



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0294

HEARING DATE: OCTOBER 18, 2012

Date: October 23, 2012
Case No.: 2012.0910D
Project Address: 2055 – 2057 Green Street
Permit Application: 2012.01.12.2157
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0556/026
Project Sponsor: Emmanuel Pun
477 ½ - 4th Avenue
San Francisco, CA 94118
Project Representative:
David Marlatt
161 Natoma Street
San Francisco, CA 94105
Staff Contact: Sara Vellve – (415) 588-6263
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0910D AND THE APPROVAL OF BUILDING PERMIT 2012.01.12.2157 TO CONSTRUCT A PARTIAL FOURTH FLOOR ADDITION OF APPROXIMATELY 20 FEET IN DEPTH TOWARDS THE REAR OF THE SUBJECT BUILDING WITH A 4'-8' SETBACK ON THE EAST SIDE ADJACENT TO THE DR REQUESTOR'S PROPERTY TO THE UPPER DWELLING OF A TWO-FAMILY DWELLING WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 12, 2012, Emmanuel Pun filed for Building Permit Application No. 2012.01.12.2157 proposing to construct a partial fourth floor addition of approximately 20 feet in depth towards the rear of the subject building with a 4'-8' setback on the east side adjacent to the DR requestor's property to the upper unit of a two-family dwelling within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District..

On June 28, 2012 Jeff and Christina Lersen (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0910D) of Building Permit Application No. 2012.01.12.2157.

The Department has determined that the proposed 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 October 18, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0910D.

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. 2012.0910D and approves the Building Permit Application 2012.01.12.2157.

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. The project exceeds the standards of the Residential Design Guidelines for the preservation of light and air related to matching lightwells as the project proposes a 4' – 8' angled side setback for the DR requestor's lightwells.
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 18, 2012.

Linda D. Avery
Commission Secretary

AYES: Moore, Sugaya, Hillis, Fong, Wu, Borden

NAYS: Antonini

ABSENT: None

ADOPTED: October 18, 2012