



# PLANNING DEPARTMENT

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April 11, 2005

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

**RE: ZONING LETTER FOR THE PROPERTY AT  
2332-2336 25TH STREET / 1385 KANSAS STREET  
BLOCK : 4260 LOT: 013**

Dear Mr. Johnson:

This letter confirms the zoning for 2332-2336 25th street / 1385 Kansas Street as RH-2 (Residential, House Districts, Two-Family) zoning district with 40 feet height and "X" bulk limitation. The residential density for RH-2 zoning district is two-family dwelling units per lot; up to one unit per 1,500 square feet of lot area with conditional use approval by the Planning Commission. The property is bounded to the north, east, south and west by RH-2 zoning district.

The subject property is not in any Special Use District, and there is no record of a Variance or Conditional Use permit filed for this site. This property has not been granted any Conditional Use for Planned Unit Development. Our assessor's record shows that the subject property is occupied by an Apartment House containing eight (8) family dwelling, six(6) of which are non-conforming uses. Non-conforming uses are those that were legally constructed but would not be allowed by the current zoning. However, uses that are legally constructed may be reconstructed if destroyed by calamity, fire or "Act of God" per Section 181 of the San Francisco Planning Code.

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:

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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 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)