



SAN FRANCISCO PLANNING DEPARTMENT

CLERICALLY AMENDED

May 4, 2007

Michael E. Hankerd
Assistant Secretary
BI Incorporated
6400 Lookout Road
Boulder, Colorado, 80301

Re: Request for letter of Determination
Address: 205 – 13th Street aka 1701 Mission Street
Block/Lot: 3531/028
Zoning: CM (Heavy Commercial)

Dear Mr. Hankerd,

This is in response to your letter of April 16, 2007, requesting a zoning verification for utilizing an office suite at 205 – 13th Street for “Behavioral Interventions” (B.I.) for San Francisco parolees.

The proposal is for B.I. to occupy approximately 5,000 sq. ft. of floor area on the 2nd floor. The space, which is currently vacant, was previously occupied as both an office and a medical clinic at various times in the past. Your intent is to establish an ‘outpatient counseling facility’ with 9-11 staff members, serving 25-30 individuals on site at one time. The services include counseling, job training, drug testing, and administrative activities minor and incidental to managing the facility. The individuals served are parolees in San Francisco County and are required to participate by the California Department of Corrections and Rehabilitation (CDCR) District Office.

The subject site is in the CM (Heavy Commercial) District, with a height of 40-X. While CM Districts are primarily intended to meet the commercial needs of the city, they do also allow, or in some cases conditionally permit, a range of institutions and non-retail sales and services. Under Planning Code Section 217(d), institutional uses, such as social service facilities are principally permitted uses within the district, and are permitted on all floors.

If anyone has substantial reason to believe that there is an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, this determination may be appealed to the Board of Appeals within fifteen (15) days from the date of this letter. For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco, or by telephone at (415) 575 6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

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