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

January 5, 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
737 PINE STREET.
BLOCK: 0272 LOT: 001B

Dear Ms. Taylor:

This letter is in response to your correspondence of November 8, 2006 requesting zoning information for the property at 737 Pine Street. This property is located in the RM-4 (Residential, Mixed Districts, High Density) zoning district with 65 feet height and "A" bulk limitation. The RM-4 zoning district permits one family dwelling unit per 200 square feet of lot area. The subject site is 6,875 square feet.

The subject property is in the Nob Hill Special Use District. The subject property is surrounded to the west and north by RM-3, to the east by C-3-G, to the south by RC-4 zoning districts. The subject building is noted in the California and National Register in the Lower Nob Hill Apartment Hotel District. It is also noted in the Tenderloin 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.

Our records do not indicate any conditional use permits granted for Planned Unit Development on the subject property. On February 5, 1986 the Zoning Administrator granted a rear yard variance to construct a greenhouse in the rear portion of the roof (see Case # 1985.478 attached). Our assessor's records show the use for this property as an Apartment House containing forty-family dwelling or 40-units. The current RM-4 zoning district would allow 34-units on this site. This information would indicate 6-units out of the existing 40-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 non-conforming commercial uses noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

To the best of our knowledge the subject building complies with all applicable laws and regulations. Also, if the subject building is destroyed, it can be replaced or re-built 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

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 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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