



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 3, 2005

Van Johnson
Skyline Realty, Inc.
2099 Market Street,
San Francisco, CA 94114

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
969 BUSH STREET. BLOCK : 0282 LOT : 013**

Dear Mr. Johnson:

This letter confirms the zoning for 969 Bush Street as RC-4 (Residential Combined, High Density) zoning district, defined in Section 206.3 of the San Francisco Planning Code with a height limit of 65 feet and an "A" bulk limitation. The abutting zoning designations to the north, south, east, and west are all RC-4.

Based on the assessor's property profile, the current authorized use for the subject property is a 29-unit Apartment, which is a conforming use within an RC-4 zoning district.

The subject building is noted as a contributor to the Lower Nob Hill Apartment Hotel District, a district that appears eligible for the National Register and rated "D". Modifications to the exterior of the building may be reviewed by our preservation specialists, for the compliance with the Secretary of Interior's standards for rehabilitation.

No Zoning Code violations are currently noted in the Planning Department records for this property.

Van Johnson
Zoning Verification Letter
969 Bush Street
March 3, 2005
Page-2-

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 January 13, 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)