



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 2, 2010
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0157

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Property Address: 3948 Clay Street
Building Permit Application No.: 2009.08.04.4133
Discretionary Review Case No.: 2010.0197D

On June 24, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

3948 CLAY STREET - north side between Arguello Boulevard and Cherry Street; Lot 012 in Assessor's Block 0991 - Staff-Initiated Discretionary Review of Building Permit Application No. 2009.08.04.4133 proposing to widen the curb cut and widen the existing garage located in the front setback area of the subject three-story, single-family house. The property is located in an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

ACTION

The Commission took Discretionary Review and approved the Project, modifying the Project to limit the expansion of the curb cut to 2 feet on the east side of the existing driveway for a new total width of 13 feet.

FINDINGS

The reasons the Commission took the action described above include:

The project as proposed did not comply with the direction or intent of the Residential Design Guidelines as required by Section 311(c)(1) of the Planning Code. Specifically, the proposed Project failed to minimize the width and frequency of curb cuts and to maximize the number and size of on-street parking spaces available to the public.

The proposal, as modified, 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:
Michael Connell, Architect	
Bruce McCormack, owner	

Ayes: Commissioners Borden, Miguel, Moore and Olague.

Nayes: Commissioner Antonini and Lee.

Absent: Commissioner Sugaya.

Case Planner: Shelley Caltagirone, (415) 558-6625

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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