



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 14th, 2011
TO: Interested Parties
FROM: Jonas Ionin
 Acting Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0230

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Property Address: 577 Sanchez Street
 Building Permit Application No.: 2009.12.09.2880
 Discretionary Review Case No.: 2011.0547D

On October 6th, 2011, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

577 SANCHEZ STREET– on the east side of Sanchez Street between 19th and Hancock streets; Lot 031 in Assessor’s Block 3585 – Request for Discretionary Review of Building Permit Application No. 2009.12.09.2880, proposing to add a 12-foot wide and 18-foot deep, one-car garage to the existing three-story, single-family dwelling. The proposed garage would be constructed beneath the second floor front entry patio by excavating into the front retaining wall. A garage door would be installed to cover the opening on the front retaining wall. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

ACTION

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.

FINDINGS

The reasons the Commission took the action described above include:

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.

Speakers at the hearing included:

| | |
|---------------------------|------------------------------|
| In support of the project | In support of the DR request |
| Fred Bullock | Edwin Hardy |
| Roger Lotz | Suheil Shatara |
| Heidi Groshelle. | Jo Ann Nelson |

Ayes: Commissioners: Olague, Antonini, Borden, Fong, Miguel, Moore and Sugaya.

Nayes: Commissioner: None

Absent: Commissioner: None

Case Planner: Tom Wang, (415) 558-6335

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the building permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery
Jonas Ionin

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