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

March 2, 2007

GNA Corporation, its successors and / or assigns
C/o Mitchell Zeemont
Newmark Realty Capital, Inc.
595 Market Street, Suite 2700
San Francisco, CA 94105

RE: ZONING LETTER FOR THE PROPERTY AT 99 OSGOOD PLACE
BLOCK: 0164 LOT: 020

Dear Mr. Zeemont:

This letter is in response to the correspondence from Newmark Realty Capital, Inc of January 30, 2007 requesting zoning information for the property at 99 Osgood Place. This property is located in the Broadway Neighborhood Commercial (Broadway NCD) zoning district with 65 feet height and “A-1” bulk limitation. The residential density for this zoning district is one unit per 400 square feet of lot area. The subject site is 1,988.35 square feet.

The subject property is in the Washington-Broadway Special Use District No. 1. The property is noted in the North Beach Special Survey, Unreinforced Masonry Building listing and the Heritage Foundation Survey as a building of contextual Importance. 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 variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject property. Our assessor’s records show the use for this property as offices authorized for 4- family dwelling and commercial. The current Broadway NCD zoning district would allow 5-units on this site. Office and residential uses are permitted in the Broadway NCD zoning district. 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 structure that is damaged or destroyed by fire, other calamity, act of God or the public enemy to be restored to its original condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. Thus, if the subject building is destroyed as stated herein, it can be 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

This letter and the attached information sheets should provide you with a summary of the information requested in the letter dated January 30, 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 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/2007/99OsgoodPlace.