

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: April 7, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, April 8, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, April 8, 2025. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, April 7, 2025, at 1:30 p.m., by the votes indicated.

BOS Item No. 23

File No. 250125

[Planning Code, Zoning Map - 600 Townsend Street West Special Use District]
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.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250125

Committee Item No. 2

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: April 7, 2025

Board of Supervisors Meeting:

Date: April 8, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance - VERSION 2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest - VERSION 2
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

OTHER

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Planning Commission Transmittal – April 2, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CEQA Determinations – April 1 and March 11, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Hearing Notice – March 28, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Committee Report Request Memo – April 2, 2025</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>_____</u>
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<input type="checkbox"/>	<input type="checkbox"/>	<u>_____</u>

Prepared by: John Carroll

Date: April 3, 2025

Prepared by: John Carroll

Date: April 7, 2025

Prepared by: _____

Date: _____

[Planning Code, Zoning Map - 600 Townsend Street West Special Use District]

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.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Land Use and Environmental Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250125 and is incorporated herein by reference. The Board affirms this determination.

1 (b) On March 27, 2025, the Planning Commission, in Resolution No. 21712, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. 250125, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
7 actions contemplated in this ordinance will serve the public necessity, convenience, and
8 welfare for the reasons set forth in Planning Commission Resolution No. 21712, and adopts
9 such reasons by this reference thereto. A copy of said Resolution is on file with the Clerk of
10 the Board of Supervisors in File No. 250125, and is incorporated herein by reference.
11

12 Section 2. Background and General Findings.

13 (a) 600 Townsend Street West (Assessor's Parcel Block No. 3783, Lot No. 008)
14 and 600 Townsend Street East (Assessor's Parcel Block No. 3783, Lot No. 007) are located
15 on adjacent lots. 600 Townsend Street West is five stories plus a basement; 600 Townsend
16 Street East is four stories plus a basement. An arcade and pedestrian bridge connect the two
17 buildings. As originally constructed, the two buildings contained Production, Distribution, and
18 Repair Uses.

19 (b) The building at 600 Townsend Street East was determined to have legally
20 converted to office use in the 1980s. However, the building at 600 Townsend Street West
21 converted to Office Use in the 1990s without required authorizations. Since the 1990s, the
22 Department of Building Inspection has issued numerous building permits for tenant
23 improvements of the office space at both buildings.

24 (c) In 2008, both 600 Townsend Street West and 600 Townsend Street East were
25 rezoned to the Urban Mixed Use (UMU) District as part of the Eastern Neighborhoods Area

1 Plan. Office Uses in the UMU District are subject to controls that restrict the amount of office
2 space in a building relative to the number of building stories. For buildings five to seven
3 stories in height (including the building at 600 Townsend Street West), Office Uses are limited
4 to two floors and not permitted on the ground floor.

5 (d) On November 7, 2019, the Zoning Administrator issued a Letter of Determination
6 finding that 600 Townsend Street East contained both legal conforming and legal non-
7 conforming Office Use. However, the Office Use at 600 Townsend Street West was never
8 legally established under the Planning Code. Consequently, 600 Townsend Street East can
9 operate office uses on all floors of the building, while Office Use at 600 Townsend Street West
10 may only be authorized for two floors and is not permitted on the ground floor.

11 (e) Given 600 Townsend Street West's longstanding operation as an office building, its
12 permitting history, and its close operational relationship with 600 Townsend Street East,
13 legalizing all five floors of office space at 600 Townsend Street West would serve the public
14 interest. To achieve that end, this ordinance creates the 600 Townsend Street West Special
15 Use District ("SUD"), which makes Office Use principally permitted on all floors of the building.
16 The SUD also reduces the usable open space requirement for non-residential uses at the site
17 and waives Class 2 bicycle parking requirements and streetscape and pedestrian
18 improvements.

19 (f) The SUD also reduces development impact fees to the levels that would have been
20 required in 2012 under the Eastern Neighborhoods Legitimization Program (Planning Code
21 Section 179.1), adjusted for inflation per the Consumer Price Index for All Urban Consumers.
22 The Eastern Neighborhoods Legitimization Program was a time-limited program that enabled
23 existing uses operating without the benefit of a required permit to obtain those permits, and
24 fixed certain impact fee rates at those amounts applicable immediately prior to the Eastern
25 Neighborhoods rezoning. Though the Program expired in 2012, applying these fee rates (in

1 Planning Code Section 179.1), adjusted for inflation, is consistent with the treatment of other
2 legitimized Office Uses in the Eastern Neighborhoods Area Plan.

3 (g) Additionally, in 2023, the City enacted Ordinance No. 20-23 (Planning Code
4 Section 403), which provides a time-limited 33% reduction of impact fees for projects that
5 meet prescribed milestones. The SUD applies the 33% reduction to the adjusted 2012
6 Eastern Neighborhood Legitimization Program rates, and provides that no further reductions
7 or offsets are available under the Planning Code.

8
9 Section 3. The Planning Code is hereby amended by adding Section 249.10 and
10 revising Sections 249.45, 803.9, and 838, to read as follows:

11
12 **SEC. 249.10. 600 TOWNSEND STREET WEST SPECIAL USE DISTRICT.**

13 (a) **Location.** A special use district entitled the “600 Townsend Street West Special Use
14 District” (“SUD”) consisting of Assessor’s Parcel Block No. 3783, Lot No. 008, is hereby established
15 for the purposes set forth below. The boundaries of the SUD are designated on Sectional Map No.
16 SU08 of the Zoning Map.

17 (b) **Purpose.** The purpose of this SUD is to allow the legalization of the longstanding office use
18 at 600 Townsend Street West.

19 (c) **Controls.** The Planning Code shall control except as otherwise provided in this Section
20 249.10. If there is a conflict between other provisions of the Planning Code and this Section 249.10,
21 this Section 249.10 shall prevail.

22 (1) **Uses.**

23 (A) Office Uses shall be principally permitted on all floors.

24 (B) Section 803.9(e) (“Vertical Controls for Office Uses”) shall not apply.

1 (2) **Development Controls.** For any project that receives an Office Allocation pursuant
2 to Section 321 after January 1, 2025, and proposes a change of use to Office within the building as it
3 exists as of the effective date of this SUD, the following development controls shall apply. These
4 controls shall also apply in the event the existing building is damaged or destroyed by fire, or other
5 calamity, or by Act of God, or by the public enemy and is replaced with a substantially similar building.

6 (A) **Open Space.** The open space requirement for changes of use to Office
7 within Eastern Neighborhood Mixed Use Districts in Section 135.5 shall be a maximum of 2,600 gross
8 square feet.

9 (B) **Bicycle Parking.** The requirement for Class 2 bicycle parking in Section
10 155 et seq. shall not apply. All other requirements of Section 155 et seq., including Class 1 bicycle
11 parking, shall apply.

12 (C) **Streetscape and Pedestrian Improvements.** The streetscape and pedestrian
13 improvement requirements in Section 138.1 shall not apply.

14 (D) **Transportation Demand Management.** The Transportation Demand
15 Management plan and program requirement in Section 169 et seq. shall not apply.

16 **(3) Impact Fees.**

17 (A) Projects that file a Development Application between January 1, 2025 and
18 November 1, 2026 to establish an Office use pursuant to this Section 249.10 shall pay only the
19 following Development Impact Fees under the Planning Code:

20 (i) Child-care (Planning Code Section 414): \$0.99 per gross square foot;

21 (ii) Jobs-Housing Linkage Program (Planning Code Section 413): \$7.94
22 per gross square foot; and

23 (iii) Transportation Sustainability Fee (Planning Code Section 411A):
24 \$1.87 per gross square foot.

(B) The Development Impact Fee rates prescribed in this Section 249.10 include the 33% reduction available under Section 403 and shall not be offset by any further waiver or reduction.

SEC. 249.45. VISITACION VALLEY/SCHLAGE LOCK SPECIAL USE DISTRICT.

* * * *

(e) **Controls in Zone 1.** Development in Zone 1 of the Special Use District shall be regulated by the controls contained in this Section 249.45(e) and the Design for Development. Where not explicitly superseded by definitions and controls established in this Section 249.45(e) or the Design for Development, the definitions and controls in this Planning Code shall apply except where those controls conflict with the Development Agreement. The following shall apply only in Zone 1 of the Special Use District:

* * * *

(2) Use Requirements.

* * * *

(C) **Prohibited Uses.** The following uses shall be prohibited within this Special Use District:

* * * *

(ii) Office, except in existing buildings or as an accessory use to other permitted uses. The floor controls set forth in Section 803.9~~(e)~~^(f) for the MUG zoning designation shall not apply to office use in the Old Office Building or to the existing building located on Assessor's Block and Lot No. 5100-007;

* * * *

1 **SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE**
2 **DISTRICTS.**

3 * * * *

4 **(e) Vertical Controls for Office Uses.**

5 * * * *

6 (2) **Applicability.** This subsection 803.9(e)-~~803.9(f)~~ shall apply to all Office
7 Uses in the MUG and UMU Districts and all office uses in buildings in the PDR-1-D and PDR-
8 1-G Districts that are designated as landmarks pursuant to Article 10 of the Planning Code,
9 where permitted.

10 * * * *

11 **Table 803.9~~(f)~~(e)**

Total Number of Stories	Maximum Number of Designated Office Stories
1-story	0 stories (office use NP)
2 - 4 stories	1-story
5 - 7 stories	2-stories
8 or more stories	3-stories

18 * * * *

19
20 **SEC. 838. UMU – URBAN MIXED USE DISTRICT.**

Table 838 UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE		
Zoning Category	§ References	Urban Mixed Use District Controls

* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Sales and Service Category		
Non-Retail Sales and Service*	§§ 102	P
Office Uses	§§ 102; 803.9 (f) (e)	P(4)
* * * *		

* Not listed below

* * * *

(4) Unless located within a historic building per §803.9(c), uses subject to vertical control of § 803.9~~(f)~~(e).

* * * *

Section 4. Zoning Map Amendment. Pursuant to Sections 106 and 302(c) of the Planning Code, Sectional Map SU08 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Description of Property	Special Use District Hereby Created
Assessor's Parcel Block No. 3783, Lot No. 008	600 Townsend Street West Special Use District

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11 APPROVED AS TO FORM:
12 DAVID CHIU, City Attorney

13 By: /s/ Austin Yang
14 AUSTIN YANG
Deputy City Attorney

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LEGISLATIVE DIGEST
(Substituted – March 18, 2025)

[Planning Code, Zoning Map - 600 Townsend Street West Special Use District]

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

Existing Law

Office Uses in the UMU District are subject to controls that restrict the amount of office space in a building relative to the number of building stories. (See Planning Code § 803.9.) For buildings five to seven stories in height, Office Uses are limited to two floors and not permitted on the ground floor. (*Id.*)

The Planning Code also imposes open space requirements (Section 135.3), bicycle parking requirements (Section 155 et seq.), streetscape and pedestrian improvements (Section 138.1), and impact fee requirements (Article 4) on Office Uses in the UMU District.

The Eastern Neighborhoods Legitimization Program was a time-limited program that enabled existing uses operating without the benefit of a required permit to obtain those permits, and fixed certain impact fee rates at those amounts applicable immediately prior to the Eastern Neighborhoods rezoning. (Planning Code Section 179.1.) This program expired in 2012.

Planning Code Section 403 provides a time-limited 33% reduction in impact fees for projects that meet prescribed milestones.

Amendments to Current Law

This ordinance amends the Planning Code and Zoning Map to create the 600 Townsend Street West Special Use District ("SUD"), consisting of Assessor's Parcel Block No. 3783, Lot No. 008. Within the SUD, office space would be principally permitted on all floors of the building.

The SUD would also provide waivers and reductions of various controls and impact fees for any change of use to Office within the building as it exists as of the effective date of the SUD, specifically:

- reducing open space requirements to a maximum of 2,600 gross square feet;
- waiving Class 2 bicycle parking requirements;
- waiving streetscape and pedestrian improvements; and
- waiving the Transportation Demand Management requirements.

The SUD also reduces impact fees to the levels set forth below for projects that file a Development Application on or before November 1, 2026 to establish an Office Use:

- Child-care (Planning Code Section 414): \$0.99 per gross square foot;
- Jobs-Housing Linkage Program (Planning Code Section 413): \$7.94 per gross square foot; and
- Transportation Sustainability Fee (Planning Code Section 411A): \$1.87 per gross square foot.

The SUD would provide that the fees set forth above already include the 33% reduction in Planning Code Section 403 and shall not be offset by any further waiver or reduction.

Background Information

This ordinance contains background information and findings describing the longstanding, unauthorized office uses at 600 Townsend Street West and the public interest in legalizing the longstanding office uses. The findings also describe the history of the Eastern Neighborhoods Legitimization Program and explain that the SUD reduces the required impact fees to the levels that would have been required in 2012 under the Program, adjusted for inflation per the Consumer Price Index for All Urban Consumers.

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April 2, 2025

Ms. Angela Calvillo, Clerk
Honorable Supervisor Dorsey
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2025-001365PCA/MAP:**
600 Townsend Street West Special Use District
Board File No. 250125

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Dorsey,

On March 27, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey. The proposed Ordinance would establish Planning Code Section 249.10 as the 600 Townsend Street West Special Use District and amend Planning Code Sections 249.45, 803.9, and 838. At the hearing the Planning Commission adopted a recommendation for approval.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Austin Yang, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21712

HEARING DATE: MARCH 27, 2025

Project Name: 600 Townsend Street West Special Use District
Case Number: 2025-001365PCA/MAP [Board File No. 250125]
Initiated by: Supervisor Dorsey / Introduced February 12, 2025
Staff Contact: Rebecca Salgado, Legislative Affairs
Rebecca.Salgado@sfgov.org, 628-652-7332
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND 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 BICYCLE PARKING, OPEN SPACE, STREETScape, TRANSPORTATION DEMAND MANAGEMENT PROGRAM, 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.

WHEREAS, on February 12, 2025, Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250125, which would amend the Planning Code to create the 600 Townsend West Special Use District (hereinafter the "600 TW SUD"), amend Section Map No. SU08 of the Zoning Map to add the 600 TW SUD and apply it to the Project Site, recognize the existing open space, class 2 bicycle parking and street trees at the Project Site, and establish certain impact fees (the "Proposed Ordinance"). The Proposed Ordinance would apply to the property at 600 Townsend West (Assessor's Block 3783, Lot 008) (the "Project Site"), and would operate as an overlay district in addition to the underlying base zoning of Urban Mixed Use (UMU);

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on March 27, 2025; and

WHEREAS, the proposed Ordinance is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission supports the proposed ordinance because it allows for the continuation of a longstanding existing use that promotes commercial activity and provides economic benefits to the City. The Proposed Ordinance would not displace any existing uses, or result in any introduction of incompatible uses.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Proposed Ordinance will promote retention of existing commercial activity and help ensure its continuing viability and ability to attract office tenants and employees. It also will solidify the economic benefits the City

has received from the ongoing Office uses at the project site, and ensure that those benefits continue into the future.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or the cultural and economic diversity of our neighborhoods.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, as the subject property's existing office uses have been in place since the 1990s, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on the City's preparedness against injury

and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 27, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: McGarry

ADOPTED: March 27, 2025



EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: March 27, 2025

90-Day Deadline: May 12, 2025

Project Name: 600 Townsend Street West Special Use District
Case Number: 2025-001365PCA/MAP [Board File No. 250125]
Initiated by: Supervisor Dorsey / Introduced February 12, 2025
Staff Contact: Rebecca Salgado, Legislative Affairs
Rebecca.Salgado@sfgov.org, 628-652-7332
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental
Review: Not a Project Under CEQA

RECOMMENDATION: Adopt a Recommendation for Approval

Planning Code Amendment

The proposed Ordinance would amend 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. The SUD would allow the legalization of the longstanding office uses at the site by principally permitting office uses on all floors and waiving or reducing bicycle parking, open space, streetscape, Transportation Demand Management program, and impact fee requirements.

The Way It Is Now:

1. The parcel at 600 Townsend Street (APN 3783/008) is zoned UMU.
2. In the UMU District, Office uses are subject to the vertical controls of Planning Code Section 803.9(c),

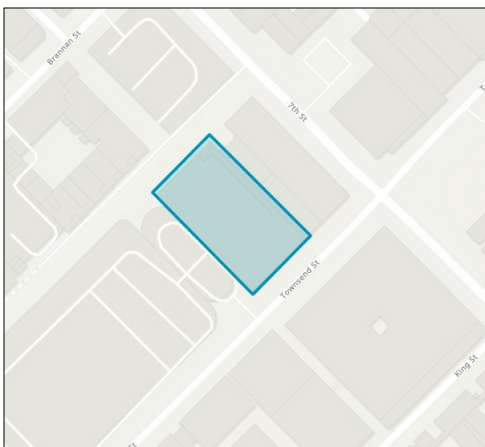
which limits the maximum number of designated Office stories at a property and prohibits Office uses on the ground floor.

The Way It Would Be:

1. The parcel at 600 Townsend Street would be rezoned to 600 Townsend Street West Special Use District.
2. The 600 Townsend Street West Special Use District Office would allow Office uses on all floors and would waive or reduce bicycle parking, open space, streetscape, Transportation Demand Management program, and impact fee requirements.



600 Townsend Street, west (left) and east (right) buildings.



Proposed boundaries of the 600 Townsend Street West Special Use District.

Background

The proposed Special Use District would be located at 600 Townsend Street West (the “Project Site”). Adjacent to the Project Site is 600 Townsend Street East (APN 3783/007). The building occupying the Project Site contains five stories over a basement. A gallery/arcade and pedestrian bridge connect 600 Townsend Street East and West, and cross-easements allow for pedestrian and vehicular access in certain areas of both lots. As originally constructed, the Project Site contained Production, Distribution, and Repair uses, and particularly Wholesale Sales uses. The building at 600 Townsend Street East was determined to have legally converted to Office use in the 1980s. However, the building at the Project Site converted to Office use in the 1990s without the benefit of a permit.

Prior to 2008, the zoning applicable to the Project Site allowed Office use on all floors as a principally permitted use. In 2008, both the Project Site and 600 Townsend Street East were rezoned to the Urban Mixed Use (UMU) District as part of the Eastern Neighborhoods Area Plan. Office uses in the UMU District are subject to vertical controls that restrict the amount of office space in a building relative to the number of building stories. For buildings five to seven stories in height (including the Project Site), Office uses are limited to two floors and are not permitted on the ground floor.

On November 7, 2019, the Zoning Administrator issued a Letter of Determination finding that 600 Townsend Street East contained both legal conforming and legal non-conforming Office uses. However, the Office use at the Project Site (600 Townsend Street West) was never legally established under the Planning Code. Consequently, 600 Townsend Street East can operate Office uses on all floors of the building, while Office use at 600 Townsend Street West is restricted to two floors and is not permitted on the ground floor. The proposed Ordinance will legalize the existing Office uses on all five floors at 600 Townsend West.

Issues and Considerations

Rezoning

The proposed Ordinance creates the 600 Townsend Street West Special Use District (“600 TW SUD”), which would principally permit Office uses on all floors of the building. The 600 TW SUD also reduces the usable open space requirement for non-residential uses at the site, waives the requirement for enrollment in the Transportation Demand Management program, and waives Class 2 bicycle parking requirements and streetscape and pedestrian improvements, to match the existing open space, bicycle parking, and streetscape currently at the Project Site.

The 600 TW SUD also reduces development impact and in lieu fees to the levels that would have been required in 2012 under the Eastern Neighborhoods Legitimization Program (Planning Code Section 179.1), adjusted for inflation per the Consumer Price Index for All Urban Consumers. The Eastern Neighborhoods Legitimization Program was a time-limited program that enabled existing uses operating without the benefit of a required permit to obtain those permits. It also fixed certain impact fee rates at those amounts applicable immediately prior to the Eastern Neighborhoods rezoning. Though the Program expired in 2012, applying these fee rates (in Planning Code Section 179.1), adjusted for inflation, is consistent with the treatment of other legitimized Office uses in the Eastern Neighborhoods Area Plan.

Additionally, in 2023, the City enacted Ordinance No. 20-23 (Planning Code Section 403), which provides a time-limited 33% reduction of impact fees for projects that meet prescribed milestones. The proposed Ordinance applies the 33% reduction to the adjusted 2012 Eastern Neighborhood Legitimization Program rates and provides that no further reductions or offsets are available under the Planning Code.

The proposed Ordinance also corrects clerical errors in certain Planning Code sections regarding references to the subsection of Planning Code Section 803.9 that contains the vertical controls on Office uses.

General Plan Compliance

Objective 2 of the Commerce and Industry Element of the General Plan seeks to “maintain and enhance a sound and diverse economic base and fiscal structure for the city.” Policy 2.1 is to “Seek to retain existing commercial and industrial activity and to attract new such activity to the city.” The proposed Ordinance will promote retention of existing commercial activity and help ensure its continuing viability and ability to attract office tenants and employees. It also will solidify the economic benefits the City has received from the ongoing Office uses at the project site, and ensure that those benefits continue into the future.

Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City’s racial and social equity. As the Ordinance would only affect a single parcel, there is not enough data to support a claim of racial or social equity.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department supports the proposed Ordinance because it allows for the continuation of a longstanding existing use that promotes commercial activity and provides economic benefits to the City. The proposed Ordinance would not displace any existing uses, or result in any introduction of incompatible uses.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 250125

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: March 25, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250125 - SUBSTITUTED
Planning Code, Zoning Map - 600 Townsend Street West Special Use District

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
- ☒ Ordinance / Resolution
☐ Ballot Measure
- Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
4/1/2025 *Joy Navarrete*
- ☒ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☒ General Plan ☒ Planning Code, Section 101.1 ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: February 12, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250125
Planning Code, Zoning Map - 600 Townsend Street West Special Use District

- ☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.) Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure

3/11/2025 *Joy Navarrete*
- ☒ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
 - ☒ General Plan
 - ☒ Planning Code, Section 101.1
 - ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)
- ☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (Planning Code, Section 1004.3)
 - ☐ Cultural Districts (Charter, Section 4.135 & Board Rule 3.23)
 - ☐ Mills Act Contract (Government Code, Section 50280)
 - ☐ Designation for Significant/Contributory Buildings (Planning Code, Article 11)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, April 7, 2025

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, April 4, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445)


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:mcc:ams

San Francisco Examiner

PUBLIC NOTICES

SAN MATEO COUNTY: 650-556-1556 • E-mail: smlegals@sfmediaco.comSAN FRANCISCO: 415-314-1835 • E-mail: sflegals@sfmediaco.com

SAN FRANCISCO EXAMINER • DAILY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER - BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER • EXAMINER - SO. SAN FRANCISCO • EXAMINER - SAN BRUNO

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY, APRIL 7, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 250125.** Ordinance amending the Planning Code and Zoning Map to establish the 800 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.

In accordance with the Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-iro>). Agenda information relating to this matter will be available for public review on Friday, April 4, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-3910272#

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING Tuesday, April 8, 2025 - 1:30 PM, to be held in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102, at a Regular Meeting of the

SAN FRANCISCO PUBLIC UTILITIES COMMISSION: Public Hearing, discussion, and possible action to adopt the proposed Hetch Hetchy Power and CleanPowerSF (Community Choice Aggregation program) electric rates and charges for electric customers of the San Francisco Public Utilities Commission. The resolution to be presented for consideration at these hearings is:

1. Adopt Hetch Hetchy Power Rates for FY 2025-26, adopt Facility Rental Fees for CleanPowerSF, and adopt the proposed Hetch Hetchy Power Rates for FY 2024-25 and FY 2025-26, and review the updated FY 2025-26 rate plan for CleanPowerSF.

If approved, the new rates and charges would take effect July 1, 2025. More information about these proposed rates and charges as well as information about upcoming public meetings and webinars on the rates can be found online at <https://www.sfpuc.org/about-us/public-notices-and-public-meeting-notices> or by calling (415) 554-3165.

The detailed agenda and related files will be available at least 72 hours before the scheduled meeting at the SFPUC website www.sfpuc.org/power/rates or by calling (415) 554-3165.

EXM-3907891#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559677
Superior Court of California, County of SAN FRANCISCO
Petition of: SAMANTHA SANYU LUO for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner SAMANTHA SANYU LUO filed a petition with this court for a decree changing names as follows: SAMANTHA SANYU LUO to SAMANTHA LUO DEVINE. The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: MAY 6, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website, go to www.court.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the

date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER
Date: MARCH 18, 2025
MICHELLE TONG
Judge of the Superior Court
3/21, 3/28, 4/4, 4/11/25
CNS-3907687#
SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559630
Superior Court of California, County of SAN FRANCISCO
Petition of MARIA DE LA LUZ HUERTA for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner MARIA DE LA LUZ HUERTA filed a petition with this court for a decree changing names as follows: MARIA DE LA LUZ HUERTA to LUCY HUERTA. The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: APRIL 17, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website, go to www.court.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: MARCH 3, 2025
MICHELLE TONG
Judge of the Superior Court
3/7, 3/14, 3/21, 3/28/25
CNS-3902446#
SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25-CIV-01191
Superior Court of California, County of SAN MATEO
Petition of: JENNY CHEN YU for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner JENNY CHEN YU filed a petition with this court for a decree changing names as follows: JENNY CHEN YU to JENNY YU CHEN

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written

objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 4/29/2025, Time: 9:00 A.M., Dept.: MC, Room: N/A
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website, go to www.court.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE
Date: 2/21/2025

Judge of the Superior Court
3/7, 3/14, 3/21, 3/28/25
SPEN-3902327#
EXAMINER - REDWOOD CITY TRIBUNE

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-300162
The following person(s) is (are) doing business as: SPEN-3902327#
Seashell Analytics LLC, 431 Almeria Ave, 2429, El Granada, CA 94018 County of SAN MATEO

Mailing Address: Pobox 2429, El Granada, CA 94018
Redwave Consultants LLC, 431 Almeria Ave, 2429, El Granada, CA 94018
This business is conducted by a limited liability company

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/07/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
Redwave Consultants LLC
S/ Stan Campbell, CEO

This statement was filed with the County Clerk of San Mateo County on 03/19/2025.
Mark Church, County Clerk (Deputy), Deputy Original

3/28, 4/4, 4/11, 4/18/25
NPEN-3909353#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-300092
The following person(s) is (are) doing business as: OPTUM CARE NETWORK-CREATER BAY AREA, 2304 ZANKER ROAD, SAN JOSE, CA 95131, County of SANTA CLARA
PHYSICIANS MEDICAL GROUP OF SAN JOSE, INC, 2304 ZANKER RD, SAN JOSE, CA 95131

This business is conducted by A CORPORATION
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ DEREK HSUANTE CHAO, M.D., PRESIDENT

This statement was filed with the County Clerk of San Mateo County on 03/13/2025
Mark Church, County Clerk
3/21, 3/28, 4/4, 4/11/25
NPEN-3907988#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-299735
The following person(s) is (are) doing business as:

REDWOOD LIQUOR, 754 WOODSIDE ROAD, REDWOOD CITY, CA 94061
County of SAN MATEO
SINGH QUORIS INC, 754 WOODSIDE ROAD, REDWOOD CITY, CA 94061

This business is conducted by a CORPORATION
STATE OF INCORPORATION: CALIFORNIA

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ BALBIR SINGH - CEO

This statement was filed with the County Clerk of San Mateo County on 02/05/2025.
Mark Church, County Clerk
3/7, 3/14, 3/21, 3/28/25
NPEN-3902764#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0405677
Fictitious Business Name(s)/ Trade Name (DBA): LARKIN STREET LAUNDROMAT, 1888 LARKIN STREET, SAN FRANCISCO, CA 94109; MAILING ADDRESS: 15 ONONDAGA AVE, PO BOX 12263, SAN FRANCISCO, CA 94112
County of SAN FRANCISCO
Registered Owner(s): CHAVALITA STYLE, 130 ECELSIOR AVE, SAN FRANCISCO, CA 94112

This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 2/15/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

CHAVALITA STYLE
S/ ANGELICA SILVA - MEMBER

This statement was filed with the County Clerk of San Francisco County on 02/20/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name

Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as, provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/25
CNS-3901929#
SAN FRANCISCO EXAMINER

GOVERNMENT

NOTICE CALLING FOR BIDS

San Francisco Unified School District

The San Francisco Unified School District will receive bids in the lobby of 135 Van Ness Avenue, San Francisco, California on **TUESDAY, APRIL 22, 2025 BEFORE 11:00 A.M.** for **LEONARD FLYNN ELEMENTARY SCHOOL PLAY YARD IMPROVEMENTS PROJECT - SFUSD PROJECT NO. 126.**

SCOPE OF WORK: The Work consists of, but not limited to the:

- a. Demolition of three existing relocatable classroom buildings including the metal ramps and landings;
- b. Removal of the existing and installation of the new kindergarten play equipment and safety rubber matting;
- c. Removal of the existing and construction of new asphalt concrete pavement on the play yard;
- d. Removal and replacement of the safety rubber matting of the upper grade play structure;
- e. Application of pavement resurfacing and coating including game line striping;
- f. Construction of green infrastructure and landscape planters with planting and irrigation;
- g. Hazardous materials and lead abatement as described and specified in specification section 00 31 26.

The estimated construction value of the Work is **\$500,000.00.**

A mandatory Pre-bid Conference will be held on **Tuesday, April 1, 2025 at 10:00 a.m.**, at the **Leonard Flynn Elementary School, located at 3125 Cesar Chavez Street, San Francisco, California 94110.**

Bidders must attend the site meeting to qualify to bid on this project. Meet in front of the entrance gate at Harrison Street. Bid documents, drawings and specifications can be viewed and purchased via ARIC Document Solutions San Francisco website, starting on Friday, March 28, 2025 at 12 noon. Please go to www.e-aric.com/location/san-francisco-hooper-street; select the "Quick Links" tab, then

click on the Public Planroom option and search for project name and number to view or order plans. Contact ARIC Document Solutions San Francisco at 415-495-8700 for the PlanWell Department and inquire about SFUSD Project Number: 12406. **SFUSD Project Name: "Leonard Flynn Elementary School Play Yard Improvements Project"**

Contractor's license required for this work:

- **Class A**, General Engineering Contractor with Asbestos and Lead Certification or Sub-Contractor with Asbestos and Lead Certification

For complete project bidding information, visit the SFUSD website at: <http://www.sfusd.edu/en/doing-business-with-sfusd/current-invitations-for-bids.html>

Advertising Dates: **March 21, 2025 and March 28, 2025**
Project Manager: Ferdinand Vergeire, 415-265-4262
vergeiref@sfusd.edu

3/21, 3/28/25

CNS-3907532#

SAN FRANCISCO EXAMINER

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

CHUNG-HO CHEN AKA CHUNGHO CHEN

CASE NO. 25-PRO-00419

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **CHUNG-HO CHEN AKA CHUNGHO CHEN**

A Petition for Probate has been filed by **PEASON CHIANG AKA PISEN CHIANG** in the Superior Court of California, County of SAN MATEO. The Petition for Probate requests that **PEASON CHIANG AKA PISEN CHIANG** be appointed as personal representative to administer the estate of the decedent.

The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The Petition requests authority to administer the estate under the Independent

Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 5/2/2025 at 9:00 A.M. in Dept. 3 Room N/A located at 400 COUNTY CENTER, REDWOOD CITY, CA 94063.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - APRIL 7, 2025 - FILE NOS. 250125

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/28/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$592.20
Set aside for CCSF Outreach Fund	\$65.80
Clearinghouse Service Charge	\$98.70
Total	\$756.70

EXM# 3910272

**NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE**
**MONDAY APRIL 7, 2025 -
1:30 PM Legislative
Chamber, Room 250, City
Hall 1 Dr. Carlton B.
Goodlett Place, San
Francisco, CA 94102**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal will be held as follows, at which time all interested parties may attend and be heard: **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. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be

available for public review on Friday, April 4, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-3910272#



* A 0 0 0 0 0 7 0 5 8 4 4 5 *



MYRNA MELGAR

DATE: April 2, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, April 8, 2025, as a Committee Report:

**File No. 250125 Planning Code, Zoning Map - 600 Townsend Street West Special
Use District**
Sponsor: Dorsey

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, April 7, 2025, at 1:30 p.m.

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](#)

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

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](#)

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 | 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) <maddison.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)

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

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 | M: +1 408.896.7791
SGhalandari@gibsondunn.com

GIBSON DUNN

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

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https://url.avanan.click/v2/r01/___https://www.gibsondunn.com/___YXAzOnNmZHQyOmE6bzo2YWEyNDYyM2I1MzM3ZWRjZTM3NzFhOTY3YjM2ZWM4ND03OjEwNzQ6NWVjNzM1YjMxZTkzYTU2YmM5MzQ1YmQ5MGM5NzQwZTg5ODg2Yzg4ZDRhNzJmMmM5NmQyNzcyZDY3NmYyNDJlNTp0OkY6Tg for information regarding the firm and/or our privacy policy.



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](#)

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



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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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, reading "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

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>

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

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

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 placed over 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

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>

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
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San Francisco, California 94114

T: 415 / 665 4346
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.

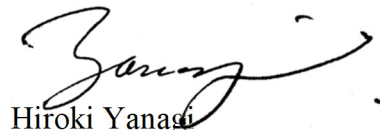
Key reasons to support the Special Use District include:

- 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,

A handwritten signature in black ink, appearing to read "Hiroki Yanagi", with a stylized flourish at the end.

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

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: