



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 13, 2010
TO: Interested Parties
FROM: Linda D. Avery
 Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0159

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Property Address: 1256 Lombard Street
 Building Permit Application No.: 2010.03.04.7543
 Discretionary Review Case No.: 2009.1033D

On July 1, 2010, the Planning Commission conducted a Mandatory Discretionary Review hearing to consider the following project:

1256 LOMBARD STREET – north side between Polk and Larkin Streets; Lot 013 in Assessor’s Block 0500 – Mandatory Discretionary Review, pursuant to Planning Code Section 317, of Building Permit Application No. 2010.03.04.7543, proposing to legalize the merger of two owner-occupied dwelling units into one unit. The merger will result in the loss of one housekeeping unit. The subject property will contain two dwelling units within a three-story building in a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

ACTION

The Commission determined that the project met a majority of the dwelling unit merger criteria contained in Planning Code Section 317, and therefore approved the project per revised plans dated June 16, 2010 on file with the Planning Department.

FINDINGS

The reasons the Commission took the action described above include:

The project meets 3 out of 5 of the dwelling unit merger criteria contained in Planning Code Section 317 as it relates to (1) the existing units are owner-occupied, (2) the merged unit will be for owner occupancy; and (3) the removal of the unit will bring the building closer into conformance with the prevailing density in the immediate area within the same zoning district, as most buildings contain two or fewer dwelling units.

Speakers at the hearing included:

In support of the project	In support of the DR request
Andrew Junius	

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

Nayes: Commissioner

Absent: Commissioner Lee.

Case Planner: Mary Woods, (415) 558-6315

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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