



# SAN FRANCISCO PLANNING DEPARTMENT

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October 2, 2007

Jared Eigerman  
Reuben & Junius, LLP  
One Bush Street – Suite 600  
San Francisco, CA 94104

**Re: Zoning Compliance Letter for “Trinity Plaza” (Plan. Code §307)  
1167 Market Street (Block 3702, Lot 051), 670 Stevenson Street (Block 3702,  
Lot 051), 693 Stevenson Street (Block 3702, Lot 052), 1164 Mission Street  
(Block 3702, Lot 039) and a portion of the former Jessie Street between 7<sup>th</sup>  
and 8<sup>th</sup> Streets**

Dear Mr. Eigerman:

This letter is in response to your correspondence of September 24, 2007 requesting zoning information for the property known as Trinity Properties, Inc. (“Owner”), the record title owner of the property at 1167 Market Street (Block 3882, Lot 051), 670 Stevenson Street (Block 3702, Lot 051), 693 Stevenson Street (Block 3702, Lot 052), 1164 Mission Street (Block 3702, Lot 039) and a portion of the former Jessie Street between 7<sup>th</sup> and 8<sup>th</sup> Streets (altogether, the “Property”). Your letter also states that the lenders have asked that the San Francisco Planning Department confirm that the proposed mixed-use, 1,900 unit residential project conforms to the San Francisco Planning Code.

Accordingly, please note the following:

1. The Property is located within the C-3 Zoning District, the Trinity Plaza Special Use District and the 160-X, 180-X and 240-S Height & Bulk Districts.
2. The approved mixed-use project at the Property is lawfully permitted under the Planning Code pursuant to Planning Code, Motion Nos. 17290 - 17298.
3. The existing building is a lawful nonconforming use under the Planning Code.
4. The approved curb cut and driveway is lawfully permitted under the Planning Code.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

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5. If damaged or destroyed by fire, or other calamity, or by Act of God, or by the public enemy, the existing building at the Property may be restored to its former condition and use.

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 should provide you with a summary of the information requested on September 24, 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 any further questions, please contact Michael Li at (415) 558-6396.

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 Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1660 Mission Street, room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner  
Zoning Administrator

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