



PLANNING DEPARTMENT

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February 21, 2007

Dawn Walker
Information Specialist
The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

RE: ZONING LETTER FOR THE PROPERTY AT 72 GOUGH STREET
(Aka 1684-1698 Market Street). BLOCK: 0854 LOT: 006

Dear Ms. Walker:

This letter is in response to your correspondence dated January 10, 2007 requesting zoning information for the property at 72 Gough Street. This property is located in the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district with 80 feet height and "A" bulk limitation. The NC-3 districts are intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The residential density for NC-3 district is 600 square feet per lot area. The subject site is 6,600 square feet.

The subject property is not in any Special Use District. The abutting zoning districts to the north is NC-3/Hayes-Gough NCD, to the west is P, to the east is C-M, and to the south is C-M/P zoning district. Our records indicate the City Planning Commission approved a conditional use application with conditions on January 12, 2006 for the expansion of an existing 1,949 square feet restaurant to 9,990 square feet and a variance was required for parking on the subject property (see case # 2005.0955CV and Motion No. 17170 attached). The authorized use per our assessor's records for this property is 20 family dwelling with 4 Guestrooms with cooking and commercial. The current NC-3 zoning would allow 11-units on this site. Therefore, 9 out of the existing 20 units 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. Our Planning Enforcement Tracking records for this property shows a complaint (storefront windows installed do not match those on approved plans – Permit Application # 200605121512).

The subject property is noted in the 1976 San Francisco Planning Department Survey for Architecturally Significant Buildings, Unreinforced Masonry Building listing and the Heritage Foundation Survey as a building of contextual importance. Modifications to the exterior of buildings similarly rated would be reviewed by a Preservation Specialist of our staff to see if they comply with the Secretary of the Interior's Standards for rehabilitation.

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Planning Code Section 181(d) and 188(b) would allow a non-conforming use or a non-complying structure to be replaced if the building is destroyed by fire, calamity, act of God or the public enemy, it can be replaced or rebuilt to its original condition and use.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is 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 the letter dated January 10, 2007. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have 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)

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