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

January 24, 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 2099 MARKET STREET. BLOCK :3544 LOT: 065

Dear Ms. Davis:

This letter is in response to your letter dated November 30, 2004 requesting a zoning verification letter for the property at 2099 Market Street. This property is located in the Upper Market Street Neighborhood Commercial (Upper Market Street NCD) Zoning District with 80 feet height and B bulk limitation. The Upper Market Street NCD is a multi-purpose commercial district which provides limited convenience goods to adjacent neighborhoods and serves as a shopping street for a broader trade area. It's controls are designed to promote moderate-scale developments. The subject site is 8,432 square feet of lot area.

The subject property is not in any Special Use District. Our records indicate a conditional use application was granted to allow the installation of ATM at the subject property in 1995 (see attached case # 1995.333C). Our assessor's use for this property is shown as Banks and 13 dwelling units. The residential density for this zoning district is 1-unit per 400 square feet of lot area. To confirm the exact number of legal dwellings on the site according to official city records, please contact the 3R Division of the Bureau of Building Inspection at (415) 558-6079. There are no legal 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 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 November 30, 2004. 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/2005/2099MarketStreet.doc