



TENTATIVE MAP DECISION

Date: March 24, 2016

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 8999			
Project Type: 6 Residential Units New Construction Condominium Project			
Address#	StreetName	Block	Lot
270	OCEAN AVE	3211	010A
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 James Ryan
 2016.03.24 16:28:38 -08'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska
 DN: dc=org, dc=slgov, dc=cityplanning, ou=CityPlanning,
 ou=Current Planning, cn=Natalia Kwiatkowska,
 email=Natalia.Kwiatkowska@slgov.org
 Date: 2016.04.20.14:57:07 -0700

Date 4/20/16

Planner's Name Natalia Kwiatkowska
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 23, 2007
TO: Interested Parties
FROM: Linda Avery
Planning Commission Secretary
RE: Planning Commission Action

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

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Property Address 270 Ocean Avenue
Building Permit Application No. 2006.07.18.6852
Discretionary Review Case No. 2007.0125D

On **May 10, 2007**, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

270 OCEAN AVENUE – north side between Meda Avenue and Delano Avenue; Lot 010A in Assessor's Block 3211 – Request for Discretionary Review of Building Permit Application No. 2006.07.18.6852, proposing construction of a new four-story six-unit residential building on a vacant lot in a NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

ACTION

The Commission determined that three modifications to the project were necessary and they instructed staff to approve the revised project with the following modifications:

1. Remove front stair penthouse from the roof.
2. Remove parapet.
3. Further articulate the rear of the building, creating a seven-foot rear setback on the fourth story at the northwest corner of the building.

FINDINGS

The reasons the Commission took the action described above include:

A modified four-story, six-unit building would render less negative impacts, comply with the Residential Design Guidelines, and will be more compatible with the neighborhood. In addition, the revised proposal complies with the Planning Code and the General Plan.

Speakers at the hearing included:

In support of the project	Not in support of the project
Gerry Agosta	Robert M. Buchbinder
David Sternberg	Maureen Costello
	David Costello
	Alfonso Vijil
	Lynn Pearson
	Carmella della Satana
	David Hooper

Ayes: Commissioners, Alexander, Olague, Antonini, Bill Lee, Sue Lee, Moore, and Sugaya

Nayes: None

Absent: None

Case Planner: Kate Conner, (415) 575-6914

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