



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 7, 2005

Maricela Barraza
The Planning & Zoning Resource Corporation
100 N.E. 5th Street
Oklahoma City, OK 73104

**RE: ZONING LETTER FOR THE PROPERTY AT 330 TOWNSEND STREET
(aka 37 BLUXOME STREET.) BLOCK :3786 LOT: 014**

Dear Ms. Barraza:

This letter is in response to your letter dated February 18, 2005 requesting a zoning letter for the property at 330 Townsend Street. This property is located in the SSO (Service / Secondary Office) Zoning District with 65 feet height and "X" Bulk limitation. The SSO district is designed to accommodate small-scale light industrial, home and business services, arts activities, small-scale professional office space and large-floor-plate "back office" space for sales and clerical work forces. Nighttime entertainment, dwelling units and group housing are permitted as conditional uses. The subject site is 30,740 square feet of lot area.

The subject property is not in any Special Use District. The property is surrounded to the north, west and south by SLI (Service / Light Industrial) district, and to the east by P (Public Use) district. Our records do not indicate any variances, special exceptions, or conditional use permit granted for Planned Unit Development or other uses on the subject property. The use per our assessor's records for this property is Office Buildings. This is a permitted use in the SSO zoning district. 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.

The subject building is noted in the 1976 Survey of the San Francisco Planning Department list of architecturally significant buildings.

Maricela Barraza
Zoning Letter
330 Townsend Street
April 7, 2005
Page -2-

To the best of our knowledge the subject building complies with all applicable laws and regulations. Also, if the subject building is destroyed, it can be replaced or re-built to its original condition and use.

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 February 18, 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 Valentine 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)

Cc: Jennifer Kates, Information Specialist
n:/za/determine/2005/330TownsendStreet.doc

