



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 28, 2017

TO: Melinda Sarjapur
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94194

FROM: Christopher May, Planner

RE: 1750 Van Ness Avenue PPA (Case No. 2016-015987PPA)

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On March 9, 2017, the Planning Department issued a Preliminary Project Assessment (PPA) letter for the address listed above. In the PPA letter, the Planning Department had determined that the 27 proposed dormitory rooms were considered to be Group Housing, and were therefore considered a residential use under the Planning Code. Residential uses are required to meet Planning Code requirements related to rear yard setbacks, usable open space, dwelling unit exposure, bicycle parking, noise regulations near places of entertainment and inclusionary affordable housing.

In response to the PPA letter, you provided the Planning Department with additional information, further clarifying the anticipated tenancy of the 27 proposed dormitory rooms. The Planning Department has reviewed this additional information and has concluded that the proposed dormitory rooms would be considered to be for the housing of persons who engage in supportive activity for the proposed Religious Institution use pursuant to Planning Code Section 102, and would therefore not be considered to be a separate residential use. As such, the "Preliminary Planning Code and Procedural Comments" noted in the PPA letter with regards to the required rear yard, usable open space, dwelling unit exposure, noise regulations relating to residential uses near places of entertainment, and inclusionary affordable housing, shall not apply to the proposed project. Rather, the project as a whole will be considered a Religious Institution use and only those requirements relating to vehicular and bicycle parking requirements for Religious Institution uses will apply.