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

February 27, 2007

Dawn Walker
Information Specialist
The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

RE: ZONING LETTER FOR THE PROPERTY AT 837 GEARY STREET
BLOCK: 0320 LOT: 020

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 837 Geary Street. This property is located in the RC-4 (Residential Commercial Combined, High Density) zoning district with 80 feet height and "T" bulk limitation. The RC-4 district encourage a combination of high-density dwelling, with compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character. The residential density for this zoning district is one unit per 200 square feet of lot area. The subject site is 7,562.50 square feet.

The subject property is in the North of Market Residential Special Use District- Sub area No. 2 (North of Market RSUD). The abutting zoning designations of the properties to the north is the North of Market Residential Special Use District, to the east and south is RC-4, to the west is P zoning district. The property is noted in the Heritage Foundation Survey as a building of contextual Importance. 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.

Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject property. Our assessor's records show the use for this property as an Apartment House containing forty family dwelling and commercial. This is a permitted use in the RC-4 zoning district. The current RC-4 zoning district would allow 37-units on this site. Therefore, 3-units out of the existing 40-units are legal non-conforming units. 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 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 the your letter of January 10, 2007. 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 a 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/2007/837GearyStreet.doc1.