



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0271

HEARING DATE: APRIL 5, 2012

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Date: April 11, 2012
Case No.: 2011.0304D
Project Address: 147 Andover Street
Permit Application: 2010.10.21.3547
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5647/024
Project Sponsor: Fred Horsfield
1562 24th Avenue
San Francisco, CA 94122
Staff Contact: Ben Fu – (415) 588-6613
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0304D AND THE APPROVAL OF BUILDING PERMIT 2010.12.21.3547 PROPOSING A REAR ADDITION ON THE EXISTING SINGLE-FAMILY DWELLING IN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT, THE 40-X HEIGHT AND BULK DISTRICT, AND THE BERNAL HEIGHTS SPECIAL USE DISTRICT.

PREAMBLE

On October 21, 2010, Robin and Carly Vasan filed for Building Permit Application No. 2010.10.21.3547 proposing to (1) remodel the interior, (2) raise the roof at the rear by 3'-0" in height, (3) legalize the reconstruction of the rear most 8'-0" of the existing building, and (4) construct a new rear deck and stair on the existing single-family dwelling in the RH-1 (Residential, House, One-Family) Zoning District, the 40-X Height and Bulk District, and the Bernal Heights Special Use District.

On August 24, 2011, Nancy Wecker (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.0304D) of Building Permit Application No. 2010.10.21.3547.

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

On April 5, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0304D.

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. 2011.0304D and approves the Building Permit Application 2010.10.21.3547 subject to the following modification:

1. Reduce the proposed roof height at the rear to match the existing ridge height at the front of the building.
2. Reduce the building depth on the second floor at the rear by 22 inches.
3. The ground floor may remain at the depth of the existing foundation that has already been poured.

BASIS FOR RECOMMENDATION

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

1. There are extraordinary or exceptional circumstances in the case. The proposal does not comply with the Planning Code nor conforms to the Residential Design Guidelines.
2. The Commission determined that modifications to the project were necessary and they instructed staff to approve the project with the required modifications reflected accurately on revised plans.

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 took Discretionary Review and requested modifications as reference in this action memo on April 11, 2012.

Linda D. Avery
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: April 11, 2012