MICHAEL WILK
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RECEIVED
JAN 09 2008
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

January 7, 2009

Lawrence Badiner
Zoning Administrator
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103-2479

Dear Mr. Badiner,

This letter is to serve as a request for a Zoning Letter of Determination for 229-231 Ellis St., Block 0331, Lot 001A.

The existing building at 229-231 Ellis Street is a four story, masonry structure completed in 1910. The building was built as a bathhouse and continued to be used as such until the mid-1980's. Permit cards after that date list the building as mixed-use commercial and residential.

The proposed project will maintain the existing four story shell and expand the building to a total of eleven stories. The use will continue to be a mix of commercial and residential. The basement, first and second floors will be dedicated for commercial offices and building services. Floors three to eleven will be entirely residential. The existing exterior walls and street façade will be retained and seven floors will be added above the current roof line. The new eleven story structure will be approximately 125' tall, curb to roofline. The planned use conforms to the existing RC-4 zoning and the 80/130 height/bulk limits. The total height will be less than the newly completed Glide Memorial project behind this site on Mason Street, the Hilton Hotel across the street, and 149 Mason Street, which is currently under construction.

The building is not referenced as 'historic' on any survey: city, state, or national. The front façade does add to the context of the neighborhood. For this reason, no changes are intended other than to clean, repair and remove the unsafe fire escape and abandoned signage. The existing building is constructed with a zero lot line on all sides. As the existing shell is to remain, the proposed project will have little or no negative environmental impact and it qualifies for a CEQA Categorical Exemption Class 32: In-fill Development Projects. Furthermore, the project goal is to achieve LEED Gold certification.

Please feel free to contact me with any questions.

Sincerely,

Michael Wilk, AIA
LEED AP

NE
Kelley
$535.50
ID# 8088

Amnon

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Sincerely,

Michael Wilk, AIA
LEED AP

Amnon,
Please
disregard
this request.
No longer needed.
If you have
questions or concerns
please call me
Thanks
Sonya x56809

2/2/09 MWILK's called stating he had spoke w/ Jim Miller and he ~~didn't~~ don't need a determination. He need ~~Project Revi-~~
DE