



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

June 4, 2009

Elizabeth Selig
American Gymnastics Club
2520 Judah Street
San Francisco CA 94122

RE: 620 Treat Street
Block: 3593 Lot: 039
Zoning District: Urban Mixed Use (UMU)

Dear Ms. Selig:

This letter is in response to your request for a zoning letter of determination for the property at 620 Treat Street. This parcel is located in the Urban Mixed Use (UMU) zoning district with a 68-X height and bulk limitation. The request is for clarification about (1) whether a gymnastics club is a permitted use at the specified location and (2) whether the proposed use would trigger Eastern Neighborhood Impact Fees.

A gymnastics club is considered a Personal Service, as defined under Planning Code Section 890.116. Within the UMU zoning district land use categories, a Personal Service is not a use listed within the Retail Sales and Services land use category. A Personal Service therefore falls under Planning Code Section 843.45, the "All Retail Sales and Services Not Listed Below" use. Under said Section Conditional Use authorization is required for any one use that exceeds 3,999 square feet. Should the proposed gymnastics club exceed 3,999 square feet, you will be required to seek Conditional Use authorization to establish the club.

Within the Eastern Neighborhoods Mixed Use Districts, changes in one land use category to another land use category are subject to the permit review procedures under Planning Code Section 312. The proposed conversion from a Light Industrial / Production Distribution Repair use to a Retail Sales and Service use constitutes a change from the Industrial, Home and Business Service land use category to the Retail Sales and Services land use category. Because the proposed project is within the Eastern Neighborhoods Plan Area, the proposed conversion requires neighborhood notification for 30 days to owners and occupants within 150 feet of the project site, in accordance with the procedures under Section 312(d).

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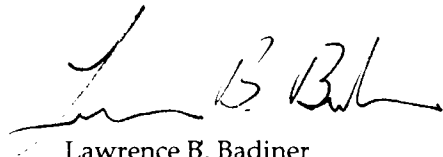
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Planning Code Section 327 applies fees to projects proposing a conversion from Production Distribution Repair uses to another use within the Eastern Neighborhoods Plan Area. Fees are applied in accordance with the schedule in Table 327.3 and are based upon the height increases enacted by the Eastern Neighborhoods Plan and the type of project being proposed, whether residential or non-residential. The proposed project is required to pay Tier One, Non-Residential fees of \$6 per gross square foot of non-residential space. These fees are due prior to the issuance by the Department of Building Inspection of the first site or building permit and are paid to the Treasurer for the City and County of San Francisco.

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,

A handwritten signature in black ink, appearing to read 'L B Badiner', written over a horizontal line.

Lawrence B. Badiner
Zoning Administrator

cc: Diego R Sánchez, Planner