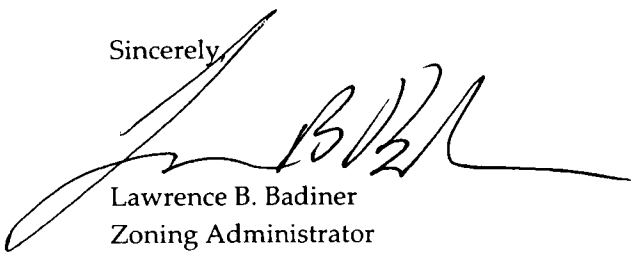


October 30, 2008
355 11th Street

The direction in which the Department has been applying the PDR policy points to preservation of ground floor PDR space. In this particular case, the project is unique in that the building does not occupy the entire lot and has PDR on both the ground and 2nd floors. Furthermore, as the original policy stated that replacement PDR space should be functionally equivalent to the space it replaces, it is my opinion that this would translate to the equivalent of one floor of enclosed PDR space. Therefore, it is my interpretation that the proposed change of use and allocation of PDR space in the subject building meets the intent of the interim PDR Loss and Replacement Policies for the Western SoMa Special Use District as the project retains one enclosed floor of PDR (2nd floor) as well as portions of the ground floor PDR space.

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,



Lawrence B. Badiner
Zoning Administrator

Cc: Planning Commission
Jim Meko, Western SoMa Citizens Planning Task Force
Lisa Gibson, Major Environmental Analysis
Paul Lord, Senior Planner
Craig Nikitas, Senior Planner
Julian Bañales, Southeast Quadrant Team Leader

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