



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 1, 2012  
**TO:** Interested Parties  
**FROM:** Linda D. Avery  
Planning Commission Secretary  
**RE:** Planning Commission Action – No. DRA -- 0254

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Property Address: 187 Brewster Street  
Block/Lot: 5577/010  
Building Permit Application No.: 2006.09.25.3192  
Discretionary Review Case No.: 2010.0858D

On January 26, 2012, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

187 Brewster Street - Request for Discretionary Review for Building Permit Application No. 2006.09.25.3192 proposing to construct a new multi-story, single-family dwelling on a down-sloping lot, in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.

## **ACTION**

The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

## **FINDINGS**

The reasons the Commission took the action described above include:

The Project site provided a limited opportunity for development. The proposal appropriately responded to the site's limitations and met the strict requirements of the Bernal Heights Special Use District, resulting in no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.

Speakers at the hearing included:

In support of the project	In support of the DR request
David Silverman	Sue Hestor
David Steinberg	Paul Boden
Alice Barkley	Terry Milne
Rodrigo Santos	Donna Lovalle
John O'Connor	Robert Underwood
Karen Buckley	Mary Kate Connor
	Peter Sullivan

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

Nays: None

Absent: Commissioners Borden and Fong

Case Planner: Corey Teague, (415) 575-9081

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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