



PLANNING DEPARTMENT

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April 11, 2005

Van Johnson
Skyline Realty Inc.
2099 Market Street
San Francisco, California 94114

**RE: ZONING LETTER FOR THE PROPERTY AT
735 O'FARRELL STREET.
BLOCK : 0321 LOT: 037**

Dear Mr. Johnson:

This letter is in response to your correspondence of January 13, 2005, and confirms the zoning for 735 O'Farrell Street as RC-4 (Residential Commercial Combined, High Density) zoning district with 80 feet height and "T" bulk limitation, as defined in Section 206.3 of the San Francisco Planning Code. This property is located within the North of Market Residential Special Use District Sub Area-2 with a density ratio of one dwelling unit per 200 square feet of lot area. This requirement supercedes the residential density for RC-4 zoning district. The abutting zoning designations to the north, south, east and west are all RC-4.

Based on the Assessor's property profile, the current authorized use for Lot 037 is a 23-unit Apartment House. To confirm the exact number of legal dwellings on the site according to the official city records, please contact the 3R reports Division at (415) 558-6079.

The subject building is noted as a contributor to the Tenderloin, a district that appears eligible for the National Register and rated "3D." (Please see rating matrix attached.) The property is also listed in the Heritage Foundation and rated "C" , meaning the building has contextual importance. Modifications to the exterior of the building would be reviewed by a preservation specialist of our staff to see if they comply with the secretary of the Interior's standards for rehabilitation.

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This property has not been granted a Conditional Use for a Planned Unit Development.

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 13, 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 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)

