



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0280

HEARING DATE: MAY 17, 2012

Date: May 21, 2012
Case No.: 2011.1439DDD
Project Address: 2539 VALLEJO STREET
Building Permit: 2010.10.05.2357
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 0561/022
Project Sponsor: Craig and Vida Campbell
2539 Vallejo Street
San Francisco, CA 94123
DR Requestor 1: Staff Initiated DR
DR Requestor 2: Louise Abeel
2541 Vallejo Street
San Francisco, CA 94123
DR Requestor 3: Tommy and Marion Moreno
2537 Vallejo Street
San Francisco, CA 94123
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@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 TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.1439DDD AND THE APPROVAL OF BUILDING PERMIT 2010.10.05.2357 PROPOSING TO EXTEND THE FIRST AND SECOND FLOORS APPROXIMATELY 13.5' INTO THE REAR YARD AND TO CONSTRUCT A 1-STORY VERTICAL ADDITION SET BACK APPROXIMATELY 26' FROM THE FRONT FAÇADE OF THE TWO-STORY-OVER-GARAGE, SINGLE-FAMILY HOUSE WITHIN THE RH-1 (RESIDENTIAL, HOUSE, SINGLE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 5, 2010, Craig and Vida Campbell filed for Building Permit Application No. 2010.10.05.2357 proposing to extend the first and second floors approximately 13.5' into the rear yard and to construct a 1-story vertical addition set back approximately 26' from the front façade of the two-story-over-garage, single-family house within the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.

On December 12, 2011, The San Francisco Planning Department (hereinafter "Discretionary Review (DR) Requestor 1") filed a Staff Initiated DR (2011.1439D) on Building Permit Application 2010.10.05.2357.

On March 23, 2012, Louise Abeel (hereinafter "DR Requestor 2") filed an application with the Planning Department (hereinafter "Department") for DR (2011.1439DD) of Building Permit Application No. 2010.10.05.2357.

On March 28, 2012, Tommy and Marion Moreno (hereinafter "DR Requestor 3") filed an application with the Department for DR (2011.1439DDD) of Building Permit Application No. 2010.10.05.2357.

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

On May 9, 2012, DR Requestor 3's representative, Attorney Stephen Williams, sent the Planning Department a letter via email stating that their issues with the project had been resolved and that they were withdrawing their DR Application.

On May 17, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.1439DDD.

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 on Application No. 2011.1439DDD and modifies Building Permit Application 2010.10.05.2357 with the following modifications:

1. The rear 10.5' of the second floor shall be set back 3' from the west side property line.
2. The rear 10.5' of the third floor shall be set back 5' from the west side property line.
3. The rear 10.5' of the third floor shall be reduced in height by 1', but the front of the third floor can be increased by 1'.

BASIS FOR RECOMMENDATION

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

1. The proposed project does not comply with the Residential Design Guidelines and creates an exceptional and extraordinary circumstance, such that taking Discretionary Review was warranted.
2. The proposed addition, as represented in the drawings that were included in the packet to the Commission, would have an adverse effect on the adjacent neighbor to the west that would exceed reasonable expectations.
3. The Commission determined that modifications to the proposal were necessary and instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department with the modifications listed above.

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 approved the building permit with modifications as referenced in this action memo on May 17, 2012

Linda D. Avery
Commission Secretary

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

NAYS: none

ABSENT: Commissioner Moore

ADOPTED: May 17, 2012