PLANNING DEPARTMENT

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

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(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

January 18, 2007

Kristine Vergara
California Lending Solutions
1410 Rocky Ridge Drive – Suite 120
Roseville, CA 95661

Re: "Rebuild" Letter For The Property At 4344 Balboa Street
Assessor's Block/Lot: 1587/022
Zoning: RH-2/40X

Dear Ms Vergara,

This letter is in response to your correspondence of January 11, 2007, requesting a "rebuild" letter for the property located at 4344 Balboa 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 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 three-family dwelling and the assessor's use is two 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 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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