



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 5, 2010
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0137

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Property Address: 736 Valencia Street
Building Permit Application No.: 2009.05.20.8779
Discretionary Review Case No.: 2009.1102D

On February 4, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

2009.1102D – 736 Valencia Street - east side between 18th Street and 19th Street; Lot 005 in Assessor's Block 3588 - Request for Discretionary Review for Building Permit No. 2009.05.20.8779 to add a roof deck, elevator penthouse, and stair penthouse to a 5-story building currently under construction that will include 8 dwelling units, ground floor commercial space, and 8 parking spaces in a Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

ACTION

The Commission took Discretionary Review and approved the project, as seen on plans marked Exhibit A, with the following conditions:

1. The project sponsor shall add a transparent, bird-friendly sound screen on top of the rear parapet wall of the proposed roof deck. The project sponsor shall work with Planning Department staff and neighbors to determine the appropriate size and materials of the sound screen.
2. The project sponsor shall install signs in the stairwells and on the roof deck requesting users of the roof deck to respect their neighbors and keep noise to a minimum level. The project sponsor shall work with Planning Department staff and neighbors to determine the most appropriate language for the signs.

FINDINGS

The reasons the Commission took the action described above include:

There are no extraordinary or exceptional circumstances in the case. Roof decks are a common form of open space in the City and the proposed setbacks are adequate for noise control. However, the Planning Commission took Discretionary Review and altered the project because the project sponsor was willing to add the sound screen and signage to respond to the neighbor's concerns.

Speakers at the hearing included:

In support of the project	In support of the DR request
Ron Mallia	Sue Hestor
Phil Lesser	Alicia Gamez
Morning Star (neighbor)	

Ayes: Commissioners Antonini, Borden, Lee, Miguel, and Olague.

Nays: Commissioner Sugaya.

Absent: Commissioner Moore.

Case Planner: Corey Teague (415) 575-9081

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

I:\Cases\2009\2009.1102\2009.1102D\Action Memo.doc