



PLANNING DEPARTMENT

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January 18, 2007

Lisa Schmitz
Analyst
Carter Burgess National Transaction Services
10001 N. Broadway Extension
Oklahoma City, Oklahoma 73114

**RE: ZONING LETTER FOR THE PROPERTY AT
785 MARKET STREET. BLOCK: 3706 LOT: 048**

Dear Ms. Schmitz:

This letter is in response to your correspondence of December 5, 2006, requesting zoning information for the property at 785 Market Street. This property is located in the C-3-R (Downtown Retail) zoning district with 120/160 feet height and "X/S" bulk limitation. The Downtown Retail District is a regional center for comparison-shopping retailing and direct consumer services. The subject site is 8,500 square feet of lot area.

The subject property is not in any Special Use District. The abutting zoning designations of the property to the north and east is C-3-O zoning district, to the west is C-3-R and to the south is P zoning district. The subject building is noted as a Category-I (Significant 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 Here Today, the 1976 Survey of Architecturally Significant buildings conducted by the San Francisco Planning Department and the Heritage Foundation Survey as a building of highest importance (individually the most important buildings in downtown San Francisco, distinguished by outstanding qualities of architecture, historical values and relationship to the environment). Because the building is subject to Article 11 controls, any façade alterations must undergo a review process to determine whether the proposed work is "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. Professional and business offices not larger than 5,000 square feet are permitted in the C-3-R zoning

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district and offices larger than 5,000 square feet require conditional use authorization from the Planning Commission. 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 5, 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)

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