



**San Francisco
Planning**

2025-0000049

F I L E D

SAN FRANCISCO County Clerk

June 10, 2025

M. Nadonza
by: Mariedyne Nadonza
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date: May 19, 2025
Case No.: 2025-000545PRJ
Project Title: 600 Townsend Street
Zoning: UMU (URBAN MIXED USE) Zoning District
Priority Equity Geographies Special Use District
68-X Height and Bulk District
Block/Lot: 3783/008
Lot Size: 43,313 square feet
Lead Agency: San Francisco Planning Department
Project Applicant: Hiroki Yanagi, hyanagi@americatoda.com, (415) 284-8242
Staff Contact: Don Lewis, (628) 652-7543
don.lewis@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 160
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

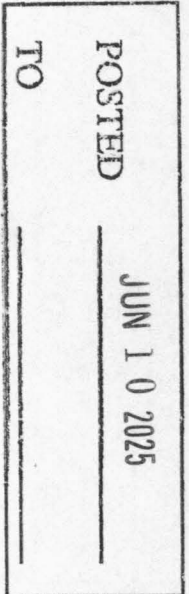
Attached fee: \$82 filing fee

Project Description

The project would convert up to 213,400 square feet of gross floor area at the existing five-story building from wholesale sales to office use. The project site was converted to office use in the 1990s without benefit of Planning Department approval and has maintained office use since that time. The project would legalize the longstanding office uses at the project site.

Determination

On April 17, 2025, Ordinance No. 47-25 (Board File No. 250125) was approved, amending the Planning Code and Zoning Map to establish the 600 Townsend Street West Special Use District. On March 27, 2025, the Planning Commission approved an Office Allocation for the Project, subject to Conditions of Approval



noted in Motion No. 21713 for Planning Record No. 2025-000545OFA. These determinations are further described in the Planning Approval Letter dated May 19, 2025. A copy of the document may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2025-000545PRJ.

1. **Exempt Status:**

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☐ Categorical Exemption.
- ☐ Statutory Exemption.
- ☒ Not a Project under CEQA. (Sec. 15060(c); 15378)

2. **Reason for Determination:** The project in its approved form is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there would be no direct or indirect physical change in the environment as a result of the project.

Joy Navarrete

For Lisa Gibson
Environmental Review Officer

6/4/2025

Date

cc: Project Sponsor

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-06/10/2025-088

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	pic@sfgov.org	06/10/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN FRANCISCO COUNTY	2025-0000049	
PROJECT TITLE		

600 TOWNSEND STREET

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DON LEWIS	don.lewis@sfgov.org	(628) 652-7543
PROJECT APPLICANT ADDRESS	CITY	STATE
49 SOUTH VAN NESS AVENUE, SUITE 1400	SAN FRANCISCO	CA
		ZIP CODE
		94103

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 82.00 \$ 82.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 2215255

TOTAL RECEIVED \$ 82.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne Nadonza Deputy Clerk