



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 26, 2012
Continued from the December 1, 2011 Hearing

Date: January 19, 2012
Case No.: 2010.0801D, 2010.0858D and 2010.0860D
Project Address: 183, 187 and 191 Brewster Street
Permit Application: 2006.09.25.3191, 3192 and 3193
Zoning: RH-1 (Residential House, One-Family)
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5577/009, 010 and 011
Project Sponsor: Jane Viltman for 183 Brewster Street
139 Casitas Avenue
San Francisco, CA 94127
AND
Alice Barkley for 187 and 191 Brewster Street
121 Spear Street, Suite 200
San Francisco, CA 94105
Staff Contact: Corey Teague – (415) 575-9081
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Recommendation: **Do not take DR and approve the projects as proposed.**

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BACKGROUND

The Planning Commission continued this project on November 3, 2011, at the joint request of the two Project Sponsors and several neighbors to allow time for additional discussion. The Planning Commission continued this project a second time on December 1, 2011, at the request of one Project Sponsor due to medical issues. The public hearing was never opened at either of these hearings and the Planning Commission did not hear any comments from the Project Sponsors, DR Requestors, or the public regarding the case.

Although the original hearing was continued to allow additional discussion between the Project Sponsors and various neighbors, those discussions have been limited and there are no proposed changes to the project.

CURRENT PROPOSAL

The proposal is to construct three single-family homes on vacant, down-sloping adjacent lots. Each building will be two stories at the street and step down the lot in the rear for a total of four stories at the rear. The homes range from 2,165 square feet to 2,231 square feet of usable floor area, and each home includes a single curb cut and two-car garage.

BASIS FOR RECOMMENDATION

- The proposed homes that are located in appropriate zoning districts and are consistent with the Planning Code, Residential Design Guidelines, and General Plan.
- The Bernal Heights SUD already restricts the mass and height of residential buildings beyond the typical Planning Code controls (i.e. 30-foot height limit and mass reduction requirement). The proposed buildings meet these height and massing requirements.
- Planning Staff consulted with other City departments to address concerns about utility and emergency services access expressed by the DR Requestor.
- There are no exceptional or extraordinary circumstances associated with the projects.

RECOMMENDATION: Do not take DR and approve the projects as proposed.
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Attachments:

Original Case Reports for Certain Commissioners Only