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

January 21, 2005

Susan Davis
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, OK 73104

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 2677 LARKIN STREET. BLOCK :0500 LOT: 037

Dear Ms. Davis:

This letter is in response to your letter dated November 30, 2004 requesting a zoning verification letter for the property at 2677 Larkin Street. This property is located in the RM-3 (Residential, Mixed, Medium Density) Zoning District with 40 feet height limit. The RM-3 Zoning District permits one dwelling unit per 400 square feet of lot area. The subject site is 10,855 square feet of lot area.

The subject property is not in any Special Use District. 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. The authorized per our assessor's records for this property is 33 dwelling units. The current RM-3 zoning would allow 27-units on this site. This information would indicate 6 of the 33-units on the 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 legal non-conforming commercial 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 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 November 30, 2004. 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)

n:/za/determine/2005/2677LarkinStreet.doc