



SAN FRANCISCO PLANNING DEPARTMENT

Amended Letter of Determination

April 8, 2016

Maria Richard
111 Taylor Street
San Francisco, CA 94102

Site Address: 139-149 6th Street
Assessor's Block/Lot: 3725/063
Zoning District: NCT, SoMa Neighborhood Commercial Transit District
Staff Contact: Matthew Dito, (415) 575-9164, or matthew.dito@sfgov.org
Record No.: 2016-003915ZAD

Dear Ms. Richard:

This amended letter is in response to your request for a Letter of Determination regarding the property at 139 6th Street. This parcel is located in the SoMa Neighborhood Commercial Transit (NCT) Zoning District and 85-X Height and Bulk District. Previously, a Letter of Determination was issued to you on March 28, 2016; this Amended Letter of Determination is being issued to clarify the requirements regarding active ground floor commercial uses, and neighborhood notification requirements for any potential change of use.

The site is currently authorized for use as a Residential Hotel. The use you propose is considered "Group Housing" (as defined in Planning Code Section 790.88), whether sponsored by the Federal or State government, or whether it is privately operated. Pursuant to Planning Code Section 735.92, group housing is a principally permitted use in this zoning district. There is no bedroom density limit by lot area. Density is restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of the Planning Code, and other Codes, as well as by applicable design guidelines, applicable elements, and area plans of the General Plan, and design review by the Planning Department.

As this use was described as "group housing for Department of Corrections male re-entry program for 80-90" persons, please note that should this use ever involve the provision of specialized aid to seven or more residents by personnel licensed by the State of California (including, but not limited to, the treatment of addictive, contagious, or other diseases or physiological disorders) the use would be considered a "Residential Care Facility" (as defined in Planning Code Section 790.50(e)) which requires Conditional Use Authorization, pursuant to Planning Code Section 735.82. As Residential Care Facilities are not considered an active commercial use, Conditional Use Authorization is also required for modifications to Planning Code Section 145.4 (see below).

In the SoMa NCT, active ground floor commercial uses are required along Sixth Street, pursuant to Planning Code Section 145.4(b)(18); however, non-active ground floor commercial uses may be allowed

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

Reception:
415.558.6378

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415.558.6409

Planning
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139-149 6th Street

with Conditional Use Authorization from the Planning Commission. It should be noted that while Group Housing is not considered to be an active commercial use, the current use is considered to be a permitted conditional use per Planning Code Section 178. Per Section 178(b), a permitted conditional use may continue provided that is not significantly altered, enlarged, intensified or abandoned. Per Section 178(d), a permitted conditional use which is discontinued for a period of three years, or otherwise abandoned, shall not be restored, except upon approval of a new conditional use application and neighborhood notification.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: 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,



Scott F. Sanchez
Zoning Administrator

cc: Matthew Dito, Planner
Office of Supervisor Jane Kim, District 6
Property Owner
Neighborhood Groups
BBN Requestor (if any)



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March 28, 2016

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As this use was described as "group housing for Department of Corrections male re-entry program", please note that should this use ever involve the provision of specialized aid to more than six residents by personnel licensed by the State of California (including, but not limited to, the treatment of addictive, contagious, or other diseases or physiological disorders) the use would be considered a "Residential Care Facility" (as defined in Planning Code Section 790.51(b)) which is also a principally permitted use in this zoning district.

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Scott F. Sanchez
Zoning Administrator

cc: Matthew Dito, Planner
Property Owner
Neighborhood Groups
BBN Requestor (if any)

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

R # 2016-003915 ZAD

CK # 3088 \$163. - } \$645. -
CK # 3271 \$482. - }

M. DITO 3-1-16

Zoning Administrator -

I would like a letter for Zoning
Verification for property located @ 139 6th
St in SF. (3725/063)

The purpose of our project is to
have a 80-90 bed Residential Reentry
Center / Group housing for Dept of Corrections
(CDCR) male reentry program.

Attached is a similiar letter you
provided me for my program at 111 Taylor St.

Please let me know if you have any

questions - Maria Richard mnrichard@geogroup.com
111 Taylor St SF CA 94102
415-215-7648

If OK please email copy of letter once it is in mail - thx u! :)