



# SAN FRANCISCO PLANNING DEPARTMENT

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October 10, 2007

David Peterson  
562 15<sup>th</sup> Avenue  
San Francisco, CA 94118

**RE: Letter of Determination - 2000 Judah Street  
Block: 1780; Lot: 018  
Zoning District: RH-3 (Residential, House, Three-Family) District  
and a 40-X Height and Bulk District**

Dear Mr. Peterson:

This is in response to your letter received by the Planning Department on September 14, 2007, seeking a determination regarding a proposed coin laundry use at the above referenced property. Your subsequent letter, dated September 19, 2007, states that the subject building was most recently occupied by a retail television store until its closure in early 2006 and that the storefront has remained vacant since.

The one-story subject building was constructed in 1935 and has been occupied by various commercial uses. Planning Department records indicate that the property is in an RH-3 residential zoning district under a Limited Commercial Nonconforming Use status pursuant to Planning Code Section 186, which was enacted to provide for further continuance in Residential Districts of nonconforming uses of a limited commercial and industrial nature. Section 186 indicates that these limited commercial uses "...tend to provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short distance of their homes." Further, these uses "... tend to be small in scale, to serve primarily a walk-in trade, and cause a minimum of interference with nearby streets and properties."

Based upon the above information and the review of your proposal, it is my determination that the use of the subject property for a coin laundry is considered to be within the definition of a Limited Commercial Nonconforming Use pursuant to Planning Code Section 186 and complies with Section 186(a), provided the use meets the conditions listed in Section 186(b) 1 through 7. A copy of the relevant Planning Code Section is enclosed for your information.

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If you have any questions regarding this matter, please contact Tom Wang, Planner, at (415) 558-6335.

If you have any substantial reason to believe that there is an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator in this determination, you have fifteen (15) days from the date of this letter to appeal this determination to the Board of Appeals. For information regarding the appeals process, please contact the Board of Appeals at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Very truly yours,

Lawrence B. Badiner  
Zoning Administrator

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cc: Tom Wang, Planner