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 FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

February 6, 2007

Vonda Jacobs
Information Specialist
The Planning & Zoning Resource Corporation
100 N. E. 5th Street
Oklahoma City, Oklahoma 73104

RE: ZONING LETTER FOR THE PROPERTY AT 631-645 GRANT AVENUE
BLOCK: 0242 LOT: 002

Dear Ms. Jacobs:

This letter is in response to your correspondence of December 1, 2006 requesting zoning information for the property at 631-645 Grant Avenue. This property is located in the CVR (Chinatown Visitor Retail) zoning district with 50 feet height and “N” bulk limitation. The residential density for this zoning district is one unit per 200 square feet of lot area. The subject site is 9,452 square feet.

The subject property is not in any Special Use District. The abutting zoning designations to the north of the subject property is CRNC/CVR, to the west is CRNC, to the south is C-3-G/CVR, and to the east is CVR zoning district. The subject building is noted in the Chinatown Special Survey, the Unreinforced Masonry Building listing and the Heritage Foundation Survey as a building of major 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 permits granted for Planned Unit Development on the subject property. Our assessor’s record shows that the subject property is occupied by a Commercial Store. This is a permitted use in the CVR zoning district. There are no non-conforming uses noted in our property profile and 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.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

This letter and the attached information sheets should provide you with a summary of the information requested in the your dated December 1, 2006. 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. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have further questions please contact Valentine Isoken Omokaro at (415) 558-6403.

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)

n:/za/determine/2007/631-645GrantAvenue.doc