



SAN FRANCISCO PLANNING DEPARTMENT

September 19, 2008

Donald Luu
99 Castenada Avenue
San Francisco, CA 94116

RE: Letter of Determination
99 Castenada Avenue
Block: 2841; Lot: 016
Zoning District: RH-1 (D) (Residential, House, One-Family, Detached Dwelling)
District and a 40-X Height and Bulk District

Dear Mr. Luu:

This is in response to your letter dated August 18, 2008, seeking a determination as to the designation of the frontage of the above referenced property on the northeast corner of Castenada Avenue and Magellan Avenue.

After reviewing the Block Map and Sanborn Map, I have determined that the frontage of the subject lot is on Castenada Avenue.

Although the subject lot fronts on both Castenada Avenue and Magellan Avenue, this determination is based upon previous interpretations issued by the Zoning Administrator for an already developed corner lot with deficiency of open space. The lot frontage (consequently the rear yard location) is usually chosen on the basis of what will provide a rear yard that most closely conforms to the zoning requirement for the lot and what option better supports the current mid-block open space pattern. According to the Sanborn Map, the existing building appears to show less encroachment into the required rear yard on the subject lot, if the lot frontage were on Castenada Avenue than on Magellan Avenue. The existing building would more closely conform to the rear yard requirement and would maintain the continuation of the current mid-block open space pattern better, if the lot frontage were on Castenada Avenue than on Magellan Avenue. Therefore, the frontage of the subject lot is on Castenada Avenue.

If you have any questions about this determination, please contact Tom Wang, Planner, at (415) 558-6335.

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San Francisco,
CA 94103-2479

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415.558.6378

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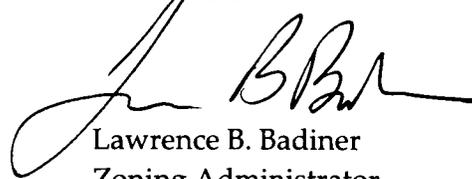
Planning
Information:
415.558.6377

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If you have any substantial reason to believe that there is an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator in this determination, you have fifteen (15) days from the date of this letter to appeal this determination to the Board of Appeals. For information regarding the appeals process, please contact the Board of Appeals, located at 1650 Mission Street #304, San Francisco or call (415) 575-6880.

Very truly yours,



Lawrence B. Badiner
Zoning Administrator

LBB:TCW\N:\ZA\DETERMINATION\2008\ 99 Castenada Avenue
cc: Tom Wang, Planner