



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Letter of Determination

January 25, 2016

James Gallagher  
2101 Shoreline Drive, #413  
Alameda, CA 94501

<b>Site Address:</b>	<b>80 Lagunitas Drive</b>
<b>Assessor's Block/Lot:</b>	<b>7223/002C</b>
<b>Zoning District:</b>	<b>RH-1(D)/40-X</b>
<b>Staff Contact:</b>	<b>Marcelle Boudreaux, (415) 575-9140 or <a href="mailto:marcelle.boudreaux@sfgov.org">marcelle.boudreaux@sfgov.org</a></b>
<b>Record No.:</b>	<b>2015-015068ZAD</b>

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Gallagher:

This letter is in response to your request for a Letter of Determination regarding the property at 80 Lagunitas Drive. The subject property is located in the RH-1(D) (Residential-House, One-Family, Detached) Zoning District and 40-X Height and Bulk District. The request is seeking to learn whether a one-story vertical addition can be added to an existing two-story, single-family dwelling that would increase the height of the building to greater than 25 feet. The building, constructed circa 1928, exhibits side yard setbacks of 3 feet (at the northeastern side) and 5 feet (at the southeastern side). Frontage on the lot is approximately 46 feet. In this zoning and height district, no portion of a dwelling shall exceed a height of 35 feet, pursuant to Planning Code Section 261(b)(1).

In the RH-1(D) Zoning District, side yards are required. Pursuant to Planning Code Section 133(a)(4) "For lots with a width of 40 feet or more but less than 50 feet: two side yards each of four feet" are required. Further Section 133(b) states that "where, however, the building does not exceed 25 feet in height, any side yard required by Subsection (a) to be more than three feet in width may be reduced to three feet if the width of the other side yard is increased by the same amount as the first one is reduced."

As proposed in the plans submitted with the Letter of Determination request (dated July 16, 2015), the one-story vertical addition is sited within the buildable area, adjacent to the 5 foot required side yard at the southeastern side of the lot. The addition does not expand the building footprint into either the existing side yard of 5 feet or the minimum required side yard of 4 feet (per Section 133(a)(4)). The proposal will result in a portion of the building having a height greater than 25 feet. Given that the proposed addition is not located within the required side yard, no variance from the side yard requirement is needed for the project.

In the plans provided, the required rear yard line is not clear. The requirement in this zoning district pursuant to Planning Code 134(a)(1) is as follows: The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

James Gallagher  
2101 Shoreline Drive, #413  
Alameda, CA 94501

January 25, 2016  
Letter of Determination  
80 Lagunitas Drive

Please review the vertical addition for expansion into the required rear yard, as this would require a Variance to be obtained before proceeding with the project.

Additionally, the building permit for expansion requires Section 311 neighborhood notification and under CEQA the vertical expansion requires review by a preservation planner for modifications visible from the public right of way.

**APPEAL:** 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 Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Property Owner  
Neighborhood Groups  
Marcelle Boudreaux, Planner

James Gallagher, Architect  
2101 Shoreline Drive, #413  
Alameda, CA 94501  
t. 415.830.1744  
e. gallagher.jim.a@gmail.com

29 October 2015  
1504

Scott Sanchez, Zoning Administrator  
Office of the Zoning Administrator  
1650 Mission Street, #400  
San Francisco CA 94103

R # 2015-015  
CK # 2559 \$ 645 -  
D WASHINGTON (SW)

Subject: 80 Lagunitas Drive Remodel  
Request for Letter of Determination

(7223/002C)

Dear Mr. Sanchez,

I am writing to request a Letter of Determination regarding the building height for a proposed remodel design for 80 Lagunitas Drive.

Parcel Info:

Address:	80 Lagunitas Dr., S.F. 94132
Block/Lot:	7223/002C
Zoning:	RH-1(D)
Height:	40-X
Year Built:	1938
Lot Area:	4,826 s.f.
Building Area:	1,855 s.f.
Units:	1
Stories:	1 (per Planning Information Map)

The subject property is a single family residence located in an RH-1(D), Residential - House, One Family – Detached zoning district and 40-X height and bulk district with the maximum building height being 35', typically. The lot width is between 40' and 50' which requires a side yard of 4'-0" on either side. Per SF Planning Section 133(b) "Where, however, the building does not exceed 25 feet in height, any side yard required by Subsection (a) to be more than three feet in width may be reduced to three feet if the width of the other side yard is increased by the same amount as the first one is reduced." - which is the case in the subject lot (see site plan and site survey, enclosed).

I met with Marcelle Boudreaux on July 27, 2015 and reviewed the attached plans dated 16 July 2015 which show a proposed addition to the existing home at 80 Lagunitas Drive for my clients Courtney and Doug Kilroy. The new addition would have a height of approximately 28'-4" as calculated from recent site survey data.

Subsequent to my meeting Marcelle she met with you in July and asked your opinion on the building height and showed you attached drawings dated 16 July 2015 (note that elevations have

29 October 2015  
1504  
Page 2 of 2

since been corrected based on site survey data). It was your opinion at the time that the proposed improvements were in conformance to the planning code.

I would like to request an official determination from you stating the proposed building height is in conformance with the San Francisco Planning Code.

Thank you for your consideration,

Sincerely

A handwritten signature in black ink, appearing to read "James Gallagher", with a long horizontal flourish extending to the right.

James Gallagher, Architect  
License C32079

Cc: Doug and Courtney Kilroy, Owners

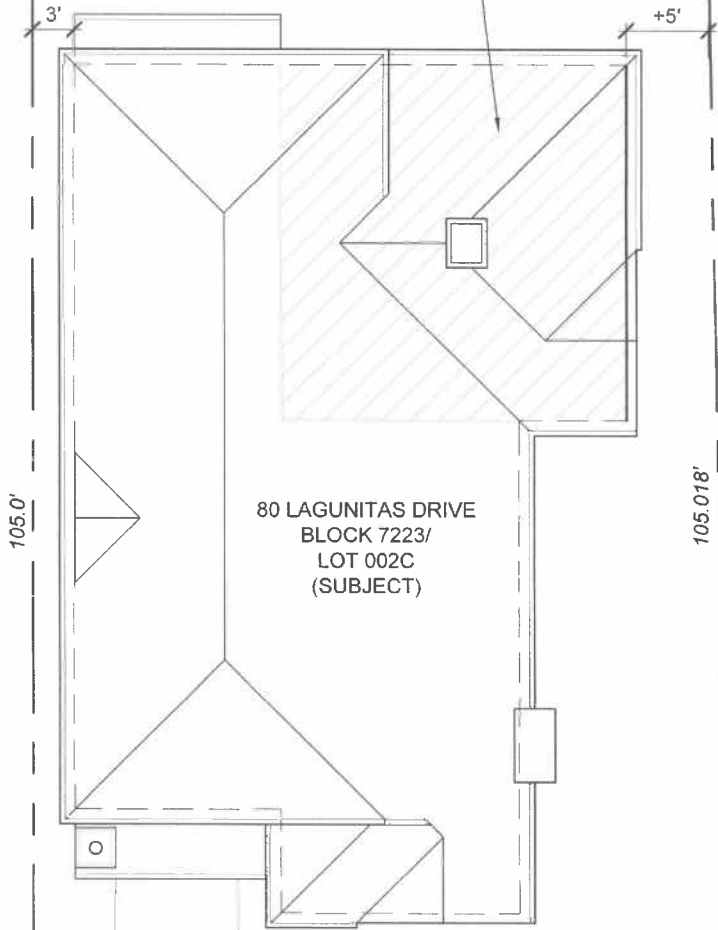
Enclosures:

A check for \$645.00 (Zoning Determination Fee)  
Assessor's Block Map of Block 7223  
Architectural Plans dated 16 July 2015 (Revised 26 October 2015)  
Site Survey for 80 Lagunitas Drive dated October 2015

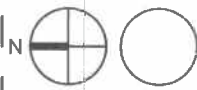


44.0'

HATCHED AREA REPRESENTS APPROXIMATE PROPOSED AREA OF EXPANSION

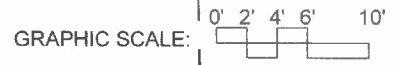


80 LAGUNITAS DRIVE  
BLOCK 7223/  
LOT 002C  
(SUBJECT)

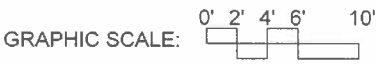
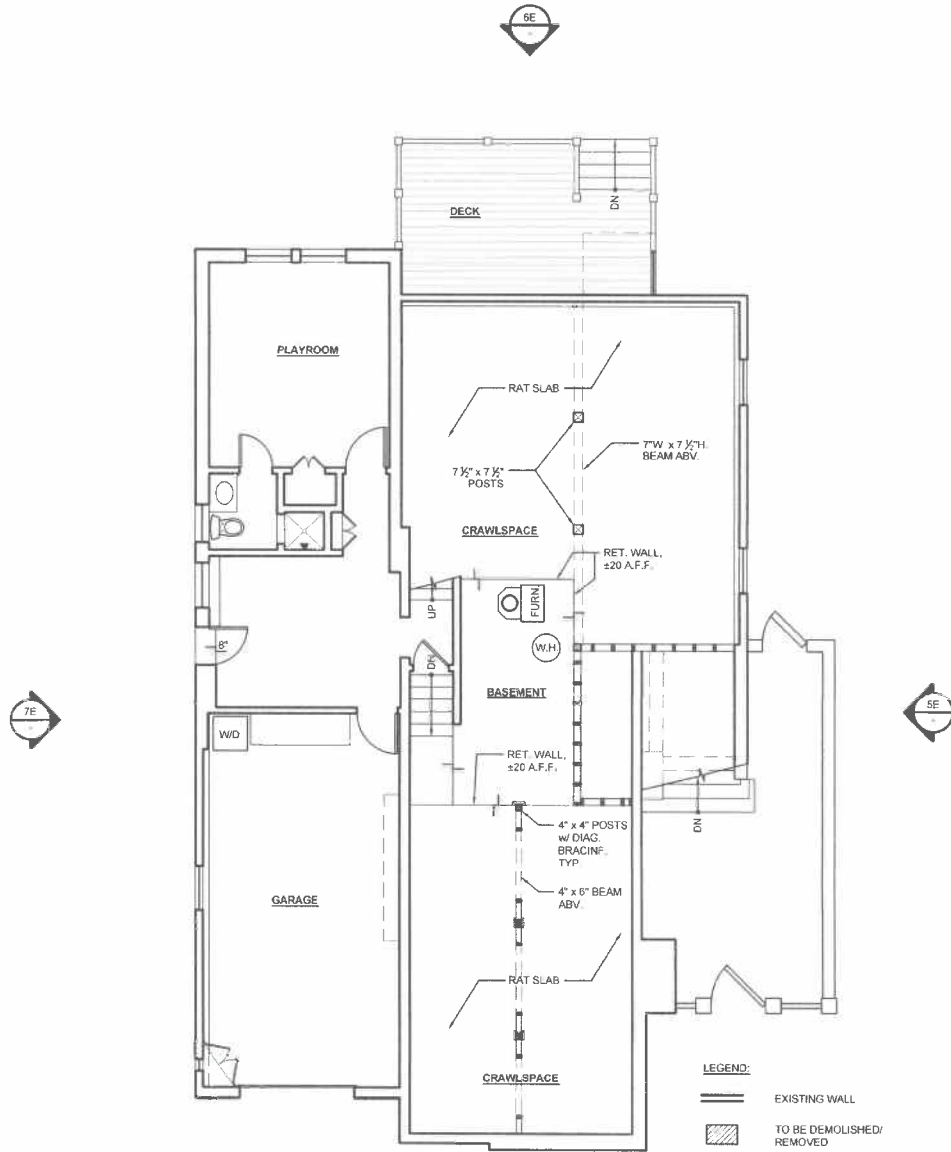


EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



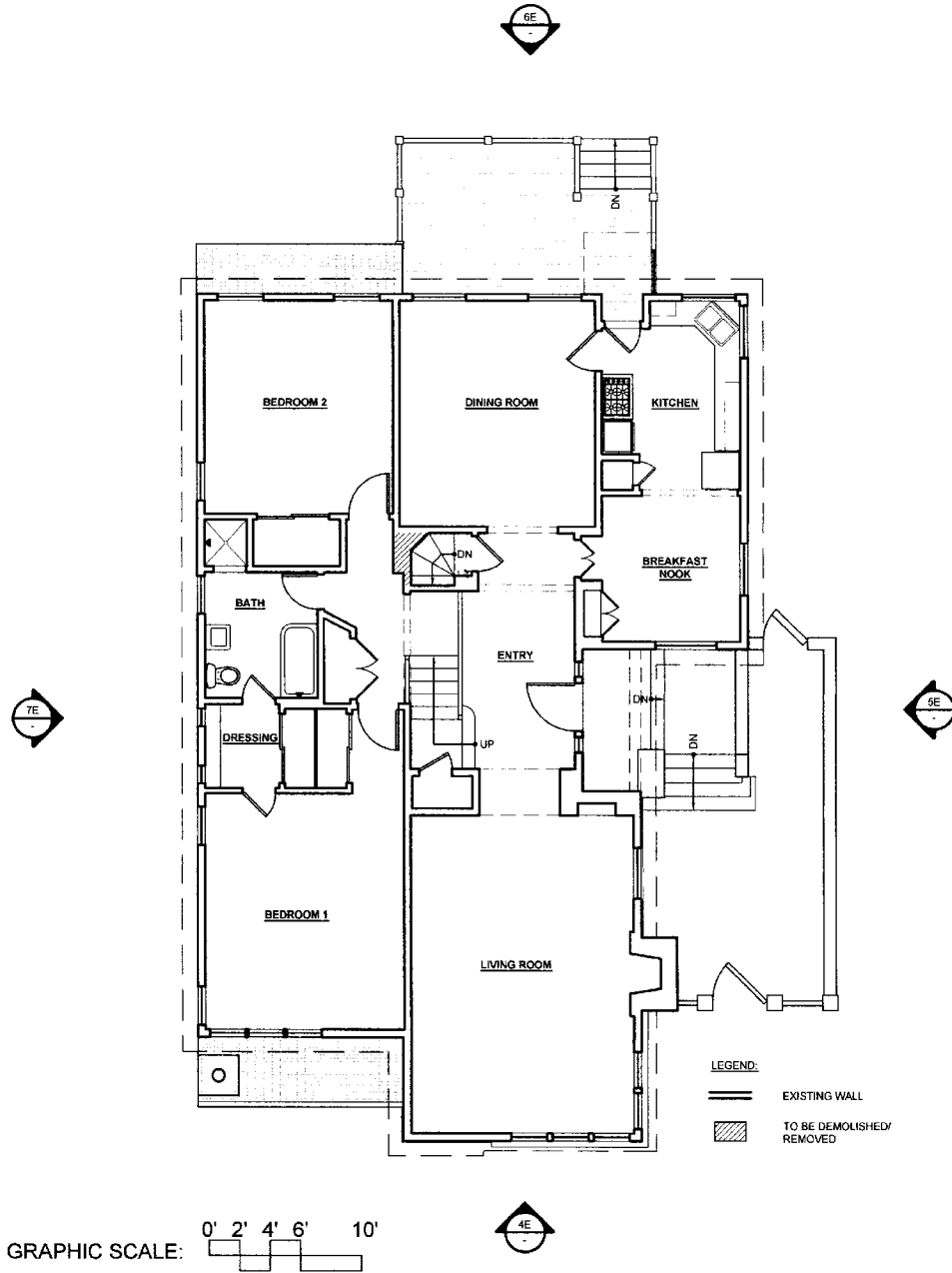
46.0'





**EXISTING BASEMENT & LOWER FLOOR PLANS (NO CHANGE)**  
 SCALE: 1/8" = 1'-0"

KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. gallagher\_jim\_a@gmail.com

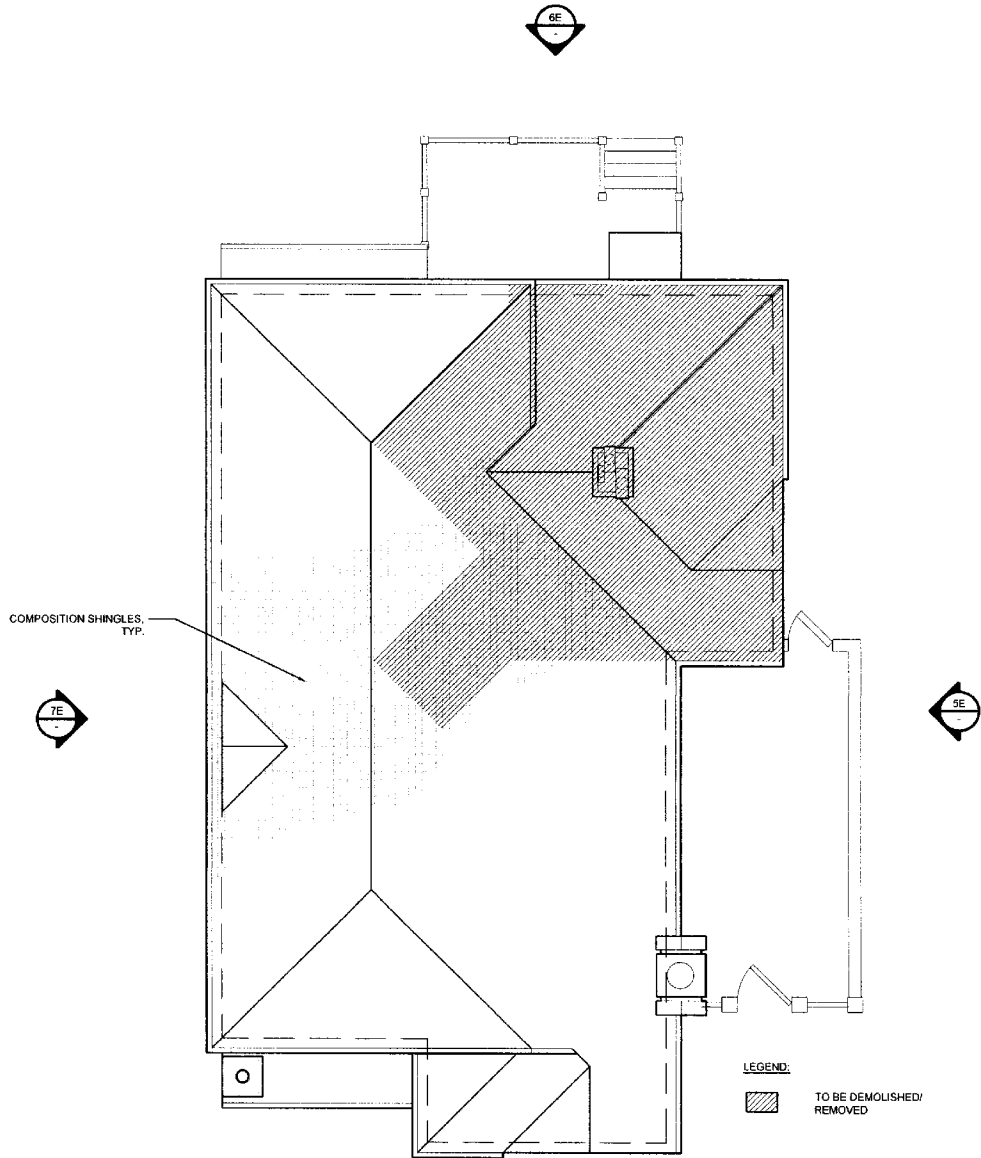




**EXISTING MAIN & UPPER FLOOR PLANS**  
 SCALE: 1/8" = 1'-0"

KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. gallagher\_jim\_e@gmail.com





GRAPHIC SCALE: 0' 2' 4' 6' 10'

NOTE: ALL ROOFS SLOPE 6:12  
UNLESS NOTED OTHERWISE


**3E** EXISTING ROOF PLAN  
SCALE: 1/8" = 1'-0"

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagherjim2@gmail.com

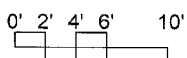
\*SEE FOLLOWING SHEET FOR ROOF ELEVATIONS  
PER SURVEY

LEGEND:

 TO BE DEMOLISHED/  
REMOVED



**4E** EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher\_jim\_2@gmail.com

74 LAGUNITAS DR.

80 LAGUNITAS DR.

84 LAGUNITAS DR.

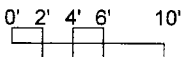


**4E** EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"

LEGEND:



TO BE DEMOLISHED/  
REMOVED

GRAPHIC SCALE: 

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015 (REV. 26 OCT. 2015)  
TO SHOW ROOF HEIGHTS PER SURVEY)

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher.jim.a@gmail.com

74 LAGUNITAS DR.

80 LAGUNITAS DR.

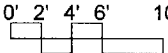
84 LAGUNITAS DR.



**4E** EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"

LEGEND:


 TO BE DEMOLISHED/  
REMOVED

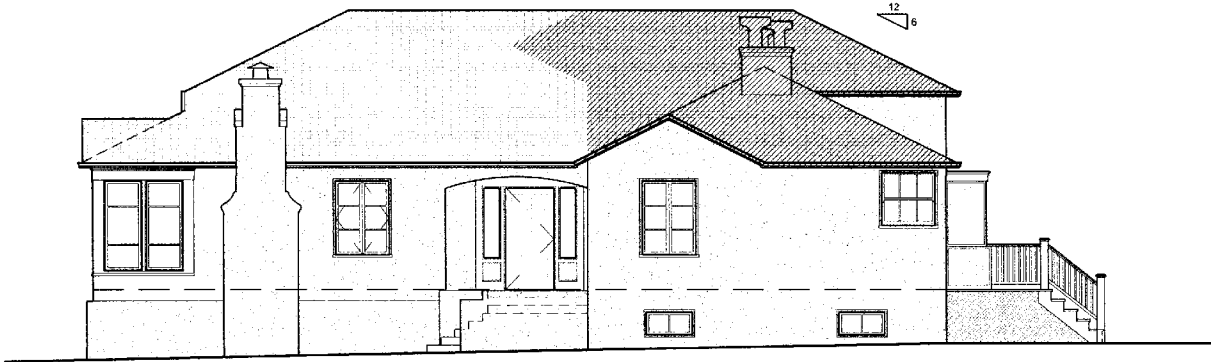
GRAPHIC SCALE: 

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015 (REV. 26 OCT. 2015  
TO SHOW ROOF HEIGHTS PER SURVEY)

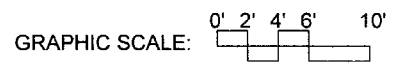
JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher.jim.a@gmail.com

LEGEND:

 TO BE DEMOLISHED/  
REMOVED



**5E** EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallerherjim2@gmail.com

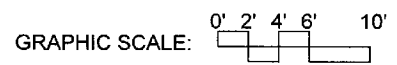
LEGEND:



TO BE DEMOLISHED/  
REMOVED



**6E** EXISTING WEST (REAR) ELEVATION  
SCALE: 1/8" = 1'-0"



KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher\_jim\_a@gmail.com

\*SEE FOLLOWING SHEET FOR CORRECTED BUILDING HEIGHT PER SURVEY

LEGEND:



TO BE DEMOLISHED/  
REMOVED



7E

**EXISTING NORTH ELEVATION**


SCALE: 1/8" = 1'-0"

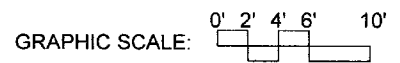
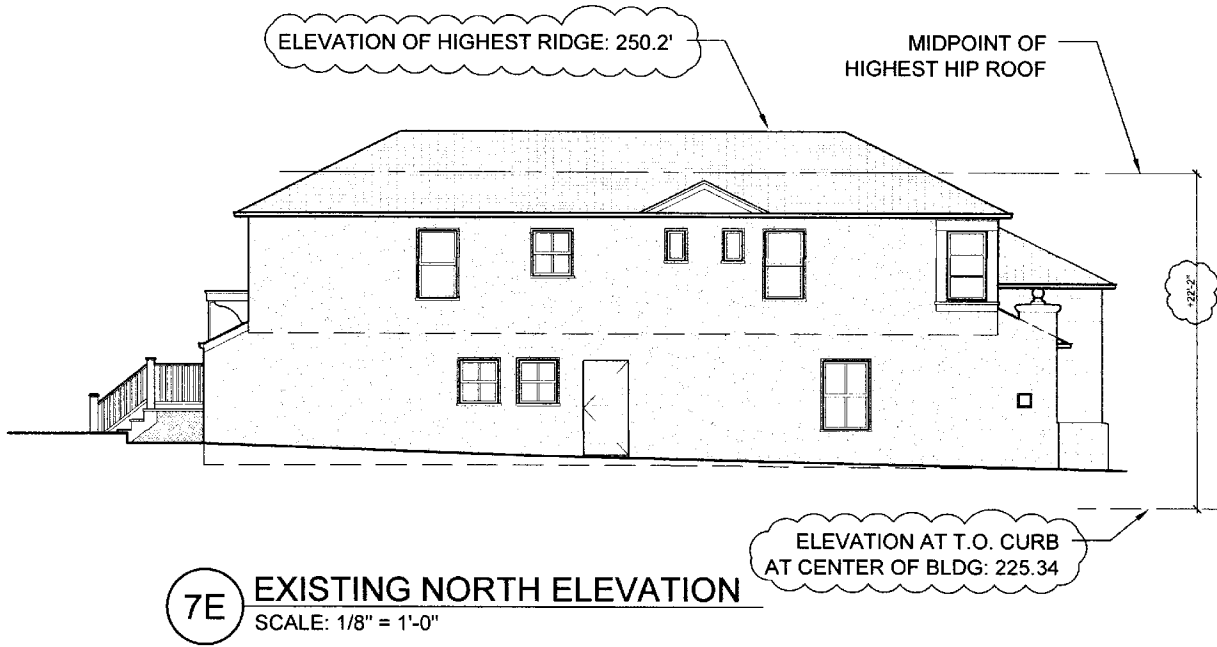
GRAPHIC SCALE: 0' 2' 4' 6' 10'

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher.jim.a@gmail.com

LEGEND:

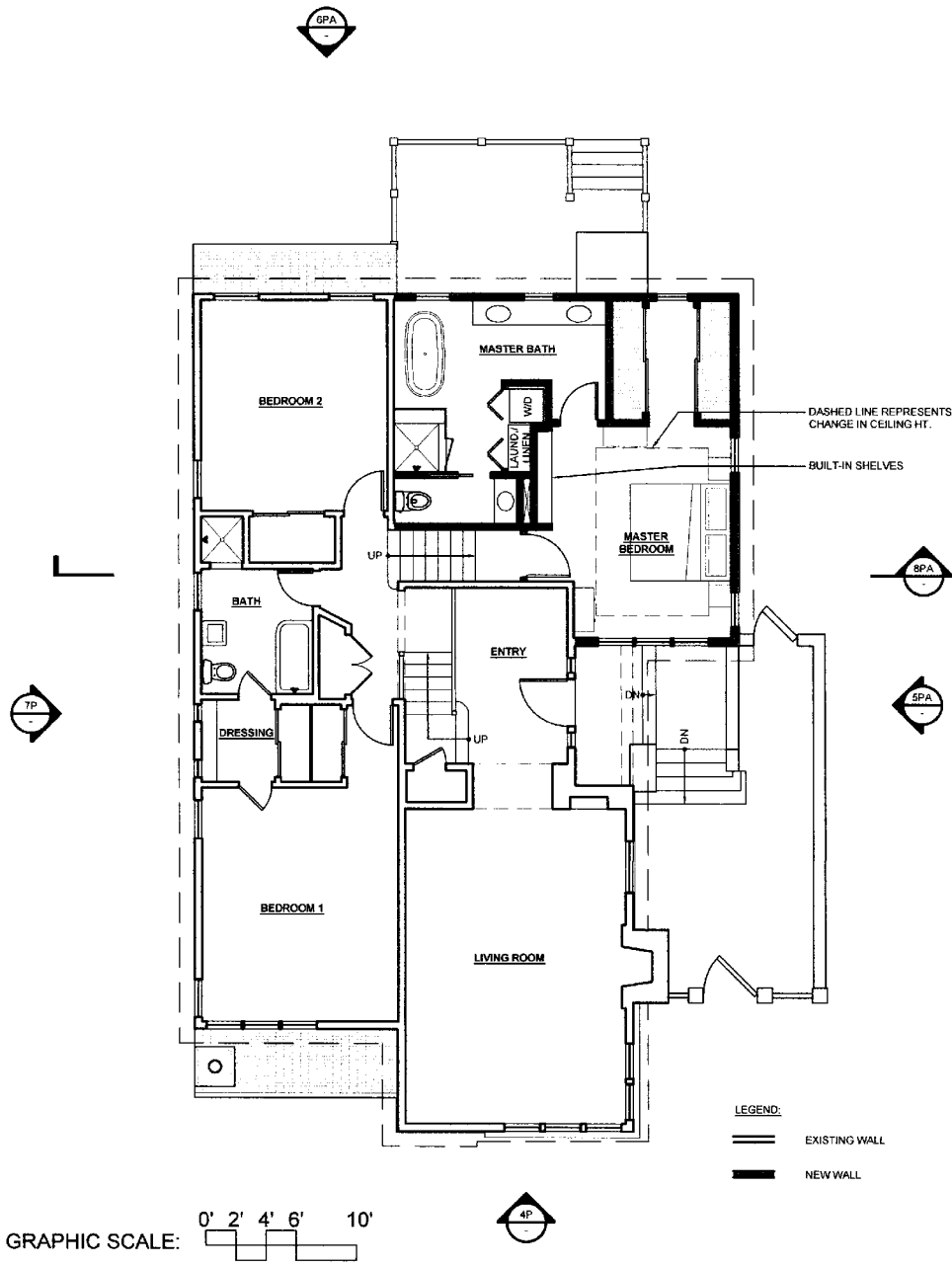
 TO BE DEMOLISHED/  
REMOVED



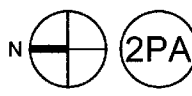
KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015 (REV. 26 OCT. 2015  
TO SHOW ROOF HEIGHTS PER SURVEY)

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher.jim.a@gmail.com



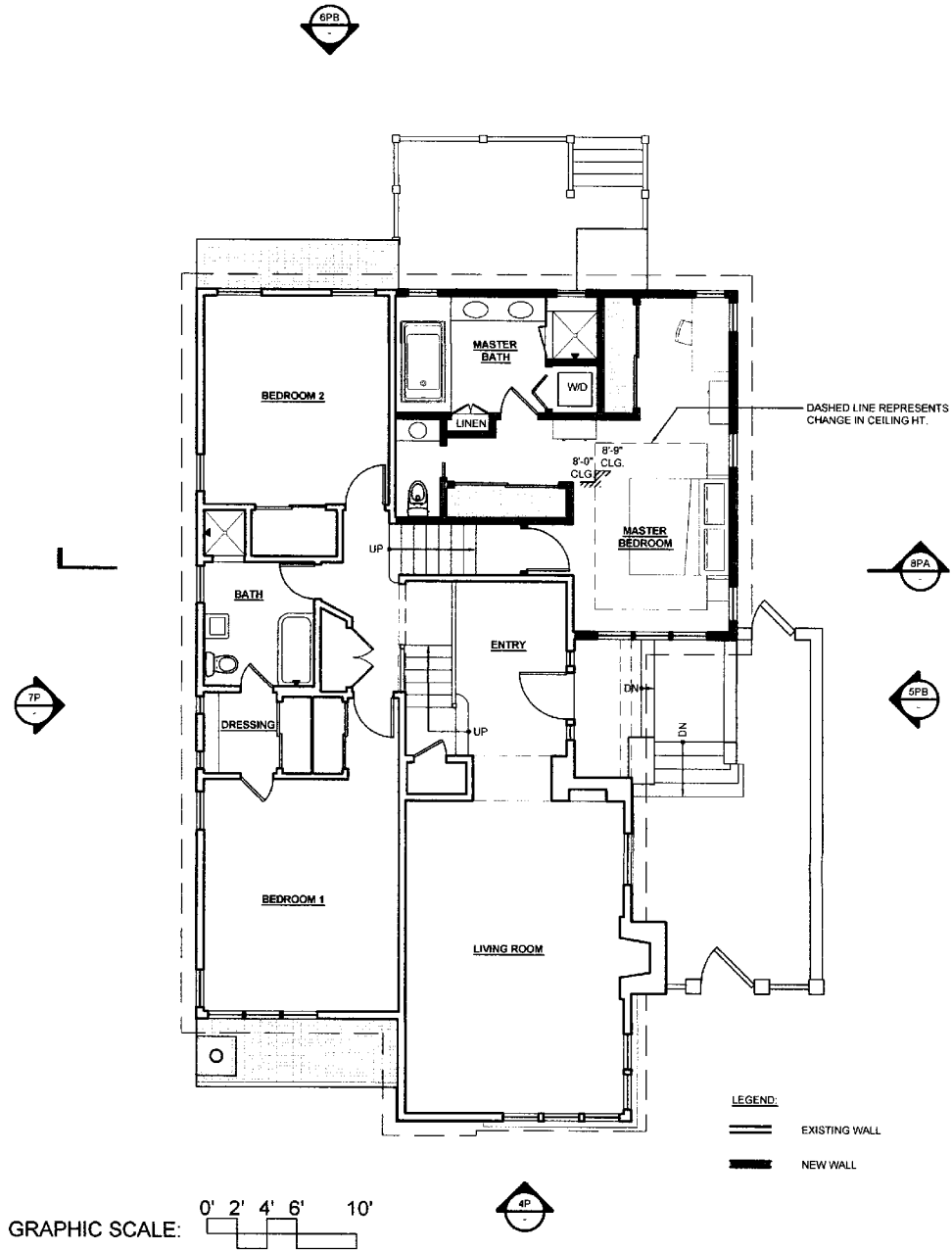


PROPOSED MAIN, UPPER & MASTER  
 SUITE LEVEL FLOOR PLANS - OPTION A  
 SCALE: 1/8" = 1'-0"



KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015

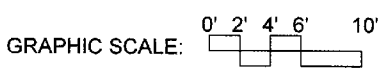
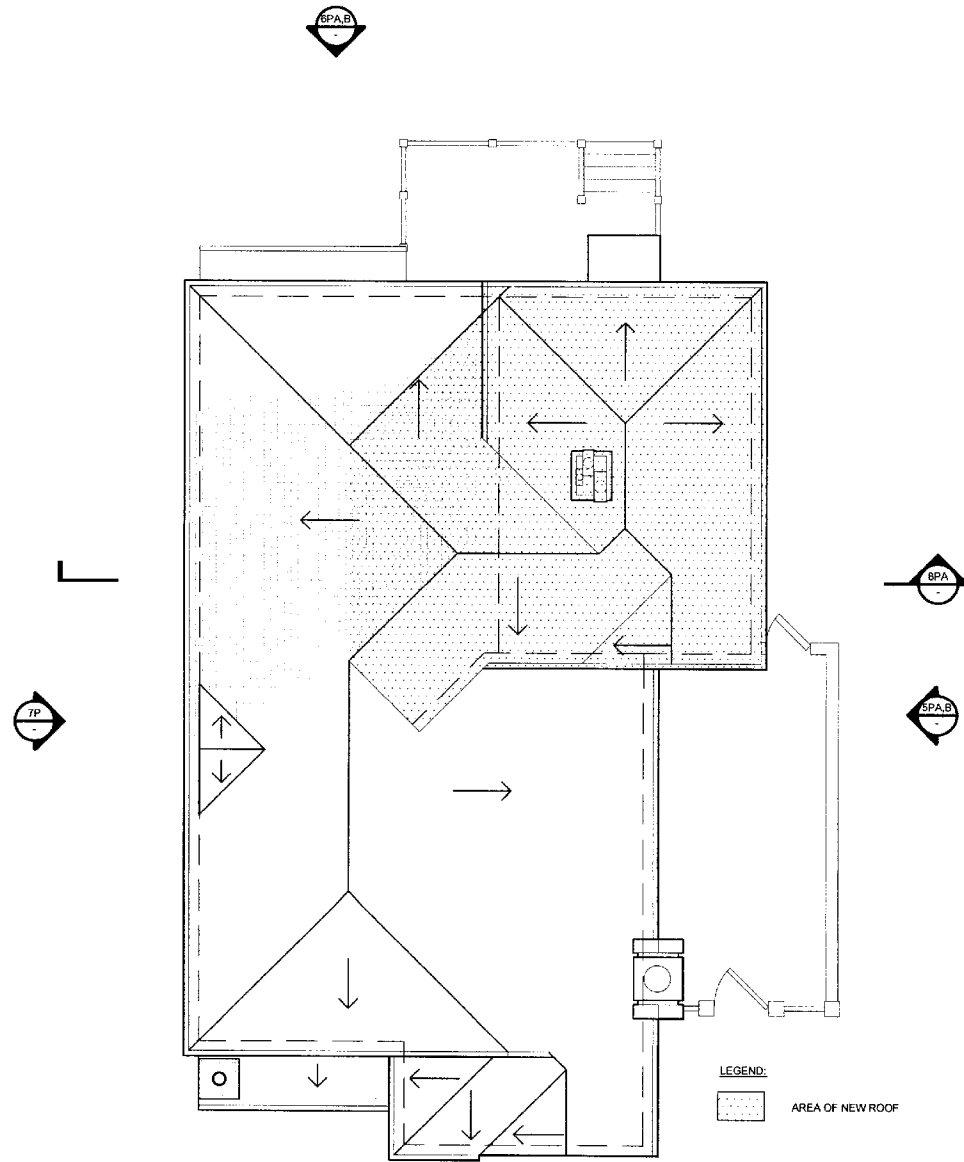
JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. gallagher\_jim\_a@gmail.com



PROPOSED MAIN, UPPER & MASTER  
 SUITE LEVEL FLOOR PLANS - OPTION B  
 SCALE: 1/8" = 1'-0"

KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. callagherjim@gmail.com



NOTE: ALL ROOFS SLOPE 6:12  
UNLESS NOTED OTHERWISE

**3P PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher\_jim\_a@gmail.com

\* SEE FOLLOWING SHEET FOR ROOF ELEVATIONS PER SURVEY.



4P PROPOSED EAST (FRONT)  
ELEVATION OPTIONS A & B  
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 0' 2' 4' 6' 10'

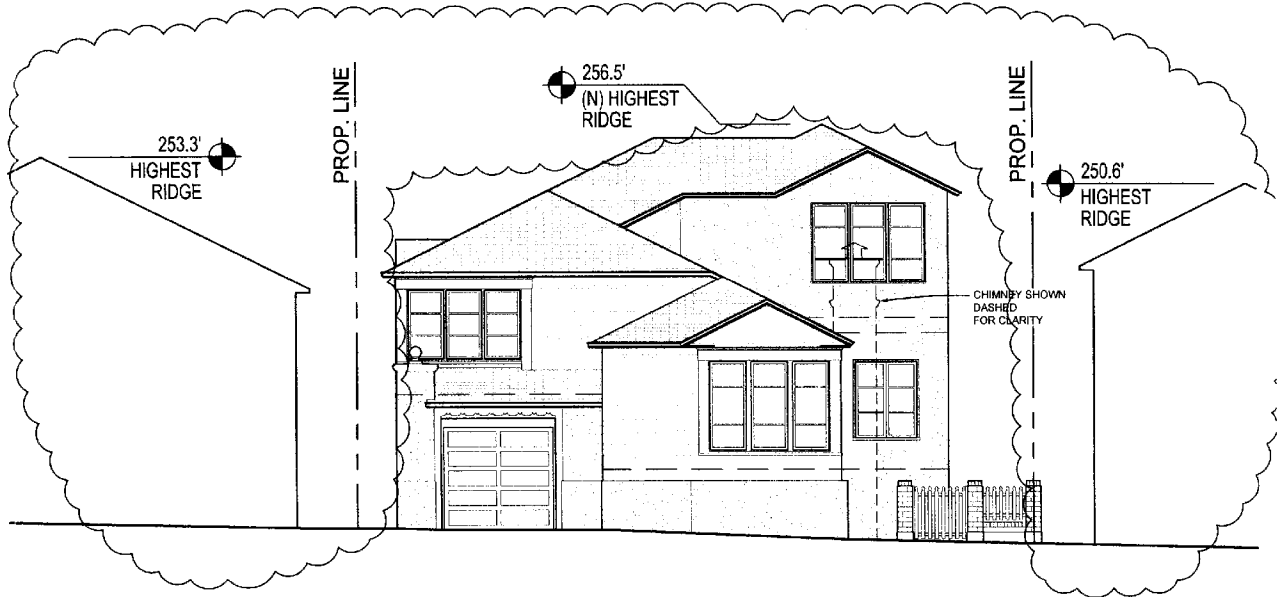
KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher\_jim\_e@gmail.com

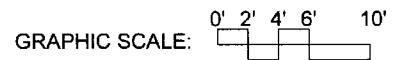
74 LAGUNITAS DR.

80 LAGUNITAS DR.

84 LAGUNITAS DR.

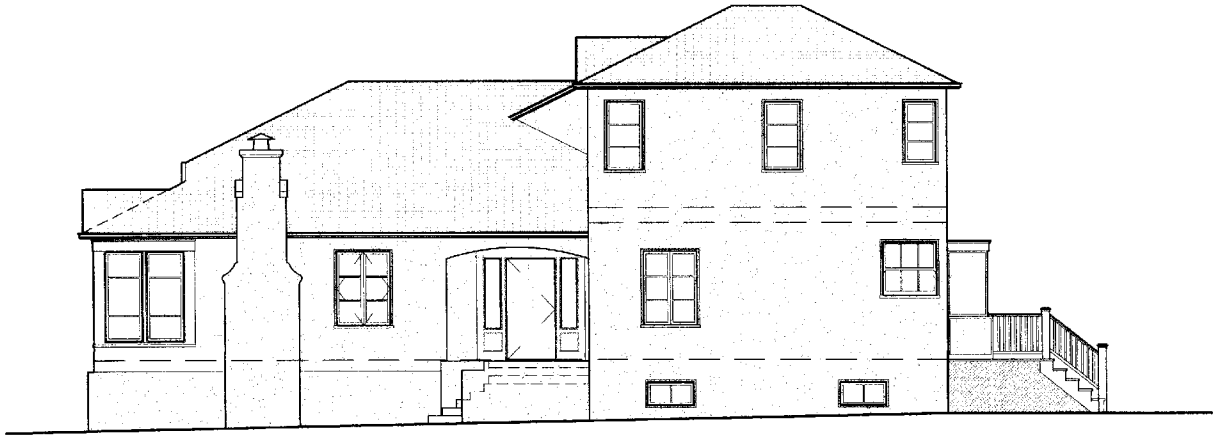


**4P** PROPOSED EAST (FRONT)  
 ELEVATION OPTIONS A & B  
 SCALE: 1/8" = 1'-0"



KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015 (REV. 26 OCT. 2015)  
 TO SHOW ROOF HEIGHTS PER SURVEY)

JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. gallagher.jim.a@gmail.com



**5PA** PROPOSED SOUTH ELEVATION OPTION A  
SCALE: 1/8" = 1'-0"



**5PB** PROPOSED SOUTH ELEVATION OPTION B  
SCALE: 1/8" = 1'-0"

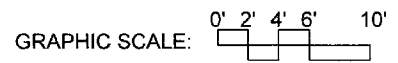
GRAPHIC SCALE: 0' 2' 4' 6' 10'



**6PA** PROPOSED WEST (REAR) ELEVATION OPTION A  
 SCALE: 1/8" = 1'-0"



**6PB** PROPOSED WEST (REAR) ELEVATION OPTION B  
 SCALE: 1/8" = 1'-0"



\* SEE FOLLOWING SHEET FOR CORRECTED BUILDING HEIGHT PER SURVEY.



ESTIMATED ELEVATION AT  
CENTER OF BUILDING AT CURB

7P

PROPOSED NORTH  
ELEVATION OPTIONS A & B

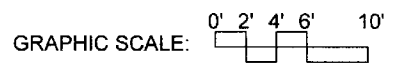
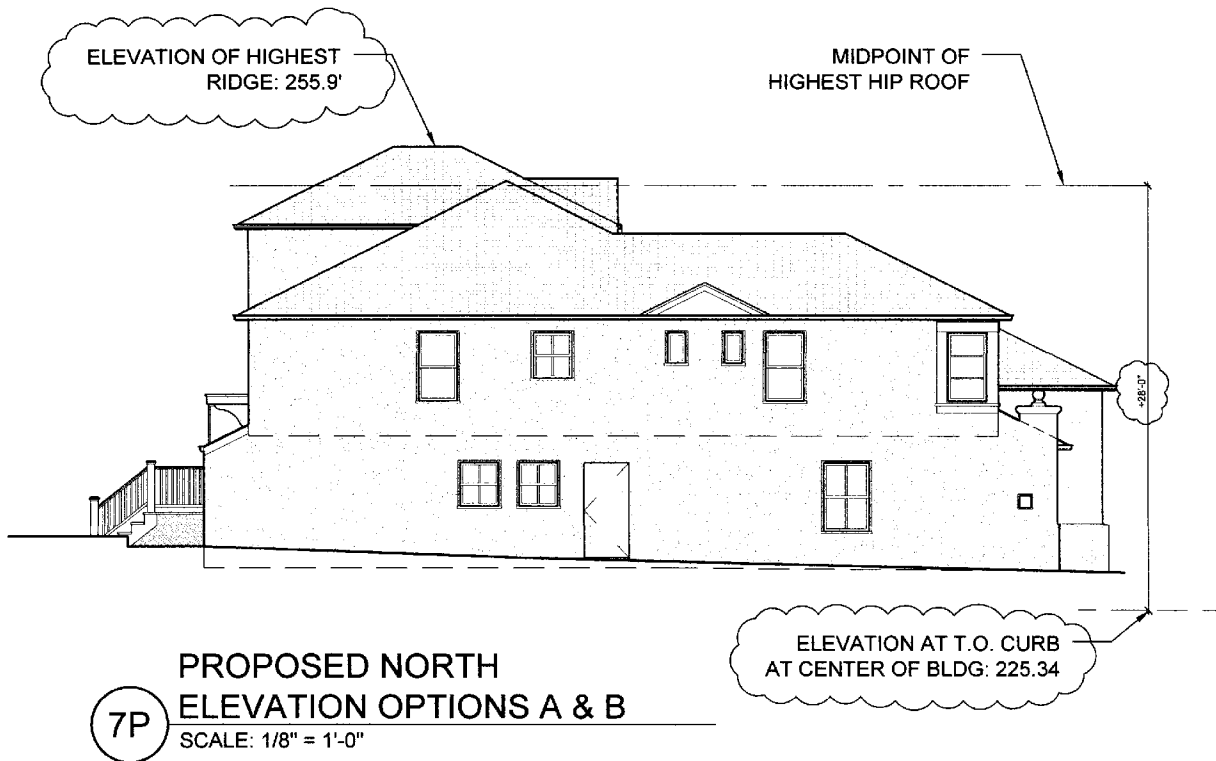
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 0' 2' 4' 6' 10'

KILROY RESIDENCE REMODEL  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA  
16 JULY 2015

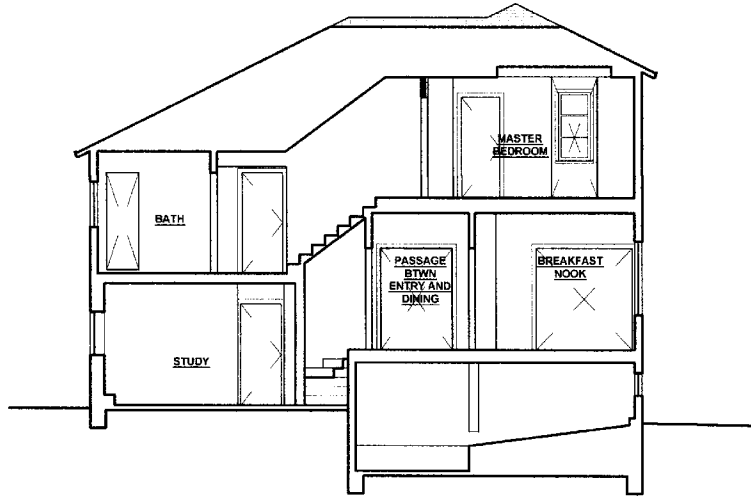
JAMES GALLAGHER, ARCHITECT  
2101 SHORELINE DRIVE #413  
ALAMEDA, CA 94501  
T. 415.830.1744  
E. gallagher.jim.a@gmail.com



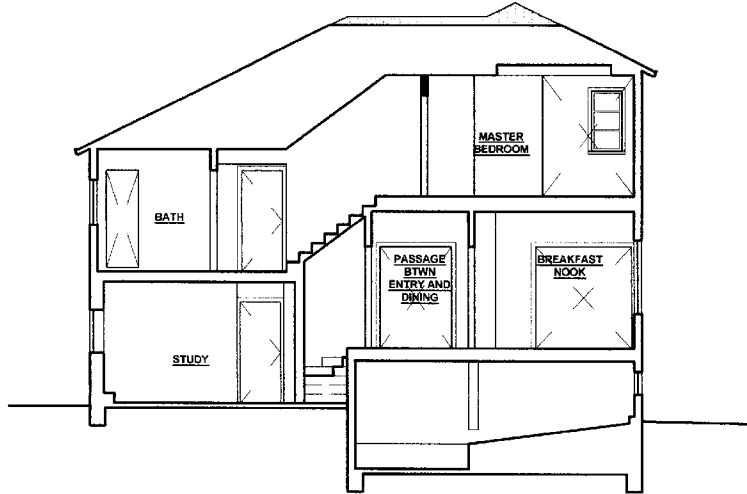


KILROY RESIDENCE REMODEL  
 80 LAGUNITAS DRIVE  
 SAN FRANCISCO, CA  
 16 JULY 2015 (REV. 26 OCT. 2015  
 TO SHOW ROOF HEIGHTS PER SURVEY)

JAMES GALLAGHER, ARCHITECT  
 2101 SHORELINE DRIVE #413  
 ALAMEDA, CA 94501  
 T. 415.830.1744  
 E. gallagher.jim.a@gmail.com



**8PA** PROPOSED SECTION OPTION A  
SCALE: 1/8" = 1'-0"



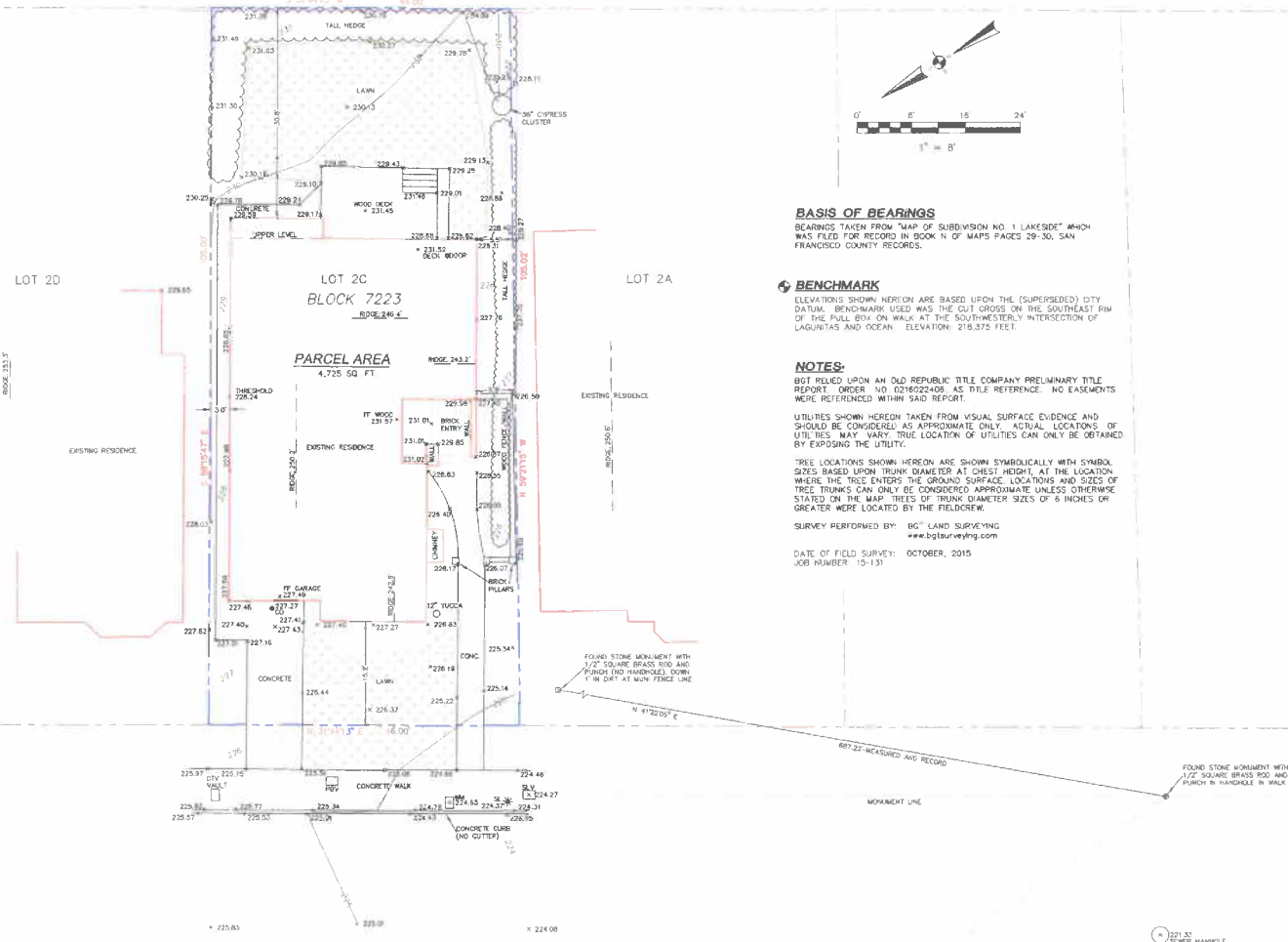
**8PB** PROPOSED SECTION OPTION B  
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 0' 2' 4' 6' 10'

MAP OF SUBDIVISION NO. 1 LAKESIDE  
BOOK N MAPS 29-30

**LEGEND**

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CL CENTERLINE
- CM CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- D DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FR FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GRD OUT ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HNE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT LATERAL
- LG LIFT OF CUTTER
- LNH LN (TYPE UNKNOWN)
- MN MON-MON
- MM MONUMENT TO MONUMENT DISTANCE
- PIV PIVOT VALVE
- POB POLE VALVE
- PIV PIVOT INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSM SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TC TOP BACK OF CURB
- TM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UT UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV CABLE TELEVISION LINE
- E ELLIPTICAL LINE
- G GAS LINE
- OH OVERHEAD LINE
- SD SIFORM DRAIN LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- W WATER LINE



**BASIS OF BEARINGS**

BEARINGS TAKEN FROM "MAP OF SUBDIVISION NO. 1 LAKESIDE" WHICH WAS FILED FOR RECORD IN BOOK N OF MAPS PAGES 29-30, SAN FRANCISCO COUNTY RECORDS.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON THE (SUPERSEDED) CITY DATUM. BENCHMARK USED WAS THE CUT CROSS ON THE SOUTHEAST RIM OF THE FULL BOX ON WALK AT THE SOUTHWESTERLY INTERSECTION OF LAGUNITAS AND OCEAN. ELEVATION: 218.375 FEET.

**NOTES:**

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0216022406, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDWORK.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: OCTOBER, 2015

JOB NUMBER: 15-131

LAGUNITAS DRIVE  
[60' WIDE]

BEACHMONT DRIVE



BOUNDARY AND TOPOGRAPHIC SURVEY  
PORTION OF LOT 2, BLOCK 7223, MAP OF SUBDIVISION NO. 1 LAKESIDE (BOOK N MAPS 29-30)  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CALIFORNIA

Assessor Parcel Number  
7223 0000

Prepared For  
DOUG & COURTNEY AUBREY  
80 LAGUNITAS DRIVE  
SAN FRANCISCO, CA 94132

Date: OCT. 2015  
Scale: 1" = 8'  
Drawing Reference: 1  
Drawn by: LHL  
Reviewed by:

SU-1

Job No. 15-131