



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 2, 2008
TO: Interested Parties
FROM: Linda Avery
Planning Commission Secretary
RE: Planning Commission Action No. DRA-0004

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Property Address: 536 – 40th Avenue
Building Permit Application No.: 2006.08.17.9803
Discretionary Review Case No.: 2008.0271DD

On May 29, 2008, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

536 – 40TH AVENUE – east side between Geary Boulevard and Anza Street; Lot 027 in Assessor's Block 7536 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2006.08.17.9803, proposing to construct a new two-unit, four-story building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. A separate, private request for Discretionary Review has also been filed on the new construction project.

ACTION

The Commission approved the new construction with the following modifications:

- Set back the front façade to align with the adjacent three-story building to the north.
- Set back the roof deck ten feet (10'-0") from the front façade.
- Lower the parapet at the front façade to a height no greater than two feet (2'-0") from the top of roof.
- At the northern lightwell at all levels except for the garage level, increase the depth of the lightwell from the side property line to four feet six inches (4'-6").
- At the northern lightwell at the level of the fourth floor, increase the length of the lightwell an additional three feet six inches (3'-6") to the east (towards the rear wall of the fourth floor).

FINDINGS

The reasons the Commission took the action described above include:

Façade and roof deck modifications were requested to reduce the height/scale of the front façade to address the context of the adjacent buildings and the immediate neighborhood

character. The modifications to the lightwell were requested to mitigate light impacts to the adjacent property to the north.

Speakers at the hearing included:

In support of the project	In support of the DR request
Ella Budovskaya	Sarah Huang
William Pashelinsky	Paul Chen
Boris Levitas	Esther Teng
Peter Winklestein (PAR)	Ed Kaplan
	Billy Kwong
	Owner Brady (SORE)

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

Nayes: (none)

Absent: Commissioner Lee

Case Planner: Glenn Cabreros, 415-558-6169

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: Glenn Cabreros

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