



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

March 23, 2005

Van Johnson
2101 Market Street
San Francisco, CA 94114

RE: Written Determination pursuant to Planning Code Section 307(a)
Property Address: 15 Hermann Street/1900-1920 Market Street
Assessor's Block/Lot: 0872/001
Zoning District: NC-3 (Neighborhood Commercial, Moderate Scale)

Dear Mr. Johnson:

Planning Department staff has reviewed your request and has made the following determination:

- The subject property is in an NC-3 (Neighborhood Commercial, Moderate Scale) District and 80-B Height and Bulk District.
- The property is not in any special use and/or overlay district.
- The abutting zoning districts are identified in the attached Block Book Map.
- The property was not a PUD.
- The property was not subject to any variance or conditional authorization, however, it was subject to zoning map changes and reclassifications in 1976, 1979, and 1980 (case numbers: ZM76.017, ZM79.041, and ZM80.034 respectively). The property was also subject to a general plan referral in 1990 (case number 1990.736R) for tables and chairs in front of the building.
- Without plans submitted with your request to represent existing conditions and uses, no determination can be made with regard to existing nonconforming issues.
- The structure on the site was constructed in 1931; therefore it would have required approval from the Department of Building Inspection prior to construction.
- There is an alleged violation on the property, ID Number 4350, filed on Jan. 25, 2002. You may contact Rachna of the Code Enforcement Division at (415) 575-6806 for further details.
- Without plans submitted with your request to represent existing conditions and uses, no determination can be made with regard to its compliance with the current Planning Code.

Should you have any questions about the contents of this letter, please contact **Jonas P. Ionin** at **(415) 558-6309**. If you believe that this determination represents an error in interpretation of the Planning Code or abuse of 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 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

LBB:FET\N:\ZA\DETERMIN\2005\15 Hermann St aka 1900 Market St.doc