



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0285

HEARING DATE: JUNE 28, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 28, 2012
Case No.: 2012.0527D/2012.0739D
Project Address: 1340 Natoma Street
Building Permits: 2012.06.12.2372 and 2012.06.12.2368
Zoning: UMU (Urban Mixed Use) District
40-X Height and Bulk District
Block/Lot: 3548/065
Project Sponsor: Tony Kim, Town Consulting
100 Clement Street, 3rd Floor
San Francisco, CA 94118
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS, PURSUANT TO PLANNING CODE SECTION 317, RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0527D/2012.0739D AND THE APPROVAL OF BUILDING PERMITS 2012.06.12.2372 AND 2012.06.12.2368 PROPOSING DEMOLITION OF AN EXISTING TWO-STORY WITH ATTIC SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A NEW FOUR-STORY, THREE-FAMILY DWELLING WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 12, 2012, Tony Kim (hereinafter "Project Sponsor") filed for Building Permit Applications No. 2012.06.12.2372 and 2012.06.12.2368 proposing demolition of an existing two-story with attic single-family dwelling and construction of a new four-story, three-family dwelling, within the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.

On April 20, 2012, the Project Sponsor filed a Residential Demolition application pursuant to Planning Code Section 317 with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0527D/2012.0739D) of Building Permit Application Nos. 2012.06.12.2372 and 2012.06.12.2368.

On April 24, 2009, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1(e)(1) and 3(b) Categorical Exemption under CEQA as described in the determination contained in the Planning Department files, Case Nos. 2007.0310E and 2008.1053E, for this Project.

On June 28, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application Case Nos. 2012.0527D and 2012.0739D.

June 28, 2012

1340 Natoma Street

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. 2012.0527D/2012.0739D and approves Permit Applications 2012.06.12.2372 and 2012.06.12.2368 subject to the following conditions:

1. Continue communication with Department staff concerning building color and its compatibility with the tone of the existing neighborhood context.

BASIS FOR RECOMMENDATION

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

- The Project will result in a net gain of two dwelling-units in the UMU Zoning District which enables greater density. The Project is therefore an appropriate in-fill development.
- The UMU Zoning District uses bedroom requirements to encourage family sized units when possible. The Project will create three family-sized dwelling-units, each with three bedrooms.
- The Project is subject to the Eastern Neighborhoods Impact Fee assessment of \$8 per net new gross square foot of development. This fee will be recovered and put into the Eastern Neighborhoods Public Benefit Fund and will finance future community improvements.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

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 June 28, 2012.

Linda D. Avery
Commission Secretary

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

NAYS: (none)

ABSENT: (none)

ADOPTED: June 28, 2012