



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

March 7, 2005

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

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
3875 - 18TH STREET. BLOCK : 3585 LOT: 088**

Dear Mr. Johnson:

This letter is in response to your letter dated January 13, 2005 requesting a zoning verification letter for the property at 3875 - 18th Street. This property is located in an RH-3 (Residential, House, Three-Family) Zoning District with 40 feet height and "X" Bulk limitation. The RH-3 zoning district generally permits a residential density of three family dwelling unit per lot, up to one unit per 1,000 square feet of lot area with conditional use approval from the Planning Commission. The subject site is 5,697 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 twelve dwelling units. The current RH-3 zoning would allow 3 dwelling units on this site. This information would indicate 9 out of the existing 12-units are legal non-conforming units. There are no legal non-conforming commercial uses noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for 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:

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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 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)