



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Action DRA-0245

HEARING DATE: DECEMBER 1, 2011

*Date:* December 6, 2011  
*Case No.:* 2011.0817D  
*Building Permit:* 2011.02.23.0805  
*Project Address:* 4366 26<sup>th</sup> Street  
*Zoning:* RH-1 (Residential House, One-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 6556/016B  
*Project Sponsor:* Joanna Lynch  
4366 26<sup>th</sup> Street  
San Francisco, CA 94131  
*DR Requestor:* Patricia Niland  
4360 26<sup>th</sup> Street  
San Francisco, CA 94131  
*Staff Contact:* Adrian Putra – (415) 575-9075  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF APPLICATION NO. 2011.0817D AND THE APPROVAL OF BUILDING PERMIT 2011.02.23.0805 PROPOSING TO CONSTRUCT A HORIZONTAL REAR EXTENSION AT THE FIRST FLOOR LEVEL AND ADD A NEW BASEMENT LEVEL (BELOW THE PROPOSED FIRST FLOOR EXTENSION) AT THE REAR OF A TWO-STORY, SINGLE-FAMILY DWELLING WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 23, 2011, Joanna Lynch filed for Building Permit Application No. 2011.02.23.0805 proposing to construct a horizontal rear extension at the first floor level and add a new basement level (below the proposed first floor extension) at the rear of a two-story, single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On July 22, 2011 Patricia Niland (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.0817D) of Building Permit Application No. 2011.02.23.0805.

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 2011.0817D.

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. 2011.0817D and approves the Building Permit Application 2011.02.23.0805 as proposed.

#### **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.
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 December 6, 2011.

Linda D. Avery  
Commission Secretary

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

NAYS: Commissioner Sugaya

ABSENT:

ADOPTED: December 1, 2011