



# 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](http://WWW.SFGOV.ORG/PLANNING)

March 14, 2007

Jenny V. Hsu  
Foster Pepper PLLC  
1111 Third Avenue, Suite 3400  
Seattle, Washington 98101-3299

**RE: ZONING LETTER FOR THE PROPERTY AT 417 STOCKTON STREET  
BLOCK: 0285 LOT: 004**

Dear Sir/Madam:

This letter is in response to your correspondence of February 12, 2007 requesting zoning information for the property at 417 Stockton Street. This property is located in the C-3-R (Downtown Retail) zoning district with 80-130 feet height and "F" bulk limitation. We have attached a summary of the zoning controls for the district.

The subject property is not in any Special Use District. Historic or architectural ratings and our case tracking records for the subject property are attached.

The Planning Code Section 181(d) and 188(b) allow a legally constructed structure that is destroyed by fire, other calamity, or by act of God or the public enemy to be restored to its original condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. This allows the reconstruction of a non-conforming use, a non-complying building or conditional use that has all applicable building permits and a Certificate of Occupancy on record with the Department of Building Inspection. Uses, buildings and features not legally built or established may be replaced only with uses, buildings or features that conform to current standards.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is 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 12, 2007. The Planning Department has not made a site inspection to determine the existence of possible

Zoning Letter  
417 Stockton Street  
March 14, 2007  
Page-2-

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)

n:/za/determine/2007/417StocktonStreet.

