



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

February 28, 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
1067 WASHINGTON STREET
BLOCK: 0212 LOT: 028

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 1067 Washington Street. This property is located in the RM-3 (Residential, Mixed Districts, Medium Density) zoning district with 65 feet height and "A" bulk limitation. The RM-3 districts generally permits one dwelling unit per 400 square feet of lot area. The subject site is 3,023 square feet.

The subject property is not in any Special Use 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 thirteen family dwelling. The current RM-3 zoning would allow 7-units on this site. Therefore, 6-units out of the existing 13-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 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
1067 Washington Street
February 28, 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/2007/1067WashingtonStreet.doc.

