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

April 6, 2005

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

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 455 HYDE STREET. BLOCK : 0321 LOT: 003

Dear Mr. Johnson:

This letter is in response to your letter dated January 13, 2005 requesting a zoning verification letter for the property at 455 Hyde Street. This property is located in an RC-4 (Residential-Commercial Combined Districts, High Density) Zoning District with 80 feet height and "T" bulk limitation. The RC-4 zoning district encourage a combination of high density dwellings, with compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character. The RC-4 zoning district permits a residential density of one dwelling unit per 200 square feet of lot area. The subject site is 3,933 square feet.

The subject property is located within the North of Market Special Use District-2. The property is noted as a contributor to the Tenderloin, a district that appears eligible for Official Historic Preservation by the Office of Historic Preservation in Sacramento, California. The zoning district abutting the property to the northwest is P (Public Use) district, to the east, west, north and south is RC-4 district. Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development or other uses on the subject property. Our assessor's records for this property shows the subject building is occupied by an Apartment House with an authorized use of forty-three dwelling units. The current RC-4 zoning would allow 19 dwelling unit on this site. This information would indicate 24 of the existing 43-units are legal non-conforming units. To confirm the exact number of dwelling units on the site according to the official city records, please contact the 3R Division of the Bureau of Building Inspection at

(415) 558-6079. 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 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)

n:/za/determine/2005/455HydeStreet.doc