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

January 10, 2007

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

RE: ZONING LETTER FOR THE PROPERTY AT 1656 LEAVENWORTH STREET
BLOCK: 0156 LOT: 044

Dear Ms. Taylor:

This letter is in response to your correspondence dated November 8, 2006 requesting zoning information for the property at 1656 Leavenworth Street. This property is located in the RH-3 (Residential House Districts, Three-Family) zoning district with 65 feet height and “A” bulk limitation. The RH-3 zoning district generally permits three dwelling unit per lot; up to one unit per 1,000 square feet of lot area with conditional use approval from the Planning Commission. The subject lot is 2,718 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 dwelling units. The current RH-3 zoning would allow 3-units on this site. Therefore, 9 of the existing 12-units on the 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 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 non-complying 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

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 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/2007/1656LeavenworthStreet.doc.