

City and County of San Francisco ● 1660 Mission Street, Suite 500 ● San Francisco, California ● 94103-2414

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February 28, 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

1267 FILBERT STREET BLOCK: 0096 LOT: 043

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 1267 Filbert Street. This property is located in the RH-3 (Residential, House Districts, Three-Family Density) zoning district with 40 feet height and "X" bulk limitation. The RH-3 districts generally permits three dwelling units per lot; up to one unit per 1,000 square feet of lot area with conditional use approval from the Planning Commission. The subject site is 5,500 square feet.

The subject property is not in any Special Use 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. The authorized use per our assessor's records for this property is an Apartment House containing twelve family dwelling. The current RH-3 zoning would allow 3-units on this site. Therefore, 9-units out of the existing 12-units 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 complaints noted on our Planning Enforcement Tracking records for this property.

Planning Code Section 181(d) and 188(b) would allow a non-conforming use or a noncomplying structure to be replaced if the building is destroyed by fire, calamity, act of God or the public enemy, it can be replaced or rebuilt to its original condition and use.

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

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This letter and the attached information sheets should provide you with a summary of the information requested in 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 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/2007/1267FilbertStreet.doc.