



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 21, 2010
TO: Interested Parties
FROM: Linda D. Avery
 Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0154

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Property Address: 634-636 Plymouth Avenue
 Building Permit Application No.: 2007.10.18.5819
 Discretionary Review Case No.: 2006.0674D

On June 17, 2010, the Planning Commission conducted a Mandatory Discretionary Review hearing to consider the following project:

634-636 PLYMOUTH AVENUE - at the southeast corner of Montana Street; Lot 014 in Assessor's Block 7067 – Mandatory Discretionary Review, pursuant to Planning Code Section 317, of Building Permit Application No. 2007.10.18.5819, proposing the demolition of a single-family dwelling within the RH-1 (Residential House; One-Family) Zoning District and 40-X Height and Bulk District.

ACTION

The Commission determined that the demolition of a single-family dwelling and the new construction of six single-family dwellings were beneficial to the City and compatible with the surrounding neighborhood. As such, they determined that no modifications to the Project were necessary and 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 exceptional or extraordinary circumstances associated with this case. The Project is a positive addition to the neighborhood, compatible with the surrounding character, and consistent with the Residential Design Guidelines. Although the existing dwelling is considered sound housing for the purposes of Planning Code Section 317, the Project creates six new single-family dwellings on an under-utilized lot, and – on balance – complies with the General Plan.

Speakers at the hearing included:

In support of the project	In support of the DR request
Bruce Baumann	

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

Nays:

Absent: Commissioner Borden

Case Planner: Elizabeth Watty, (415) 558-6620

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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