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 30, 2007

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

RE: ZONING LETTER FOR THE PROPERTY AT
466 – 14TH STREET
BLOCK: 3533 LOT: 022

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info dated November 20, 2006 requesting zoning information for the property at 466-14th 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 zoning district generally permits one dwelling unit per 800 square feet of lot area. The subject site is 3,258.50 square feet.

The subject property is not in any Special Use District. The abutting zoning districts to the subject property to the north and west is RM-2, to the east is C-M and to the south is RM-1 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 authorized use for this property as an Apartment House containing 12 dwelling units. The current RM-1 zoning district would allow 4-units on this site. Therefore, 8-units out of the existing 12-units on this site 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.

The subject building is noted in the Inner Mission Special Survey. 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.

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 the letter dated November 20, 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)

n:/za/determine/2007/466-14thStreet