



PLANNING DEPARTMENT

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January 10, 2007

Rosetta Taylor
Information Specialist
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, OK 73104

**RE: ZONING LETTER FOR THE PROPERTY AT
4540 CALIFORNIA STREET
BLOCK: 1367 LOT: 025**

Dear Ms. Taylor:

This letter is in response to your correspondence of November 8, 2006 requesting zoning information for the property at 4540 California Street. This property is located in the RM-1 (Residential, Mixed Districts, Low Density) zoning district with 40 feet height and "X" bulk limitation. The RM-1 zoning district generally permits one dwelling unit per 800 square feet of lot area. The subject site is 4,704 square feet.

The subject property is not in any Special Use District. The abutting zoning districts to the subject property to the north is RH-2 and RM-2, to the east is RH-2 and NC-1, to the west is RH-2 and RM-1 and to the south is RM-1 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. Our assessor's records show the authorized use for this property as an Apartment House containing 12 dwelling units. The current RM-1 zoning district would allow 5-units on this site. Therefore, 7-units out of the existing 12-units on this site 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.

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The subject property is noted in the Inner Richmond Special Survey and the Heritage Foundation listing as a building of contextual importance (buildings that are distinguished by scale, materials, compositional treatment, cornice and other features). Modifications to the exterior of the building would be reviewed by a Preservation Specialist of our staff to see if it complies with the Secretary of the Interior's standards for rehabilitation.

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:

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 November 8, 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 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)

