



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0287

HEARING DATE: AUGUST 2, 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: August 6, 2012
Case No.: 2012.0637D
Project Address: 4365 26TH STREET
Building Permit: 2011.10.18.7006
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 6561/024
Project Sponsor: Devon Johnson
3065 Buchanan Street
San Francisco, CA 94123
DR Requestor: Maryo and Anke Mogannam
4371 26th Street
San Francisco, CA 94131
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0637D AND THE APPROVAL OF BUILDING PERMIT 2011.10.18.7006 PROPOSING CONSTRUCTION OF A REAR ADDITION AT THE FIRST FLOOR AND A VERTICAL ADDITION OF A SECOND FLOOR WITH FRONT AND REAR DECKS TO A ONE-STORY OVER BASEMENT, SINGLE-FAMILY DWELLING WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 18, 2011, Devon Johnson filed for Building Permit Application No. 2011.10.18.7006 proposing construction of a rear addition at the first floor and a vertical addition of a second floor with front and rear decks to a one-story over basement, single-family dwelling within the RH-1 (Residential, House, One-Family) Zoning and a 40-X Height and Bulk District.

On May 11, 2012 Maryo and Anke Mogannam (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0637D) of Building Permit Application No. 2011.10.18.7006.

The Project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

On August 2, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0637D.

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. 2012.0637D and approves the Building Permit Application 2011.10.18.7006.

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 August 2, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Antonini, Hillis, Moore, Sugaya and Wu

NAYS: None

ABSENT: Commissioner Borden

ADOPTED: August 2, 2012