



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 14, 2010  
**TO:** Interested Parties  
**FROM:** Linda D. Avery  
Planning Commission Secretary  
**RE:** Planning Commission Action – No. DRA -- 0153

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Property Address: 160 San Marcos Avenue  
Building Permit Application No.: 2008.10.31.5629  
Discretionary Review Case No.: 2009.0085D

On June 10, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

160 SAN MARCOS AVENUE -north side at Santa Rite Avenue; Lot 011 in Assessor's Block 2861-- Request for Discretionary Review of Building Permit Application No. 2008.10.31.5629 proposing to construct a three-story over garage single-family dwelling on a vacant lot. Located in a RH-1(D) (Residential, House, One-Family (Detached) District and a 40-X Height and Bulk District.

## 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.
- The Categorical Exemption that was prepared by the Department for the project adequately addresses the neighborhood's concerns about the potential impacts the construction may have on the neighborhood.
- Construction related impacts are not the Planning Department's jurisdiction. DPW will review the project's construction plan.
- Due to the diverse context which contains a variety of architectural expressions and eras, the proposal is of its time and of high quality materials.

Speakers at the hearing included:

<b>In support of the project</b>	<b>In support of the DR request</b>
Craig Steely	Tom Grasshoff
Kelton Finney	Andy Forrest
Luigi Silverman	Rike Grasshoff
Elya	Anna Bolechowsky
Hanley	William Corbett-Jones

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

Nays: None

Absent: Commissioner Borden

Case Planner: Michael Smith, (415) 558.6322

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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