



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0266

HEARING DATE: MARCH 15, 2012

Date: March 16, 2012
Case No.: 2011.1337D
Project Address: 550 Jersey Street
Permit Application: 2011.09.02.3798
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6505/019
Project Sponsor: 550 Jersey Street, LLC c/o Damien Quinn
500 Airport Boulevard, Suite 445
Burlingame, CA 94010
DR Requestor: F. Joseph Butler
324 Chestnut Street
San Francisco, CA 94133
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.1337D AND THE APPROVAL OF BUILDING PERMIT 2011.09.02.3798 PROPOSING A REVISION TO PREVIOUSLY APPROVED BUILDING PERMIT 2011.02.25.0973 TO REDUCE THE HEIGHT OF THE RIDGE OF A GABLE ROOF BY APPROXIMATELY 6.5" SO THAT THE GABLE ROOF WOULD NOT BE VISIBLE FROM BEHIND THE EXISTING FRONT PARAPET AND REVISE THE INTERIOR ROOF FRAMING OF AN EXISTING TWO-STORY, SINGLE-FAMILY BUILDING WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 2, 2011, 550 Jersey Street, LLC c/o Damien Quinn (hereinafter "Project Sponsor") filed for Building Permit Application No. 2011.09.02.3798. The project is a revision to previously approved Building Permit Application ("BPA") No. 2011.02.25.0973 to reduce in the height the ridge of a gable roof by approximately 6.5". The intent is so that the gable roof would not be visible from behind the existing front parapet and revise the interior roof framing of an existing two-story, single-family building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District..

On November 28, 2011, F. Joseph Butler (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.1337D) of Building Permit Application No. 2011.09.02.3798.

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

On March 15, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.1337D.

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

1. The Commission hereby does not take Discretionary Review requested in Application No. 2011.1337D and approves the Building Permit Application 2011.09.02.3798.

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 proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
2. 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.

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 16, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fung, Wu, Miguel, Antonini, and Borden

NAYS: Commissioners Sugaya and Moore

ABSENT:

ADOPTED: March 15, 2012