



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 5, 2010
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0142

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Property Address: 4209 24th Street
Building Permit Application No.: 2009.10.20.9401
Discretionary Review Case No.: 2009.0365DV

On March 25, 2010 the Planning Commission conducted a Discretionary Review hearing to consider the following project:

4209 24th STREET – south side between Diamond and Douglass Streets, Lot 047 in Assessor's Block 6505 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of the demolition of residential buildings of Building Permit Application No. 2009.10.20.9401 proposing alterations to the existing single-family home that include adding a second unit, moving the building forward on the lot, and horizontal and vertical additions in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. A Variance was also requested of the Zoning Administrator to construct within the required front set back.

ACTION

The Commission took DR and approved the proposed project as proposed, with two modifications:

- Add a 3' side setback along rear portion of the west side of the upper two stories in order to acknowledge the existing setback on the adjacent neighbor.
- Include the rear stairs that descend from the second story rear deck on the east side within the volume of the rear extension.

At the hearing, the Zoning Administrator granted the Variance with the standard conditions of approval.

FINDINGS

The reasons the Commission took the action described above include:

With the modifications described above, the proposal complies with 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
David Maltz	
Antje Kann	

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

Nayes: None

Absent: Commissioners Lee and Olague

Case Planner: Sophie Hayward, (415) 575-6914

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

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