

December 19, 2025

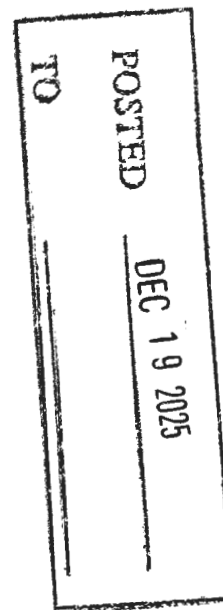
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600

www.sfplanning.org


**San Francisco**  
**Planning**
  
 by: Melvin Galvez  
 Deputy County Clerk

## NOTICE OF DETERMINATION



*Final Approval Date:* November 18, 2025  
*Case No.:* **2019-017622ENV**  
*Project Title:* **570 Market Street**  
*Project Location-Specific:* Market Street between Montgomery and Sansome streets  
*Project Location-City/County:* City and County of San Francisco  
*Zoning:* C-3-O - downtown- office  
 300-S Height and Bulk District  
*Block/Lot:* 0291/013  
*Lot Size:* 7,059 square feet  
*Lead Agency:* San Francisco Planning Department, see address above  
*Project Applicant:* Melinda Sarjapur, *Attorney Representative*  
 (415) 567-9000, msarjapur@reubenlaw.com  
*Staff Contact:* Ryan Shum, *Senior Planner*  
 (628) 652-7542, ryan.shum@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

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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:

☒ \$84 filing fee    **AND**    ☒ \$2,986.75 Negative Declaration Fee

### Project Description

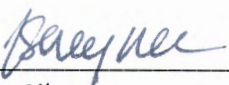
The project site is currently occupied by two separate two-story commercial buildings over a shared one-story basement level of approximately 16,195-gross-square feet. The proposed project would include the demolition of both two-story-over-basement buildings and construction of a 29-story, approximately 300-foot-tall building (320 feet total, including rooftop mechanical equipment and screening). The new building,

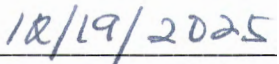
which would extend over the entire parcel, would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot, 211 room hotel fronting Sutter Street. The proposed project would provide eight class I bicycle parking spaces on the third floor of the new building and eight class II bicycle parking spaces on Market Street near the project site. The proposed project would provide approximately 4,211 gross square feet of privately owned public open space (POPOS), which would include a 2,343-square-foot outdoor terrace and 1,868 square feet of indoor support space for the dedicated POPOS entrance and elevator lobby. The POPOS outdoor terrace would be located on the 15th floor on the south (Market Street) side.

## Determinations

The City and County of San Francisco decided to carry out or approve the project on November 18, 2025. The Final Mitigated Negative Declaration (FMND) was published on May 16, 2025 and the San Francisco Planning Commission approved the project on September 11, 2025. On November 18, 2025, the San Francisco Board of Supervisors affirmed the Planning Commission's approval of the FMND. The project was officially approved on December 17, 2025 when the Board of Appeals denied an appeal to the project's Downtown Large Project Authorization. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103.

1. A Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

  
\_\_\_\_\_  
For Lisa Gibson  
Environmental Review Officer

  
\_\_\_\_\_  
Date

cc:

Melinda Sarjapur, *Project Representative*  
Supervisor Danny Sauter, District 3



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:

38-12/19/2025-165

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL ryan.shum@sfgov.com	DATE 12/19/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY		DOCUMENT NUMBER 2025-0000094
PROJECT TITLE  570 MARKET STREET		

PROJECT APPLICANT NAME RYAN SHUM	PROJECT APPLICANT EMAIL ryan.shum@sfgov.com	PHONE NUMBER (628) 652-7542
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVE SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

**PROJECT APPLICANT (Check appropriate box)**

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ 2,968.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$ _____
 <input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
 <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)		
<input checked="" type="checkbox"/> County documentary handling fee	\$ 84.00	\$ 84.00
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

☐ Cash    ☐ Credit    ☒ Check    ☐ Other 2733 2734

**TOTAL RECEIVED**    \$ 3,052.75

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE  Melvin Galvez    Deputy Clerk
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