Townsend Street Special Use District and Office Allocation**

Dear Chair Melgar and Members of the Land Use and Transportation Committee

On behalf of the San Francisco Chamber of Commerce, I am writing to convey our support for the approval of Toda America and the Special Use District (SUD) and the associated office allocation for 600 Townsend Street West. The Chamber believes this proposal is critical to maintaining San Francisco's economic momentum, supporting local jobs, and promoting neighborhood vitality.

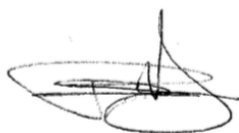
The approval of the SUD for 600 Townsend Street is a sensible correction that will formally recognize and secure the building's long standing use as office space. With nearly full occupancy by reputable, growth-oriented businesses, 600 Townsend represents precisely the type of economic asset San Francisco must support and preserve. The reduced and adjusted fee structure directly supports San Francisco's broader economic recovery strategy by stabilizing existing businesses and preserving jobs within key employment centers.

This approval directly contributes to the City's economic recovery and resilience. By approving the SUD and office allocation, the Planning Commission will be ensuring that hundreds of quality jobs remain in the area, benefiting not just the building's occupants, but also the surrounding community. Local restaurants, retailers, and service providers rely on patronage from 600 Townsend employees, creating an ecosystem that fuels neighborhood growth. Given that 600 Townsend has operated in its current configuration for decades, it imposes no incremental demand on city infrastructure, public transit, or emergency services.

Moreover, the approval sends a powerful signal to current and prospective businesses: San Francisco remains open and welcoming to investment. Providing regulatory clarity and stability will further encourage long-term commitments from companies eager to locate and expand within our city, securing San Francisco's competitive position in the regional economy.

The Chamber supports this measure as both practical and essential. Your approval of this Special Use District and office allocation is an opportunity to affirm San Francisco's ongoing commitment to creating an environment in which businesses—and the neighborhoods that host them—can thrive.

Respectfully,



Rodney Fong  
President & CEO  
San Francisco Chamber of Commerce

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** FW: Letter of Support for 600 Townsend Street West Special Use District (SUD) (Block/Lot No: 3782/008)  
**Date:** Monday, April 7, 2025 1:25:12 PM  
**Attachments:** [600 Townsend West SUD - NYL Letter of Support to Board 5003868697 1.pdf](#)

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Good afternoon,

Please see below and attached for communication from New York Life Investments regarding File No. 250125, which is Item No. 2 on today's Land Use & Transportation Committee agenda.

**File No. 250125:** Ordinance amending the Planning Code and Zoning Map to establish the 600 Townsend Street West Special Use District, encompassing the real property consisting of Assessor's Parcel Block No. 3783, Lot No. 008, to allow the legalization of the longstanding office uses at the site by principally permitting office uses on all floors and waiving or reducing the bicycle parking, open space, streetscape, Transportation Demand Management, and impact fee requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Dorsey)

Sincerely,

**Joe Adkins**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco, CA 94102**  
**Phone: (415) 554-5184 | Fax: (415) 554-5163**  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

---

**From:** Ghalandari, Sara <SGhalandari@gibsondunn.com>  
**Sent:** Friday, April 4, 2025 8:59 AM  
**To:** Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Dahl, Bryan (BOS) <bryan.dahl@sfgov.org>  
**Cc:** Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Letter of Support for 600 Townsend Street West Special Use District (SUD) (Block/Lot No: 3782/008)

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Good morning,

On behalf of the potential buyer of the above referenced property, please find attached a letter of support for the 600 Townsend Street West Special Use District.

Best regards,  
Sara

**Sara Ghalandari**  
Partner

T: [+1 415.393.8250](tel:+14153938250) | M: [+1 408.896.7791](tel:+14088967791)  
[SGhalandari@gibsondunn.com](mailto:SGhalandari@gibsondunn.com)

**GIBSON DUNN**

Gibson, Dunn & Crutcher LLP  
One Embarcadero Center Suite 2600, San Francisco, CA 94111-3715

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Please see our website at  
[https://url.avanan.click/v2/r01/\\_\\_\\_https://www.gibsondunn.com/\\_\\_\\_YXAzOnNmZHQyOmE6bzo2YWEyNDYyM2I1MzM3ZWRjZTM3NzFhOTY3YjM2ZWm4ND03OjEwNzQ6NWVjNzM1YjMxZTkzYTU2YmM5MzQ1YmQ5MGM5NzQwZTg5ODg2Yzg4ZDRhNzJmMmM5NmQyNzcyZDY3NmYyNDJlNTp0OkY6Tg](https://url.avanan.click/v2/r01/___https://www.gibsondunn.com/___YXAzOnNmZHQyOmE6bzo2YWEyNDYyM2I1MzM3ZWRjZTM3NzFhOTY3YjM2ZWm4ND03OjEwNzQ6NWVjNzM1YjMxZTkzYTU2YmM5MzQ1YmQ5MGM5NzQwZTg5ODg2Yzg4ZDRhNzJmMmM5NmQyNzcyZDY3NmYyNDJlNTp0OkY6Tg) for information regarding the firm and/or our privacy policy.

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INVESTMENTS

Real Estate Investors

50 California Street, Suite 2100  
San Francisco, CA 94111

April 2, 2025

The Honorable Myrna Melgar  
Chair, Land Use and Transportation Committee  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

Re: Support for 600 Townsend Street West Special Use District (SUD) (Block/Lot No: 3782/008)

Dear Chair Melgar and Members of the Land Use and Transportation Committee,

We are New York Life Real Estate Investors, a large institutional investor in real estate and the potential buyer of the above referenced property. We are highly interested in acquiring this property; however, our purchase is contingent upon the approval of the 600 Townsend Street West Special Use District (SUD) and associated office allocation, which were unanimously approved by the San Francisco Planning Commission on March 27, 2025. The Planning Commission's approval of the SUD and associated office allocation represents an important step toward formalizing the long-standing office use of the building.

600 Townsend Street has been used as office space since the early 1990s and is currently at a 94% occupancy rate. The requested entitlements will ensure that its continued office use is legally conforming. Notwithstanding well-reported recent challenges faced by San Francisco, we nonetheless strongly believe in the fundamentals of the San Francisco market – in 2024 we acquired one office asset, we have this asset under contract and are in process of acquiring a third office asset within San Francisco. We are eager to continue investing locally and contributing to the city's long-term growth and economic vitality.

Approving the SUD will allow this property to maintain its long-existing office use and provide significant benefits to the city, including transfer tax revenue and the potential for increased economic activity through continued office operations. We intend to continue to invest money into the property to drive leasing activity as current leases expire.

For these reasons, we respectfully request the Board's approval of the SUD. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pura".

Albert Pura  
Senior Director

Cc: Supervisor Chyanne Chen, Member, Land Use and Transportation Committee  
Supervisor Bilal Mahmood, Member, Land Use and Transportation Committee  
Supervisor Matt Dorsey, District 6  
Supervisor Rafael Mandelman, President, San Francisco Board of Supervisors  
Supervisor Connie Chan  
Supervisor Joel Engardio  
Supervisor Jackie Fielder  
Supervisor Danny Sauter  
Supervisor Stephen Sherrill  
Supervisor Shamann Walton  
The Honorable Daniel Lurie, Mayor, City and County of San Francisco  
Mr. Corey Teague, Zoning Administrator City and County of San Francisco  
Ms. Rebecca Salgado, SF Planning Department

**From:** [Denise LaPointe](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** [Carroll, John \(BOS\)](#)  
**Subject:** 600 Townsend West - Board of Supervisors File No. 250125  
**Date:** Wednesday, April 2, 2025 10:43:30 AM  
**Attachments:** [image001.png](#)  
[600 Townsend LaPointe LU.pdf](#)

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

Dear Chair Melgar and Land Use and Transportation Committee Members Bilal and Chen,

I respectfully urge your support for the creation of the 600 Townsend Street West Special Use District (SUD). Following unanimous approval by the San Francisco Planning Commission (6-0) on March 27, 2025, your vote will formally establish this Special Use District, solidifying the longstanding office use of this property and reinforcing its critical role in SOMA's continued economic vitality.

The building at 600 Townsend Street has been a cornerstone of San Francisco's commercial landscape since the early 1990s, maintaining a robust occupancy rate currently 94% and serving as a home to prominent technology companies. The recent high-profile lease at the adjacent 600 Townsend East by Tools for Humanity, a cutting-edge cryptocurrency startup co-founded by OpenAI CEO Sam Altman, highlights the site's strategic value and emerging significance within the city's innovation ecosystem.

Your approval of this SUD will achieve the following direct benefits:

- **Maintaining Existing Conditions and Economic Stability:** Formalizing the site's current use ensures ongoing high occupancy and preserves critical employment opportunities, while continuing to generate substantial Commercial Rent Taxes at the premium 3.5% office rate to support early childhood care and education.
- **Immediate Financial Benefits:** Approval will enable a pending property sale, resulting in an immediate and impactful \$3.2 million transfer tax revenue boost to the City of San Francisco.
- **Equitable and Established Fee Structure:** The proposed fees align with precedents established by the Eastern Neighborhoods Legitimization Program, ensuring fairness and consistency. Additionally, the temporary fee reduction aligns with current city policies designed to promote economic recovery and attract leading businesses.
- **Sustainability and Transportation and Community Integration:** With its LEED Gold certification and ongoing green initiatives, the project exemplifies responsible environmental stewardship. Maintaining existing pedestrian amenities, open spaces, and bicycle parking underscores its commitment to enhancing the neighborhood and

tenants' quality of life without any impacts on transportation or other infrastructure. The environmental review exemption under CEQA guidelines from the Planning Department, confirms that the project will cause no adverse environmental impacts, *as no physical changes or construction are proposed.*

By approving the creation of this Special Use District at 600 Townsend Street West, you will directly support a proven hub of innovation, sustainability, and economic vitality, setting a powerful precedent for thoughtful urban development.

On behalf of Toda America, I would be pleased to arrange a briefing at your convenience to discuss this proposal in greater detail with you or your staff.

Thank you for your continued leadership and support.

Sincerely,

Denise LaPointe



**Denise M. LaPointe** // Owner  
290 Twin Peaks Boulevard  
San Francisco, California 94114

T: 415 / 665 4346  
[Denise@LaPointeGroupCorp.com](mailto:Denise@LaPointeGroupCorp.com)





April 2, 2025

Dear Chair Melgar and Land Use and Transportation Committee Members Bilal and Chen,

I respectfully urge your support for the creation of the 600 Townsend Street West Special Use District (SUD). Following unanimous approval by the San Francisco Planning Commission (6-0) on March 27, 2025, your vote will formally establish this Special Use District, solidifying the longstanding office use of this property and reinforcing its critical role in SOMA's continued economic vitality.

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- **Immediate Financial Benefits:** Approval will enable a pending property sale, resulting in an immediate and impactful \$3.2 million transfer tax revenue boost to the City of San Francisco.
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- **Sustainability and Transportation and Community Integration:** With its LEED Gold certification and ongoing green initiatives, the project exemplifies responsible environmental stewardship. Maintaining existing pedestrian amenities, open spaces, and bicycle parking underscores its commitment to enhancing the neighborhood and tenants' quality of life without any impacts on transportation or other infrastructure. The environmental review exemption under CEQA guidelines from the Planning Department, confirms that the project will cause no adverse environmental impacts, *as no physical changes or construction are proposed.*

By approving the creation of this Special Use District at 600 Townsend Street West, you will directly support a proven hub of innovation, sustainability, and economic vitality, setting a powerful precedent for thoughtful urban development.

On behalf of Toda America, I would be pleased to arrange a briefing at your convenience to discuss this proposal in greater detail with you or your staff.

Thank you for your continued leadership and support.

Sincerely,

A handwritten signature in black ink that reads "Denise LaPointe". The signature is written in a cursive, flowing style with a large initial "D".

Denise LaPointe

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** [Denise LaPointe](#); [Farrah, Michael \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Dahl, Bryan \(BOS\)](#)  
**Subject:** FW: Letter of Support - 600 Townsend West property owner - BOS File No. 250125  
**Date:** Tuesday, April 1, 2025 3:48:00 PM  
**Attachments:** [image001.png](#)  
[Toda America LAND USE Support Signed.pdf](#)  
[image002.png](#)  
**Importance:** High

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Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250125](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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**From:** Denise LaPointe <[denise@lapointegroupcorp.com](mailto:denise@lapointegroupcorp.com)>

**Sent:** Tuesday, April 1, 2025 2:33 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>  
**Cc:** Low, Jen (BOS) <jen.low@sfgov.org>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; Dahl, Bryan (BOS) <bryan.dahl@sfgov.org>  
**Subject:** Letter of Support - 600 Townsend West property owner  
**Importance:** High

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Greetings all,

Please find attached a letter of support from my client, the President of Toda America, Mr. Hiroki Yanagi.

He will be present on Monday, April 7, 2025 as we look to approve the Special Use District sponsored by Supervisor Matt Dorsey.

Please don't hesitate to contact me if you have any questions.  
The best number this week is my cellphone.

Denise



**Denise M. LaPointe** // Owner  
290 Twin Peaks Boulevard  
San Francisco, California 94114

T: 415 / 665 4346  
[Denise@LaPointeGroupCorp.com](mailto:Denise@LaPointeGroupCorp.com)

# NEWMARK

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April 1, 2025

The Honorable Myrna Melgar  
Chair, Land Use and Transportation Committee  
1 Dr. Carlton B. Goodlett Place  
*City Hall*, Room 244  
San Francisco, California 94102

Subject: **Support – 600 Townsend Street West Special Use District**

Dear Chair Melgar and Members of the Land Use and Transportation Committee,

As the property manager of 600 Townsend Street, Newmark is writing to express our strong support for the proposed Special Use District (SUD) for this property. In the current economic climate, maintaining high occupancy and attracting quality tenants is more important than ever. 600 Townsend has long been a sought-after business location, and this SUD correction will help ensure it remains a thriving hub by providing the certainty needed to keep its offices filled with dynamic companies.

600 Townsend Street is more than just a building – it is a vital contributor to San Francisco’s business ecosystem. The diverse companies that call 600 Townsend home provide hundreds of local jobs, drive innovation, and support numerous nearby businesses. A fully occupied 600 Townsend means more employees patronizing neighborhood shops and restaurants, and it generates valuable tax revenue that aids the city’s economic recovery. Especially in today’s challenging economic conditions, we need to do everything possible to support such centers of employment and innovation.

The SUD ordinance is a crucial step toward preserving the stability and confidence that businesses need to invest and grow in San Francisco. By formally acknowledging and protecting the building’s long established office use, the SUD removes uncertainty about 600 Townsend’s future. Prospective tenants will have greater confidence signing long-term leases, knowing that the City supports and safeguards the continued use of this property as a productive office space. This regulatory clarity gives businesses assurance that they can commit to San Francisco for the long run, which in turn encourages them to expand operations and hire more local employees.

For these reasons, we respectfully urge you to approve the Special Use District for 600 Townsend Street. This action will reinforce San Francisco’s commitment to maintaining a business-friendly environment, allowing properties like 600 Townsend to remain fully leased and economically productive. In a time when high occupancy and strong business investment are essential to our city’s recovery, your support for this adjustment will provide a much-needed boost of confidence to property owners, potential buyers and tenants alike.

# NEWMARK

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Thank you for your consideration of this important matter. We remain dedicated to working with the city to ensure that 600 Townsend continues to be a success story that benefits San Francisco's economy and neighborhoods.

Sincerely,

Newmark  
As agent for 600 Townsend Street West

*Vishaka Avila*

Vishaka Avila  
Senior Property Manager

Cc: Supervisor Chyanne Chen, Land Use and Transportation Committee  
Supervisor Bilal Mahmood, Land Use and Transportation Committee  
Supervisor Matt Dorsey  
Supervisor Rafael Mandelman, President, San Francisco Board of Supervisors  
Supervisor Connie Chan  
Supervisor Joel Engardio  
Supervisor Jackie Fielder  
Supervisor Danny Sauter  
Supervisor Stephen Sherrill  
Supervisor Shamann Walton  
The Honorable Daniel Lurie, Mayor, City and County of San Francisco  
Mr. Corey Teague, Zoning Administrator, City and County of San Francisco  
Ms. Rebecca Salgado, SF Department of Planning



April 2, 2025

The Honorable Myrna Melgar  
Chair, Land Use and Transportation Committee  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

**Subject: Support – 600 Townsend Street West Special Use District**

Dear Chair Melgar and Members of the Land Use and Transportation Committee,

On behalf of Orchard Commercial, Northern California's largest privately-owned property management firm, we enthusiastically support the proposed Special Use District ordinance for 600 Townsend Street. This ordinance received unanimous approval from the Planning Commission on March 27th, 2025—a clear endorsement of the property's significant economic contributions and longstanding use. Approving this ordinance ensures fairness, equity, and consistency with similar developments, reaffirming the importance of this property to the South of Market neighborhood and San Francisco's local economy.

Orchard Commercial is deeply embedded in Northern California, not only managing but also owning commercial properties throughout the region. Our longstanding presence and commitment to enhancing property values align with initiatives like the proposed Special Use District, which are designed to preserve and enhance valuable commercial assets.

The establishment of the Special Use District at 600 Townsend is critically important as it provides stability and clarity, enabling current and future tenants to confidently invest, innovate, and expand their businesses. The ordinance acknowledges and reinforces the historical significance and ongoing office utilization of this property, thus directly supporting local employment opportunities, economic vitality, and San Francisco's reputation as an innovation hub.

600 Townsend Street's exceptional location and infrastructure, coupled with its sustainable environment, make it an invaluable asset within San Francisco's vibrant business community. Its strategic positioning offers convenient access to transit and numerous local amenities, significantly contributing to a desirable work-life balance and increased productivity among its tenants.

We strongly advocate for your approval of the Special Use District ordinance, as it will ensure continued investment in this key property, thereby further contributing to the city's economy and cultural vibrancy.

Thank you for your thoughtful consideration and support.

Sincerely,

**Orchard Commercial, Inc.**

A handwritten signature in black ink, appearing to read "Tim Ballas", is positioned above a light gray rectangular background.

Tim Ballas, CPM, CCIM  
Director of Asset Management

cc: Supervisor Chyanne Chen, Land Use and Transportation Committee, Member  
Supervisor Bilal Mahmood, Land Use and Transportation Committee, Member  
Supervisor Matt Dorsey, District 6  
Supervisor Rafael Mandelman, President, San Francisco Board of Supervisors  
Supervisor Connie Chan  
Supervisor Joel Engardio  
Supervisor Jackie Fielder  
Supervisor Danny Sauter  
Supervisor Stephen Sherrill  
Supervisor Shamann Walton  
The Honorable Daniel Lurie, Mayor, City and County of San Francisco  
Mr. Corey Teague, Zoning Administrator, City and County of San Francisco  
Ms. Rebecca Salgado, San Francisco Planning Department



**From:** [Carroll, John \(BOS\)](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** [Denise LaPointe](#); [Farrah, Michael \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Dahl, Bryan \(BOS\)](#)  
**Subject:** FW: Letter of Support - 600 Townsend West property owner - BOS File No. 250125  
**Date:** Tuesday, April 1, 2025 3:48:00 PM  
**Attachments:** [image001.png](#)  
[Toda America LAND USE Support Signed.pdf](#)  
[image002.png](#)  
**Importance:** High

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Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250125](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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---

**From:** Denise LaPointe <[denise@lapointegroupcorp.com](mailto:denise@lapointegroupcorp.com)>

**Sent:** Tuesday, April 1, 2025 2:33 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>  
**Cc:** Low, Jen (BOS) <jen.low@sfgov.org>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; Dahl, Bryan (BOS) <bryan.dahl@sfgov.org>  
**Subject:** Letter of Support - 600 Townsend West property owner  
**Importance:** High

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Greetings all,

Please find attached a letter of support from my client, the President of Toda America, Mr. Hiroki Yanagi.

He will be present on Monday, April 7, 2025 as we look to approve the Special Use District sponsored by Supervisor Matt Dorsey.

Please don't hesitate to contact me if you have any questions.  
The best number this week is my cellphone.

Denise



**Denise M. LaPointe** // Owner  
290 Twin Peaks Boulevard  
San Francisco, California 94114

T: 415 / 665 4346  
[Denise@LaPointeGroupCorp.com](mailto:Denise@LaPointeGroupCorp.com)



---

Toda America, Inc. | 111 Pacifica Ste 135, Irvine CA, 92618 | Phone: (949) 418-9064

April 1, 2025

The Honorable Myrna Melgar  
Chair, Land Use and Transportation Committee  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

Subject: ***Request for Support – 600 Townsend Street West Special Use District (SUD)***

Dear Chair Melgar and Members of the Land Use and Transportation Committee,

On behalf of Toda America, the owner of 600 Townsend Street West, I am pleased to inform you that our Special Use District (SUD) ordinance and associated office allocation were unanimously approved by the San Francisco Planning Commission on March 27, 2025. This approval is a significant step forward in formalizing the longstanding office use of our building and securing its continued contribution to San Francisco's economic vitality.

The 600 Townsend Street West project has been operating successfully as an office building since the early 1990s, currently supporting a 94% occupancy rate and providing valuable employment opportunities. The recent approval recognizes and legitimizes this established use, aligning our zoning status with actual operations.

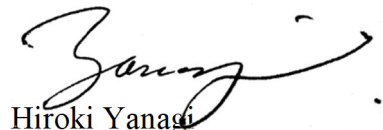
Key reasons to support the Special Use District include:

- Allowing office use on all five floors consistent with the building's longstanding use, facilitating the continued operation and attracting high-quality tenants and employment opportunities.
- Fair and substantial economic benefits to the City, including ongoing Commercial Rent Taxes at the premium 3.5% office rate, and a fee structure consistent with precedents from the Eastern Neighborhoods Legitimization Program, allowing existing office uses to legitimize at equitable 2012 rates adjusted for inflation and aligned with current city economic recovery policy.
- Allowing a pending property sale to proceed, immediately generating an essential \$3.2 million dollars of transfer tax revenue to the City.
- Preservation of existing pedestrian enhancements, bicycle parking, and open space that benefit the local community, without any impacts on transportation or other infrastructure.

- Environmental review exemption under CEQA guidelines, confirming that the project will cause no adverse environmental impacts, *as no physical changes or construction are proposed.*

In closing, I extend my heartfelt appreciation to District 6 Supervisor Matt Dorsey and his dedicated staff for their invaluable sponsorship and steadfast support throughout this critical process. ***Given the compelling benefits outlined, we respectfully ask for your support today.*** Your affirmative vote will help ensure that 600 Townsend Street remains a vibrant engine for economic growth, sustainability, and resilience—reflecting San Francisco’s enduring commitment to its neighborhoods.

With deep appreciation,



Hiroki Yanagi  
President, Toda America, Inc.

Cc:

Supervisor Chyanne Chen, Member, Land Use and Transportation Committee  
Supervisor Bilal Mahmood, Member, Land Use and Transportation Committee  
Supervisor Matt Dorsey, District 6  
Supervisor Rafael Mandelman, President, San Francisco Board of Supervisors  
Supervisor Connie Chan  
Supervisor Joel Engardio  
Supervisor Jackie Fielder  
Supervisor Danny Sauter  
Supervisor Stephen Sherrill  
Supervisor Shamann Walton  
The Honorable Daniel Lurie, Mayor, City and County of San Francisco  
Mr. Corey Teague, Zoning Administrator City and County of San Francisco  
Ms. Rebecca Salgado, SF Planning Department