



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 29, 2009

Brett Gladstone
Gladstone & Associates
Penthouse, 177 Post Street
San Francisco CA 94108

**RE: 1800 Mission Street
Block: 3547 Lot: 001**

Dear Mr. Gladstone:

This letter is in response to your request for a zoning letter of determination for the property at 1800 Mission Street (The Armory). This parcel was located in the C-M (Heavy Commercial) Use District and has recently been rezoned to a UMU (Urban Mixed Use) District. The request is whether the subject property, currently in use as an "Arts Activity," pursuant to Planning Code Sections 102.2 and 227(r) is permitted to contain an accessory dwelling unit.

PLANNING CODE SECTION 204.4 DWELLING UNITS ACCESSORY TO OTHER USES.

Planning Code Section 803.3(C) sets forth the provisions for accessory uses in the Eastern Neighborhood Districts. Planning Code Section 204.4(b) states that in any NC, C, M, PDR or Eastern Neighborhood Districts, dwelling units which are integrated with the working space of artists, artisans and other craftspersons shall be permitted as an accessory use to such working space, when such dwelling units are occupied by a group of persons including no more than four adults, and where the occupancy meets all applicable provisions of the Building Code and Housing Code. In addition, an interpretation of Code Section 204.4 states that a residence which is accessory to another use need not provide the open areas normally required for a residence. However, it must conform to the parking and density provisions.

DETERMINATION

It is my determination that the subject property, currently in use as an "Arts Activity" pursuant to Code Section 102.2 and 227(r), is permitted to accommodate an accessory dwelling unit pursuant to Code Section 204.4(b) and will not require new off-street parking per Section 151.1 as parking is not required for residential uses in the Eastern Neighborhood Districts.

If you have any questions regarding this matter, please contact Edgar Oropeza at (415)558-6381 or via e-mail at edgar.oropeza@sfgov.org.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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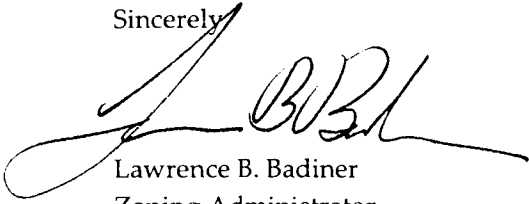
Planning
Information:
415.558.6377

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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 Permit Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Permit 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. Badiner", written over a horizontal line.

Lawrence B. Badiner
Zoning Administrator

cc: Edgar Oropeza, Planner

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