



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 26, 2010  
**TO:** Interested Parties  
**FROM:** Linda D. Avery  
 Planning Commission Secretary  
**RE:** Planning Commission Action – No. DRA -- 0143

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: 356-358 Elizabeth Street  
 Building Permit Application No.: 2009.06.23.1112  
 Discretionary Review Case No.: 2009.0694DV

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

356-358 ELIZABETH STREET – northeast corner of Elizabeth and Blanche Streets; Lot 026 in Assessor’s Block 3652 - Request for Discretionary Review of Building Permit Application No. 2009.06.23.1112 proposing to expand the existing 2-unit building by constructing horizontal additions at the second and a vertical expansion at the third floors to raise the height by approximately 5-feet. The property is located within an RH-3 (Residential House, Three Units per Lot) Zoning District and a 40-X Height and Bulk District. This project triggers open space, rear yard, and non-complying structure variances.

### 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 reasons the Commission took the action described above include:

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.

Speakers at the hearing included:

In support of the project	In support of the DR request
John McGlynn, Owner	Arlene Moorehead, DR Requestor
Donna Schumacher, Architect	Kurt Fletcher, Tenant at 150 Vicksburg
	Jean Allan, owner of 160 Vicksburg

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

Nays: None.

Absent: Commissioner Lee.

Case Planner: Sharon Lai, (415) 575-9087

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

SL G:\DOCUMENTS\DRs\356 Elizabeth St\356-358 Elizabeth St - DR Action Memo.doc