PLANNING DEPARTMENT

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

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

February 3, 2005

Susan Davis
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, OK 73104

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 160 KING STREET. BLOCK : 3794 LOT : 025

Dear Ms. Davis:

This letter confirms the zoning for 160 King Street as M-2 with a height limit of 105 feet and "F" bulk limitation as per the San Francisco Planning Code (Zoning Ordinance). The present uses of the property as office building, with ground-level retail and a parking garage are lawful uses within the M-2 zoning district and with the approval of the Planning Commission as stated in Motion No. 14956. The project shall provide up to 379 parking spaces primarily to be used for occupants of the project. Any improvements on the Property that have been made with proper permits may be rebuilt if they are damaged or destroyed. There are no current Planning Code violations or applications for land use approval or variances on file with the Planning Department.

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 December 1,

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)

n:/za/determine/2005/160KingStreet.doc2