



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0277

Hearing Date: May 3, 2012
Case No.: **2012.0135DDDDD**
Project Address: **2705 LARKIN STREET**
Building Permit: **2010.12.27.7441**
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 0477/004
Project Sponsor: Lev Bereznycky
Lundberg Design
2620 Third Street
San Francisco, CA 94107
DR Requestor 1: Jim Stafford
2709 Larkin Street
San Francisco, CA 94109
DR Requestor 2: Carol Seligman
2707 Larkin Street
San Francisco, CA 94109
DR Requestor 3: Nancy Brown Williamson
129 Culebra Terrace
San Francisco, CA 94109
DR Requestor 4: Steve and Madelaine Gunders
133 Culebra Terrace
San Francisco, CA 94109
DR Requestor 5: Jill Tarlau
120 Culebra Terrace
San Francisco, CA 94109
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0135DDDDD AND THE APPROVAL OF BUILDING PERMIT 2010.12.27.7441 PROPOSING CONSTRUCTION OF A FOUR-STORY-OVER-BASEMENT HORIZONTAL REAR EXTENSION TO AN EXISTING FOUR-STORY-OVER-BASEMENT, TWO-UNIT BUILDING WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 27, 2010, Lev Bereznycky of Lundberg Design filed for Building Permit Application No. 2010.12.27.7441 proposing construction of a four-story-over-basement horizontal rear extension to an

existing four-story-over-basement, two-unit building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On February 6, 2012, Jim Stafford (hereinafter one of five "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0135D) of Building Permit Application No. 2010.12.27.7441.

On February 7, 2012, Carol Seligman (hereinafter two of five "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0135D) of Building Permit Application No. 2010.12.27.7441.

On February 8, 2012, Nancy Brown Williamson (hereinafter three of five "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0135D) of Building Permit Application No. 2010.12.27.7441.

On February 9, 2012, Steve and Madelaine Gunders (hereinafter four of five "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0135D) of Building Permit Application No. 2010.12.27.7441.

On February 10, 2012, Jill Tarlau (hereinafter five of five "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0135D) of Building Permit Application No. 2010.12.27.7441.

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

On May 3, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0135DDDDDD.

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. 2012.0135DDDDDD and approves the Building Permit Application 2010.12.27.7441.

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.

2. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

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 May 3, 2012.

Linda D. Avery
Commission Secretary

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

NAYS: (none)

RECUSED: Commissioner Sugaya

ABSENT: (none)

ADOPTED: May 3, 2012