



# SAN FRANCISCO PLANNING DEPARTMENT

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August 25, 2009

Ellen J. Rose  
1<sup>st</sup> Vice President, Legal Department  
HAL PROPERTY PORTFOLIO  
6922 Hollywood Boulevard, Suite 900  
Los Angeles, California 90028

RE: ZONING LETTER FOR THE PROPERTY AT 3475-16TH STREET  
BLOCK: 3565 LOT: 077

Dear Ms. Rose:

This letter is in response to your correspondence received on August 18, 2009 requesting zoning information for the property at 3475-16th Street. This property is located in the RM-1 (Residential, Mixed Districts, Low Density) zoning district with 40 feet height and "X" bulk limitation. We have attached a summary of the zoning controls for the district.

The subject property is not in any Special Use District. Historic or architectural ratings and our property information report for the subject property are attached.

The Planning Code Section 181(d) and 188(b) allow a legally constructed structure that is destroyed by fire, other calamity, or by 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. This allows the reconstruction of a non-conforming use, a non-complying building or conditional use that has all applicable building permits and a Certificate of Occupancy on record with the Department of Building Inspection. Uses, buildings and features not legally built or established may be replaced only with uses, buildings or features that conform to current standards.

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

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

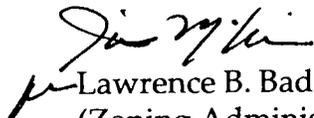
3475-16th Street

Page -2-

This letter and the attached information sheets should provide you with a summary of the information requested in the letter received on August 18, 2009. 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 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

  
Lawrence B. Badiner  
(Zoning Administrator)

i:/za/lettersofdetermination/2009/3475-16thStreet.