



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0258

HEARING DATE: FEBRUARY 9, 2012

Date: February 22, 2012
Case No.: **2011.0251D**
Project Address: **780-784 GREEN STREET**
Building Permit: **2010.1123.5588**
Zoning: RM-2 (Residential, Mixed, Moderate-Density) District
40-X Height and Bulk District
Block/Lot: 0118/024
Project Sponsor: Don David
72 Otis Street
San Francisco, CA 94103
DR Requestor: Stephen M. Williams on behalf of
774-778 Green Street Home Owners Association
1934 Divisadero Street
San Francisco, CA 94115
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0251D AND THE APPROVAL OF BUILDING PERMIT 2010.113.5588 PROPOSING THE EXPANSION OF AN EXISTING EGRESS STAIR STRUCTURE LOCATED AT THE REAR OF THE SUBJECT RESIDENTIAL STRUCTURE WITHIN THE RM-2 (RESIDENTIAL, MIXED, MODERATE-DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 23, 2010, Don David filed for Building Permit Application No. 2010.1123.5588 proposing the expansion of an existing egress stair structure located at the rear of the subject residential structure within the RM-2 (Residential, Mixed, Moderate-Density) District and a 40-X Height and Bulk District.

On November 28, 2011 Stephen M. Williams on behalf of 774-778 Green Street Home Owners Association (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2011.0251D) of Building Permit Application No. 2010.1123.5588.

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet)

On February 9, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0251D.

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. 2011.0251D and approves the Building Permit Application 2010.1123.5588. Although not a condition of the approval, the Commission directed Department staff is to check into whether or not the stairs can be repaired vs. replaced with the Department of Building Inspection.

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. However, the Commission wants to ensure that the stairs need to be replaced rather than repaired as required per Building Code standards.
2. The stair structure is located nine feet from the DR Requestors' property line windows and utilizes an open design and minimal configuration that is typical of egress stair structures, which will not result in the loss of light reception by property line windows.
3. The stair structure utilizes a minimal configuration that does not allow for the establishment of permanent, enclosed areas that would create line-of-sight issues with interior spaces in the DR Requestors' building and would not result in the loss of privacy.
4. The proposed stairs are shallower than the building depth of both adjacent properties, and therefore, do not encroach into mid-block open space.
5. 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 February 9, 2012.

Linda D. Avery
Commission Secretary

AYES: Miguel, Antonini, Borden, Fong Moore, Sugaya

NAYS:

ABSENT:

ADOPTED: February 9, 2012