



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

1660 Mission Street, San Francisco CA 94103

Report of Residential Building Record
(Article 3.5 Housing Code Ordinance No. 96-69)
Residential Requirement Report Division
(415) 558-6081

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Department of Planning and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 49 MINERVA ST

Block 7094

Lot 047

Other Addresses

- 1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
B. Is this building classified as a condominium? Yes No [checked]
C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No [checked]
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification: R-3
4. Do Department of City Planning Records show an expiration date for any non-conforming use of this property? Yes No [checked]
If Yes, what date? The zoning for this property may have changed. Call City Planning, (415) 558-6377, for the current status.
5. Building Construction Date: 1975
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alternation permits issued, if any:

Table with 5 columns: Application #, Permit #, Issue Date, Type of Work Done, Status. Rows include applications for new construction, physical inspection, and re-roofing.

- 8. A. Is this property within a project area for which a redevelopment plan has been approved by the Board of Supervisors? Yes No [checked]
B. Is this property within a or does it abut upon the right-of-way of a freeway route which has been adopted by the California State Highway Commission and approved by the Board of Supervisors? Yes No [checked]
C. Does the property abut upon a street to be widened pursuant to action of the Board of Supervisors? Yes No [checked]
D. Is this property a conservation area? Yes No [checked]
9. A. Is there an active Franchise Tax Board Referral on file? Yes No [checked]
B. Is this property currently under abatement proceedings for code violations? Yes No [checked]
10. Number of structures on property? 1 11. Is Building in Fire Zones? Yes No [checked]
12. A. Has energy inspection been completed? Yes [checked] No B. If yes, has a proof of compliance been issued? Yes [checked] No

Date of Issuance: 03 FEB 2005
Date of Expiration 03 FEB 2006
By: MAY Y. YU
Report No: 200501286170

Patty Herrera, Manager, Public Services Division

[Signature]

Jim Hutchinson, Acting Director
Department of Building Inspection

HEAD, APPROVED, AND
HEREBY ACKNOWLEDGE
RECEIPT OF A COPY.

[Handwritten marks and lines]

**Address of Building 49 MINERVA ST**

**Block 7094**

**Lot 047**

**THIS REPORT IS VALID FOR ONE YEAR ONLY.**

**The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.**

**(For Explanation of terminology, see attached)**

# EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

**Residential Building:** A residential building is a building or portion thereof containing one or more dwelling units but not including 30 or more guest rooms or motels.

**A. Present Authorized Occupancy or Use:** Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.

**B. Condominiums:** Refers to the type of ownership of the building.

**C. Residential Hotel Guest Rooms:** Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call Housing Inspection Services at 558-6220 for information.

**I. Zoning District:** The main uses of property permitted by the Planning Code in each zoning district are as follows:

	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
R-1	(Neighborhood Shopping) district
R-2	(Community Business) district
R-3-0	(Downtown Office) district
R-3-R	(Downtown Retail) district
R-3-G	(Downtown General Commercial) district
R-3-S	(Downtown Support) district
R-M	(Heavy-Commercial) district
I-1	(Light Industrial) district
I-2	(Heavy Industrial) district
C-1	(Neighborhood Commercial Cluster) district
C-2	(Small-Scale Neighborhood Commercial) district
C-3	(Moderate-Scale Neighborhood Commercial) district
C-5	(Neighborhood Commercial Shopping Center) district
<b>Chinatown Mixed Used Districts</b>	
CB	(Chinatown Community Business) district
CR/NC	(Chinatown Residential/Neighborhood Commercial) district
RV	(Chinatown Visitor Retail) district
<b>South of Market Mixed Use Districts</b>	
ED	(Residential Enclave) district
PD	(South Park) district
SD	(Residential Service) district
SR	(Service/Light Industrial/Residential) district
SI	(Service/Light Industrial) district
SO	(Service/Secondary Office) district
<b>Mission Bay Districts</b>	
B-R-1	(Mission Bay Lower Density Residential) district
B-R-2	(Mission Bay moderate Density Residential) district
B-R-3	(Mission Bay High Density Residential) district
B-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
B-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
B-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
B-O	(Mission Bay Office) district
B-CI	(Mission Bay Commercial-Industrial) district
B-H	(Mission Bay Hotel) district
B-CF	(Mission Bay Community Facilities) district
B-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the Planning Department at 558-6377 for additional information.

**Occupancy Classification:** Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Apartment House or Hotel
Class R-3	1 or 2 family dwellings, including housekeeping rooms

**4. Non-conforming Use:** When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-confirming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the Planning Department at 558-6377.

**5. Building Construction Date:** The year the building was constructed.

**6. Original Occupancy or Use:** The number of residential unit(s) when the building was constructed.

**7. Permit Application:** This section shows all issued building permit applications for this property, the permit number, the date issued and the description of work. Status: It indicates that the record shows: **C** – the work was completed **X** – the permit expired (not started or not completed) **R** – the permit was revoked **S** the permit is suspended or **N** – no record was found.

**8A. Redevelopment Project Area:** An area of the city that has been officially designated for redevelopment by the Board of Supervisors. Buildings in this area may remain under owner participation agreements provided they can conform with the redevelopment plan and standards adopted by the Redevelopment Agency. For information, call the San Francisco Redevelopment Agency at 749-2400.

**8B. Freeway Route:** A State Highway route approved by the Board of Supervisors for freeway construction. The construction may require acquisition of property along the right-of-way or may cut off access of buildings along the right-of-way. For details, call State Division of Highways at (510) 286-4444.

**8C. Street Widening:** The widening of the pavement area of a street, after approval by the Board of Supervisors. In some instances, a part or all of some private property may be purchased by the city in order to accomplish the widening. For additional information please call the City Engineer's Office at 554-5827.

**8D. Conservation Area:** Designated by the Board of Supervisors, with oversight by the Planning Department.

**9A. Franchise Tax Board Referral:** The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call Housing Inspection Services at 558-6220.

**9B. Abatement Proceedings:** The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action.

The City may also perform the work and place a lien against the property. Call Housing Inspection Services at 558-6220 or Code Enforcement at 558-6454 for additional information.

**10. Number of structures on property:** The number of legal residential structures on one lot.

**11. Fire Zone:** No wood frame construction is permitted to be built or moved into the fire zone.

**12. Energy Conservation Ordinance:** Compliance with this ordinance is required before an owner sells a property. Questions should be directed to Housing Inspection Services at 558-6220.