SAN FRANCISCO
PLANNING DEPARTMENT

Letter of Determination

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September 10, 2009

John Laza and Teriza Arguelles-Anicete
594 Monterey Boulevard
San Francisco, CA 94127

RE: 594 Monterey Boulevard
Block: 3093 Lot: 020

Dear Mr. Lazar and Ms. Arguelles-Anicete:

This letter is in response to your request for a zoning letter of determination for the property at 594 Monterey Boulevard. This parcel is located in the NC-1 zoning with a 32-X height and bulk limitation, within the Outer Mission area. The request was to clarify the permitted zoned uses for the upper floor of the subject building. As per Planning Code Section 790.10, only residential and other institutions (small) uses are permitted as of right at the second level; and other institutions (large), public use, and community residential parking may be permitted through a request for conditional use authorization. Please see the enclosed copy of the relevant code section for your reference.

Please see the chart below for a response to your specific use inquiries:

	Uses	Code Section(s)
×	Medical Offices	710.51; 790.114
×	Dental Offices	710.51; 790.114
×	Professional Services	710.53; 790.108
×	Personal Services	710.52; 790.116
✓*	Day Care Service	710.81; 710.82; 790.50; 790.51
×	Real Estate Office	710.53; 790.108
×	Mortgage Broker Office	710.53; 790.108
×	Appraisal Service	710.53; 790.108
×	Accounting Office	710.53; 790.108
×	Financial Planner Office	710.53; 790.108
×	Attorney Office	710.53; 790.108
×	Insurance Office	710.53; 790.108
×	Nail Salon/Spa	710.52 790.116
×	Restaurant/Coffee Shop	710.42; 710.43; 710.44; 790.90; 790.91; 790.92
×	Music/Dance Studio	710.40; 790.102

✓	Permitted
×	Not Permitted
*	See additional comments

* Please note that a child care facility is either defined as an "Other Institutions, large" or "Other Institutions, small" depending on the proposed number of children to be cared for, as per Planning Code Sections 790.50 and 790.51. Also note that an "Other Institutions, large" requires a conditional use authorization, whereas an "Other Institutions, small" is permitted as of right (Planning Code Sections 710.81 and 710.82).

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 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

cc: Sharon Lai, Planner

SL: G:\594 Monterey Blvd - LOD