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 13, 2007

Heather Dawson
Project Manager
Zoning Information Services
P. O. Box 720838,
Norman, OK 73070

RE: ZONING COMPLIANCE/VERIFICATION LETTER FOR THE PROPERTY AT
625 SECOND STREET, SAN FRANCISCO, CA
BLOCK: 3789 LOT: 007

Dear Ms. Dawson:

This letter is in response to your correspondence dated December 14, 2006 requesting zoning information for the property at 625 Second Street. This property is located in the SSO (Service/Secondary Office) zoning district with 50 feet height and “X” bulk limitation. The SSO district is designed to accommodate small-scale light industrial, home and business services, arts activities, small-scale professional office space and large-floor-plate “back office” space for sales and clerical work forces. Nighttime entertainment, dwelling units and group housing are permitted as conditional uses. The subject site is 35,062.50 square feet.

The subject property is not in any Special Use District. The zoning designations of the adjacent properties to the north and east is M-2 district, and to the west and south is SSO zoning districts. The property is noted in the South End Historic District, South of Market Area Plan, California Register, Heritage Foundation Survey, Unreinforced Masonry Building Listing and the 1976 Survey of Architecturally Significant Buildings conducted by the San Francisco Planning Department. Because the subject building is in a historic district a Certificate of Appropriateness is required for any construction, exterior alterations including removal or demolition of a structure, or any work involving a sign, awning, marquee, canopy or other appendage for which a City permit is required on a designated landmark or in a historic district.

Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject property. Our assessor’s records show that the subject building is occupied by Offices. This is a permitted use in the SSO 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 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 and the attached information sheets should provide you with a summary of the information requested in your letter of December 14, 2006. 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 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/2007/625SecondStreet.doc1.