



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

August 12, 2008

Linda Connelly  
President / CEO  
Leaders in Community Alternatives  
564 Howard Street, Suite 300  
San Francisco, CA 94105

**RE: 4301 Third Street  
Block: 5278 Lot: 016**

Dear Ms. Connelly:

This letter is in response to your request for a zoning letter of determination for the property at 4301 Third Street. This parcel is located in a NC-3 (Neighborhood Commercial, Moderate-Scale) Use District. The request is whether a "Female Residential Multi-service Center (FRMSC) for female parolees would be permitted at this location as residential group housing (Planning Code Sections 712.92 and 790.88(b)) and / or an institutional use (large) (Planning Code Section 712.81 and 790.50).

I have reviewed the information provided by you and have made the following determination.

You describe the proposed use as a gender responsive 24-hour residential treatment program that will address reintegration issues such as substance abuse, employability, trauma, parenting, and life skills issues. The facility would house up to 25 women for periods between six months to a year. On-site staff will be available 24-hours a day and be responsible to managing the facility's programs. On-site services would include individual assessment, case management, job development workshops, substance abuse treatment, along with other career, life skills, and counseling services.

The subject structure is approximately 10,000 square feet and has full lot coverage. You state that you intend to make modifications to the structure by establishing some outside area, presumably by demolishing a portion of the building or by removing some of the roof area to create an internal patio. You indicate that the existing structure does not have any off-site parking spaces, but you anticipate the need for such parking spaces will be minimal because the residents will not be allowed to drive.

### **Determination**

The proposed "Female Residential Multi-service Center" (FRMSC) use is principally permitted within the NC-2 District. Planning Code Section 790.88(b) defines group housing as "a residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Linda Connelly  
Leaders in Community Alternatives, Inc.  
594 Howard Street  
San Francisco CA 94105

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house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent and ashram." While not specifically listed as an example in the definition, the nature of the housing portion of the proposed use fits within the general nature described here: residents will be housed together and not in individual dwelling units; their tenure will be greater than one week. In the NC-3 District, the number of beds are limited to one bed for every 210 square feet of lot area. For the subject lot, approximately 47 beds could be permitted (assuming 9,857 square foot lot per Assessor's information).

The social services component of the proposed use would fall under the "Other Institutions, Large" category, which is also permitted within the NC-3 District. This definition includes: "Assembly and Social Services", child care, and residential care facilities. While the social service uses you describe don't fit in exactly with these listed sub-categories, the social nature of the use's purpose, and the functional similarities of how the building would be used make the use you describe principally permitted under this use category.

While the uses you describe are permitted, you should be aware other approvals may be required depending on the final proposed design and configuration of the existing building. You should also know that with any change-of-use to an institutional use within a Neighborhood Commercial District, neighborhood notification under Planning Code Section 312 will be required.

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,



Craig Nikitas  
Acting Zoning Administrator

cc: Mat Snyder, Planner  
Lisa Zayas-Chein, Project Manager, Redevelopment Agency