



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 13, 2011
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0239

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Property Address: 3139-3141 Gough Street
Building Permit Application No.: 2010.12.02.6003
Discretionary Review Case No.: 2011.0891DDDD

On November 3, 2011, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

3139-3141 GOUGH STREET - west side between Francisco and Chestnut Streets; Lot 004 in Assessor's Block 0481 - Requests for Discretionary Review of Building Permit Application No. 2010.12.02.6003 proposing to construct a two-story vertical addition and a rear horizontal addition onto a two-story, two-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

ACTION

The Commission determined that modifications to the project were necessary. The Commission took Discretionary Review and approved the project as proposed, but required that the proposed railing around the fourth floor rear deck be set back from the northwest corner in order to provide greater privacy to the adjacent properties.

FINDINGS

The reasons the Commission took the action described above include:

The Commission found that the overall scale and massing of the proposed addition is appropriate for the neighborhood, but that the fourth floor deck presented exceptional privacy concerns that warranted modifications to the proposal.

Speakers at the hearing included:

In Support of the Project	In Support of the DR Request
John Winder, Architect	Steve Williams, DR Representative
Geoff Gibson, Architect	Lawrence Yuen, DR Requestor
Shadi Aboukhater, Project Sponsor	Russell Smith, DR Requestor
Ariel Ungerlieder	Janet Meyers, DR Requestor
Brian Davis	Nate McFadden, DR Requestor
	Cleta Grant, DR Requestor

Ayes: Commissioners Olague, Miguel, Antonini, Borden, Fong, Moore, and Sugaya

Nays: None

Absent: n/a

Case Planner: Aaron Starr, (415) 558-6362

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery

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