



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0269

HEARING DATE: MARCH 22, 2012

Date: March 23, 2012
Case No.: 2012.0111D
Project Address: 62 Collingwood Street
Permit Application: 2012.01.20.2596
Zoning: RH-3 (Residential House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 2648/064
Project Sponsor: Beth Leber
62 Collingwood Street
San Francisco, CA 94114
DR Requestor: Alan Burradell
64 Collingwood Street
San Francisco, CA 94114
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0111D AND THE APPROVAL OF BUILDING PERMIT 2012.01.20.2596 TO LEGALIZE THE INSTALLION OF MARVIN BRAND TRIPLE-PANE, DOUBLE-HUNG ALUMINUM CLAD WINDOWS (11 WINDOWS TOTAL, SIX FACING THE STREET) AT THE SECOND STORY OF A TWO-STORY OVER BASEMETN, TWO-FAMILY BUILDING WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 20, 2012, Beth Leber (hereinafter "Project Sponsor") filed for Building Permit Application No. 2012.01.20.2596. The project is to legalize the installation of Marvin brand triple-pane, double-hung aluminum clad windows (11 windows total, six facing the street) at the second story of a two-story over basement, two-family building within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The project does not propose any enlargement to the existing building.

On February 1, 2012, Alan Burradell (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0111D) of Building Permit Application No. 2012.01.20.2596.

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

Memo

On March 22, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0111D.

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

1. The Commission hereby does not take Discretionary Review requested in Application No. 2012.0111D and approves the Building Permit Application 2012.01.20.2596.

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.

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 16, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fung, Wu, Miguel, Sugaya, Antonini, and Borden

NAYS:

ABSENT: Commissioner Moore

ADOPTED: March 22, 2012