



PLANNING DEPARTMENT

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April 13, 2005

Holly Smith
Information Specialist
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, OK 73104

**RE: ZONING LETTER FOR THE PROPERTY AT
1085 SOUTH VAN NESS AVENUE.
BLOCK : 3614 LOT: 064**

Dear Ms. Smith:

This letter is in response to your correspondence of February 15, 2005, requesting a zoning letter for the property at 1085 South Van Ness Avenue. This property is located in the RM-2 (Residential, Mixed Districts, Moderate Density) zoning district with 50 feet height and "X" bulk limitation. The RM-2 zoning district permits one family dwelling unit per 600 square feet of lot area. The subject site is 11,878 square feet.

The subject property is not in any Special Use District. The property is surrounded to the north, east and west by RH-3, to the south by NC-1 zoning districts. Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development or other uses on the subject property. Our assessor's records show the authorized use for this property as a 30-family dwelling Apartment House. The current RM-2 district would allow 19-units on this site. This information would indicate 11-units out of the existing 30-units on this site are legal non-conforming units. To confirm the exact number of legal dwellings on the site according to official city records, please contact the 3R Division of the Bureau of Building Inspection at (415) 558-6079. There are no complaints noted on our Planning Enforcement Tracking records for this property.

Holly Smith
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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 February 15, 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)