



**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
1660 Mission Street, San Francisco CA 94103**

**Report of Residential Building Record (3R)  
(Housing Code Section 351(a))  
Customer Service 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 Planning Department 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 **1735 19TH AV**

Block **1924**

Lot **083**

Other Addresses **1735 1737 19TH AV**

- 1. A. Present authorized Occupancy or use: **TWO FAMILY DWELLING**
- B. Is this building classified as a residential condominium? Yes  No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: 3. Building Code Occupancy Classification: **R3**
- 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No   
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
- 5. Building Construction Date (Completed Date): **2002**
- 6. Original Occupancy or Use: **TWO FAMILY DWELLING**
- 7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
9913009	890733	29-SEP-99	NEW CONSTRUCTION - CFC 2FD	C
200111092921	952975	09-NOV-01	SUBMITTED OF ROOF TRUSS DETAIL	C
200111273944	954056	27-NOV-01	REVISE PA#9913009S	C

- 8. A. Is there an active Franchise Tax Board Referral on file? Yes No
- B. Is this property currently under abatement proceedings for code violations? Yes No
- 9. Number of residential structures on property? **1**
- 10. A. Has an energy inspection been completed? Yes  No B. If yes, has a proof of compliance been issued? Yes  No

Date of Issuance: **29 APR 2008**

Patty Herrera, Supervisor, Customer Service Division

Date of Expiration: **29 APR 2009**

By: **NOREEN MURPHY**

Report No: **200804259530**

**Isam Hasenin, P.E., C.B.O.  
Director, Department of Building Inspection**

**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 a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

**1A. 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.

**1B. Condominiums:** Refers to the type of ownership of the building.

**1C. 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.

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

- P (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
- C-1 (Neighborhood Shopping) district
- C-2 (Community Business) district
- C-3-0 (Downtown Office) district
- C-3-R (Downtown Retail) district
- C-3-G (Downtown General Commercial) district
- C-3-S (Downtown Support) district
- C-M (Heavy-Commercial) district
- M-1 (Light Industrial) district
- M-2 (Heavy Industrial) district
- NC-1 (Neighborhood Commercial Cluster) district
- NC-2 (Small-Scale Neighborhood Commercial) district
- NC-3 (Moderate-Scale Neighborhood Commercial) district
- NC-5 (Neighborhood Commercial Shopping Center) district
- Chinatown Mixed Used Districts**
- CCB (Chinatown Community Business) district
- (CR/NC (Chinatown Residential/Neighborhood Commercial) district
- CRV (Chinatown Visitor Retail) district
- South of Market Mixed Use Districts**
- RED (Residential Enclave) district
- SPD (South Park) district
- RSD (Residential Service) district
- SLR (Service/Light Industrial/Residential) district
- SLI (Service/Light Industrial) district
- SSO (Service/Secondary Office) district
- Mission Bay Districts**
- MB-R-1 (Mission Bay Lower Density Residential) district
- MB-R-2 (Mission Bay moderate Density Residential) district
- MB-R-3 (Mission Bay High Density Residential) district
- MB-NC-2 (Mission Bay Small Scale Neighborhood Commercial) district
- MB-NC-3 (Mission Bay Moderate Scale Neighborhood Commercial) district
- MB-NC-S (Mission Bay Neighborhood Commercial Shopping Center (district)
- MB-O (Mission Bay Office) district
- MB-CI (Mission Bay Commercial-Industrial) district
- MB-H (Mission Bay Hotel) district
- MB-CF (Mission Bay Community Facilities) district
- MB-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.

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

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
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 the status of the permit application:  
 C – the work was completed;  
 I – permit has been issued;  
 N – no record was found;  
 X – the permit expired (work not started or not completed);.

**8A. 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.

**8B. 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.

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

**10. 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.