



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0257

HEARING DATE: FEBRUARY 2, 2012

Date: February 6, 2012
Case No.: 2011.0091D
Project Address: 60 RICO WAY
Permit Application: 2010.12.23.7320
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0418A/022
Project Sponsor: Art Busse
Art Busse Design
P. O. Box 824
Ross, CA 94957
DR Requestor: Bruce Colman
66 Rico Way
San Francisco, CA 94123
Staff Contact: Glenn Cabreros – (415) 588-6169
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0091D AND THE APPROVAL OF BUILDING PERMIT 2010.12.23.7320 PROPOSING CONSTRUCTION OF A PARTIAL THIRD FLOOR AND ALTERATIONS TO THE REAR OF THE EXISTING TWO-STORY, SINGLE-FAMILY DWELLING WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 23, 2010, Art Busse filed for Building Permit Application No. 2010.12.23.7320 proposing construction of a partial third floor and alterations to the rear of the existing two-story, single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District..

On November 3, 2011, Bruce Colman (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review, Case No. 2011.0091D, the subject Building Permit Application.

On August 23, 2011, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under Case No. 2011.0091E.

On February 2, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0091D.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does not take Discretionary Review requested in Application No. 2011.0091D and approves Building Permit Application No. 2010.12.23.7320 without modifications.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
2. The project provides a shared lightwell at the proposed third floor that is proportionate in size to the DR Requestor's lightwell. (The lightwell proposed at the third floor addition is a continuation of the existing lightwell at the floors below.)
3. Any loss of privacy due to the proposed roof deck is not considered adverse as the roof deck does not significantly affect the privacy of interior spaces of the DR Requestor's residence.
4. The vertical addition is set back approximately 23 feet from the front façade, and therefore appears as a subordinate structure to the two-story front façade.
5. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on February 2, 2012.

Linda D. Avery
Commission Secretary

AYES: Antonini, Borden, Miguel, Moore

NAYS: (none)

ABSENT: Fong

RECUSED: Sugaya

ADOPTED: February 2, 2012