SAN FRANCISCO
PLANNING DEPARTMENT

Letter of Determination

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April 6, 2009

Deborah L. Kartiganer
Cassidy, Shimko, Dawson & Kawakami
20 California Street, Suite 500
San Francisco, CA 94111

RE: Golden Gate Park – SF Botanical Garden Nursery
1000 Great Highway
Block: 1700 Lot: 001

Dear Ms. Kartiganer:

This letter is in response to your request for a letter of determination regarding the San Francisco Botanical Garden Society's proposal to construct a nursery: Center for Sustainable Gardening in Golden Gate Park (the "Nursery"). You have requested a letter of determination regarding the parking requirement for the project.

Per Planning Code Section 151, greenhouses or plant nurseries require one (1) parking space for each 4,000 square feet of floor area where the floor area exceed 5,000 square feet. Per the project description and proposed floor area provided with your request, the Nursery proposes 9,830 square feet (2,800 sf greenhouse, 2,800 sf shade house and 4,230 supporting offices and common areas) with one ADA accessible parking space. Per Section 151, the 9,830 sf Nursery would require two (2) parking spaces. As only one parking space is proposed, a parking variance application should be filed to request a reduction from the required number of spaces. Additionally, while the elimination or reduction of parking spaces would be in keeping with the City's Transit-First Policy as well as the General Plan's Recreation and Open Space Element policies, which encourage the preservation of existing public open space and the reduction of vehicular traffic in and around public open spaces, such reduction/elimination would necessitate a variance application.

Furthermore, the project description of the Nursery anticipates 1,320 sf of future growth, which would bring the total floor area for the Nursery to 11,150 sf. When the building permit application is filed for the future expansion of the Nursery, the required amount of parking would be calculated per the parking requirements in effect at the time the building permit application is filed. (At the writing of this determination, an 11,150 sf nursery would require two (2) parking spaces per Section 151.)

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,

Lawrence B. Badiner
Zoning Administrator

cc: Sue Exline, Planner
Chelsea Fordham, Planner
Glenn Cabreros, Planner

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