



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 7, 2011  
**TO:** Interested Parties  
**FROM:** Linda D. Avery  
Planning Commission Secretary  
**RE:** Planning Commission Action – No. DRA -- 0238

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Property Address: 324 Hugo Street  
Building Permit Application No.: 2006.05.04.0607  
Discretionary Review Case No.: 2010.1136D

On November 3, 2011, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

**324 HUGO STREET** – north side between 4th and 5th Avenues; Lot 009 in Assessor's Block 1746 - Building Permit Application No. 2006.05.04.0670, proposing to add one dwelling unit and to construct a horizontal addition consisting of a three-story component approximately 12 feet deep and a two-story 12-foot deep component with roof deck, at the rear of the three-story single-family house within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

## **ACTION**

At the public hearing, the project sponsor (Jeremy Paul) requested that the Planning Commission take DR and approve the project with the following modifications, which are notated as the "Revised" plans in the Commission packet of October 27, 2011.

- Reduce two-story permitted obstruction to one story with a roof deck; and,
- Permit the second and third floors to extend approximately 2'-6" laterally towards the east property line for the rearmost 11' – 6" of the three-story addition; and,
- Propose a 1-hour roof and reduce the parapet height to the minimum required.

After public comment and Commission deliberation, the Commission took DR and approved the proposal requiring the above modifications.

## **FINDINGS**

The reasons the Commission took the action described above include:

The project sponsor voluntarily modified the project to reduce volume at the rear of the building by eliminating the second floor of the permitted obstruction, and to relocate the volume to the east side of

the building by expanding the second and third floors approximately 2'-6" towards the east property line, a manner that is minimally intrusive to the adjacent properties to the east fronting on 4<sup>th</sup> Avenue.

Speakers at the hearing included:

In support of the project	In support of the DR request
Jeremy Paul	John Hessler
	Bridey Newman
	David Gruber
	Mary O'Connor

Ayes: Commissioners Olague, Antonini, Borden, Fung, Miguel, Moore and Sugaya.

Nays: None

Absent: None

Case Planner: Sara Vellve, (415) 558 - 6263

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