



# PLANNING DEPARTMENT

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

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[WWW.SFGOV.ORG/PLANNING](http://WWW.SFGOV.ORG/PLANNING)

February 8, 2005

Kelly Jackson  
Research Specialist  
Zoning Information Services, Inc.  
P. O. Box 720838  
Norman, Oklahoma 73070

**RE: ZONING COMPLIANCE / VERIFICATION LETTER FOR THE PROPERTY  
AT 50 BEALE STREET. BLOCK: 3710 LOT: 018**

Dear Ms. Jackson:

This letter is in response to your letter dated January 20, 2005 requesting a zoning verification letter for the property at 50 Beale Street. This property is located in the C-3-O (Downtown Office) Zoning District with 450 feet height and "S" Bulk limitation. The Downtown Office district is more suitable for high quality office development supported by some retail and service uses within the area, with inappropriate uses excluded in order to conserve the supply of land in the core and its expansion areas for further development of major office buildings. The Downtown Office district permits retail business or personal service establishment not limited to sales and services in the immediate vicinity, and not restricted to sale of new commodities. The subject site is 31,415 square feet of lot area.

The subject property is not in any Special Use District. Also, the property has a National Register of Historic Places Rating of "6Y2" meaning it was surveyed and analyzed under Section 106 and determined to be not eligible for listing.

Our records do not indicate any variances, special exceptions, or conditional use permit granted for Planned Unit Development or other uses on the subject property. Our assessor's records show the use for this property as

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Office Buildings. This is a permitted use in the C-3-O zoning district. There are no 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 January 20, 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)

