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
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

March 23, 2007

Rick Lewis, Owner's Representative
San Francisco Community Land Trust
P. O. Box 420982
San Francisco, CA 94142

Re: Zoning Verification Request
53 Columbus Avenue
Block/Lot: 0195/012
Zoning/Height: CRNC/40X

Dear Mr. Lewis,

This letter is in response to yours of March 12, 2007 requesting written verification for the above-referenced property. Your letter states you will be applying for a Grant from the Affordable Housing Program of the Federal Home Loan Bank and they require the zoning verification.

Your project will be located at the above address and will consist of 21 (1-4 bedroom) units serving low-income families. There will be no change of use as the property is currently two stories of residential over ground floor commercial, and after rehabilitation the use will remain the same.

The subject property is located in the Chinatown Residential Neighborhood Commercial District. The property is noted in the Chinatown Special Survey, Unreinforced Masonry Building listing and the Heritage Foundation Survey as a building of contextual importance. Modifications to the exterior of buildings similarly rated would be reviewed by a Preservation Specialist of our staff to see if they comply with the Secretary of the Interior's standards for rehabilitation.

Our records do not indicate any variances, special exceptions or conditional use permit granted for Planned Unit Development on the subject property. Our assessor's records show the use for this property as a 21 Family Dwelling and Commercial. There are no complaints noted on our Planning Enforcement Tracking records for this property.

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 the public enemy to be restored to its original condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. Thus, if the subject building is destroyed as stated herein, it can be rebuilt to its original condition and use.

This letter and the attached information sheets should provide you with a summary of the information requested in the letter dated March 12, 2007. 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.

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

Cc: Adam Light
Nancy Shanahan

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