



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

April 12, 2005

Van Johnson
Skyline Realty Inc.
2099 Market Street
San Francisco, California 94114

**RE: ZONING LETTER FOR THE PROPERTY AT
1035 SUTTER STREET.
BLOCK : 0301 LOT: 020**

Dear Mr. Johnson:

This letter is in response to your correspondence of January 13, 2005, requesting a zoning verification letter for the property at 1035 Sutter Street. This property is located in the RC-4 (Residential Commercial Combined, High Density) zoning district with 130 feet height and "E" bulk limitation. The RC-4 district encourage a combination of high-density dwellings, with compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character. The residential density for this zoning district is one unit per 200 square feet of lot area. The subject site is 8,387.50 square feet.

The subject property is not in any Special Use District. However, the building is noted as a contributor to the Lower Nob Hill Apartment Hotel District, a district that appears eligible for the State of California and National Register and rated "1D" (Please see Historic Resource Inventory Sheet attached). Modifications to the exterior of buildings similarly rated would be reviewed by a preservation specialist of our staff to see if they comply with the secretary of the interior's standards for rehabilitation. The subject property is also noted in the Tenderloin Survey. The property is surrounded to the north, south and east by RC-4 zoning district.

Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development or other uses on the subject property. Our assessor's records show the use for this property as a

Van Johnson
Zoning Letter
1035 Sutter Street
April 12, 2005
Page-2-

33-unit apartment house. This is a permitted use in the RC-4 zoning district. To confirm the exact number of legal dwellings on the site according to official city records, please contact the 3R Division of the Bureau of Building Inspection at (415) 558-6079. There are no legal non-conforming uses noted on our property profile and no complaints noted on our Planning Enforcement tracking records for this property.

Information regarding violations of the Building Code as well as the Certificate of Occupancy are the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

This letter and the attached information sheets should provide you with a summary of the information requested in your letter dated January 13, 2005. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our current records do not indicate any Planning Code violations. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have any further questions please contact Isoken Omokaro at 415-558-6403.

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 Permit Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Permit Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

