



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 6, 2008  
**TO:** Interested Parties  
**FROM:** Linda Avery  
 Planning Commission Secretary  
**RE:** Planning Commission Action No. DRA-0005

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: 119 23<sup>rd</sup> Avenue  
 Building Permit Application No.: 2007.11.19.8573  
 Discretionary Review Case No.: 2008.0245D

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

119 23<sup>rd</sup> AVENUE – west side between Lake Street and California Street; Lot 002 in Assessor’s Block 1383 – Request for Discretionary Review of Building Permit Application No. 2007.11.19.8573, proposing to add a two-story horizontal addition at the rear of the two-story over garage, single-family dwelling in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

## **ACTION**

The Planning Commission took Discretionary Review and approved the proposal with modifications. As proposed, the addition would include a new bay window (approximately 8 feet wide by 3 feet deep) that would be constructed as a permitted obstruction at the rear of the 2<sup>nd</sup> story per Section 136 of the Planning Code.

The Planning Commission directed the project sponsor to submit plan revisions that would eliminate the north-facing window in the bay.

## **FINDINGS**

The reasons the Commission took the action described above include:

The proposed window may negatively impact privacy to the adjacent property to the north.

Speakers at the hearing included:

In support of the project	In support of the DR request
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Gregory Gershkovich	Phillip Ng
Scott Brady	Christie Ng
	Steven Ng

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

Nays: None

Absent: Commissioner Lee

Case Planner: Christine Lamorena, (415) 575-9085

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 Avery

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