



PLANNING DEPARTMENT

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February 12, 2007

Bruce Tolchin
Inverness Partners, LP
c/o Onyx Asset Management Co.
11777 San Vicente Blvd., Suite 640
Los Angeles, CA 90049

**Re: Determination regarding allowing a dental office at 1500 Bush Street
Block 1179, Lot 033
Zoning: RC-4 (Residential-Commercial Combined, High Density) District, Van Ness Special Use
District and a 130-V Height and Bulk District**

Dear Mr. Tolchin:

This letter is in response to your letter dated January 19, 2007, regarding whether or not a dental office is permitted at 1500 Bush Street. In a subsequent phone call with department staff you confirmed that the proposed dental office would be located on the ground floor of the subject building. This property is located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District and is occupied by a mixed-use building with commercial spaces on the ground floor, and residential units and a hotel on the upper floors.

Section 209.8(c) of the Planning Code states that, except for massage establishments, retail, personal service or other commercial establishments that are located within or below the ground story of the subject building and permitted as a principal use in a C-2 District are permitted in an RC-4 District. Section 219 states that professional or business offices of any size offering on-site services to the general public are permitted in C-2 Districts. In C-2 Districts, dental offices are considered to be professional or business offices.

It is my determination that a dental office, which is located within or below the ground story of the subject building is a permitted use at 1500 Bush Street.

If anyone believes that this determination represents an error in interpretation of the Planning Code or abuse of 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.**

If you have any questions regarding this letter please contact **Aaron Starr at (415) 558-6362.**

Sincerely,

Lawrence B. Badiner,
Zoning Administrator

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cc: Aaron Starr, Planning Department