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 1, 2005

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

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 747 ELLIS STREET. BLOCK : 0740 LOT: 022

Dear Mr. Johnson:

This letter confirms the zoning for 747 Ellis Street as RC-4 (Residential-Commercial Combined Districts, High Density) zoning district with 80 feet height and "T" bulk limitation per San Francisco Planning Code. The attached property information report shows the current use of the subject property as a fourteen (14) family dwelling. Planning Code Section 209 restricts the residential density for the RC-4 zoning district to one dwelling unit per 200 square feet of lot area. The subject property has a fourteen family apartment house on a 3,297 square foot lot, legally allowing sixteen (16) units. The property contains fourteen (14) legal units. Units designated legal may be expanded with proper permits.

Zoning designations abutting this property are RC-4 to the north, south, east and NC-3 to the west. This property is located in the ASUD (Automotive Special Use District) and the SSD (Sign Illumination Special Sign District). The building is listed in the National Register as a contributor to a district that appears eligible for OHP listing by the OHP (Office of Historic Preservation) and has a State Historic Preservation rating of "3D" under the National Register. It is also listed in the San Francisco Heritage Foundation Survey with a "C" rating and the UMB (unreinforced Masonry Building) Survey. For further information regarding the UMB survey , please contact the Department of Building Inspection at (415) 558-6088.

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)

n:/za/determine/2005/747EllisStreet.doc