

PLANNING DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO

Notice of Hearing on Application For Zoning Variance

**CITY HALL - Room 408
1 Dr. Carlton B. Goodlett Place**

Wednesday, July 25, 2018

Session Begins at 9:30 A.M.

Public Hearing

Scott F. Sanchez, Zoning Administrator
Eva Atijera-Taylor, Recording Secretary

Notice is hereby given to the general public and to owners of the subject property and other property within 300 feet that an application for variance under the Planning Code as described below has been filed with the Zoning Administrator.

Any remaining questions concerning this application review process may be answered by the Planning Information Center at (415) 558-6377.

Variance Calendars and **Audio Recording of the Hearing** are available on the Internet at <http://www.sfplanning.org>

Accessible Meeting Policy

Hearings are held at **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408, Fourth Floor**, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, N and T. For more information regarding MUNI accessible services, call **311 within San Francisco, (415) 701-2311 outside Bay Area, or TTY (415) 701-2323**. American Sign Language interpreters and/or a sound enhancement system will be available upon request by contacting **Lulu Hwang at (415) 558-6318** at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility **hotline at (415) 554-8925** to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

Know Your Rights under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact The Administrator by mail at 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Administration Code 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite #220, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

ENGLISH:

For language assistance or to request an assistive device for a hearing, please call 415-558-6309. Please make requests at least 48 hours in advance of the hearing.

SPANISH:

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

**ZONING ADMINISTRATOR
NOTICE OF HEARING ON
APPLICATION FOR ZONING VARIANCE**

Notice is hereby given to the general public and to owners of the subject property and other property within 300 feet that an application for variance under the Planning Code as described below has been filed with the Zoning Administrator and will be considered at a PUBLIC HEARING to be held on the date, time, and place listed on the first page of this Calendar:

A. CONSENT CALENDAR

All items listed hereunder constitute a Consent Calendar and are considered to be routine by the Zoning Administrator. There will be no separate discussion of these items unless a member of the public so requests, in which case the matter shall be removed from the Consent Calendar and considered as a separate item at this time or at a future hearing.

1. 2018-008921VAR (ANDREW PERRY)

355 FULTON STREET, Lot 007E in Assessor's Block 0792 in the Moderate-Scale Neighborhood Commercial District (NCT-3) and a 65-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes repair and maintenance to the building's deteriorating rear façade, and would involve the removal of the existing rear-facing bay windows, and construction of a new concrete shear wall to the exterior (rear) of the existing rear wall. The project would increase the overall building depth by 1 foot.

PLANNING CODE SECTION 134 requires the subject property to provide a rear yard of at least 34'-4.5". The existing building is legal noncomplying, with a rear yard of only 18'-6". The proposal would result in additional encroachment into the rear yard by 1 foot; therefore, a variance is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2018-008921VAR.pdf>.

2. 2017-009977VAR (MATHEW CHANDLER)

3535 FILLMORE STREET, Lot 011 in Assessor's Block 0467A in a RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District.

EXPOSURE VARIANCE SOUGHT: The proposed project is to add four Accessory Dwelling Units at the ground floor level of an existing 4-story, 12-unit building.

PLANNING CODE SECTION 140 requires qualifying windows of each unit face directly onto a public street or an open area of a specific dimension. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling Units. Two of the proposed Accessory Dwelling Units face an open area that is 10 feet x 54 feet. Therefore, a variance is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-009977VAR.pdf>.

3. **2018-002767VAR** **(RICHARD SUCRE)**
75 SANTA MARINA STREET, Lot 025 in Assessor's Block 5674 in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District, Bernal SUD,

MODIFICATION OF CONDITION OF APPROVAL VARIANCE SOUGHT: The project would modify a condition of approval associated with a previous Variance Decision (Case No. 87.551V). This request would remove the condition of approval that requires one off-street parking space on the lot fronting on Cortland Avenue (Assessor's Block 5674 Lot 022). The proposed project would add one bicycle parking space to the subject property at 75 Santa Marina Avenue, which would replace the requirement for one-street vehicular parking space in conformance with the requirements of the Planning Code.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2018-002767VAR.pdf>.

B. REGULAR CALENDAR

4. **2018-001437VAR** **(CATHLEEN CAMPBELL)**
1282 - 35TH AVENUE, Lot 027 in Assessor's Block 1716 in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD AND EXPOSURE VARIANCES SOUGHT: The proposal is to construct a new dwelling unit at the ground floor of an existing two story over basement single-family dwelling. The proposal also includes a 35 square feet expansion on the ground floor with a second floor roof deck and legalization of a rear deck previously approved (in error) under Building Permit Application No. 200303139677.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 42 feet 9 inches. The project proposes to construct a rear addition along the north side property line that extends approximately 6 feet - 6 inches beyond the existing building wall (which encroaches into the required rear yard by 4 feet 6 inches). The proposal also legalizes an existing rear deck that was approved (in error) under Building Permit Application No. 200303139677.

PER SECTION 140 OF THE PLANNING CODE the subject property is required to have windows of each unit face directly on an open area no less than 25 feet in every horizontal dimension, with an increase of five feet in every horizontal dimension at each subsequent floor immediately above. The subject property has a 25' X 25' rear yard; however, the proposed dwelling unit will face onto a rear yard obstructed by a building extension and deck, resulting in less than the minimum unobstructed 25 foot open area required for dwelling unit exposure, thereby requiring an exposure variance.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2018-001437VAR.pdf>.

5. **2016-008470VAR** **(CHRISTOPHER MAY)**
 583 - 22ND AVENUE, Lot 012 in Assessor's Block 1565 in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct 3rd and 4th floor vertical additions above the existing two-story, single-family dwelling in order to add one new dwelling unit measuring approximately 1,886 square feet.

PER SECTION 132 OF THE PLANNING CODE, the subject property is required to maintain a front setback equal to the average front setback of the two adjacent buildings, which, in this case, is 4'-8". The third floor vertical addition is proposed to be aligned with the façade of the two story portion of the building below, which is not set back from the front lot line; therefore, the project requires a variance from the front setback requirement of the Planning Code.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2016-008470VAR.pdf>.

6. **2017-004726VAR** **(CHRISTOPHER TOWNES)**
 258 CUMBERLAND STREET, Lots 047 in Assessor's Block 3600 in a RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.

FRONT SETBACK VARIANCE SOUGHT: The proposal includes a 1,682 sf horizontal and vertical addition to an existing two-story, single family home that would include a 35 sf first floor addition and 32.5 sf second floor addition (to square off the existing bay windows). 108 sf of the proposed third floor addition would be within the required front setback.

PLANNING CODE SECTION 132 requires a front setback for the subject property of at least 14 feet 4 inches. The existing building encroaches 9 feet 5 inches into the required front setback (to the face of the existing bay window), to within 4 feet 4 inches of the front property line. Therefore, the proposed modifications to the first and second floors and portion of the proposed third floor require a variance.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-004726VAR.pdf>.

7. **2016-006639VAR** (DOUG VU)
3735 – 20TH STREET, Lot 070 in Assessor's Block 3607 in an RH-2 (Residential - House, Two Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The proposal includes the construction of an approximately 137 sq. ft. deck and exterior stairs the rear of the noncomplying, three-story, two-family dwelling. The entire deck is within the required rear yard, which necessitates a rear yard variance.

PER SECTION 134 OF THE PLANNING CODE, the property is required to maintain a rear yard of 37 feet 8 inches. The proposed deck and stairs will extend to within 15 feet of the rear property line; therefore, the proposal to construct a deck and exterior stairs at the rear of the second floor requires a variance.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2016-006639VAR.pdf>.

8. **2018-002358VAR** (JEFFREY HORN)
201 ASHTON AVENUE; Lot 008 in Assessor's Block 6932 in a RH-1(D) (Residential- House, One Family- Detached) Zoning District and a 40-X Height and Bulk District.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to legalize fences constructed within the required front setback. The fences include a 4 foot tall solid wooden fence built along the front property line and a 6 foot tall solid wooden fence along the northern side property line.

SECTION 132 OF THE PLANNING CODE requires the subject property to maintain a front setback equal to 15 feet. A 4 foot tall solid wooden fence along the front property line and a 6 foot tall solid wooden fence along the northern side property line are located within the required front setback; therefore, the project requires a variance from the front setback requirement of the Planning Code.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2018-002358VAR.pdf>.

9. 2017-002602VAR

(JEFFREY HORN)

565 ORTEGA STREET, Lot 002A in Assessor's Block 2049A in a RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.

FRONT SETBACK AND REAR YARD VARIANCES SOUGHT: The proposal is to legalize an existing 220 square foot structure with a deck located in the required 25% rear yard. The structure is approximately 9 feet, 5 inches tall and contains a sleeping room and full bathroom. The proposal is also to construct a 10 foot tall wooden screen wall beneath an existing awning at the main building's front wall.

SECTION 132 OF THE PLANNING CODE requires the subject property to maintain a front setback of 15 feet. The project proposes a 10 foot tall wooden screen wall within the required front setback; therefore, the project requires a variance.

SECTION 134 OF THE PLANNING CODE requires the subject property to maintain a rear yard equal to 25% of the total depth of the lot (31'-3"). The proposal is to legalize an existing building and deck at the rear of the property that are located entirely within the required rear yard; therefore, the project requires a variance.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-002602VAR.pdf>.

10. 2017-012385VAR

(MICHAEL CHRISTENSEN)

246 MISSOURI STREET, Lots 037-039 in Assessor's Block 4003 in a RH-3 Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes to raise the building height by 2 feet at the rear-most portion of the building to match the ceiling heights within the building.

PLANNING CODE SECTION 134 requires that the height of the last ten feet of building permitted by rear yard averaging be limited to a height of 30 feet. The proposed project would raise the existing building height from 31 feet 9 inches to 33 feet 9 inches within the last ten feet of allowed building volume; therefore, a Variance is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-012385VAR.pdf>.

11. **2016-005500VAR** **(MICHAEL CHRISTENSEN)**
 151 BRONTE STREET, Lot 025 in Assessor's Block 5697 in a RH-1
 (Residential-House, One Family) Zoning District, the Bernal Heights Special Use
 District, and a 40-X Height and Bulk District.
- FRONT SETBACK AND MASS REDUCTION VARIANCES SOUGHT:** The project proposes front and vertical additions to an existing single-family residence.
- PLANNING CODE SECTION 132 requires a front setback of 10.5 feet for the subject property. The project would provide a front setback of 8 feet, 9 inches; therefore, a Variance is required.
- PLANNING CODE SECTION 242 requires that the property provide mass reduction equal to a minimum of 650 square feet of usable floor area. The project would provide mass reduction equal to 397 square feet of usable floor area; therefore, a Variance is required.
- ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2016-005500VAR.pdf>.
12. **2017-014134VAR** **(NANCY TRAN)**
 225-227 HOFFMAN AVENUE, Lot 029 in Assessor's Block 2806 in a RH-2
 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk
 District.
- REAR YARD VARIANCE SOUGHT:** The proposal is to construct deck and stairs within the required rear yard.
- SECTION 134 OF THE PLANNING CODE requires an average rear yard of 38 feet - 3 inches. The project proposes to construct a deck at the second floor with stairs to the rear yard. The proposed deck extends 8 feet beyond the existing rear building and includes a 21 foot tall firewall abutting the adjacent property to the north. The deck extends into the required rear yard and requires a variance.
- ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-014134VAR.pdf>.
13. **2017-008798VAR** **(NANCY TRAN)**
 50 FANNING WAY, Lot 008 in Assessor's Block 2134B in a RH-
 1(D)(Residential-House, One Family-Detached) Zoning District and a 40-X]
 Height and Bulk District.
- SIDE YARD VARIANCE SOUGHT:** The proposal is to construct an approximately 940 square foot vertical addition (from 2 stories to 3 stories) within the required side yard.

SECTION 133 OF THE PLANNING CODE requires two side yards each of 5 feet. The project proposes to construct the addition on a noncomplying building that encroaches 2 feet into the required 5 foot side yard along the northerly property line; therefore, a variance is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-008798VAR.pdf>.

14. 2017-006491VAR (SHARON YOUNG)

2859 FILBERT STREET, Lot 027 in Assessor's Block 0948 in a RH-1 (Residential, House, One Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The proposal is to construct horizontal extensions and a first floor infill expansion below an existing second floor deck at the rear of the three-story, single family house. At the first floor, the proposal will include a horizontal addition of approximately 350 square feet and at the second floor the proposal will include minor rear and side horizontal extensions totaling approximately 83 square feet. On the third floor, the proposal will include a side horizontal extension of approximately 11 square feet. The proposal will also include facade modifications (replacing and modifying the existing roof form, new balconies, and new exterior finishes) and interior modifications. The existing legal noncomplying second story deck located within the required rear yard will be retained and repaired.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 18 feet 4 inches. The proposed one story rear addition would extend into the required rear yard and result in a rear yard of approximately 4 feet and a portion of the second floor rear extension would extend approximately 3 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-006491VAR.pdf>.

C. PUBLIC COMMENT:

At this time, members of the public may address the Zoning Administrator on items of interest to the public that are within the subject matter jurisdiction of the Zoning Administrator except agenda items. With respect to agenda items, your opportunity to address the Zoning Administrator will be afforded when the item is reached in the meeting. Each member of the public may address the Zoning Administrator for up to three minutes.

The Zoning Administrator will not take action on any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the Zoning Administrator may:

- (1) respond to statements made or questions posed by members of the public; or
- (2) request staff to report back on a matter at a subsequent meeting; or
- (3) direct staff to place the item on a future agenda.(Government Code Section 54954.2(a))

ADJOURNMENT

Hearing Procedures

The **Zoning Administrator** typically holds Variance Hearings on the **4th Wednesday of each month at 9:30 a.m.**, at the **San Francisco City Hall, Room 408**. City Hall is located at One Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Hearings are open to the public.

At the hearing, the **Project Sponsor** (Variance Applicant) will be given 5 minutes to present their case, including relevant testimony and evidence. The hearing room is equipped with a projector that can display photographs, architectural plans or other drawings and images. **Members of the public** will be given 3 minutes each to speak on the item. If a member of the public speaks against an item, the Project Sponsor will be given a 3 minute **rebuttal**.

Persons attending a hearing may comment on any scheduled item. When speaking, please note that a **timer** is displayed for each speaker and indicates how much time remains. Speakers will hear a loud sound indicating that the speaker's opportunity to address the Zoning Administrator has ended.

Please note that some items may appear on the **Consent Calendar**. These items are considered routine and may be granted by the Zoning Administrator. There is no separate discussion of consent items unless the Zoning Administrator, member of the public or staff so requests, in which event the matter is removed from the Consent Calendar and will be moved to the Regular Calendar in the Agenda.

In addition, the Zoning Administrator may consider a request for **continuance** to a later date. He may choose to continue the item to the date proposed, to continue the item to another date, or to hear the item on this calendar.

After all of the testimonies are submitted, the Zoning Administrator will consider the evidence, deliberate, and either make a decision, take the matter under advisement, or continue the matter in order for additional information to be presented.

Each hearing ends with **general public comment**, at which time members of the public may address the Zoning Administrator for up to 3 minutes on items of interest to the public that are within the subject matter jurisdiction of the Zoning Administrator, except agenda items. With respect to Agenda items, your opportunity to address the Zoning Administrator will be afforded when the item is reached during the meeting.

All Agenda of Variance Hearings and its Audio Recording (from June 2010 to present) are available on our website for access.

Sound-Producing Devices Prohibited

The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Zoning Administrator may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

Decision Letter and Appeal Process

No decision is final until a **Variance Decision Letter** is issued. Due to current backlogs, decision letters may take **up to 2 months** to complete from the date of the hearing. The Zoning Administrator's action to grant or deny a variance application may be appealed to the Board of Appeals within **10 days** of the date of the Decision Letter. For more information on how to file an appeal, please contact the **Board of Appeals** in person at 1650 Mission Street, Suite 304, call **(415) 575-6880**, or visit the [San Francisco Board of Appeals](#) website.

Protest of Fee or Exaction

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Zoning Administrator's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator or Planning Commission, at, or prior to, the public hearing.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

If the Zoning Administrator's or Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.