



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 14, 2010

Reza Khoshnevisan
SIA Consulting Corporation
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San Francisco, CA 94103

RE: 580 Hayes Street
Block: 0807 Lot: 010

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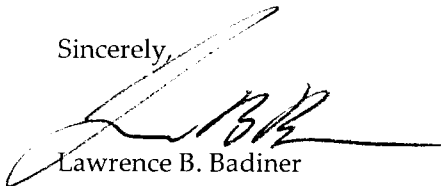
Dear Mr. Khoshnevisan:

This letter is in response to your request for a Letter of Determination questioning whether previously approved entitlements would supersede proposed, interim uses for the site located at 580 Hayes Street (the "Site"). In June 2008, the Planning Commission of the City and County of San Francisco authorized Conditional Use for the Site entitling the Site for the construction of a mixed-use building containing a senior group-housing facility and an assisted living facility over ground-floor commercial space (the "Project") as memorialized in Planning Commission Motion No. 17626. I understand that the Project has not been able to obtain necessary funding and has been placed on hold for an indeterminate length of time until such funding can be obtained.

I further understand that the property owners are proposing tenant improvements to the existing commercial building currently found on the Site to house two commercial tenant spaces along with improving a portion of the Site with the construction of a publically accessible open space (the "Temporary Project") to keep the Site viable until funding can be obtained to build the Project. Recognizing that the Temporary Project is intended to keep the Site viable for the property owners during current difficult financing times for the Project, I have determined that when or if the property owners are able to move forward with the Project, the Project entitlements shall supersede any uses at the Site that are interim uses (such as the Temporary Project) provided that the entitlements for the Project have not expired.

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,



Lawrence B. Badiner
Zoning Administrator

cc: Aaron Hollister

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