



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 20, 2009
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0042

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Property Address: 440 29th Street
Building Permit Application No.: 2006.09.15.2421
Discretionary Review Case No.: 2007.0731D

On November 20, 2008, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

440 29th STREET– north side between Sanchez and Noe Streets, Lot 014 in Assessor's Block 6620, Mandatory Discretionary Review under the Planning Commission's policy requiring review of the construction of new residential buildings in association with residential demolition, of Building Permit Application No. 2006.0915.2421, proposing to construct a new two-family dwelling on the subject lot, located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

ACTION

The Commission instructed staff to approve the proposed new construction with modifications to the fenestration pattern, the front setback, and the porch configuration.

FINDINGS

The reasons the Commission took the action described above include:

There are no extraordinary or exceptional circumstances in the case. Both the demolition proposal and the new construction proposal, with minor modifications, comply with the Planning Code, the General Plan, and conform to the Residential Design Guidelines.

Ayes: Commissioners Olague, Antonini, Borden, Lee, and Miguel.

Nayes: Commissioner Sugaya

Absent: Commissioner Moore

Case Planner: Sophie Middlebrook, (415) 558-6372

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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