



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 1, 2010
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action No. DRA 0151

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Property Address: 969-971 Union Street
Building Permit Application No.: 2010.0324.8880
Discretionary Review Case No.: 2010.0205D

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

969-971 Union Street, south side between Taylor and Jones Streets Lot 018, of Assessor's Block 0120. Mandatory Discretionary Review of a proposed Dwelling Unit Merger. The proposal is to merge two owner occupied dwelling units in a two-family residential building into one unit in the RM-2, Residential Mixed Moderate Density District and 40X Height and Bulk District.

ACTION

The Planning Commission did not take Discretionary Review and approved the permit as submitted.

FINDINGS

The Planning Commission found that:

- The proposed merger meets a majority of the merger criteria of Planning Code Section 317.
- The proposed merger of two dwelling units on the smallest lot in the area brings the building closer into compliance with the prevailing density of the similarly sized lots in the immediate area.
- Both units are now and will remain owner occupied on a full-time basis by the owner.

Speakers at the hearing included:

In support of the project	In support of the DR request
none	none

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

Nayes: None

Absent: Commissioners Bordon, Moore and Olague

Case Planner: Rick Crawford, (415) 558-6358

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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