

**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, September 26, 2018**

**Session Begins at 9:30 A.M.**

**Public Hearing**

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

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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>

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### **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](mailto: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. **2016-007597VAR** **(CHRISTY ALEXANDER)**  
**1310 PACIFIC AVENUE**, Lot 013 in Assessor's Block 0155 in a NCD-Pacific Avenue Neighborhood Commercial District Zoning District and a 40-X Height and Bulk District.

**REAR YARD MODIFICATION AND GARAGE DOOR WIDTH VARIANCES**

**SOUGHT:** The proposal is to remodel the existing unit and construct a vertical addition of two stories above the existing residential unit and commercial unit, providing one new residential unit with new façade materials and rear internal driveway. Building footprint is to remain unchanged. The Project Sponsor submitted a Variance request to reconstruct an existing deck and egress stair within the required rear yard and the ZA reviewed that request at a hearing on January 24, 2018. In order to legalize the existing garage door which was built without a permit and in order to build the third floor deck within the required rear yard as previously proposed, the ZA has requested these two items be heard at a new Variance hearing.

SECTION 134 OF THE PLANNING CODE requires a rear yard area in the Pacific Avenue Neighborhood Commercial District (NCD) to be equivalent to 45 percent of the total lot depth at grade level and at each succeeding story of the building. The subject property measures approximately 60 feet in depth and has a required rear yard of 27 feet. The proposed project will extend 12 feet into the required 27 feet, thus providing a rear yard of 15 feet. This project is able to seek a modification to the requirement.

SECTION 145.1 OF THE PLANNING CODE requires parking entrances in NCD Districts to be no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a

street. The subject property measures approximately 20 feet in width and would allow for a 6.33 feet wide garage door. The project has an existing garage door approximately 9 feet wide that was built in August 2017 without a permit and would require legalization.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2016-007597VAR.pdf>.

2. **2017-016660VAR** **(SEEMA ADINA)**

**2627-2631 HYDE STREET**, Lot 003 in Assessor's Block 0026 in a RH- 3 (Residential-House, Three-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is the construction of a three-story rear deck, a partial lightwell infill at the southern property line, and the addition of a two-car garage within the existing storage area at the ground floor of the subject property. The Project also includes the removal and replacement of windows on the northern side of the building as well as the removal of the one story structure in the rear yard.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 17 feet. The deck would encroach approximately 12 feet into the required rear yard, resulting in a rear yard of 5 feet. Therefore, the project requires a rear yard 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/2017-016660VAR.pdf>.

3. **2018-003275VAR** **(SHARON YOUNG)**

**2955 PIERCE STREET**, Lot 0536 in Assessor's Block 001 in a RH-1 (Residential-House, One-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposed project is to allow the expansion and connection of two separate rear decks on the third floor into one rear deck (ranging from approximately 6 feet 7 inches to 9 feet 6 inches deep by 31 feet 6 inches wide) that extends into the required rear yard of the existing three-story, single-family dwelling. The proposed project will expand the total square footage of the rear deck area from approximately 168 square feet to 207 square feet.

PLANNING CODE SECTION 134 requires a rear yard of 15 feet for the subject property. The proposed expanded rear deck on the third floor, abutting the rear and side property lines, would be located entirely within 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/2018-003275VAR.pdf>.

## B. REGULAR CALENDAR

4. **2017-016601VAR** **(CATHLEEN CAMPBELL)**  
**3619 LINCOLN WAY**, Lot 051 in Assessor's Block 1713 in a RH-2  
(RESIDENTIAL- HOUSE, TWO FAMILY) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to construct decks and stairs at the first and second floors extending into the required rear yard of the subject property. The property contains an existing two-story over basement building with two-dwelling units. The proposal also includes firewall that is 20 feet 7 inches tall for a length of 12 feet along the west side property line.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 45 feet. The proposed rear addition would encroach approximately 5 feet 8 inches into the required rear yard and result in a rear yard of 39 feet 4 inches; therefore, the project requires a variance from the rear yard 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/2017-016601VAR.pdf>.

5. **2017-015277VAR** **(CHRISTOPHER MAY)**  
**477 BELVEDERE STREET**, Lot 006 in Assessor's Block 1280 in a RH-2 Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to remove the existing rear decks and to construct one- and two-story horizontal rear additions, as well as two- and three-story horizontal lightwell infill additions. The project also proposes to condition the existing ground floor space for a new media room, bedroom, bathroom and laundry room.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 45 feet. Planning Code Section 136(c)(25) allows enclosed extensions of buildings to project a maximum of 12 feet into the required rear yard, provided that the structure does not exceed 10 feet in height above grade. The proposed rear addition encroaches approximately 12 feet into the required rear yard and due to the down sloping topography of the lot is approximately 12 feet above grade; therefore, the project requires a variance from the rear yard 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/2017-015277VAR.pdf>.

## 6. 2017-007285VAR (CHRISTOPHER MAY)

**299 EDGEWOOD AVENUE**, Lot 033 in Assessor's Block 2641 in a RH-1(D) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to raise the floor of the existing attic level by approximately 2 feet, and to increase the height of the roof by approximately 11 to 15 feet above grade, for the north portion of the dwelling to accommodate a full third floor measuring approximately 1,250 square feet.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 30 feet. The existing building encroaches approximately 12 feet into the required rear yard and the proposed vertical addition would be located within the required rear yard; therefore, a variance is required. The proposal would not expand the footprint of the existing building.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-007285VAR.pdf>.

## 7. 2017-011268VAR (DORI GANETSOS)

**3474 - 17TH STREET**, Lot 039A in Assessor's Block 3568 in a RTO-M and Zoning District and a 55-X Height and Bulk District.

**EXPOSURE VARIANCE SOUGHT:** The project proposes to add three Accessory Dwelling Units (Units 9, 10, and 11) at the ground floor of an existing three story, 7 unit building undergoing seismic retrofitting. One additional ADU (Unit 8) that does not require a variance is also proposed.

PLANNING CODE SECTION 140 requires the subject property to have qualifying windows of each unit face directly on an open area meeting the requirements of the Planning Code. The dimensions of the qualifying open area must be a minimum of 9 feet in width and depth, with a minimum square footage of 225 square feet, for ADU's. The subject property contains one existing light court dimensioned 8 feet by 56 feet 7 inches and an existing rear yard dimensioned 9 feet 9 inches by 29 feet 11 inches. All three of the proposed ADU's will face the existing light court. The width of the existing light court is less than the minimum 9 foot dimensional requirement for exposure. 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/2017-011268VAR.pdf>.

8. **2018-003527VAR** **(LINDA AJELLO-HOAGLAND)**  
**52 MIRABEL AVENUE**, Lot 032 in Assessor's Block 5519 in a RH-1  
(Residential House, One Family) Zoning District and a 40-X Height and Bulk  
District.

**REAR YARD VARIANCE SOUGHT:** Horizontal addition, roof modification, interior remodel and comprehensive façade remodel to an existing 3-story over garage single-family home in the Bernal Heights Special Use District. The Project includes a mass reduction of 326 sq. ft. where 650 sq. ft. is required, therefore a Variance is required.

PLANNING CODE SECTION 242(e)(2)(C)(1) allows a building to intrude into the required rear yard up to the extent that an adjacent building intrudes, provided the intrusion is no wider than half of the width of the lot, and 25 percent of the total lot depth is provided as rear yard open space. The existing building intrusion exceeds half of the lot width and the proposal will further increase the width of the building and deck (to within 3 feet of the side property line); therefore, a variance is required.

PLANNING CODE SECTION 242(e)(3) requires a total of 650 sq. ft. of usable floor area must be deleted from the exterior of the building, causing a reduction in square footage as well as building volume. The existing building does not meet the mass reduction requirements (at 638 sq. ft.). The Project will further decrease the mass reduction (to 326 sq. ft.); 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/2018-003527VAR.pdf>.

9. **2015-015129VAR** **(MATTHEW DITO)**  
**1523 FRANKLIN STREET**, Lot 005 in Assessor's Block 0665 in an NC-3  
(Neighborhood Commercial, Moderate Scale) Zoning District and a 130-E  
Height and Bulk District.

**REAR YARD MODIFICATION AND STREET FRONTAGE VARIANCES SOUGHT:** The project proposes to add six stories to an existing two-story building. The project would result in an eight-story building with seven floors of residential uses over ground floor commercial. Each residential floor would be occupied by one dwelling unit, for a total of seven dwelling units.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 25% of the total lot depth at the lowest floor containing a dwelling unit, and all successive stories. Planning Code Section 134(e)(1) permits this requirement to be modified or waived by the Zoning Administrator if certain criteria are met. The proposed project does not include a rear yard, and meets the criteria of Planning Code Section 134(e)(1), necessitating a rear yard modification.

PER SECTION 144 OF THE PLANNING CODE, off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor



from any façade facing a street at least 30 feet in width. The proposed parking is setback more than 25 feet from Franklin Street, but less than 25 feet from Austin Street; 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/2015-015129VAR.pdf>.

**10. 2017-014608VAR (MATTHEW DITO)**

**212 STEINER STREET**, Lot 077 in Assessor's Block 0860 in a RH-3 (Residential, Three-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposed to demolish and reconstruct a ground floor two-car garage with a roof deck at the rear above the garage. The project also proposes to demolish and reconstruct a third floor deck.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of approximately 20 feet. The proposed garage and decks would encroach approximately 15 feet into the required rear yard, resulting in a rear yard of approximately 5 feet; therefore, the project requires a variance from the rear yard 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/2017-014608VAR.pdf>.

**11. 2018-003061VAR (MICHAEL CHRISTENSEN)**

**776 WISCONSIN STREET**, Lot 067 in Assessor's Block 3703 in a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project includes the construction of a new stair leading from the second floor of the existing building to the rear yard. The existing building is three stories over basement and contains a single-family dwelling.

PLANNING CODE SECTION 134 requires that the property maintain a rear yard of at least 45 feet. The proposed stairs extend to within 18' of the rear 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/2018-003061VAR.pdf>.

**12. 2018-001916VAR (MICHAEL CHRISTENSEN)**

**1118 DE HARO STREET**, Lot 022 in Assessor's Block 4159 in a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project includes the reconstruction of a two-story deck at the rear of the property which is fully within the required rear yard. The proposal includes an approximately 21.5' tall firewall with a length of 10 feet along both side property lines.

PLANNING CODE SECTION 134 requires that the property maintain a rear yard of 45 feet. The proposed deck extends to within 27.5 feet of the rear 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/2018-001916VAR.pdf>.

**13. 2018-004699VAR (VERONICA FLORES)**

**39 DIAMOND STREET**, Lot 32 in Assessor's Block 2648 in a RH-3 (Residential, Three-Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to construct a new rear deck at the second story within the required rear yard.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 32 feet. The proposed deck will encroach 12 feet into the required rear yard to within 20 feet of the rear property line. 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/2018-004699VAR.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 **4<sup>th</sup> 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.