



# PLANNING DEPARTMENT

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January 28, 2005

Geoffrey Gibson  
Winder Architects  
351 Ninth Street, Suite 301  
San Francisco, California 94103

Re: Request for Determination regarding Section 311 notification for  
Proposed Project (lightwell infill) at 15-17 Aladdin Terrace,  
Lot 019A in Block 0100 in an RM-1 Zoning District

Dear Mr. Gibson:

I am writing in response to your October 20, 2004 letter requesting a determination as to whether or not notification pursuant to Section 311 of the Planning Code (Code), would be required for the infill of a small lightwell as part of proposed interior remodel and garage project for the 2-unit building at 15-17 Aladdin Terrace. Your letter states that the project includes excavation under the existing first floor to create a new basement garage, accessible from Aladdin Terrace, the remodel of the first floor residential unit, and some remodeling of the unit occupying the second and third floors. The proposed project includes the infill of an existing lightwell or opening on the west side of the building. The opening measures 7.5 feet long by 2 feet wide and exists at the first and second floors only. The 3<sup>rd</sup> floor of the building spans across the lightwell, such that it is not open to the sky. Immediately west of the subject property is an open area, the rear yard of Lot 20, which contains a 3-unit building fronting on Union Street. The next lot to the west is Lot 21B, with a 2-unit building fronting on Aladdin Terrace. This residents of this building have the most direct views of the existing opening, and would be the most affected by its infill.

The Zoning Administrator hereby determines that, based on several existing Code Interpretations related to lightwell infills, "fill-ins" and Section 311 notification, that a full notification pursuant to Section 311 is NOT required for the proposed project. However, because the opening is visible from the building on Lot 21B, at 33-35 Aladdin Terrace, the owners and residents of that building must indicate their notification and approval by signing a reduced set of plans showing the proposed infill. These plans must be submitted to Kelley Amdur of my staff prior to approval of any building permits for the proposed infill project.

If you have any questions about this determination, please call Ms. Kelley Amdur of my staff at (415) 558-6351. If you believe that this determination represents an error in interpretation of the Planning Code or abuse of discretion by the Zoning Administrator an appeal may be filed with the Board of Appeals, 1660 Mission Street, within 15 days of the date of this letter.

Very truly yours,

Lawrence B. Badiner

Zoning Administrator