



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 19, 2019

Continued from: June 6, 2019

Case No.: 2018-009534CUAVAR
Project Address: 45 CULEBRA TERRACE
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
North Beach Special Use District
Block/Lot: 0050/025
Project Sponsor: Dennis Budd, AIA LEED AP
Gast Architects
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San Francisco, CA 941
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BACKGROUND

On June 6, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-009534CUA. The Commission continued the item to July 18, 2019 to allow the Sponsor to make plan revisions increasing the size of Unit #2 to provide greater unit parity between the proposed units and to adjust the design of the rear façade to provide a reduced amount of glazing. The Commission also continued the item to allow time for a private agreement between neighboring property owners regarding on-street and off-street parking.

PROJECT DESCRIPTION

The Project would demolish the existing 1,640 square-foot single-family dwelling unit and construct a new four-story 4,038 square-foot building with two dwelling units. The project also proposes one off-street parking space and two Class I bicycle parking spaces.

UPDATES

The Project has since increased the size of Unit #2 from 754 square feet to 1,533 square feet and has reduced Unit #1 from 2,755 square feet to 2,208 square feet. In addition, the Project has reduced the amount of overall glazing at the rear façade as instructed by the Commission.

ATTACHMENTS:

Revised Draft Motion

Revised Plans