DATE: July 23, 2010

TO: Interested Parties

FROM: Linda D. Avery

Planning Commission Secretary

RE: Planning Commission Action – No. DRA -- 161

Property Address:	3131 Mission Street
Building Permit Application No.:	2010.01.13.4660
Discretionary Review Case No.:	2009.1004D

On July 15, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

3131 MISSION STREET – east side between Cesar Chavez Street and Precita Avenue; Lot 048 in Assessor's Block 5501 – Mandatory Discretionary Review of Building Permit Application No. 2010.01.13.4660, proposing conversion of a two bedroom dwelling to a neighborhood serving dental office in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.

ACTION

The Commission did not take Discretionary Review and approved the conversion of the existing dwelling unit to a neighborhood serving dental office, per plans marked Exhibit A on file with the Planning Department.

FINDINGS

The reasons the Commission took the action described above include:

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.

Speakers at the hearing included:

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

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

Nayes: Commissioner. Olague

Absent: Commissioner Borden

Case Planner: Diego R Sánchez, (415) 575-9082

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

DRS G:\DOCUMENTS\Demolition & Dwelling Unit Merger\3131 Mission\3131 Mission DR Action Memo.doc