



# SAN FRANCISCO PLANNING DEPARTMENT

## Staff Initiated Discretionary Review Action DRA-0249

HEARING DATE: JANUARY 12, 2012

*Date:* January 20, 2012  
*Case No.:* 2011.00379DV  
*Project Address:* 1 MASSASOIT STREET  
*Building Permit:* 2010.08.20.9282  
*Zoning:* RH-1 (Residential, House, One-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 5554/001  
*Project Sponsor:* Shaun Moynahan  
1 Massasoit Street  
San Francisco, CA 94112  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0379DV AND THE APPROVAL OF BUILDING PERMIT 2010.08.20.9282 PROPOSING CONSTRUCTION OF A TWO-STORY REAR EXTENSION WITH A DECK AND STAIR TO A SINGLE FAMILY DWELLING WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT, THE BERNAL HEIGHTS SPECIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### **PREAMBLE**

On August 20, 2010, Shaun Moynahan filed for Building Permit Application No. 2010.08.20.9282 proposing construction of a two-story rear extension with a deck and stair to a single family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On November 7, 2011 Staff initiated Discretionary Review (Case 2011.0379DV) of Building Permit Application No. 2010.08.20.9282.

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

On January 12, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0379DV.

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.

Memo

**ACTION**

The Commission hereby does not take Discretionary Review requested in Application No. 2011.0379DV and approves the Building Permit Application 2010.08.20.9282.

**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 General Plan and the Planning Code, or is seeking a Variance from specific Planning Code Sections.
2. 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 January 12, 2012.

Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Sugaya

NAYS: Commissioner Moore

ABSENT: Commissioner Miguel

ADOPTED: January 20, 2012