



# PLANNING DEPARTMENT

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INTERNET WEB SITE

February 6, 2007

Resource Real Estate  
712 5<sup>th</sup> Avenue  
New York, NY 10019

RE: ZONING LETTER FOR THE PROPERTY AT 1845 FRANKLIN STREET  
BLOCK: 0624 LOT: 001

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 1845 Franklin Street. This property is located in the RM-3 (Residential, Mixed Districts, Medium Density) zoning district with 105 feet height and "D" bulk limitation. The RM-3 districts generally permits one dwelling unit per 400 square feet of lot area. The subject site is 8,299.20 square feet of lot area.

The subject property is not in any Special Use District. The abutting zoning districts of the subject property to the north, east and south is RM-3 and to the west is RH-2 zoning 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 thirty family dwelling. The RM-3 zoning would allow 20-units on this site. This would indicate 10-units out of the existing 30-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 is a complaint noted on our Planning Enforcement Tracking records for this property (renter appear to be operating a jewelry repair business out of an apartment without permit).

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

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This letter and the attached information sheets should provide you with a summary of the information requested in the Zoning-Info 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. 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/2007/1845FranklinStreet.doc.

