



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

August 5, 2016

Marc Lindsell
2M Architecture
501 Cortland Avenue
San Francisco, CA 94110

Site Address:	23-25 Castro Street
Assessor's Block/Lot:	1260/019
Zoning District:	RH-3 (Residential, House, Three-Family), 40-X
Staff Contact:	Laura Ajello, (415) 575-9142 laura.ajello@sfgov.org
Record Number:	2016-009343ZAD

Dear Mr. Lindsell:

This letter is in response to your request for a Letter of Determination regarding the property at 23-25 Castro Street. The subject property is located within and RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. The inquiry has two parts: 1) determining the front property line; and 2) whether there is a front setback requirement. The subject parcel is located at the corner of Castro Street and Duboce Avenue and is triangular-shaped with street frontage on Castro Street only.

Planning Code Section 130 sets forth the standards for determining the location of yards and setbacks, including the location of the front property line. Given that the subject property only has frontage along Castro Street, this property line shall be considered as the "front property line" for the purposes of the Planning Code. This determination is supported by a 1961 rear yard variance approval for the subject property (Case Number VZ61.2), which refers to the southernmost sliver of the property (used as a driveway) as a side yard.

Planning Code Section 132(a) states that "where one or both of the buildings adjacent to the subject property have front setbacks along a street or alley, any building or addition constructed, reconstructed or relocated on the subject property shall be set back to the average of the two adjacent front setbacks. If only one of the adjacent buildings has a front setback, or if there is only one adjacent building, then the required setback for the subject property shall be equal to one-half the front setback of such adjacent building. In any case in which the lot constituting the subject property is separated from the lot containing the nearest building by an undeveloped lot or lots for a distance of 50 feet or less parallel to the street or alley, such nearest building shall be deemed to be an 'adjacent building,' but a building on a lot so separated for a greater distance shall not be deemed to be an 'adjacent building.'"

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The subject property is abutted by one property to the east (724-726 Duboce Avenue) with street frontage on Duboce Avenue only and one property to the north (15 Castro Street) with street frontage along Castro and Lloyd Streets. While the adjacent property at 15 Castro Street has its address and entrance along Castro Street, its development pattern is most consistent with that of a development that has a frontage on Lloyd Street (which would provide for a Code-complying rear yard on the subject lot). Given this fact, the adjacent property at 15 Castro Street shall not be included in calculating the front setback requirement for the subject property. Given these facts, the subject property does not have any adjacent properties for purposes of the front setback calculation; therefore, the subject property does not have a front setback requirement.

Please note that updated Accessory Dwelling Unit (ADU) legislation was recently passed by the Board of Supervisors and is expected to become effective Citywide in September 2016.

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.

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
Laura Ajello, Planner