



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

August 4, 2016

Michael/Grace Bacigalupi
1363 San Bruno Avenue
San Francisco, CA 94110

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| Site Addresses: | 1361-1363 and 1367 San Bruno Avenue |
| Assessor's Block/Lots: | 4262 / 017 & 016 |
| Zoning District: | RH-2 / 40-X |
| Staff Contact: | Daniel Sirois, (415) 575-8714 or daniel.sirois@sfgov.org |
| Record No.: | 2016-009339ZAD |

Dear Ms. Bacigalupi:

This letter is in response to your request for a Letter of Determination regarding the properties at 1361-1363 and 1367 San Bruno Avenue. These parcels are located within an RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. Your request seeks a determination stating the legal number of dwelling units on the property and the legality of the structure that straddles property lines (Lots 016 and 017).

The Planning Department relies on the Report of Residential Building Record (3R) that is prepared by the Department of Building Inspection (DBI) to determine the legal number of dwelling units for a building. Based upon the most recent 3R Report for the property (dated August 2, 2016), the subject building contains three (3) dwelling units.

The Planning Department relies on DBI (through review of permit/plan histories) and historic Sanborn Fire Insurance Maps to determine the legality of structures. In this case, a review of the 1919 Sanborn Fire Insurance Maps confirmed the existence of a building in the same general configuration as the existing building on the lot. As such, it is my determination that based upon available information, the existing building siting appears to be legal under the Planning Code.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

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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
Daniel Sirois, Planner