PLANNING DEPARTMENT

City and County of San Francisco ● 1660 Mission Street, Suite 500 ● San Francisco, California ● 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
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February 17, 2005

John Lauer
Grosvenor USA Limited
1 Embarcadero Center, Suite 3900
San Francisco, California 94111

RE: 2758 - 2764 OCTAVIA STREET, SAN FRANCISCO
BLOCK: 0544; LOT: 016
Zoning District: Union Street Neighborhood Commercial District

Dear Mr. Lauer:

This is in response to your January 14, 2005 letter requesting the San Francisco Planning Department determination whether the current use of the ground floor of the above referenced property as a retail / restaurant use and office use on the second are permitted and compliant with the Planning Code; and whether the second floor can be utilized for residential use.

Our records indicate that a self service / fast food restaurant was approved for the subject property on March 8, 1996 as a continuation of use and a retail / full-service restaurant was approved for the ground floor of the subject property on January 19, 2005 (small self-service restaurant i.e. coffee shop is permitted within the Union Street NCD zoning district as a continuation of existing use per Planning Code Section 179). Also, Planning Code Section 725.53 and 725.90 permits the use of the second floor for office use and residential use as a matter of right. Therefore the use of the ground floor as retail / restaurant use and second floor as office use is permitted and compliant with the Planning Code.

If you have any questions about this determination please contact
Valentine Isoken Omokaro at 415-558-6403.

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 Permit Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Permit Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

n:/za/determine/2005/2758-2764OctaviaStreet.doc