



# SAN FRANCISCO PLANNING DEPARTMENT

---

June 25, 2007

Kelly Pepper  
Town Consulting  
2298 – 3<sup>RD</sup> Street  
San Francisco, CA 94107

**RE: LETTER OF DETERMINATION  
ZONING DISTRICT: RH-1 (RESIDENTIAL HOUSE, ONE FAMILY)  
ADDRESS: VACANT PROPERTY NORTHWEST OF 71 PANORAMA DRIVE  
BLOCK: 2821; LOT: 023 (FORMERLY PART OF LOT 010)**

Dear Ms. Pepper:

Planning Department staff has reviewed your letter dated May 31, 2007, requesting a determination on the front and rear setbacks for the above-referenced property. The vacant property to the northwest of 71 Panorama Drive (Block 2821, Lot 023) is a vacant lot, triangular in shape, and situated at the end of the block. This property was originally part of Lot 010, and subdivided under Case 2007.0032S in January 2007.

#### **FRONT SETBACK:**

1. The Subject Property is adjacent to Lot 007 on Assessor's Block 2842, which is zoned "P", for Public Use. According to Planning Code Section 132(d)(3), "[when a lot in an RH or RM District] abuts property in an RC, C, M or P District, the property in such district shall be disregarded [for the purpose of calculating the required front setback], and the required [front] setback for the subject lot shall be equal to the front setback of the adjacent building in the RH or RM District."
2. The Subject Property also abuts 71 Panorama Drive (Lot 024 on Assessor's Block 2821, formerly part of lot 010 and subdivided under Case 2007.0032S) to the southwest. This adjacent property is zoned RH-1 (Residential House, One-Family) and contains a single-family dwelling. According to the Planning Code text quoted above, the minimum front setback for the Subject Property would be equal to the front setback of the adjacent property at 71 Panorama Drive (Lot 024). This setback will be no greater than 15-feet or 15-percent of the average depth of the lot, whichever results in the lesser requirement.
3. The front setback measurement, according to Planning Code Section 132(c), is taken "as the horizontal distance from the property line along [Panorama Drive] to the building wall closest to such property line, excluding all projections from such wall, all decks and garage structures and extensions, and all other obstructions."

#### **REQUIRED REAR YARD:**

1. Planning Code Section 130(d) states that where the side lot lines converge to a point, the "rear lot line" will be defined as a line parallel to the front lot line, located five feet into the lot from that rear-most converging point.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Kelly Pepper, Town Consulting  
Letter of Determination  
Block: 2821; Lot: 023  
June 20, 2007  
Page 2.

2. The lot depth is determined by connecting the midpoint of the aforementioned "rear lot line" and the midpoint of the front property line with a straight line.
3. According to Planning Code Section 134, the required rear yard in the RH-1 District is 25-percent of the lot depth (see item No 2 above). The 25-percent required rear yard is measured at a right angle from, and drawn parallel to, the "rear lot line" as defined above.

We have sketched the approximate buildable area on the attachment, although you should have a licensed professional verify the dimensions. We note that your sketch did not show the rear yard parallel to the front property line.

Should you have any questions about the contents of this letter, please contact **Elizabeth Watty** at **(415) 558-6620**.

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 within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner  
Zoning Administrator

cc: Elizabeth Watty, Planner  
Attachment

LBB:EMW\N:\ZA\Letters of Determination\2007\71 Panorama Drive