

THE COUNTY OF THE PROPERTY OF

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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INTERNET WEB SITE

February 21, 2007

Resource Real Estate 712 – 5th Avenue New York, NY 10019

RE: ZONING LETTER FOR THE PROPERTY AT 300 LAGUNA HONDA BOULEVARD

BLOCK: 2864 LOT: 001

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info dated January 3, 2007 requesting zoning information for the property at 300 Laguna Honda Boulevard. This property is located in the RM-2 (Residential, Mixed Districts, Moderate Density) zoning district with 40 feet height and "X" bulk limitation. The RM-2 zoning district generally permits one dwelling unit per 600 square feet of lot area. The subject site is 13,000 square feet.

The subject property is not in any Special Use District. Our records indicate that the Zoning Administrator approved with conditions a variance for a gasoline service station conversion to other uses (Case # 1995.081V) and granted a rear yard variance for a new 22-unit residential building (Case # 1998.907V). The City Planning Commission also approved with conditions conditional use application # CU78.042 for a building exceeding 40 feet in height. Our assessor's records show the authorized use for this property is an Apartment House containing twenty-two dwelling units. The current RM-2 zoning district would allow 21-units on this site. Therefore, 1-unit out of the existing 22-units on this site is a legal non-conforming unit. There are 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:

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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 the letter dated January 3, 2007. 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/2007/300LagunaHondaBlvd.