



# PLANNING DEPARTMENT

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February 22, 2007

Dawn Walker  
Information Specialist  
The Planning & Zoning Resource Corporation  
100 NE 5<sup>th</sup> Street  
Oklahoma City, Oklahoma 73104

**RE: ZONING LETTER FOR THE PROPERTY AT 830 SUTTER STREET  
BLOCK: 0281 LOT: 002B**

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 830 Sutter Street. This property is located in the RC-4 (Residential Commercial Combined, High Density) zoning district with 80 feet height and "A" bulk limitation. The RC-4 district encourage a combination of high-density dwelling, 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 6,324 square feet.

The subject property is not in any Special Use District. The abutting zoning designations of the properties to the north is RM-4, to the east, south and west is RC-4. The property is noted in the Lower Nob Hill Apartment Hotel District in the National Register. It is also noted in the Tenderloin Special Survey, Unreinforced Masonry Building listing, California Register and the Heritage Foundation Survey as a building of contextual importance. 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.

Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject property. Our assessor's records show the use for this property as an Apartment House containing 16- family dwelling. This is a permitted use in the RC-4 zoning district. The current RC-4 zoning district would allow 31-units on this site. 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 is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Zoning Letter  
830 Sutter Street  
February 22, 2007  
Page-2-

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 10, 2007. 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 a 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/2007/830SutterStreet.doc1.

