



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

March 28, 2016

Maria Richard  
111 Taylor Street  
San Francisco, CA 94102

**Site Address:** 139 6<sup>th</sup> Street  
**Assessor's Block/Lot:** 3725/063  
**Zoning District:** SoMa Neighborhood Commercial Transit  
**Staff Contact:** Matthew Dito, (415) 575-9164, or [matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)  
**Record No.:** 2016-003915ZAD

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Ms. Richard:

This letter is in response to your request for a Letter of Determination regarding the property at 139 6<sup>th</sup> Street. This parcel is located in the SoMa Neighborhood Commercial Transit Zoning District and 85-X Height and Bulk District.

The site is currently authorized for use as a Residential Hotel. The use you propose is considered "Group Housing" (as defined in Planning Code Section 790.88), whether sponsored by the Federal or State government, or whether it is privately operated. Pursuant to Planning Code Section 735.92, group housing is a principally permitted use in this zoning district. There is no bedroom density limit by lot area. Density is restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of the Planning Code, and other Codes, as well as by applicable design guidelines, applicable elements, and area plans of the General Plan, and design review by the Planning Department.

As this use was described as "group housing for Department of Corrections male re-entry program", please note that should this use ever involve the provision of specialized aid to more than six residents by personnel licensed by the State of California (including, but not limited to, the treatment of addictive, contagious, or other diseases or physiological disorders) the use would be considered a "Residential Care Facility" (as defined in Planning Code Section 790.51(b)) which is also a principally permitted use in this zoning district.

**Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.**

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139 6<sup>th</sup> Street

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Matthew Dito, Planner  
Property Owner  
Neighborhood Groups  
BBN Requestor (if any)

RECEIVED

MAR 01 2016

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
RECEPTION DESK

R# 2016-003915 ZAD

CK# 3088 \$163. - } \$645. -  
CK# 3271 \$482. - }

M. DITO 3-1-16

Zoning Administrator -

I would like a letter for Zoning  
Verification for property located @ 139 6th  
St in SF. (3725/063)

The purpose of our project is to  
have a 80-90 bed Residential Reentry  
Center / Group housing for Dept of Corrections  
(CDCR) male reentry program.

Attached is a similiar letter you  
provided me for my program at 111 Taylor St.

Please let me know if you have any

questions -

Maria Richard mnrichard@geogroup.com  
111 Taylor St SF CA 94102  
415-215-7648

If OK please email copy of letter once it is in mail - thx u! :)