



PLANNING DEPARTMENT

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April 6, 2005

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

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
350 JUDAH STREET. BLOCK : 1763 LOT: 022**

Dear Mr. Johnson:

This letter confirms the zoning for 350 Judah Street as Inner Sunset Neighborhood Commercial District (Inner Sunset NCD) with a height limit of 40 feet and "X" bulk limitation. The property's authorized use is thirty-family dwelling with commercial. The residential density for the Inner Sunset NCD is one dwelling unit per 800 square feet of lot area. The property is bounded to the north, east and west by RH-2, and to the south by RH-2/RM-1.

Our assessor's record shows that the subject property is occupied by an Apartment House containing thirty (30) family dwelling and Commercial on a 4,750 square foot lot, legally allowing six (6) dwelling units. The building was built in 1926, prior to the establishment of any San Francisco Zoning requirements, thus making this a legal non-conforming use. The property contains 6 legal units and 24 legal non-conforming units. Units designated as legal may be expanded with proper permits, but units designated as legal non-conforming may not be expanded. Planning Code Section 181 permits an existing legal use with all applicable building permits and Certificate of Occupancy on record with the Department of Building Inspection to be reconstructed in the event the building is destroyed by fire or an "Act of God".

A Conditional Use, case number 1997.040C, was granted for the property, Motion No. 14321, with special restrictions, NSR G133252, and approved on February 27, 1997 for the installation of twelve panel antennas on the roof and one cellular equipment room in the basement of the building as part of a

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wireless telecommunications network on an existing six story mixed-use building. A second Notice of Special Restrictions was placed on the property to provide food service, in a manner consistent with the definition of a food service restaurant per Section 790.92 of the San Francisco Planning Code.

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 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)

