



# PLANNING DEPARTMENT

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February 4, 2005

Jenny Simpson  
Information Specialist  
The Planning & Zoning Resource Corporation  
100 N. E. 5th Street  
Oklahoma City, OK 73104

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT  
1290 - 20TH AVENUE & 1842 - 1850 IRVING STREET.  
BLOCK :1731 LOT: 025**

Dear Ms. Simpson:

This letter is in response to your letter dated December 10, 2004 requesting a zoning verification letter for the property at 1290-20th Avenue / 1842-1850 Irving Street. This property is located in the NC-2 (Small-Scale Neighborhood Commercial) Zoning District with 105 feet height and "A" Bulk limitation. The abutting zoning designations are as follows: to the north and west are RM-2, RM-1 and RH-3; to the south and to the east are P, RM-1 and RM-2. The NC-2 Zoning District generally permits one dwelling unit per 800 square feet of lot area. The subject site is 6,500 square feet of lot area.

Our assessor's records for this property shows that the building is occupied by a flat plus store while the authorized use is 38 family dwelling and commercial. The current NC-2 zoning would allow 8 units on this site. This information would indicate 30 of the 38 units on this site are legal non-conforming units. There are no complaints noted on our Planning Enforcement Tracking records for this property. The subject property is in the Irving Street Restaurant and Fast Food sub district (Irving Street SUD). Irving Street SUD was established to preserve the mix and variety of goods and services in the Sunset neighborhood and prevent further proliferation of

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restaurant uses, and further aggravation of parking and traffic congestion in this district. Our records indicate conditional use authorization to mount up to 8 antennas on the subject property. There are no variances or conditional use permit granted for Planned Unit Development on this property.

Information regarding violations of the Building Code as well as the Certificate of Occupancy are 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 December 10, 2004. 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)

