PLANNING DEPARTMENT

City and County of San Francisco ● 1660 Mission Street, Suite 500 ● San Francisco, California ● 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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February 22, 2007

Cirilo Ramirez
486 – 45th Avenue
San Francisco, CA 94112

RE: "REBUILD" LETTER FOR THE PROPERTY AT
2819 – 2825 – 25th Street (Block 4726/Lot 013)

Dear Mr. Ramirez,

This letter is in response to your correspondence of February 15, 2007, requesting a "rebuild" letter for the property at 2819-2825 – 25th Street, stating that the subject building can be restored to its original condition and use in the event the property is destroyed by fire or any other form of natural disaster. The subject property is located in an NC-2 (Moderate Neighborhood Commercial) zoning district with a 40 ft height and "X" bulk limitation, in the Housing/Mixed Use Zone as designated by the Planning Commission Resolution No. 16727 and the Mission Alcoholic Beverage RUSD.

Our assessor's records for this property shows that the authorized use for the subject building is a 4-family dwelling and the assessor's use is an "apartment house". This structure if voluntarily removed or required by law to be razed by the owner cannot be replaced without complying with all Planning and Building Codes, Residential Design Guidelines and relevant Master Plan Policies. However, Planning Code Section 181(d) and 188(b) would allow a structure that is damaged or destroyed by fire, other calamity, act of God or public enemy to be restored to its former condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. **Hence, if the subject building is destroyed as stated herein, it can be rebuilt to its original condition and use as a four-family dwelling**.

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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