



# PLANNING DEPARTMENT

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

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March 2, 2007

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

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT  
921 FRONT STREET BLOCK: 0136 LOT: 003

Dear Ms. Johnson:

This letter is in response to your correspondence of January 3, 2007 requesting zoning information for the property at 921 Front Street. This property is located in the Community Business (C-2) zoning district with 65 feet height and "X" bulk limitation. The subject site is 12,742.13 square feet of lot area.

The subject property is in the Northern Waterfront Special Use District No. 3. The property is noted in the Northeastern Waterfront Historic District as Landmark No. 92, the 1976 Planning Department Survey for Architecturally Significant Buildings, Unreinforced Masonry Building listing, Here Today Publication and the Heritage Foundation Survey as a building of major importance. A Certificate of Appropriateness is required for any construction, exterior alterations including removal or demolition of a structure, or any work involving a sign, awning, canopy or other appendage for which a City permit is required on a designated landmark or a historic district.

Our records do not indicate any variances, special exceptions or conditional use permit granted for Planned Unit Development on the subject property. Our assessor's record shows that this building is occupied by a Commercial Store. This is a permitted use in the C-2 zoning district. There are no 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:

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

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This letter and the attached information sheets should provide you with a summary of the information requested in your letter of January 3, 2007. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our 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/2007/921FrontStreet.doc

