



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 13, 2011
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0231

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Property Address: 4205 24th Street
Building Permit Application No.: 2011.03.17.2284
Discretionary Review Case No.: 2011.0254D

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

4205 24TH STREET – southwest corner at Diamond Street; Lot 001 in Assessor's Block 6505 – **Mandatory Staff Initiated Request for Discretionary Review** of Building Permit Application No. 2011.03.17.2284 pursuant to Section 317 of the Code for dwelling unit conversion, for a permit proposing to convert the vacant ground floor dwelling into commercial space and merge the space with the adjacent commercial space that was formerly occupied by a laundromat. The new commercial space would be approximately 1,000 square-feet and occupied by a new indoor children's play facility d.b.a. "The Little Lounge". The property is located within the 24th Street – Noe Valley Neighborhood Commercial 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 Code encourages ground floor commercial uses within the District and the property is located adjacent to ground floor commercial uses to the south.
- The project would be owned and operated by a neighborhood resident.
- The project would provide an innovative neighborhood serving use that is not currently available within the district.
- The project would provide semi-skilled service sector employment opportunities for five individuals.
- The project would bring the property into closer conformance with the Code.
- The project would eliminate a vacant dwelling that is not particularly desirable due to its lack of light and ventilation and its ground floor location amongst commercial uses.

Speakers at the hearing included:

In support of the project	In support of the DR request
Lisa Wong	
Kim Lipkovitz	

Ayes: Commissioners Olague, Antonini, Borden, Lee, Moore, and Sugaya.

Nays: none

Absent: Commissioner Miguel,

Case Planner: Michael Smith, (415) 558.6322

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

cc: Linda D. Avery