



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 7, 2010
TO: Interested Parties
FROM: Linda D. Avery
 Planning Commission Secretary
RE: Planning Commission Action – No. DRA – 0150

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

Property Address: 449-451 Mississippi Street
 Building Permit Application No.: 2009.11.19.1665
 Discretionary Review Case No.: 2009.0981D

On May 27, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following projects:

Case No. 2009.0981D: 449-451 Mississippi Street – east side between 19th and 20th Streets, Lot 037 in Assessor's Block 4064 - Request for Discretionary Review of Building Permit Application No. 2009.11.19.1665 to replace the existing deck and stairs at the rear of the building with new decks at the 1st and 2nd floors, a spiral staircase accessing all three floors, and property line firewalls in the RH-2 (Residential, House Districts, Two-Family) District and 40-X Height and Bulk District.

ACTION

The Commission did not take Discretionary Review and approved the rear deck and stair replacement as proposed, as seen on plans marked Exhibit A, and subject to a rear yard variance under review by the Zoning Administrator.

FINDINGS

The reasons the Commission took the action described above include:

There are no extraordinary or exceptional circumstances in the case.

Speakers at the hearing included:

In support of the project	In opposition to the project
Michael Mugmon	

Ayes: Commissioners Antonini, Lee, Miguel, and Sugaya.

Nays: None.

Absent: Commissioners Borden, Moore, and Olague.

Case Planner: Corey Teague (415) 575-9081

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery

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