



PLANNING DEPARTMENT

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January 2, 2007

Resource Real Estate
712 5th Avenue
New York, NY 10019

RE: ZONING LETTER FOR THE PROPERTY AT 2240 GOLDEN GATE AVENUE
BLOCK: 1163 LOT: 009

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info, Inc dated October 31, 2006 requesting zoning information for the property at 2240 Golden Gate Avenue. This property is located in the RH-2 (Residential House Districts, Two-Family) zoning district with 40 feet height and "X" bulk limitation. The RH-2 zoning district generally permits two dwelling units per lot; up to one unit per 1,500 square feet of lot area with conditional use approval from the Planning Commission. The subject site is 5,497 square feet.

The subject property is not in any Special Use District. The abutting zoning districts to the north, south and west is RH-2, to the east is RH-3 zoning 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 18-units. The current RH-2 zoning would allow 3-units with conditional use permit on this site. 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

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This letter and the attached information sheets should provide you with a summary of the information requested in the Zoning-Info, Inc. letter dated October 31, 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/2007/2240GoldenGateAvenue.doc.

