



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0244

HEARING DATE: DECEMBER 1, 2011

Date: December 9, 2011
Case No.: **2011.0861DD**
Project Address: **2478 43rd AVENUE**
Building Permit: **2010.09.29.1880**
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2383/023
Project Sponsor: Roman Rettner
120 Manor Drive
San Francisco, CA 94116
DR Requestor: James Warhol
2467 42nd Avenue
San Francisco, CA 94127
DR Requestor: Patricia Morgan
85 Cornelia Drive
Hillsborough, CA 94010
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0861DD AND THE APPROVAL OF BUILDING PERMIT 2010.09.29.1880 PROPOSING CONSTRUCTION OF A ONE-STORY VERTICAL ADDITION AND A TWO-STORY HORIZONTAL REAR EXTENSION TO A ONE-STORY OVER GARAGE, SINGLE-FAMILY DWELLING WITHIN RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 1, 2011, Roman Rettner (hereinafter "Project Sponsor") filed for Building Permit Application No. 2010.09.29.1880 on behalf of Kyle and Doris Lee (hereinafter "Property Owners") proposing construction of a one-story vertical addition and a two-story horizontal rear extension to a one-story over garage, single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District..

On August 5, 2011 Patricia Morgan and on August 8, 2011 James Warhol (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.0861DD) of Building Permit Application No. 2010.09.29.1880.

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

On December 1, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0861DD.

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. 2011.0861DD and approves the Building Permit Application 2010.09.29.1880.

BASIS FOR RECOMMENDATION

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

The third floor vertical addition is adequately setback from the front façade to maintain the 2-story massing along the street. The rear wall of the addition aligns with the main rear wall of the adjacent building to the north with the rear of the building stepping down to the rear yard area as the horizontal rear addition is proposed to be 2-stories tall. A minimum of 40 feet separates /buffers the DR requestors' buildings from the project.

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 December 1, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Olague, Antonini, Borden, Fong, Miguel

NAYS: Commissioner Sugaya

ABSENT: Commissioner Moore

ADOPTED: December 1, 2011