



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0268

HEARING DATE: MARCH 22, 2012

*Date:* April 3, 2012  
*Case No.:* 2011.1406D  
*Project Address:* 1622 11<sup>th</sup> AVENUE  
*Building Permit:* 2011.09.16.4830  
*Zoning:* RH-2 (Residential, House, Two-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 1933/041  
*Project Sponsor:* Harlan Kelly, Jr.  
3615 Alemany Blvd.  
San Francisco, CA 94132  
*Staff Contact:* Michael Smith – (415) 558-6322  
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**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.1406D AND THE APPROVAL OF BUILDING PERMIT 2011.09.16.4830 PROPOSING CONSTRUCTION OF FRONT AND REAR HORIZONTAL ADDITIONS AND A ONE-STORY VERTICAL ADDITION TO A SINGLE FAMILY DWELLING, CONVERTING THE BUILDING TO A TWO-FAMILY DWELLING IN THE PROCESS. THE PROJECT WOULD ALSO SIGNIFICANTLY ALTER THE BUILDING'S FRONT FAÇADE AND HAS BEEN DEEMED TO BE A DEMOLITION BY THE DEPARTMENT PURSUANT TO SECTION 317 OF THE CODE. THE PROJECT WOULD RESULT IN A TWO-STORY OVER GARAGE, TWO-FAMILY DWELLING, LOCATED WITHIN A RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On September 16, 2011, Harlan Kelly, Jr. filed for Building Permit Application No. 2011.09.16.4830 proposing construction of front and rear horizontal additions and a one-story vertical addition to a single family dwelling, converting the building to a two-family dwelling in the process. The project would also significantly alter the building's front façade and has been deemed to be a demolition by the Department pursuant to Section 317 of the Code. The project would result in a two-story over garage, two-family dwelling, located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

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

On March 22, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public mandatory staff-initiated hearing at a regularly scheduled meeting on Discretionary Review Application 2011.1406D.

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. 2011.1406D and approves the Building Permit Application 2011.09.16.4830.

**BASIS FOR RECOMMENDATION**

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

1. The Project will result in a net gain of one dwelling-unit.
2. The Project will create two family-sized dwelling-units, each with multiple bedrooms.
3. No tenants will be displaced as a result of this Project.
4. The project design is a result of the input the sponsor received from the neighborhood after Discretionary Review was requested on his original 2003 design. The design reflects the neighborhood's desire for a more contextual "background" building that would blend into the streetscape.

5. **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 22, 2012.

Linda D. Avery  
Commission Secretary

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

NAYS: none

ABSENT: Commissioner Moore

ADOPTED: March 22, 2012