



# PLANNING DEPARTMENT

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January 8, 2007

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

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT  
2038 DIVISADERO STREET. BLOCK:1026 LOT: 017**

Dear Ms. Taylor:

This letter is in response to your correspondence of November 8, 2006 requesting zoning verification for the property at 2038 Divisadero Street. This property is located in the NC-2 (Small-Scale Neighborhood Commercial) Zoning District with 40 feet height and "X" Bulk limitation. The abutting zoning designations are as follows: to the north is RH-2 and RH-3, to the west is RM-2, to the east is RH-2, and to the south is NC-2 zoning districts. The NC-2 Zoning District generally permits one dwelling unit per 800 square feet of lot area. The subject site is 5,375 square feet of lot area.

The subject property is not in any Special Use District. Our records do not indicate any variances, special exceptions or conditional use permit granted for Planned unit Development or other uses on the subject property. Our assessor's records for this property show that the building is occupied by a 12 family dwelling Apartment House. This is a permitted use in the NC-2 zoning district. The current NC-2 zoning would allow 7-units on this site. Therefore, 5 out of the existing 12-units are legal non-conforming units. There are no legal non-conforming commercial uses noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

Rosetta Taylor  
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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 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 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)