



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0265

HEARING DATE: MARCH 15, 2012

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Date: March 16, 2012
Case No.: 2011.1204D
Project Address: 31-33 MALLORCA WAY
Permit Application: 2011.01.25.8941
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 0486A/004
Project Sponsor: Mark and Elizabeth Hanson
c/o Rajat Randev
Fractured 9 Architecture
P.O. Box 29442
San Francisco, CA 94129
Staff Contact: Glenn Cabrerros – (415) 588-6169
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ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.1204D AND THE APPROVAL OF BUILDING PERMIT 2011.01.25.8941 PROPOSING CONSTRUCTION OF VERTICAL ADDITION AND RECONSTRUCTION OF STAIRS WITHIN THE SOUTHERN LIGHTWELL OF THE THREE-STORY, TWO-UNIT BUILDING WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 25, 2011, Rajat Randev for Mark and Elizabeth Hanson filed Building Permit Application No. 2011.01.25.8941 proposing construction of a vertical addition and reconstruction of stairs within a lightwell at the existing three-story, two-unit building within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On October 25, 2011 Chris Hawkins and Tom Armbruster (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.1204D) of Building Permit Application No. 2011.01.25.8941.

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

On March 15, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.1204D.

Memo

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 take Discretionary Review requested in Application No. 2011.1204D and approves the Building Permit Application 2011.01.25.8941 subject to the following conditions:

1. Rubber sound dampeners shall be installed at the proposed exterior stairs within the southern lightwell.
2. The Commission encourages the project sponsor and DR requestor to work together to attempt to resolve light and view (of sky) issues.

BASIS FOR RECOMMENDATION

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

1. The Commission considered that potential noise as related to the proposed metal stairs an extraordinary circumstance. The installation of rubber noise dampeners on the metal stairs is required to address noise issues.
2. The project meets the standards of the Residential Design Guidelines; however the Commission encourages both the project sponsor and DR requestor to work together on issues related to light and view of the sky.

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 March 15, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Borden, Miguel, Moore and Sugaya

NAYS: (none)

ABSENT: (none)

ADOPTED: March 15, 2012