



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 25, 2016

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

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

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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.

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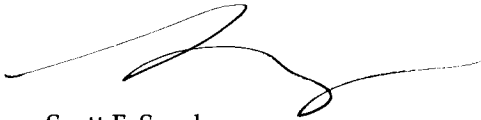
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Please review the vertical addition for expansion into the required rear yard, as this would require a Variance to be obtained before proceeding with the project.

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