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	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING	

January 8, 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
346 LEAVENWORTH STREET.
BLOCK : 0333 LOT: 014

Dear Ms. Taylor:

This letter is in response to your correspondence of November 8, 2006, requesting zoning information for the property at 346 Leavenworth 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 dwellings, 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 4,125 square feet.

The subject property is in the North of Market Residential Special Use District-Subarea No. 2 (North of Market RSUD). The building is listed in the Tenderloin Survey and the Heritage Foundation Survey as a building of contextual importance distinguished by scale, materials, compositional treatment, cornice, and other features. 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. The property is surrounded to the north, south and west by RC-4, and to the east by P (Public 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. Our assessor's records show the use for this property as a 25-unit apartment house. The current RC-4 zoning would permit 20-units at this site. This information would indicate 5 out of the existing 25-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.

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 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)

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