



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0279

HEARING DATE: MAY 10, 2012

Date: May 10, 2012
Case No.: 2012.0259D
Project Address: 622 – 27TH AVENUE
Building Permit: 2010.07.14.6596
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 1569/031
Project Sponsor: Wah Wong
622 – 27th Avenue
San Francisco, CA 94121
DR Requestor: Mandatory DR per Planning Code Section 317
Staff Contact: Glenn Cabreros – (415) 558-6169
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ADOPTING FINDINGS, PURSUANT TO PLANNING CODE SECTION 317, RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0259D AND THE APPROVAL OF BUILDING PERMIT 2010.07.14.6596 PROPOSING NEW CONSTRUCTION OF A FOUR-STORY, TWO-UNIT BUILDING WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 14, 2010, Wah Wong (hereinafter “Project Sponsor”) filed Building Permit Application No. 2010.07.14.6596 proposing new construction of a four-story, two-unit building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District..

On December 12, 2011, Project Sponsor filed a Residential Demolition application pursuant to Planning Code Section 317 with the Planning Department (hereinafter “Department”) for Discretionary Review (2012.0259D) of Building Permit Application No. 2010.07.14.6596.

On October 22, 2010 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 2 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files, Case No. 2010.0636E, for this Project.

On May 10, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting of Discretionary Review Application Case No. 2012.0259D.

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. 2012.0259D and approves the Demolition Permit Application 2010.07.14.6596.

BASIS FOR RECOMMENDATION

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

1. The project would result in a net gain of one dwelling unit to the City's housing stock.
2. The project would create two family-size dwelling units.
3. The scale of the project would not adversely affect the capacity of the local street system or MUNI.

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 May 10, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Borden, Miguel and Moore

NAYS: (none)

ABSENT: Commissioner Sugaya

ADOPTED: May 10, 2012