



# SAN FRANCISCO PLANNING DEPARTMENT

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September 21, 2007

Mr. Mitch Paskover  
5455 Wilshire Blvd – Suite 1507  
Los Angeles, CA 90036

Re: Rebuild Letter – 698 Bush Street

Dear Mr. Paskover,

This letter is in response to your correspondence of September 13, 2007, requesting a “rebuild” letter for the property at 698 Bush 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 the RC-4 zoning district with 65A height and bulk limitation. It is also listed as a Historic Resource in the National Register.

The assessor’s record for this property shows that the authorized use for the subject building is 28 family dwellings and 17 guest rooms. 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 and relevant General 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 legal condition and use.**

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 yours,

Lawrence B. Badiner  
Zoning Administrator

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