



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Action DRA-0267

HEARING DATE: MARCH 22, 2012

*Date:* November 16, 2012  
*Case No.:* **2011.0189D**  
*Project Address:* **721 BEACH STREET**  
*Building Permit:* **2010.11.29.5645**  
*Zoning:* C-2 (Community Business) District  
Waterfront Special Use District No. 2  
40-X Height and Bulk District  
*Block/Lot:* 0025/017  
*Project Sponsor:* Steve Geizler  
Geizler Architects  
781 Beach Street #302  
San Francisco, CA 94109  
*DR Requestor:* Planning Commission - Mandatory Discretionary Review  
*Staff Contact:* Glenn Cabreros – (415) 558-6169  
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**ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0189D AND THE APPROVAL OF BUILDING PERMIT 2010.11.29.5645 PROPOSING DEMOLITION OF THE EXISTING ONE-STORY COMMERCIAL BUILDING AND NEW CONSTRUCTION OF A FOUR-STORY, MIXED-USE BUILDING WITH ONE DWELLING UNIT OCCUPYING THE TOP TWO FLOORS AND COMMERCIAL SPACES AT THE FIRST AND SECOND FLOORS, INCLUDING AN INTERIOR CONNECTION TO THE EXISTING COMMERCIAL/GARAGE BUILDING ON LOT 004D, WITHIN THE C-2 (COMMUNITY BUSINESS) DISTRICT, THE WATERFRONT SPECIAL USE DISTRICT NO. 2 AND THE 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 29, 2010, Steve Geizler filed for Building Permit Application No. 2010.11.29.5645 proposing demolition of the existing one-story commercial building and new construction of a four-story, mixed-use building with one dwelling unit occupying the top two floors and commercial spaces at the first and second floors within the C-2 (Community Business) District, the Waterfront Special Use District No. 2 and the 40-X Height and Bulk District. Along the rear wall of the project, an interior connection would be provided to the existing side façade of the commercial/garage building that occupies Lot 004D and fronts onto Hyde Street.

On October 16, 2008, the Planning Commission (hereinafter "Commission") heard the Appeal of a Preliminary Mitigated Negative Declaration (PMND), Case No. 2006.0441E. The Commission voted to uphold the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On October 16, 2008, due to the amount of neighborhood opposition to the project, the Commission requested Mandatory Discretionary Review upon filing of the building permit application for the project. At that time, the project analyzed under the PMND proposed demolition of the existing, one-story commercial building and new construction of a 40-foot tall, five-story mixed-use building containing four residential units on the third, fourth and partial-fifth floor of the building.

On March 22, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0189D.

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 takes Discretionary Review requested in Application No. 2011.0189D and approves the Building Permit Application 2010.11.29.5645 subject to the following conditions:

1. Project sponsor shall continue to work with Planning staff on the building design including the improvements to the façade design, fire rating the roof to allow for a lower parapet and eliminating the stair penthouses.

#### **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 is consistent with the pattern of development in the surrounding neighborhood and the Waterfront Special Use District.
2. The Commission determined that minor modifications to the project were necessary and they instructed the staff to approve the project upon the submittal of project revisions from the project sponsor.

**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: Commissioners Wu, Antonini, Borden, Miguel and Sugaya

NAYS: (none)

ABSENT: Commissioner Moore

RECUSED: Commissioner Fong

ADOPTED: March 22, 2012