



# PLANNING DEPARTMENT

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January 10, 2007

Rosetta Taylor  
Information Specialist  
The Planning & Zoning Resource Corporation  
100 N. E. 5th Street  
Oklahoma City, OK 73104

**RE: ZONING LETTER FOR THE PROPERTY AT  
520 BUCHANAN STREET.  
BLOCK: 0830 LOT: 015**

Dear Ms. Taylor:

This letter is in response to your correspondence of November 8, 2006, requesting zoning information for the property at 520 Buchanan Street. 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 permits one family dwelling unit per 600 square feet of lot area. The subject site is 4,046 square feet.

The subject property is not in any Special Use District. The abutting zoning districts to the subject property to the west is RM-3, to the south and north is RH-3 and to the east is P districts. 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 show the authorized use for this property is a 19-unit Apartment House. The current RM-2 district would allow 6-units on this site. This information would indicate 13-units out of the existing 19-units on this 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 non-conforming commercial uses noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

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The subject building is noted in the Hayes Valley Special Survey. Modifications to the exterior of buildings similarly rated would be reviewed by a Preservation Specialist of our staff to see if they comply with the Secretary of the Interior's standards for rehabilitation.

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:

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 8, 2006. 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)

