



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 7, 2007

Resource Real Estate
712 – 5th Avenue
New York, NY 10019

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
1671 LOMBARD STREET BLOCK: 0505 LOT: 015**

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info dated December 4, 2006 requesting zoning information for the property at 1671 Lombard Street. This property is located in the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district with 40 feet height and "X" bulk limitation. The residential density for this zoning district is one unit per 600 square feet of lot area. The subject site is 10,737 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 on the subject property. Our assessor's record shows that the subject building is an Apartment House authorized for twelve family dwelling. The current NC-3 zoning would allow 18-units on this site. There are no non-conforming uses noted on our property profile and 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

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This letter and the attached information sheets should provide you with a summary of the information requested in the letter dated December 4, 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 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/2007/1671LombardStreet.doc.

