



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Action DRA-0264

HEARING DATE: MARCH 8, 2012

*Date:* March 19, 2012  
*Case No.:* **2012.0068D**  
*Project Address:* **55 JORDAN AVENUE**  
*Building Permit:* **2011.09.28.5663**  
*Zoning:* RH-1(D) [Residential, House, Single-Family (Detached)]  
40-X Height and Bulk District  
*Block/Lot:* 1039/010  
*Project Sponsor:* Yakuh Askew  
2407 Harrison Street, #2  
San Francisco, CA 94110  
*DR Requestor:* Gregory Leon  
2269 Chestnut Street, #322  
San Francisco, CA 94123  
*Staff Contact:* Christine Lamorena – (415) 575-9085  
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**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0068D AND THE APPROVAL OF BUILDING PERMIT 2011.09.28.5663 PROPOSING TO CONSTRUCT A TWO-STORY HORIZONTAL ADDITION (APPROXIMATELY 10 FEET DEEP BY 17 FEET WIDE) AND ROOF DECK, REMOVE THE 2<sup>ND</sup> STORY OF AN EXISTING REAR EXTENSION THAT WILL BE REPLACED WITH A ROOF DECK OVER THE EXISTING 1<sup>ST</sup> STORY, REMOVE AN EXISTING REAR DECK AND STAIRS, REPLACE THE FRONT BALCONY, AND REPLACE WINDOWS AND DOORS THROUGHOUT THE TWO-STORY-OVER-GARAGE, SINGLE-FAMILY DWELLING WITHIN THE RH-1(D) [RESIDENTIAL, HOUSE, SINGLE-FAMILY (DETACHED)] ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On September 28, 2011, Yakuh Askew (hereinafter "Project Sponsor") filed for Building Permit Application No. 2011.09.28.5663 proposing to construct a two-story horizontal addition (approximately 10 feet deep by 17 feet wide) and roof deck, remove the 2<sup>nd</sup> story of an existing rear extension that will be replaced with a roof deck over the existing 1<sup>st</sup> story, remove an existing rear deck and stairs, replace the front balcony, and replace windows and doors throughout the two-story-over-garage, single-family dwelling within the RH-1(D) [Residential, House, Single-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

On January 9, 2012, Gregory Leon (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2012.0068D) of Building Permit Application No. 2011.09.28.5663.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On March 8, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0068D.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

### **ACTION**

The Commission hereby does not take Discretionary Review requested in Application No. 2012.0068D and approves the Building Permit Application 2011.09.28.5663.

### **BASIS FOR RECOMMENDATION**

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The project appropriately reduces existing massing by removing a 2<sup>nd</sup> story portion of an existing rear extension while constructing a two-story horizontal addition closer to the main building and away from the mid-block open space. In addition, the project does not adversely affect the DR Requestor's interior living space or privacy at the rear yard.
2. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
3. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on March 8, 2012.

Linda D. Avery  
Commission Secretary

AYES: Miguel, Antonini, Bordon, Fong, Moore, Sugaya, and Wu

NAYS: None

ABSENT: None

ADOPTED: March 8, 2012