

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 24, 2019

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 94103. 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.

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

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. **2018-013169VAR** **(MONICA GIACOMMUCCI)**
630-632 VERMONT STREET, Lot 001I in Assessor's Block 4028 in an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The proposal is to add a small deck (approximately 6 feet by 8 feet) to the existing stair structure at the third story.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 43 feet. The proposed rear deck would encroach approximately 9 feet into the required rear yard and result in a rear yard of 34 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/2018-013169VAR.pdf>.

B. REGULAR CALENDAR

2. **2018-016825VAR** **(BRIDGET HICKS)**
1035 DIAMOND STREET, Lot 025A in Assessor's Block 6546 in a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD & OPEN SPACE VARIANCES SOUGHT: The proposal is to construct a single-story horizontal addition on the south side of the existing structure. The subject lot is 1,030 square feet smaller than the standard lot found within the city. The subject lot measures 30 feet deep and approximately

49 feet wide. The existing building is non-conforming in that it occupies the majority of the rear yard.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 15 feet. The proposed addition would encroach 15 feet into the required rear yard. Therefore, a rear yard variance is required.

PLANNING CODE SECTION 135 requires that two dwelling units in the RH-2 Zoning District provide at least 332 square feet of useable open space. Any space credited shall be at least 15 feet in every horizontal dimension. The project proposes a 300 square foot roof deck and 130 square foot courtyard to satisfy the open space requirement. Neither of these spaces are 15 feet in every horizontal dimension. 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/2018-016825VAR.pdf>.

3. **2017-005700VAR** **(BRIDGET HICKS)**

4200 - 18TH STREET, Lot 052 in Assessor's Block 2648 in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

REAR YARD MODIFICATION & EXPOSURE VARIANCES SOUGHT: The proposal is to convert the third floor of an existing three-story building from office space to residential dwelling units. The ground floor will remain retail and garage and the second floor will remain medical office spaces. The proposal includes 5 new dwelling units. The proposal is to demolish the northwest corner of the third floor to provide exposure for unit number 5. The proposal also includes a roof deck to provide useable open space for the dwelling units.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 18 feet 9 inches at the second floor and above. The existing building has full lot coverage. Therefore, the project requires a rear yard modification.

PLANNING CODE SECTION 140 requires that at least one room that meets the 120-square-foot minimum superficial floor area shall face onto an open area of at least 20 feet by 25 feet. The Project includes one dwelling unit which will not meet this exposure requirement. Therefore, the project requires a variance from dwelling unit exposure.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:
<http://notice.sfplanning.org/2017-005700VAR.pdf>.

4. **2018-001516VAR** **(CHRISTOPHER MAY)**

372 - 7TH AVENUE, Lot 023 in Assessor's Block 1438 in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District.

REAR YARD & USABLE OPEN SPACE VARIANCES SOUGHT: The project proposes to convert the existing office use (more recently used as group housing without the benefit of permits) on the second floor of the existing three-story building to a four-bedroom dwelling unit.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 27.5 feet at each level containing a dwelling unit. The existing second floor encroaches approximately 17.5 feet into the required rear yard, resulting in a rear yard of 10 feet. Therefore, the project requires a rear yard variance.

PLANNING CODE SECTION 135 requires 80 square feet of private open space per unit. Areas within inner courts must meet minimum dimensional requirements. The existing inner court on the second floor provides a total of 120 square feet of private usable open space but does not meet the minimum dimensional requirements. Therefore, the project requires a usable open space 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/2018-001516VAR.pdf>.

5. **2017-013272VAR** **(CHRISTOPHER MAY)**
3074 PACIFIC AVENUE, Lot 008C in Assessor's Block 0964 in an RH-1(D) (Residential, House, One-Family Detached) Zoning District and a 40-X Height and Bulk District.

SIDE YARD & REAR YARD VARIANCES SOUGHT: The project proposes a third-floor vertical addition measuring approximately 1,3920 square feet above the existing two-story single-family dwelling. The project also proposes a roof deck above the third-floor addition, accessed by a sliding skylight hatch.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 26 feet. The proposed third floor vertical addition encroaches approximately 10 feet into the required rear yard, resulting in a rear yard of 16 feet. Therefore, the project requires a rear yard variance.

PLANNING CODE SECTION 133 requires the subject property to maintain side yards of 3 feet on both sides. The proposed third floor vertical addition encroaches 3 feet into the required side yards on both sides, resulting in side yards 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/2017-013272VAR.pdf>.

6. **2019-000411VAR** **(DAVID WEISSGLASS)**
1306 CALIFORNIA STREET, Lot 008 in Assessor's Block 0248 in an RM-3 (Residential - Mixed, Medium Density) Zoning District and a 65-A Height and Bulk District.

EXPOSURE VARIANCE SOUGHT: The project proposes to add one new Accessory Dwelling Unit (ADU) at the first story of an existing three-story, six-unit building.

PLANNING CODE SECTION 140 requires the subject property to have qualifying windows of each unit face directly on to a public street or alley at least 20 feet in width or an open area meeting minimum dimensional requirements. The open area may be administratively reduced an area of no less than 225 square feet, with no dimension of less than 9 feet in width and depth for ADUs. The proposed ADU will face a noncompliant rear yard 6 feet in depth and Acorn Alley past the rear yard. Acorn Alley is only 12 feet 6 inches wide. Therefore, an exposure 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/2019-000411VAR.pdf>.

7. **2015-009227VAR** **(ESMERALDA JARDINES)**
159-161 CHARTER OAK AVENUE, Lots 070 and 071 in Assessor's Block 5377 in an RH-1 (Residential-House, Single Family) Zoning District and a 40-X Height and Bulk District.

LOT WIDTH, LOT AREA, LOT FRONTAGE, REAR YARD, & DWELLING UNIT EXPOSURE VARIANCES SOUGHT: The proposal is to merge lots 070 and 071 in block 5377 and then subdivide that into four lots, being parcels: A (161 Charter Oak Avenue - 2,243 sq. ft.); B (159 Charter Oak Avenue – 1,857 sq. ft.); C (157 Charter Oak Avenue – 2,195 sq. ft); and D (155 Charter Oak Avenue – 2,633 sq. ft.).

PLANNING CODE SECTION 121 requires the subject lots to maintain a minimum lot area of 2,500 sq. ft. and a minimum lot width of 25 feet. A lot area variance is required for Parcel C and lot area and width variances are required for Parcels A and B. Further, Lots B, C, and D do not have frontage on a public street or alley but instead are accessed through a permanent easement. Therefore, all four parcels will require lot frontage variances.

PLANNING CODE SECTION 134 requires the subject lots to maintain a rear yard of varying dimensions including: 25 feet for Parcel A, 20 feet 3 inches for Parcel B, 16 feet 1 inch for Parcel C, and 15 feet for Parcel D. Parcel D proposes a building that will encroach into the required rear yard. Therefore, a rear yard variance is required for Parcel D.

PLANNING CODE SECTION 140 requires that all dwelling units face a Code-complying open area. Though parcels A, B, and C face code-complying rear yards, Parcel D does not face a code-complying open area. Therefore, a dwelling unit exposure variance is required for Parcel D.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:

<http://notice.sfplanning.org/2015-009227VAR.pdf>.

8. **2015-009257VAR** (JEFFREY HORN)

2026-2028 GREAT HIGHWAY, Lot 005 in Assessor's Block 2168 in an RH-2 (Residential House - Two Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes a one-story vertical addition and a 2-foot, 3-inch rear addition on the second floor of an existing two-story, two-family home.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 15 feet. The proposed additions will encroach approximately 7 feet into the required rear yard, thereby resulting in a rear yard of 8 feet. 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/2015-009257VAR.pdf>.

9. **2018-005768VAR** (LAURA AJELLO)

2209 BRODERICK STREET, Lot 005 in Assessor's Block 0981 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 legalize roofline changes over 30 feet in height, and to construct a new horizontal addition in required rear yard. The project also includes front façade changes, additions at the side and rear of the building, and new decks at the front and rear of the building. The existing dwelling units will be reconfigured with habitable space added to the basement and attic levels.

Planning Code Section 134 requires properties in the RH-2 Zoning District to maintain a rear yard equivalent to 45 percent of the total lot depth at grade level and at each succeeding story of the building, unless reduced to the average of qualifying adjacent rear building walls. The minimum rear yard, if averaged, shall be no less than 25 percent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater. This last 10 feet of the reduced rear yard is subject to a height limit of 30 feet. The subject property, with a lot depth of approximately 87.5 feet, has a required rear yard of 21 feet, 11 inches (the minimum required). The existing nonconforming building encroaches into the rear yard at various points. The roofline changes to be legalized have a height of 39 feet and a proposed infill underneath a cantilevered portion at the rear of the building, new deck and stair, and replacement egress stairs are all located in the required rear yard. Therefore, a rear 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/2018-005768VAR.pdf>.

10. 2018-006787VAR (SEEMA ADINA)

440 IVY STREET, Lot 062 in Assessor's Block 0807 in a RTO (Residential Transit Oriented) District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes to construct a four-story, 2-dwelling unit building.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 14.5 feet. The proposed building would encroach approximately 10 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/2018-006787VAR.pdf>.

11. 2017-012887VAR (SEEMA ADINA)

265 OAK STREET, Lot 024 in Assessor's Block 0838 in the Hayes NCT (Neighborhood-Commercial Transit) District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes to demolish the garage structure and construct a four-story single-family home at the rear of a lot that already contains four units at the front. The Project also includes interior tenant improvements in the front structure.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 30 feet. The proposed building would encroach entirely into the required rear yard, resulting in no 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/2017-012887VAR.pdf>.

12. 2018-007305VAR (SHARON YOUNG)

727 - 35TH AVENUE, Lot 007 in Assessor's Block 1609 in a RH-2 Zoning (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The project proposes to replace and expand the rear decks and exterior stairs that extend into the required rear yard of the existing three-story, single-family house. The proposed project will also include new side exterior stairs (with glass enclosure) on the south side of the building, rear facade modifications, and interior renovations.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 54 feet. On the first floor, the proposed project will construct an

approximately 261 square foot "L-shaped" rear deck at the rear of the building that will partially extend (approximately 5 to 15 feet) into the required rear yard. On the second floor, the proposed project will include expanding the existing north side deck from approximately 194 to 207 square feet and new exterior stairs that will extend entirely into the required rear yard. On the third floor, the proposed project will include an approximately 72 square foot rear deck with exterior stairs around its perimeter that will extend entirely into the required rear yard. A portion of the proposed new side exterior stairs (with glass enclosure) on the south side of the building will extend approximately 6 feet into the required rear yard. Therefore, the proposed 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/2018-007305VAR.pdf>.

13. **2018-015130VAR** (STEPHANIE CISNEROS)
50 SPRINGFIELD DRIVE, Lot 033 in Assessor's Block 7253 in a RH-1(D) (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

SIDE YARD VARIANCE SOUGHT: The project proposes a two-story addition that will project into the required side yard.

PLANNING CODE SECTION 133 requires the subject property to maintain two side yards of approximately three feet each. The proposed addition will encroach approximately 2 feet 7 inches into one of the required side yards. 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/2018-015130VAR.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.

Privacy Policy

SF Planning is committed to protecting the privacy rights of individuals and security measures are in place to protect personally identifiable information (PII), i.e. social security numbers, driver's license numbers, bank accounts. Members of the public are not required to provide PII to the Commission or Department, as all written submittals and oral communications become part of the public record, which can be made available to the public for review and/or viewable on Department websites. Members of the public submitting materials containing PII are responsible for redacting said sensitive information prior to submittal of documents to Planning.