



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

September 17, 2009

Katie O'Brien
Martin Building Company
14 Mint Plaza, Fifth Floor
San Francisco CA 94103

RE: 2235 Third Street
Block: 4058 / Lot: 010

Dear Ms. O'Brien:

This letter is in response to your request for a letter of determination regarding the property at 2235 Third Street. This parcel is located in the UMU (Urban Mixed Use) District with a 68-X Height and Bulk Designation. The request is to seek confirmation that the proposed changes in dwelling unit mix, size, and count, and building design are in general conformity with Planning Commission Motion No. 17680.

On August 14, 2008, the Planning Commission held a public hearing and adopted findings within Motion No. 17680 authorizing a determination of compliance under the Eastern Neighborhoods Rezoning to create a new "Large Project" at 2235 Third Street to allow the construction of a six-story over garage, mixed use building containing up to 179 dwelling units, approximately 17,000 square feet of retail space and 2,400 square feet of child care space, and up to 157 off-street parking spaces in the UMU zoning district with a 68-X Height and Bulk Designation.

The proposal is to revise the project by increasing the total number of units from 179 to 196, and to modify the units with minor façade modifications, as shown on plans dated August 26, 2009. The 9.5 percent increase of unit count exceeds the Commission's administrative approval threshold of five percent increase and/or ten percent decrease and was brought before Planning Commission for review. The Planning Commission reviewed the proposed changes as an informational item at a publically held hearing on September 03, 2009, and advised me that they believe the proposed changes are in general conformity with Motion No. 17680. Therefore, I determine that the proposed changes are in general conformity with Motion No. 17680

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,

A handwritten signature in black ink, appearing to read "L. B. Badiner", with a long horizontal flourish extending to the right.

Lawrence B. Badiner
Zoning Administrator

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San Francisco,
CA 94103-2479

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