



# PLANNING DEPARTMENT

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

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January 31, 2007

Allan E. Low, Partner  
Luce, Forward, Hamilton & Scripps LLP  
Rincon Center II  
121 Spear Street,  
San Francisco, CA 94105-1582

RE: ZONING LETTER FOR THE PROPERTY AT 547-555 SUTTER STREET  
SAN FRANCISCO, CA BLOCK: 0296 LOT: 013B

Dear Mr. Low:

This letter is in response to your correspondence of November 21, 2006, requesting zoning information for the property at 547-555 Sutter Street. This property is located in the C-3-R (Downtown Retail) zoning district with 80-130 feet height and "F" bulk limitation. The Downtown Retail District is a regional center for comparison-shopping retailing and direct consumer services. The subject site is 6,080 square feet of lot area.

The subject property is not in any Special Use District. The subject building is noted as a Category-IV (Contributory Building) in the Downtown Plan within the Kearny-Market-Mason-Sutter Conservation District as designated in Article 11 of the Planning Code. It is also noted in the Heritage Foundation Survey as a building of contextual importance. Because the building is subject to Article 11 controls, any façade alterations must undergo a review process to determine whether the proposed work is a "major" or "minor" alteration. If the alteration is "minor", then the permit is reviewed administratively. If the alteration is "major", then the applicant must file a Permit to Alter, which is reviewed by the Landmarks and Preservation Advisory Board, and acted upon by the Director of Planning.

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 record shows that the subject property is occupied by offices. The use of the subject building for offices is in compliance with the San Francisco Planning Code. 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 is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Allan E. Low  
Zoning Letter  
547-555 Sutter Street  
January 31, 2007  
Page-2-

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 of November 21, 2006. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our 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/2007/547-555SutterStreet.doc

