



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 10, 2010
TO: Interested Parties
FROM: Linda D. Avery
 Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0165

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: 203 Los Palmos Drive
 Building Permit Application No.: 2008.0506.1388
 Discretionary Review Case No.: 2008.0871D

On August 5, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

203 LOS PALMOS DRIVE – south side between Foerster Street and Stanford Heights Avenue; Lots 116 & 117 in Assessor’s Block 3027A – Request for Discretionary Review of Building Permit Application No. 2008.05.06.1388, proposing the construction of a new single-family dwelling on a vacant lot. This permit is associated with a four lot subdivision and the construction of two other new single-family dwellings on Los Palmos Drive. This Property is located within the RH-1 (Residential House; One-Family) Zoning District and 40-X Height and Bulk District.

ACTION

The Commission determined that no modifications to the massing of the new single-family dwelling were necessary, and did not take DR. They instructed staff to continue working with the Project architect to refine the façade design, and to approve the Project as revised.

FINDINGS

The reasons the Commission took the action described above include:

There were no exceptional or extraordinary circumstances associated with the Project. The Commission found the new construction to be an appropriate in-fill development, consistent with the Residential Design Guidelines, Planning Code, and General Plan.

Speakers at the hearing included:

In support of the project	In support of the DR request
Susanne Kelly	Maida Taylor, DR Requestor
Gabriel Ng	Ed Kelley, DR Requestor
Jeremy Schaub	Cassandra Mettling-Davis
	M. J. Parker
	Steve Williams

Ayes: Commissioners Antonini, Borden, Lee, Miguel, Moore, Sugaya, Olague

Nayes: .

Absent:

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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