

(415) 558-6378

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COMMISSION CALENDAR

INFO: 558-6422

April 13, 2005

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

RE: ZONING LETTER FOR THE PROPERTY AT

755-757 GREEN STREET. BLOCK: 0129 LOT: 029

Dear Ms. Smith:

This letter is in response to your correspondence of February 3, 2005, requesting a zoning letter for the property at 755-757 Green Street. This property is located in the RM-2 (Residential, Mixed Districts, Moderate Density) zoning district with 40 feet height and "X" bulk limitation. The RM-2 zoning district permits one family dwelling unit per 600 square feet of lot area. The subject site is 9,453.13 square feet.

The subject property is not in any Special Use District. The property is surrounded to the north and south by RM-2, to the east by North Beach NCD, and to the west by RH-2 zoning districts. 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. There are two buildings on the subject lot containing 15-units in each building (a total of 30-units). Our assessor's records show the authorized use for this property as a 15-unit dwelling. The current RM-2 district would allow 15-units on this site. This information would indicate 15-units out of the existing 30-units on this site are 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 non-conforming units noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

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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 February 3, 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)

n:/za/determine/2005/755-757GreenStreet.doc