



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #1

July 12, 2017

Paul Law Group
870 Market Street, Suite 1105
San Francisco, CA 94102

Attn.: Lyssa Kaye Paul (electronic delivery: lyssa_paul@paullawgroupsf.com)

RE: 301-311 Lake Street (Address of Permit Work)
1364/001 (Assessor's Block/Lot)
2017-007135CND (Building Permit Application Number)

The Planning Department has received your Condominium Conversion Application for review. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

- 1. Legal, Nonconforming Dwelling Units.** The application indicates that the subject building is a six-unit building located in a RH-2 (Residential, House, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two (2) dwelling units can be considered legal and conforming to the Planning Code. In the subject case, the remaining four (4) dwelling units must be considered legal, nonconforming dwelling units. Section 181 of the Planning Code provides that a nonconforming use and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code. Therefore, the owners of the property shall record on the land records of the City and County of San Francisco a Notice of Special Restrictions (NSR) to designate a nonconforming dwelling unit if and when any future expansions occur, therefore limiting future alterations pursuant to Planning Code Section 181. Contact staff if you wish to determine the conforming unit now. *An NSR will be provided after the Planning Commission hearing.*
- 2. Prop M Findings.** Please update Prop M findings to include a concise description of why each finding does not apply.
- 3. Notification Materials.** Submit Planning Commission notification materials at this time. Include an [affidavit for material preparation](#).

Please direct any questions concerning this notice to the assigned planner, **Laura Ajello at (415) 575-9142 or laura.ajello@sfgov.org**. Please do not come to the Planning Department to discuss this notice without an appointment. Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOPDR #1 sent to:
Paul Law Group
870 Market Street, Suite 1105
San Francisco, CA 94118

July 12, 2017
2017-007135CND
301-311 Lake Street

Encl: Embedded hyperlinks
CC: Mapping, Subdivision (DPW) (subdivision.mapping@sfdpw.org)

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Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.