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

March 7, 2005

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

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 215 CHURCH STREET. BLOCK :3544 LOT: 064

Dear Mr. Johnson:

This letter is in response to your letter dated January 13, 2005 requesting a zoning verification letter for the property at 215 Church Street. This property is located in the Upper Market Street Neighborhood Commercial (Upper Market Street NCD) Zoning District with 80 feet height and "B" bulk limitation. The Upper Market Street NCD is a multi-purpose commercial district which provides limited convenience goods to adjacent neighborhoods and serves as a shopping street for a broader trade area. Residential density for this zoning district is generally one-unit per 400 square feet of lot area. Its controls are designed to promote moderate-scale developments. The subject site is 3,123 square feet.

The subject property is not in any Special Use District. Our records indicate a conditional use permit was approved in 2001 for use of a rear patio for outdoor dinning (Case # 2000.306C). The authorized use per our assessor's records for this property is two-family units and commercial. This is a permitted use in this zoning district. The current Upper Market Street NCD zoning would allow 8-units on this site. There are no complaints noted on our Planning Enforcement Tracking records for this property. There is a Notice of Special Restrictions on the above referenced conditional use permit.

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 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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