



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0290

HEARING DATE: SEPTEMBER 6<sup>TH</sup>, 2012

-REVISED-

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 19<sup>th</sup>, 2012  
*Case No.:* **2011.0761DD**  
*Project Address:* **611 BUENA VISTA WEST AVENUE**  
*Building Permit:* **2011.05.04.5332**  
*Zoning:* RH-3 (Residential, House, Three-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 2603/004  
*Project Sponsor:* CCS Architecture  
44 McLea Court  
San Francisco, CA 94103  
*DR Requestors:* Bill Gheen  
615 Buena Vista West Avenue  
San Francisco, CA 94117  
Tim Stewart & Susan Rughtiv  
1460 Masonic Avenue  
San Francisco, CA 94117  
*Staff Contact:* Tom Wang – (415) 558-6335  
[thomas.wang@sfgov.org](mailto:thomas.wang@sfgov.org)

**ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0761DD AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2011.05.04.5332, PROPOSING CONSTRUCTION OF A THIRD-STORY VERTICAL ADDITION TO THE EXISTING TWO-STORY OVER BASEMENT, SINGLE-FAMILY DWELLING WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### **PREAMBLE**

On May 4<sup>th</sup>, 2011 Cass Calder Smith filed for Building Permit Application No. 2011.05.04.5332, proposing construction of a third-story vertical addition to the existing two-story over basement, single-family dwelling within an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District..

On March 7<sup>th</sup>, 2012, Bill Gheen (“Discretionary Review (DR) Requestor”) and Tim Stewart and Susan Rughtiv (“Discretionary Review (DR) Requestors”) filed separate applications with the Planning Department (hereinafter “Department”) for Discretionary Review (2011.0761DD) of Building Permit Application No. 2011.05.04.5332.

The Department has determined that the Project is exempt 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 September 6<sup>th</sup>, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application No. 2011.0761DD.

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. 2011.0761DD and approves the Building Permit Application No. 2011.05.04.5332 subject to the following condition:

The front wall of the third-story addition shall be set back an additional three feet from its originally proposed location to align with the corner turret on the adjacent property at 601 Buena Vista West Avenue.

### **BASIS FOR RECOMMENDATION**

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

Setting the third-story's front wall back an additional three feet from its originally proposed location will help minimize the project's appearance from the street and protect the visual prominence of the corner turret on the adjacent property at 601 Buena Vista West Avenue.

**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 take Discretionary Review and approved the building permit subject to the condition stated above in this DR Action Memo on September 6<sup>th</sup>, 2012.

Linda D. Avery  
Commission Secretary

AYES: Borden; Fong; Moore; Sugaya; Wu

NAYS: Antonini; Hillis

ABSENT: None

ADOPTED: September 6<sup>th</sup>, 2012