



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

January 20, 2005

Susan Davis
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, OK 73104

**RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT
645 STOCKTON STREET. BLOCK : 0256 LOT: 002**

Dear Ms. Davis:

This letter is in response to your letter dated November 30, 2004 requesting a zoning verification letter for the property at 645 Stockton Street. This property is located in the RM-4 (Residential, Mixed, High Density) Zoning District with 65 feet height and A bulk limitation. The RM-4 Zoning District generally permits one dwelling unit per 200 square feet of lot area. The subject site is 9,556.25 square feet.

The subject property is not in any Special Use District. It is surrounded largely by downtown general commercial (C-3-G) district and residential, mixed, medium and high density zoning districts. Our records do not indicate any variances, special exceptions, or conditional use permit granted for Planned Unit Development or other uses on the subject property. Our assessor's records for this property shows that the building is occupied by an apartment house with an authorized use of 70 family dwelling units. The current RM-4 zoning would allow 47 dwelling units on this site. This information would indicate 23 of the 70-units on the site 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 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.

Susan Davis
Zoning Verification Letter
645 Stockton Street
January 20, 2005
Page -2-

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 30, 2004. 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)

