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February 27, 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

4130 - 4140 CESAR CHAVEZ STREET

BLOCK: 6563 LOT: 043

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 4130 – 4140 Cesar Chavez Street. This property is located in the RM-1(Residential, Mixed Districts, Low Density) zoning district with 40 feet height and "X" bulk limitation. The RM-1 districts generally permits one dwelling unit per 800 square feet of lot area. The subject site is 19,824 square feet.

The subject property is not in any Special Use District. The abutting zoning districts of the subject property to the north, east and west is RH-2, and to the south is RM-1 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 twenty-two family dwelling. The current RM-1 zoning would allow 24-units 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 non-conforming uses noted on our property profile and 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 Zoning Letter 4130-4140 Cesar Chavez Street February 27, 2007 Page-2-

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/2007/4130-4140CesarChavezStreet.doc.