# 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<br>FAX: 558-6426 | 5TH FLOOR<br>FAX: 558-6409 | MAJOR ENVIRONMENTAL<br>FAX: 558-5991 | INTERNET WEB SITE<br>WWW.SFGOV.ORG/PLANNING |


April 11, 2005

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

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 601 LARKIN STREET. BLOCK : 0740 LOT: 008**

Dear Mr. Johnson:

This letter is in response to your letter dated January 13, 2005 requesting a zoning verification letter for the property at 601 Larkin 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. This property is located within the North of Market Residential Special Use District with a density ratio of one dwelling unit per 125 square feet of lot area. This requirement supercedes the residential density for the RC-4 zoning district. The subject site is 2,125 square feet.

The subject building is rated "3D" and noted as a contributor to a district that appears eligible for listing by the Office of Historic Preservation (OHP) of the State of California. The building is also locally rated as a "C" by the San Francisco Heritage Society. Modifications to the exterior of buildings similarly rated would be reviewed by a preservation specialist of our staff to insure these changes would not adversely affect the buildings architectural integrity. The property is surrounded by RC-4 and NC-3 to the north and west, and RC-4 district to the south and east.

Our records do not indicate any conditional use permits granted for Planned Unit Development on the subject property. Our assessor's records show the

use for this property is a Commercial Store. This is a permitted use in the RC-4 zoning district. Our records show a Conditional Use No. 2001.0180, which approved the relocation of an existing liquor store by Motion No. 16153. There is also a full service restaurant approved in 1997 by Miscellaneous Permit MA 9700828. There are no legal non-conforming uses noted on our property profile.

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)