



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

February 22, 2016

Daniel Frattin
Reuben, Junius & Rose
One Bush Street, Suite 600
San Francisco CA 94104

Site Address: 875-899 Howard Street
Assessor's Block/Lot: 3733/079
Zoning District: C-3-S/130-F
Staff Contact: Claudine Asbagh, (415) 575-9165 or claudine.asbagh@sfgov.org
Record No.: 2015-014221ZAD

Dear Mr. Frattin:

This letter is in response to your request for a Letter of Determination regarding the property located at 875-899 Howard Street. This parcel is located in the C-3-S (Downtown Support) Zoning District, Youth and Family Special Use District and 130-F Height and Bulk District. The site is occupied by a three-story building located at the intersection of Third and Howard Streets (899 Howard), and a six-story building that fronts on Howard Street (875 Howard). Specifically, your letter requests confirmation that the Planning Commission's full allocation of 153,500 square feet of office space for the property is still effective.

On May 18, 2000, the Planning Commission approved Motion Nos. 15061 and 15062 to allow 152,300 square feet of office space, 13,400 square feet of institutional space and 92,000 square feet of retail space at 881-899 Howard Street. The Project consolidated Burlington Coat Factory into the three-story building (899 Howard), created office space on the upper five stories of the six-story building, with an institutional use and small restaurant at the ground floor.

On July 8, 2004, the Zoning Administrator issued a Letter of Determination noting that the use of the property on an interim basis by the California Academy of Sciences did not constitute abandonment of the office entitlement granted in Motion Nos. 15061 and 15062.

On February 5, 2010, Building Permit Application No. 200911050652 was issued to document the conversion of the building from the temporary California Academy of Sciences use to office per Motion Nos. 15061 and 15062.

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875 Howard Street

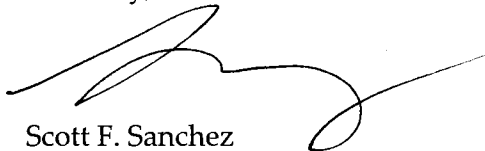
On September 9, 2010, Building Permit Application No. 201006255345 was issued to convert a portion of the building (which was authorized as office under Building Permit Application No. 200911050652) to an institutional use.

The office allocation authorized under Motion Nos. 15061 and 15062 has not been revoked by the Planning Commission; therefore, the Planning Commission's full allocation of 153,500 square feet of office space for the property is still effective for the subject property.

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.

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: Claudine Asbagh, Planner
Daniel Frattin, Reuben, Junius, and Rose
Property Owner
Neighborhood Groups