



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0259

HEARING DATE: FEBRUARY 16, 2012

Date: March 15, 2012
Case No.: 2011.0944D
Project Address: 1921 VALLEJO STREET
Building Permit: 2011.06.01.7223
Zoning: RH-2 (Residential, House, Two-Family)
105-D Height and Bulk District
Block/Lot: 0567/021
Project Sponsors: James A. Reuben
Reuben & Junius LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Javier Solorzano
3588 21st Street #49
San Francisco, CA 94110
DR Requestor: Hardeep Rai
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0944D AND THE APPROVAL OF BUILDING PERMIT 2011.06.01.7223 PROPOSING TO CONSTRUCT A ONE-STORY HORIZONTAL ADDITION, APPROXIMATELY 5 FEET 4 INCHES DEEP BY 7 FEET 6 INCHES WIDE, AT THE REAR OF THE FOUR-STORY-OVER-GARAGE, SINGLE-FAMILY DWELLING IN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND 105-D HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 1, 2011, Javier Solorzano (hereinafter "Project Sponsor") filed for Building Permit Application No. 2011.06.01.7223 proposing to construct a one-story horizontal addition, approximately 5 feet 4 inches wide deep by 7 feet 6 inches wide, at the rear of the four-story-over-garage, single family dwelling in the RH-2 (Residential, House, Two-Family) District and 105-D Height and Bulk District..

On November 10, 2011, Hardeep Rai [hereinafter "Discretionary Review (DR) Requestor"] filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.0944D) of Building Permit Application No. 2011.06.01.7223.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On February 16, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0944D.

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. 2011.0944D and approves the Building Permit Application 2011.06.01.7223.

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 Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per submittal of a revised set of plans that corrects the proposed addition's dimensions.

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 September 8, 2011.

Linda D. Avery
Commission Secretary

AYES: Miguel, Antonini, Bordon, Fong, Moore, Sugaya, and Wu

NAYS: None

ABSENT: None

ADOPTED: February 16, 2012

