



PLANNING DEPARTMENT

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April 6, 2005

Van Johnson
Skyline Realty Inc.
2099 Market Street
San Francisco, California 94114

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
2080 GOUGH STREET. BLOCK : 0617 LOT: 013**

Dear Mr. Johnson:

This letter is in response to your letter dated January 13, 2005 requesting a zoning verification letter for the property at 2080 Gough Street. This property is located in an RM-3 (Residential, Mixed, Medium Density) Zoning District with 40 feet height and "X" bulk limitation. The RM-3 zoning district permits a residential density of one dwelling unit per 400 square feet of lot area. The subject site is 6,213.63 square feet.

The subject property is not in any Special Use District. Our assessor's records for this property shows the subject building is occupied by an Apartment House with an authorized use of fifteen dwelling units. The current RM-3 zoning would allow 15 dwelling units on this site. There are no legal 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 allows a building destroyed by fire or an "Act of God" to be reconstructed with all applicable building permits and Certificate of Occupancy on record.

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:

Van Johnson
Zoning Verification Letter
2080 Gough Street
April 6, 2005
Page-2-

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 January 13, 2005. 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)