

**PLANNING DEPARTMENT  
CITY AND COUNTY OF  
SAN FRANCISCO**

**Notice of Hearing on Application  
For Zoning Variance**

**CITY HALL - Room 416  
1 Dr. Carlton B. Goodlett Place**

**Thursday, December 6, 2018**

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

**Public Hearing**

**Corey A. Teague, 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](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.       **2018-009269VAR** **(ALEXANDRA KIRBY)**  
          **890 EL CAMINO DEL MAR**, Lot 1312 in Assessor's Block 026 in a RH-1  
          (D)([Zoning Description]) Zoning District and a 40-X Height and Bulk District.

**SIDE YARD VARIANCE SOUGHT:** The proposal is to construct an elevator enclosure within the 5 foot required side setback at the east side of the property. The addition would be setback 35 feet 6 inches from the front façade of the subject building and measure approximately 13 feet 6 inches in length at a width of approximately 5 feet, and would terminate at the existing roofline.

PLANNING CODE SECTION 133 requires the subject property to maintain a side setback of 5 feet at either side of the subject property. The proposed side addition would encroach 5 feet into the required east side setback. 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/2018-009269VAR.pdf>.

2. **2018-008658VAR** **(BRIDGET HICKS)**  
**4388 - 23RD STREET**, Lot 2802 in Assessor's Block 025 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 enclose the exterior stair and replace with an interior spiral stair, remodel the interior, and add a bathroom at the first floor. This space to be enclosed is 5 feet by 5 feet and some excavation is proposed to create additional habitable space.
- PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 45% of the total lot depth, but no less than 15 feet. The subject property is approximately 27 feet deep, which requires a 15-foot rear yard. The proposed area of in-fill is 25 square feet and is located 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/2018-008658VAR.pdf>.
3. **2017-003751VAR** **(BRIDGET HICKS)**  
**4097-4099 - 17TH STREET**, Lot 2628 in Assessor's Block 048 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 to reconstruct the existing enclosed porches at the second and third floors in the same footprint, with new wood windows, roof, and handrail.
- PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard that is 45% of the lot depth, or the average of the adjacent buildings, up to 25% of the lot depth. The proposal is to replace the porches in the same envelope as existing. The area proposed for reconstruction encroaches approximately 28 feet into 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/2017-003751VAR.pdf>.
4. **2013.0770VAR** **(NATALIA KWIATKOWSKA)**  
**3357-3359 - 26TH STREET**, Lot 002 in Assessor's Block 6570 in a Mission NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District.
- REAR YARD MODIFICATION VARIANCE SOUGHT:** The proposal is to construct a three-story vertical addition with roof decks on top of the existing two-story-over-basement, mixed-use building located on a through lot. The project also includes an interior remodel and changes to the rear façade.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 31 feet. The proposed addition is located within the required rear yard. 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/2013.0770VAR.pdf>.

## B. REGULAR CALENDAR

### 5. 2017-008596VAR (ANDREW PERRY)

**651 FRANCISCO STREET**, Lot 020 in Assessor's Block 0050 in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District; and

**28 HOUSTON STREET**, Lot 011 in Assessor's Block 0050 in the RM-1 (Residential-Mixed, Low Density) District and a 40-X Height and Bulk District.

#### **LOT WIDTH AREA, REAR YARD AND OPEN SPACE VARIANCES SOUGHT:**

The subject properties share a rear yard property line and are under the same ownership. Currently, the rear yard property line is located approximately 52 feet 6 inches south of Francisco Street and 60 feet north of Houston Street.

However, the existing location of the property line bisects the existing structure at 651 Francisco Street. The proposed Lot Line Adjustment would shift the shared property line south by approximately 15 feet to be located between the existing buildings.

Additionally, each property currently contains one legal dwelling unit. The associated building permits seek to legalize one unit for the property at 651 Francisco Street, and to legalize one unit and add a third unit at 28 Houston Street. The project also includes interior tenant improvements associated with legalization of the units, and the removal of an existing stair structure that connects existing decks between the buildings.

PLANNING CODE SECTION 121 requires a minimum lot width of 25 feet and a minimum lot area of 1,750 square feet for lots that are within 125 feet of the intersection of two streets. The existing lots have a maximum width of approximately 19 feet 10 inches. The proposed lot line adjustment will not change the existing lot width. The lots also have existing areas of approximately 1,023 square feet (Lot 020) and 1,167 square feet (Lot 011). The proposed lot line adjustment will change these lot areas to 1,321 and 876 square feet, respectively. The proposed lot line adjustment will reduce the already noncomplying area of Lot 011. Therefore, a variance is required.

PLANNING CODE SECTION 134 requires a rear yard of approximately 16 feet 11 inches be maintained for Lot 020, and a rear yard of 15 feet be maintained for Lot 011, if the Lot Line Adjustment occurs. Portions of the existing buildings will encroach into the new required rear yards. Therefore, a variance is required.

PLANNING CODE SECTION 135 requires open space for dwelling units be provided in the amounts of 100 square feet per unit if private, or 133 square feet per unit if common. While one unit to be legalized at 28 Houston Street may receive an administrative waiver to the open space requirement through the legalization program, the other unit to be added under allowable density must provide the required open space. The existing property is deficient in open space, and no new open space will be provided. Therefore, an open space 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/2017-008596VAR.pdf>.

6. **2017-003243VAR** (CATHLEEN CAMPBELL)

**1521 MASONIC AVENUE**, Lot 013 in Assessor's Block 1270 in a RH-2 (Residential- House, Two Family) and a 40-X Height and Bulk District.

**REAR YARD AND PARKING VARIANCES SOUGHT:** The project proposes to construct a deck and stairs at the second floor at the rear yard on an existing three-story, single family structure, which will replace the existing smaller stair structure. The project also proposes to legalize an off-street parking space located within the required rear yard.

PLANNING CODE SECTION 134 requires the subject property to provide a rear yard of 51 feet 9 inches. The project proposes to construct a deck and spiral stairs at the rear of the existing noncomplying building that currently encroaches into the required rear yard by 9 feet. The proposed decks will further encroach into the rear yard by 12 feet. Therefore, the project requires a variance.

PLANNING CODE SECTION 155(n) prohibits automobile parking in required yards, setbacks, and open spaces. The proposed unenclosed parking space will be located in the required rear yard. Therefore, a parking 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/2017-003243VAR.pdf>.

7. **2018-006584VAR** (DOUG VU)

**3730 FOLSOM STREET**, Lot 006 in Assessor's Block 5660 in a Residential-House, Single-Family (RH-1) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to demolish a ground floor rear deck and construct a 14-ft. 8-in. ground floor rear addition and deck above to the existing two-story, single-family dwelling.

PER SECTION 242 OF THE PLANNING CODE the property is required to maintain a rear yard equal to 35 percent of the total depth of the lot, or 24-ft. 6-in. The proposed addition will extend to within 15-ft. of the rear property line; therefore, the proposal for a rear addition and deck above at the ground 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/2018-006584VAR.pdf>.

8. **2018-001541VAR** (KIMBERLY DURANDET)  
**2963 - 22ND STREET**, Lot 014 in Assessor's Block 3639 in a RH-2 (Residential, Housing - Two Family Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to construct a minor horizontal expansion at the rear (east) wall, expand the second story, and to add a new below-grade garage and habitable area.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 42 feet 9 inches. The proposed addition would encroach approximately 8 feet into the required rear yard. 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/2018-001541VAR.pdf>.

9. **2017-014412VAR** (LAURA AJELLO)  
**176 JORDAN AVENUE**, Lot 030 in Assessor's Block 1063 in a RH-1(D) (Residential, House, One-Family, Detached Dwellings) Zoning District and a 40-X Height and Bulk District.

**SIDE YARD AND PARKING VARIANCES SOUGHT:** The proposal is to demolish a noncomplying detached 1-car garage located in the rear yard and replace it with an unenclosed parking space in the same location, and construct a two-story horizontal addition that fully encroaches into the side yard on the north side of the building.

PLANNING CODE SECTION 133 requires the subject property to maintain two three-foot wide side yards. The proposed project includes construction of a rear addition that has no side setback. Therefore, a side yard 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/2017-014412VAR.pdf>.

10. **2018-001186VAR** (SEEMA ADINA)  
**333 O'FARRELL STREET**, Lot 031 in Assessor's Block 0325 in a C-3-G (Downtown General) Zoning District and a 225-S Height and Bulk District.

**AWNING REQUIREMENT VARIANCE SOUGHT:** The proposal is to remove the existing awning at the Project Site and replace it with an awning that projects 10 feet into the public right-of-way and is 112 feet wide.



PLANNING CODE SECTION 136.1 limits the subject property to an awning that projects no more than 4 feet in the public right-of-way when that awning is wider than 10 feet. The proposed awning is 112 feet wide and would encroach approximately 10 feet into the public right-of-way. Therefore, the project requires a variance from the awning requirements.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2018-001186VAR.pdf>.

11. **2017-009964VAR** **(SEEMA ADINA)**

**526-530 LOMBARD STREET**, Lot 011 in Assessor's Block 0063 in a RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District.

**REAR YARD AND EXPOSURE VARIANCES SOUGHT:** The proposal is to construct a four-story, two-dwelling unit structure in the rear yard of a through lot that fronts on both Lombard and Fielding Street.

PLANNING CODE SECTION 134(c)(4)(C) requires the subject property to maintain a rear yard of at least 25% in between the average of the two buildings on the through lot. The subject property therefore must maintain a rear yard of approximately 34 feet 4 inches. The existing stairs at the front building encroach into the required rear yard by 11 feet 10 inches, therefore requiring a rear yard variance.

PLANNING CODE SECTION 140 requires all dwelling units to face a code complying rear yard, a public street or alley at least 20 feet in width, or an open space of adequate size. The new dwelling units do not front an such a required space, and therefore require 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/2017-009964VAR.pdf>.

12. **2018-008004VAR** **(XINYU LIANG)**

**645 CAPP STREET**, Lot 082 in Assessor's Block 3615 in a RTO-M (Residential Transit Oriented - Mission) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to construct a one-story horizontal addition at the rear of an existing single-family residence, located on an atypical flag lot. The addition is approximately 9 feet in height above grade, 18 feet 6 inches wide, and 16 feet 5 inches deep.

PLANNING CODE SECTION 134 requires the subject property is to maintain a rear yard of approximately 19 feet. The proposed rear addition would encroach entirely into the required rear yard and result in a rear yard of 0 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/2018-008004VAR.pdf>.

13. **2018-003679VAR** **(XINYU LIANG)**  
**969 TREAT AVENUE**, Lot 025 in Assessor's Block 3639 in a UMU (Urban Mixed Use) Zoning District and a 48-X Height and Bulk District.

**GROUND FLOOR CEILING HEIGHT VARIANCE SOUGHT:** The project proposes to demolish three existing one-story vacant buildings and construct a new two-story childcare center, serving approximately 80 to 100 children ages infant through five years old.

PLANNING CODE SECTION 145.1 the subject property must provide a minimum floor-to-floor height of 17 feet on the ground floor. The project proposes a 12 feet 4 inches floor-to-floor height. Therefore, a variance from the ground floor ceiling height requirement 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/2018-003679VAR.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.