



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Action DRA-0293

HEARING DATE: OCTOBER 4, 2012

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*Date:* October 5, 2012  
*Case No.:* 2012.0662D  
*Project Address:* 3014 California Street  
*Permit Application:* 2012.06.26.3418  
*Zoning:* RH-2 (Residential, House, Two Family)  
40-X Height and Bulk District  
*Block/Lot:* 1023/010  
*Project Sponsor:* Mathew Soldo  
3014 California Street  
San Francisco, CA 94115  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0662D AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2012.06.26.3418 PROPOSING TO LEGALIZE THE CONVERSION OF A TWO-UNIT BUILDING TO A SINGLE-FAMILY DWELLING WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 22, 2012, Mathew Soldo filed Case Number 2012.0662D per Section 317 of the Planning Code to legalize the conversion of the subject two-story-over-basement, two-family building to a single-family building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 26, 2012, Mathew Soldo filed for Building Permit Application No. 2012.06.26.3418 proposing to legalize the conversion of the subject two-story-over-basement, two-family building to a single-family building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. No other work is proposed under this permit.

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

On October 4, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0662D.

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.

Memo

## **ACTION**

The Commission hereby does not take Discretionary Review requested in Application No. 2012.00662D and approves the Building Permit Application 2012.06.26.3418.

## **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. While the proposal does not meet the majority of the criteria outlined in Planning Code Section 317 for Dwelling Unit Mergers, the burden of reestablishing the removed unit outweighs the negative impact the unit merger would have on the City's supply of housing. Further, the proposal complies with the City's General Plan.
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 October 4, 2012

Linda D. Avery  
Commission Secretary

AYES: Commissioners Sugaya, Antonini, Hillis, Fong, and Borden

NAYS: Commissioners Moore and Wu

ABSENT: none

ADOPTED: October 4, 2012