



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

July 8, 2016

Lawrence R. Watson
Banks & Watson
901 F Street, Suite 200
Sacramento, CA 95814-0733

Site Address:	1280 Great Highway
Assessor's Block/Lot:	1701/001A
Zoning District:	NC-2 (Neighborhood Commercial, Small Scale)
Staff Contact:	Nancy Tran, (415) 575-9174 or nancy.h.tran@sfgov.org
Record No.:	2015-018144ZAD

Dear Mr. Watson:

This letter is in response to your request for a Letter of Determination regarding the property at 1280 Great Highway. The subject parcel is located in the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. The request seeks a determination as to whether the subject building is authorized to operate as a tourist motel.

City records show that a building permit to construct a motel on the subject property was issued in March 1956 and received a Permit of Occupancy in June 1956. At the time this permit was approved/issued, the subject property was within a Commercial Use District, which principally permitted hotel/motel uses. Between 1960 and 1987, the subject property was zoned R-3/R-4, which generally permitted hotel/motel uses with Conditional Use Authorization. In 1987, the subject property was rezoned to NC-2, which also generally permits hotel/motel uses with Conditional Use Authorization.

Further research in phone books and Planning Department files reveal that the property has consistently reflected a transient motel use (d.b.a. Pacifica Motel or Great Highway Inn) and there are no records that show the subject site as anything other than a tourist motel.

Based on available records, it is my determination that the subject property has historically been operating as a tourist motel and not as residential dwelling units.

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.

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

Reception:
415.558.6378

Fax:
415.558.6409

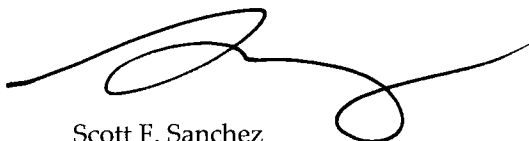
Planning
Information:
415.558.6377

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July 8, 2016
Letter of Determination
1280 Great Highway

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: Nancy Tran, Planner
Chloe V. Angelis, Reuben, Junius & Rose, One Bush Street, Suite 600, San Francisco CA 94104
Property Owner
Neighborhood Groups

Attachments:

- Certification Letter from Dept. of Public Works dated 12/20/1968
- SF Realty Index Book from 1994-1995
- 2 excerpts from an old Phone Directory advertising 1280 Great Highway as Motel



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

BUREAU
OF
BUILDING INSPECTION

December 20, 1968

RM. 202, 450 McALLISTER
SAN FRANCISCO
CALIFORNIA 94102

Property Conservation Program
Conservation Area **Great Highway**
Satisfactory Code Compliance

File No.: **1701-1**
Premises at: **1280 Great Highway**
Number and Type of Units: **23 Units (Motel-Hotel)**

Romano M. Surlan
1280 Great Highway
San Francisco, California

Dear Mr. Surlan:

This is to certify that the above designated premises have been inspected and at the present time have been found to comply with applicable codes and ordinances of the City and County of San Francisco. Thereby, under the law, they constitute safe and sanitary housing.

Continued sound maintenance and upkeep will preserve the value and appearance of the property and avoid future need for major expenditures. It is through such maintenance procedures that neighborhoods are kept in an attractive and desirable condition.

Your cooperation in this matter has been greatly appreciated.

Very truly yours,

Alfred Goldberg, Superintendent
Bureau of Building Inspection

cc: Central Permit Bureau
Department of City Planning
Bureau of Fire Prevention
3-R Division
Property Conservation Division

DAHI

1280 Great Highway

ADDRESS	OWNER OF RECORD	BLOCK	LOT	ADDRESS	OWNER OF RECORD	BLOCK	LOT	ADDRESS	OWNER OF RECORD	BLOCK	LOT
GREAT HIGHWAY				GREAT HIGHWAY				GREAT HIGHWAY			
728	HELLER SANFORD J &	1595	70	1854	DALY JOHN R & ROYANN M	2085	35	2530	GRAF PAUL & MARGARET	2448	5
730V	KING WALTER V	1595	3	1858	SEDANO RONALD & LORRAINE	2085	34	2534	SALVOTTI MILDRED A	2448	4
732	BURKETT CHARLES A & PAMELA	1595	86	1862	WASHINGTON DORIS J	2085	33	2538	SALAMANCA SALVADOR&HELEN Y	2448	31
732	HO BYRON K & KAREN D	1595	87	1866	MONCUR ERIC A	2085	32	2542	ALDRIDGE CONSTANCE L & JOHN P	2448	30
732	TICKLE DONALD R & BARBARA K	1595	88	1874	LONG ANITA	2085	31	2546	SLUTKIN GARY	2448	30
736	JUNG JAE HON & SUKY	1595	89	1878	JOHNSON CHARLES B & ANN L	2085	30	2550	KROUSE KAREN A	2448	31
736	KIM CHAE RIN	1595	91	1882	HENSON RALPH .75	2085	29	2554	BRYANT JOHN W	2448	31
736	WONG ARNOLD E	1595	92	1886	LIVING TRUST THE	2085	28	2558	TOMI ALFIO & CATHERINE A	2448	31
740	CHURCHILL SUSAN K & DOUGLAS W	1595	93	1890-92	CRESLI MICHAEL & MAXINE	2085	27	2562	MULLIGAN JOHN & KAREN	2448	31
740	JACOBSON IRINA	1595	94	1894-96	LOGMAN WILLIAM E & ALICE J	2085	26	2566	CHALMERS ARMAND B	2448	30
740	KIM DON Y	1595	95	1900	MERITWEATHER WILLIE	2085	25	2570	ZAHERT YVONNE C	2448	30
742	SEEBOLD LOUISE	1595	95	1906	ARACK PATRICIA	2086	1K	2574	STARK PAUL J	2448	21
742	SEKINLEY MICHAEL J	1595	96	1910	RICH ALEXANDERINE H	2086	1J	2578	GEARY ROBERT J	2448	21
742	CHANG-LEE JOYCE M	1595	97	1915	BLISS ROSEMARY R	2086	1I	2582	ROOMEL NICHOLAS G	2448	21
746	LAI HAI KIT & ALICE	1595	133	1916	READY ALLEN R & ROSA N	2086	1H	2586	PERDUE JEANETTE C	2448	21
746	HOBBS GENEVIEVE L & CASEY	1595	134	1920	MARCHAND MARY R	2086	1G	2590	PRUDDEN DONALDA B	2448	21
746	BORMAN SUSANNE M	1595	135	1924	GRIMM ZANE E & ELAINE F	2086	1F	2594	HODGE JOHN E & VIRGINIA T	2448	21
750	NG JEAN	1595	03	1928	GUILFOYLE JENNIE J TRUST THE	2086	.2G	2626-28	CARR MILDRED A	2449	43
750	MARGOL VALERIE L	1595	04	1932	TASHMAN GARY	2086	2F	2630-32	CHEN EDWARD P	2449	42
750	HUBACKER ALLAN S & PEGGY S	1595	05	1936	MARRA CHARLOTTE R	2086	2E	2634-36	GAVROS JAMES E & YVONNE	2449	41
754	YUN STEPHEN S & SANG NYO	1595	00	1940	KLIMENKO ANDREW &	2086	2D	2640-42	LAND DAVID S & PATRICIA K	2449	40
754	LEE HAE-OK	1595	01	1944-46	FINNEGAN JOSEPH M & ROSE L	2086	3C	2646-48	BARON ZALAMAN & LUDMILA	2449	39
754	LEE STEVE Y & JESSICA P	1595	02	1948-50	TAM STEPHEN Y & JUDY	2086	3B	2660	MAYER GEORGE A	2449	34
758	CACHO ANTONIO	1595	21	1952	ENGEL GORDON F & MARIE L	2086	4A	2664	FREE KATHLYN	2449	33
758	GRAICEALECS INTERNATNL LIMITED	1595	22	1956	ALLEN EDDIE	2086	5A	2668	ARIAS PAUL M &	2449	32
758	MCILLAN MICHAEL K & SANDRA C	1595	23	1966V	ALLEN EDDIE	2086	7A	2672	KHALIL YOLANDA & HENRY J	2449	31
762	KAPLAN JACK E & SYLVIA J	1595	71	1968V	HSUE HARRY S & BETTY A L	2086	9	2676	IGNATIUS MAKROOHI & DIANA	2449	30
762	MONROE CINDY A & CHARLOTTE A	1595	72	1984	SALVATION ARMY THE	2086	11	2680	LUEDLOFF HERNER E & GERTRAUDE	2449	29
762	TALMAGE P JOHN & CONSTANCE P	1595	73	1990-92	WEAVER JANE P	2086	19	2682	REVOCABLE TRUST THE	2449	28
766	CUMMINGS CARY III	1595	77	1994-96	EBERLING GLORIA	2086	18	2690	CODA ENTERPRISES	2449	26
766	YEH SUNG CHUAN	1595	78	2000	LANDO DONALD J & SHIRLEY P	2168	17	3500	CITY PROPERTY	7281	7
766	FONG FRANCIS S K	1595	79	2014	WEGAND JOSEPH R	2168	2				
770	NG TOM H & ISABELLE	1595	37	2020	BETHARDS JOHN M	2168	21				
774	LAM CHUN W & STEPHANIE	1595	36	2024V	BETHARDS JOHN M	2168	4A				
778	GOETSCH ROBERT C	1595	83	2028	KINDREGAN JAMES P	2168	5A				
778	KUPLINSKI LEONARD R & SANDRA S	1595	84	2032	STEPHENS TERENCE K	2168	7A				
778	BUTTE CHARLES F & PATRICIA A	1595	85	2040	JOHNSON JOSEPH F & DAVID J	2168	7C				
782	COSTA COLLEEN G	1595	65	2044	FRANCIS L MULLALLY 1984 TRUST	2168	8A				
782	WARD GREGORY T & KIRSTEN H	1595	66	2048	BUTLER HERBERT L & PATRICIA J	2168	8C				
782	DEMAYO JAMES E .50	1595	67	2052-54	BANKENBURG KATHRYN K V & S	2168	9				
786	YUN RAYMOND H D & MYONG OK	1595	59	2056	KECHIAN ANGELA	2168	10				
786	CHA YONG & SUM JU	1595	60	2060-62	WISE ROBERT E .75	2168	11				
786	WILLIAMS JOHN W	1595	61	2064	MCCLARTY EDWARD L	2168	12				
790	LIPSON SCOTT A &	1595	45	2068	LEUNG KIT YEE & SINGERIA K Y	2168	13				
790	GUILLERMO TESSIE M	1595	46	2072	LEUNG WILFRED K & LINDA H Y	2168	14				
790	HO JENNIFER M & CINDY M	1595	47	2076	DATLIK MORRIS	2168	15A				
794	CHIU SHING &	1595	62	2080	OPRY MORRIS S JR	2168	15				
794	DAVIDSON D & KORNELIA	1595	63	2080	CHOW ALICE	2168	22				
794	CARVAJAL SAMUEL H & SUSANNE M	1595	64	2080	BATTLE MARK	2168	23				
798	1994 INTO 51/53	1595	30	2080	BATCHELOR KAREN L	2168	24				
1000	CITY PROPERTY	1700	1	2080	SKINNER CYNTHIA A &	2168	25				
1270	S F PACIFICA	1701	2	2080	MAGGILLVYNATH KATHLEEN B	2168	26				
1280	S F PACIFICA	1701	1A	2080	BREED JOHN J	2168	27				
1600	SUNSET NURSERY SCHOOL	1895	43	2080	MONTEVIRGEN JULIET E	2168	28				
1606	R & L FAMILY TRUST THE	1895	42	2080	LA ROSA JUDITH A	2168	29				
1610	OSBORNE WANDA W	1895	41	2080	WOLL SUZANNE R	2168	30				
1614	KUNG WAIN LEONG & MA CHO TRS	1895	40	2080	MIRKINKOWSKI HALINA	2168	31				
1618	MONCUR ERIC A	1895	39	2080	HICKOX ROBERT	2168	32				
1622-26	RIORDAN JOHN P	1895	38	2080	LEE TE-CHUAN	2168	33				
1632-34	NIJESSEN HANS P & MARI G .50	1895	54	2090	CONNORS BRIAN F	2168	34				
1636-38	CUEVA ROBERT V & LOURDES S	1895	53	2090	KOEHNE URSULA	2168	35				
1642	GLADE MERI E	1895	34	2090	REAGAN ROGER R &	2168	36				
1644	ALETTE MARJORIE .50	1895	33	2090	MANUELE JOSEPHINE A	2168	37				
1648	CARMAN CHARLES M TRUSTEE	1895	31	2090	METCALF CAROL A	2168	38				
1654	WHITNEY PATRICIA REVOC TRUST	1895	46	2090	GEREND PATRICIA L	2168	39				
1658	CHEW SIMON L P .50	1895	29	2108	LU MARGARET S .75	2169	21				
1666	CHU YAT HA & QIYUN LIN	1895	49	2108	LU PAN HSI	2169	22				
1668	HACK FAMILY TRUST THE	1895	51	2108	SOLLERBORN ALICE & RAMONA	2169	23				
1672-74	DROST ETHEL J	1895	26A	2108	GILLETTE DONALD A &	2169	24				
1676-78	DROST ETHEL J	1895	26	2112	WONG DONALD G & BEVERLY J	2169	3				
1682	PATEL DAHYABHAI & SUMATIBEN	1895	25	2116	HOSHUYAMA GARY	2169	4				
1686	GURSON S DANG 1990 TRUST	1895	55	2120	BARNETT GARY L	2169	5				
1686	SHAH SURESH B & HEMLATA S	1895	56	2124	KING GERALD G	2169	6				
1686	TAM GARY Y K & ANNE L Y	1895	57	2128	MITCHELL WILLIAM F	2169	7				
1686	ENG JOE Y & MONITA Y	1895	58	2132	NORONHA ELIZABETH	2169	8				
1700	BREMER RAYMOND L&EDWINA L	2001	44A	2136	YONG ARIES Y C	2169	9				
1706	ESHELMAN PRISCILLA R	2001	44	2140	O'REILLY EDWARD M & SARAH E.01	2169	10				
1710	OGANA NAOMI K	2001	43	2146	TAYLOR ROWENA & DORIS C	2169	11				
1714	JACKSON FRANK S & CARDIE M	2001	42	2274-76	TURNLUND FAMILY TRUST	2301	4				
1718-20	TALBOT ROBERT E	2001	41	2284-86	HOLLAND ANN E & LAURIE E	2301	5				
1722-24	NICORA HELEN V TRUSTEE	2001	40	2306	LEARNED MICHAEL J	2377	1				
1726	KEFAUVER DIANE C	2001	39	2400	SANDBACH ELIZABETH A &	2378	44				
1730	LEWIS ANDREW C	2001	38	2406	MENAR ARNOLD B & RIKA A FAM TR	2378	43				
1734	GRAUMANN HORST K & MARY E	2001	37	2410	COSIER EDWIN D & MARGARET	2378	42				
1738	CABEZAS AMADO Y & MARJORIE J	2001	36	2414	COSIER EDWIN D & MARGARET	2378	41				
1740	JENSEN ERIC P	2001	35	2418	LACKEY JAMES C & LORRAINE W &	2378	40A				
1744-46	HAUCK WALTER	2001	51	2422	CONKIN ROBERT D	2378	40				
1754	MACCHIAVELLO MARIA	2001	32	2436	ARTHUR P CIRELLI &	2378	39				
1758	KENNEDY JAMES M	2001	31	2440	GRAUMANN HORST K & MARY E	2378	38				
1760	JOHNSON DAVID E &	2001	30	2442	PON MAY Y .20	2378	37				
1766-68	LOWE MINER G & HIDEKO J	2001	29	2448	SAN FRANCISCO GREAT HGHWY ASSC	2378	35				
1770	TENNENBAUM CARL S	2001	28	2454-56	TOM ALBERT K & MARIA W L	2378	34				
1774	O'BRIEN CAROLYN M & NEIL J	2001	27	2458-60	DRISCOLL DANIEL K & THERESA N	2378	33				
1778	PANG FAMILY TRUST THE	2001	26	2462-64	LOUIE NINA W 1/2	2378	32				
1782	CALDWELL JAMES A &	2001	25	2466-68	DAVID JUNE	2378	31				
1798	DIAZ CESAR G & AMALIA	2001	24	2470	KASS FRIEDRICH H&CHRISTINE TRS	2378	30				
1806	COHN MARSHALL	2085	47	2474-76	FINLEY JAMES F	2378	29				
1810	VITALE JOHN H	2085	46	2478-80	PAHL GARY W & MING LEE	2378	28				
1814	LIN ALICE L T & KENNY T M	2085	45	2482-84	BEAUCHAMP ROSLYN J	2378	27				
1818	MAY LEO B & ESFR	2085	44	2486	ACUFF REBA B	2378	26				
1822	HINSHAW DONNA M	2085	43	2490-92	SHAW JACK M	2378	25				
1826	RICHARDSON VELMA REVOC TRUST	2085	42	2500	GARRETT JAMES M	2448	10				
1830	WONG WAN WENDY	2085	41	2506	GREER LILLIE 1/3	24					

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at Buchanan

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Beautiful Accommodations
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TELEPHONES
ELEVATOR

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TEL SERVICE - ELEVATORS - COFFEE SHOP
DOWN TOWN - NEAR ALL PLACES OF INTEREST

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At BROADWAY
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GARRY & GRAYLINE TOURS
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Beach & Downtown S F

2850 VAN NESS AVE.
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PHONE
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Motels-(Cont'd)

MOTEL DE VILLE
Broderick & Lombard. Fillmore 6-4660
(Please See Advertisement This Page)

Motel Doyle 1555 Union PRspt 6-3310

MOTEL HARRIS
10400 MacArthur Bl. Oakland Lockhvn 8-5414

Motel Ocean Park 2690-46th Av. OVRlnd 1-7268

MOTEL TOWN
3211 Geneva Av. JUnipr 6-9400

MOTORVILLE MOTEL
7500 Mission Colma Plaza 6-4788
(Please See Advertisement Page 622)

MOZZETTI'S MOTEL & TRAILER VILLAGE
15 Min. to Downtown San Francisco
Units With or Without Kitchens
San Bruno Av & Visitacion Av
Brisbn JUnipr 7-9898

Murray's Motel 2555 Lombard WA 1-3105
(Please See Advertisement Page 622)

NEW S F MOTEL & TRAILER COURT
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6925 Mission Daly City PLaza 5-5850

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1630 Pacific Av. PRspt 5-8160

OASIS MOTEL
Eddy & Franklin TU 5-6865
(Please See Advertisement Page 621)

Ocean Park Motel 2690-46th Av. OV 1-7268
(Please See Advertisement Page 622)

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PACIFICA MOTEL

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43 MODERN MOTEL ROOMS
Including
DE LUXE APARTMENT UNITS
ADJACENT TO GOLDEN GATE PARK
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EVERY ROOM OVERLOOKING THE OCEAN
Free 21" TV - Phones - Full Kitchens
Suite Accommodations - 2 to 6 People

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1280 Great Highway SEabright 1-6644

PICKWICK MOTOR HOTEL
See Ad under Hotels GA 1-7500

PLANTATION INN MOTEL
Greenwich & Webster WAInt 1-5520
(Please See Advertisement Page 617)

PRESIDIO TRAVELODGE
2755 Lombard West 1-8581

RANCHO LOMBARD MOTEL
1501 Lombard GRaystn 4-3030
(Please See Advertisement Page 619)

RED COTTAGE MOTEL
1704 El Camino RI Mnio Prk DAVnpr 6-9010

RICHELIEU HOTEL & GARDEN COURT MOTEL
Dining Room - Cocktail Lounge
KITCHENETTE UNITS
FREE TV
Room Service - Valet - Laundry
Beauty Shop

Van Ness Av & Geary ORdwy 3-4711

ROBERTS-AT-THE-BEACH MOTEL
2828 Sloat Bl. LOMbrd 4-2610
(Please See Advertisement This Page)

Royal Pac Motel 643 Broadway YU 2-5822
(Continued Next Page)

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An old dish mop, lightly oiled,
makes a handy, labor-saving duster
for coiled bedsprings.

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MODERN SLEEP OFF THE HIGHWAY

32 NEW UNITS - VERY MODERN - FULL TILE BATHROOM
Phones - Free TV, Radios & Courtesy Coffee in All Rooms
SIGHTSEEING TOURS

Fine Restaurants Within Walking Distance

ONLY 6 MIN. TO CIVIC CENTER - DOWNTOWN & FISHERMAN'S WHARF

For Reservations Call - WA 1-5162

3201 STEINER 1/2 BLOCK OFF LOMBARD (HWY. 101)





SLEEP BY THE SEA

ROBERTS-AT-THE-BEACH MOTEL

30 UNITS

OPPOSITE S.F. ZOO
& STORY LAND


S.F. ZOO & STORY LAND

OPEN ALL YEAR

STEPS AWAY:
S. F. Zoo, Story Land and Play-ground with World's Largest Heated Salt Water Pool

Lombard 4-2610

2828 SLOAT BLVD.
Opposite S.F. Zoo



- Two Municipal Golf Courses
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- Coffee Shop on Premises
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- AAA Approved

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SANDS MOTEL

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8 Min
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2440 Lomb

S F MOTEL 17
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See Boxed Ad I
111 Page

SEA BREEZE M

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Hewitt Av

SEA CAPTAIN'S

SEAL ROCK IN
Coffee Sho
Sea-View
1 1/2 Blocks F
Point Lobos

SHOE P

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spots with



★ HEAT
★ TELE

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