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 23, 2005

Van Johnson
2101 Market Street
San Francisco, CA 94114

RE: Written Determination pursuant to Planning Code Section 307(a)
Property Address: 2656 Van Ness Avenue
Assessor's Block/Lot: 0523/015A
Zoning District: RC-3 (Residential-Commercial Combined, Medium Density)

Dear Mr. Johnson:

Planning Department staff has reviewed your request and has mad the following determination:

- The subject property is in an RC-3 (Residential-Commercial Combined, Medium Density) District and 65-A Height and Bulk District.
- The property is not in any special use and/or overlay district.
- The abutting zoning districts are identified in the attached Block Book Map.
- The property was not a PUD.
- The property was not subject to any variance or conditional authorization.
- Without plans submitted with your request to represent existing conditions and uses, no determination can be made with regard to existing nonconforming issues.
- The structure on the site was constructed in 1925; therefore it would have required approval from the Department of Building Inspection prior to construction.
- There are no current violations on the property.
- Without plans submitted with your request to represent existing conditions and uses, no determination can be made with regard to its compliance with the current Planning Code.

Should you have any questions about the contents of this letter, please contact **Jonas P. Ionin** at **(415) 558-6309.** If you believe that this determination represents an error in interpretation of the Planning Code or abuse of discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning AdministratorLBB:FET\N:\ZA\DETERMIN\2005\2656 Van Ness Av.doc