SAN FRANCISCO
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July 2, 2009

Carri Howard
National Zoning Associates, LLC
19045 North Rockwell Avenue
Edmond, OK 73012

RE: ZONING LETTER FOR THE PROPERTY AT 956 VALENCIA STREET
(aka 958, 960, 962, 964, 966 Valencia Street) BLOCK: 3608 LOT: 005

Dear Ms.Howard:

This letter is in response to your correspondence of June 21, 2009 requesting zoning information for the property at 956 Valencia Street. This property is located in the Valencia Street Neighborhood Commercial Transit (Valencia Street NCT) zoning district with 50 feet height and "X" bulk limitation. We have attached a summary of the zoning controls for the district.

The subject property is in the Mission ABC/RUSD Special Use District. Historic or architectural ratings and our property information report for the subject property are attached.

The Planning Code Section 181(d) and 188(b) allow a legally constructed structure that is destroyed by fire, other calamity, or by 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. This allows the reconstruction of a non-conforming use, a non-complying building or conditional use that has all applicable building permits and a Certificate of Occupancy on record with the Department of Building Inspection. Uses, buildings and features not legally built or established may be replaced only with uses, buildings or features that conform to current standards.

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 letter dated June 21, 2009. 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 any 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 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

i:/za/lettersofdetermination/2009/956ValenciaStreet.