



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0270

HEARING DATE: APRIL 5, 2012

*Date:* April 10, 2012  
*Case No.:* 2012.0182D  
*Project Address:* 501 CONNECTICUT STREET  
*Building Permit:* 2011.11.23.9519  
*Zoning:* NC-2 (Small Scale Neighborhood Commercial) District  
40-X Height and Bulk District  
*Block/Lot:* 4100/030B  
*Project Sponsor:* Timberly Hughes  
503 Connecticut Street  
San Francisco, CA 94107  
*DR Requestor:* Potrero Dogpatch Merchants Associates  
1459 18<sup>th</sup> Street  
San Francisco, CA 94066  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
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**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2012.0182D AND THE APPROVAL OF BUILDING PERMIT 2011.11.23.9519 PROPOSING A CHANGE OF USE TO AN OTHER LARGE INSTITUTION, CHILD CARE USE, PROVIDING LESS THAN 24 HOUR CARE FOR 13 OR MORE CHILDREN WITHIN A 1,200 SQUARE FOOT GROUND FLOOR COMMERCIAL SPACE WITHIN THE NC-2 (SMALL SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 23, 2011, Timberly Hughes filed for Building Permit Application No. 2011.11.23.9519 proposing a change of use to an Other Large Institution, Child Care, providing 24 hour care for 13 or more children within a 1,200 square foot ground floor commercial space within the NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

On February 24, 2012 Potrero Dogpatch Merchants Association (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review (2012.0182D) of Building Permit Application No. 2011.11.23.9519.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption.

On April 5, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2012.0182D.

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. 2012.0182D and approves the Building Permit Application 2011.11.23.9519.

#### **BASIS FOR RECOMMENDATION**

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

1. The circumstances in the case do not rise to the level of being extraordinary or exceptional. The proposal complies with the Planning Code, as it is a use that is principally permitted in the NC-2 (Small Scale Neighborhood Commercial) Zoning District, as well as the General Plan.

**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 April 5, 2015.

Linda D. Avery  
Commission Secretary

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

NAYES: Commissioner Miguel

ABSENT: None

ADOPTED: April 5, 2012