



PLANNING DEPARTMENT

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January 18, 2007

Brian M. Isaac
622 DeHaro Street
San Francisco, CA 94107

Re: "Rebuild" Letter For The Property At 1679-1681 Palou Avenue
Assessor's Block/Lot: 5327/035
Zoning: RH-2/40X

Dear Mr. Isaac,

This letter is in response to your correspondence of January 12, 2007, requesting a "rebuild" letter for the property located at 1679-1681 Palou Avenue, 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 RH-2 (Residential, House, Two-Family) zoning district with 40 feet height and "X" bulk limitation.

Our assessor's records for this property show that the authorized use for the subject building is a two-family dwelling and the assessor's use is three units. 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 three unit building.**

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