



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 3, 2017

Muad Alarbesh
Managing Partner
The City Development Group
2413 Groveview Court
Richmond, CA 94806-5239

Site Address:	135 Wetmore Street
Assessor's Block/Lot:	0212/031
Zoning District:	RM-3 (Residential-Mixed, Medium Density)
Staff Contact:	Nicholas Foster, (415) 575-6167 or nicholas.foster@sfgov.org
Record No.:	2016-016320ZAD

Dear Mr. Alarbesh:

This letter is in response to your request for a Letter of Determination regarding the property ("Property") at 135 Wetmore Street. The Property is located in the RM-3 (Residential-Mixed, Medium Density) Zoning District and 65-A Height and Bulk District. Your letter requested confirmation that four (4) off-street vehicle parking spaces could be located on the Property, as outlined within previous versions the associated building permit (Building Permit Application No. 201306038460).

The RM-3 Zoning District requires off-street parking to be provided at a ratio of one (1) space for each dwelling unit, pursuant to Planning Code Section 151(b). With four (4) dwelling units proposed, the Project was required to provide four (4) spaces. It should be noted that per Planning Code Section 150(e), off-street parking spaces may be reduced and replaced by bicycle parking spaces based upon the standards of Section 155.1(d).

Based upon a review of the plans for Building Permit Application No. 201306038460, it appears the initial proposal (as subject to Section 311 Neighborhood Notification) included four (4) off-street vehicle parking spaces (provided by two mechanical lifts) on the ground floor level. The project was subsequently revised to replace the required off-street vehicle parking with bicycle parking as provided in Section 150(e). As such, the Building Permit Application No. 201306038460 was issued in compliance with the parking requirements of the Planning Code. The project may be revised to reintroduce off-street vehicle parking provided that all other Planning Code and design review requirements are met.

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.

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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: Nicholas Foster, Planner
Property Owner
Neighborhood Groups
BBN Requestor (if any)



November 14, 2016

Office of the Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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1002 497. - }
M. LUELLEN (NE)

Re: Zoning Verification Letter for 135 Wetmore Street,
AP Block: 212 Lot: 031

Dear Zoning Administrator,

The subject property is zoned RM-3 Residential, Mixed-Use Medium Density. In accordance with Table 209.2, Zoning Control Table For RM Districts, one off-street parking space for every Dwelling Unit is the minimum requirement.

Building Permit Application No. 2013-0603-8460 was approved and issued previously on November 19, 2015. Said permit application included a street level basement without off-street parking for each Dwelling Unit.

Please verify that submitting a new Building Permit Application to revise the previously approved project to include one off-street parking space for each of the proposed Dwelling Units is in compliance with relevant provisions of the San Francisco Planning Code.

If you have any further questions please contact Gerald Green at 415/377-5286 or gerald_g_green@yahoo.com.

Yours Truly,

Muad Alarbesh
Managing Partner
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