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May 13, 2009

Kim Dunn
The Planning & Zoning Resource Corporation
100 N.E. 5th Street
Oklahoma City, Oklahoma 73104

RE: ZONING LETTER FOR THE PROPERTY AT PIER 1 BAY 1, THE EMBARCADERO. BLOCK: 9900 LOT: 001 & 001H

Dear Ms. Dunn:

This letter is in response to your correspondence of April 29, 2009 requesting zoning information for the property at Pier 1 Bay 1, The Embarcadero. This property is located in the C-2 (Community Business) zoning district with 84 feet height and "X-1" bulk limitation. We have attached a summary of the zoning controls for the district.

The subject property is in the Northern Waterfront Special Use District No.1. Historic or architectural ratings and our property information report 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 Port of San Francisco. For violations please contact this department at:

Port of San Francisco
c/o Chief Building Official
Pier 1, The Embarcadero
San Francisco, CA 94111
(415) 274 - 0400

This letter and the attached information sheets should provide you with a summary of the information requested in the letter dated April 29, 2009. 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 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

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