

# PLANNING DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO

## Notice of Hearing on Application for Zoning Variance

Remote Hearing via Video & Teleconferencing  
(See Access Information Below)

Live, Wednesday, July 22, 2020

Session Begins at 9:30 A.M.

### Public Hearing

Corey A. Teague, Zoning Administrator

Eva Atijera-Taylor, Recording Secretary  
Scott Sanchez, Producer

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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 **normally** 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](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 and time listed on the first page of this Calendar:

**Remote Access to Information and Participation**

*In accordance with Governor Gavin Newsom’s statewide order for all residents to “Shelter-in-Place” - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Department was authorized to resume their hearing schedule through May 31, 2020 remotely. Therefore, the Zoning Administrator’s hearings will be held via videoconferencing and allow for remote public comment.*

*The Zoning Administrator strongly encourages interested parties to submit their comments in writing to their assigned Planner, in advance of the hearing. **To view the hearing, please use the following link at the start of the hearing:** The Microsoft Teams app is only supported by Chrome and Explorer (Safari does not).*

**[Watch the Variance Hearing](#)**

*This link may also be accessed on the Remote Hearings page of the Planning Department website. Members of the public may also call into the hearing to provide comment by dialing one of the following numbers during the hearing using the information below:*

<b>USA Toll-Free</b>	<b>USA Caller Paid/International Toll</b>	<b>Access Code</b>
888-278-0296	214-765-0479	5670133

*Wait for the Public Comment to be announced for your Item, **then Dial ‘1’ then ‘0’** to be added to the speaker line. Mute the microphone in your computer and use the microphone in your cell phone/telephone only to avoid echoes and background noise. Wait for your turn to speak; you will be prompted by the system message.*

*As the COVID-19 emergency progresses, please visit the Planning Department’s website regularly to be updated on the current situation as it affects the hearing process of the Zoning Administrator.*

## 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.

**INSTRUCTION TO THE MEMBERS OF THE PUBLIC:** *Items will only be taken off the Consent Calendar if the request is made by email no later than 9:00 am on the day of the hearing. Please email any such request to: [Corey.Teague@sfgov.org](mailto:Corey.Teague@sfgov.org). Items will not be removed from the Consent calendar during the hearing.*

1. **2015-001587VAR** (ASHLEY LINDSAY)

**34 BALTIMORE WAY**, Lot 007 in Assessor's Block 6438 in an RH-1 (D) (Residential-House, One Family, Detached) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to legalize an existing rear deck and stairs within the required rear yard. The scope of work also includes upgrading the structure of the deck and stairs.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 30 feet. The proposed rear addition would encroach approximately 12 feet into the required rear yard and result in a rear yard of 18 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/2015-001587VAR.pdf>.

2. **2017-009796VAR** (MONICA GIACOMUCCI)

**1088 HOWARD STREET**, Lots 030 & 031 in Assessor's Block 3726 in a MUG (Mixed Use-General) Zoning District and a 85-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to merge lots 030 and 031 and construct a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building. The resulting building will include 24 residential units. The project required a variance for dwelling unit exposure, which was heard by the Zoning Administrator on June 4, 2020 at a joint public hearing with the Planning Commission. However, the project also requires a rear yard variance, which was not heard at the June 4 hearing.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 23 feet. The proposed rear yard varies in depth and is 10 feet deep at its most shallow. 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/2017-009796VAR.pdf>.

3. **2019-000634VAR** **(CATHLEEN CAMPBELL)**  
**876 ELIZABETH STREET** – Lot 022 in Assessor's Block 2806, located within a RH-2 (Residential - House, Two-Family) Zoning District and 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to expand below grade at basement level to the rear of an existing non-complying structure. The proposal is also to construct a vertical and horizontal addition on the existing single-family home.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 50 feet, 8 inches. The existing building is legal non-complying and extends into the required rear yard. The project will result in a rear yard of 25 feet, 1 inch at the first floor (which would be below grade in the rear yard), 31 feet, 3 inches at the second floor and 47 feet, 8 inches at the proposed third floor. Therefore, the project requires a variance.

**NOTE:** This project was originally scheduled for hearing on January 22, 2020; however, this item was subsequently continued to a joint hearing of the Planning Commission and Zoning Administrator after two requests for Discretionary Review (DR) were filed (Case No. 2019000634DRP). This public hearing was held on June 18, 2020. Following discussion of the item, the matter was continued to July 16, 2020. The DR Requestors and Project Sponsor subsequently reached a compromise on the scope of the project and the DRs were withdrawn on July 15, 2020 based upon revised plans. At the July 16, 2020 hearing on the variance, the Zoning Administrator continued the matter to the July 22, 2020 Variance Hearing. At this time, the Zoning Administrator will consider the revised plans (Titled "Agreement Set Revision #5" and dated July 15, 2020) under the consent calendar with the intention of approving the revised plans with corresponding conditions of approval.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2019-000634VAR-1.pdf>.

**C. REGULAR CALENDAR****4. 2018-008405VAR (ALEXANDRA KIRBY)**

**2666 HYDE STREET**, Lot 020 in Assessor's Block 0027 in an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to construct a solid fire-rated 42-inch parapet at the rear deck of the 2-unit building to bring the existing rear deck into compliance with the Building Code.

PLANNING CODE SECTION 134 requires the subject property is required to maintain a rear yard of approximately 21 feet 10 inches. The proposed parapet would be located entirely within the required rear yard, 3 feet from the rear (east) 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/2018-008405VAR.pdf>.

**5. 2019-013505VAR (MATTHEW DITO)**

**25 - 6TH AVENUE**, Lot 004 in Assessor's Block 1352 in an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes a two-story horizontal addition at the rear on the northern property line and a one-story horizontal addition at the rear on the southern property line. The project also proposed to relocate an existing bay window at the rear of the property.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 36 feet. The existing building is partially located within the required rear yard and the proposed addition would result in additional encroachments. 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/2019-013505VAR.pdf>.

**6. 2019-022030VAR (CAROLYN FAHEY)**

**1900 POLK STREET**, Lot 021 in Assessor's Block 0596 in NCD Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District.

**LOT WIDTH AND SIZE VARIANCES SOUGHT:** The proposal is to subdivide the existing lot into two (2) separate lots. The property boundary between the two newly created lots would be consistent with the existing improvements, with each existing building being located on one of the new lots.

PLANNING CODE SECTION 121 requires the subject properties to maintain a minimum lot width of 25 feet and a minimum lot area of 1,750 square feet. The proposed subdivision will create a property that is 24 feet wide and 1,170 square feet, and a property that is 1,524 square 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/2019-022030VAR.pdf>

**7. 2019-020535VAR (CAROLYN FAHEY)**

**1624 SACRAMENTO STREET**, Lot 008 in Assessor's Block 0621 in an RM-3 (Residential-Mixed, Medium Density) Zoning District and a 65-A Height and Bulk District.

**MODIFICATION OF APPROVAL CONDITION VARIANCE SOUGHT:** A prior variance was granted in 1988 to allow the legalization of a dwelling unit on the subject property (Case No. 1987.842V). The variance was for off-street parking, open space, and exposure. The decision letter included a condition of approval that the unit be "permanently restricted to occupancy by the elderly or physically handicapped," excluding the existing tenant at that time.

The proposal is to modify Condition of Approval No. 1 of the 1988 variance to allow the occupancy of the subject dwelling unit by elderly, physically handicapped, or individuals with incomes less than 75% of AMI.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2019-020535VAR.pdf>

**8. 2020-003283VAR (JEFFREY SPEIRS)**

**196 URBANO DRIVE**, Lot 012 in Assessor's Block 6914 in an RH-1 (D) (Residential-House, One Family, Detached) Zoning District and a 40-X Height and Bulk District.

**REAR YARD & SIDE YARD VARIANCES SOUGHT:** The proposal is to construct a rear addition at the basement level under a rebuilt rear deck, and a side addition along the northern side. Additional work includes interior alterations and removal of the chimney.



PLANNING CODE SECTION 133 requires the property to maintain two side yards of five feet. The proposed work along the northern side yard falls within the required side yard. Therefore, the project requires a variance.

PLANNING CODE SECTION 134 requires the property to maintain a rear yard that is 30% of the lot depth but in no case less than 15 feet, whichever is greater. The proposed work falls 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/2020-003283VAR.pdf>.

**9. 2020-001412VAR (JEFFREY SPEIRS)**

**230 COLLINGWOOD STREET**, Lot 003 in Assessor's Block 2697 in an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to demolish a rear one-story storage shed, and to construct a one-story dwelling unit in the same location. The existing storage shed is at the rear property line with dimensions of 27 feet 6 inches wide, 24 feet 3 inches deep, and 9 feet 2 inches in height. The proposed structure will be at the rear property with dimensions of 27 feet 6 inches wide, 24 feet 3 inches deep, and 10 feet 4 inches in height.

PLANNING CODE SECTION 134 requires the property to maintain a rear yard that is 45% of the lot depth or average of adjacent neighbors, but in no case less than 25% or 15 feet, whichever is greater. The proposed work falls completely 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/2020-001412VAR.pdf>.

**10. 2019-019664VAR (MONICA GIACOMUCCI)**

364 RICHLAND AVENUE, Lot 066 in Assessor's Block 5744 in an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project is to raise an existing 1,220 square-foot building located at the rear of the property by approximately three feet, resulting in an 18-foot tall building. A new two-story, one-unit building will be constructed at the front of the lot.

PLANNING CODE SECTION 134 requires the subject property to maintain a 45-foot rear yard. The existing building is located within the rear yard area. Raising the building will intensify the rear yard's noncomplying condition. 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/2019-019664VAR.pdf>

11. **2020-003848VAR** (MONICA GIACOMUCCI)  
**898 CAROLINA STREET**, Lot 032 in Assessor's Block 4096 in an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project is to demolish a noncomplying rear deck (approximately 100 square feet) and stairs and reconstruct a new stairway with landings within the footprint of the existing deck and stairs.

PLANNING CODE SECTION 134 requires the subject property to maintain a 45-foot rear yard. The building already extends approximately 25 feet into this 45-foot required rear yard area. The proposed stair will extend an additional 15 feet, resulting in a rear yard of approximately 13 feet. Therefore, a rear yard variance is required.

PLANNING CODE SECTION 135 requires the subject property to provide 266 square feet of usable open space to be shared by the two existing dwelling units. Additionally, this open area must measure at least 15 feet in every horizontal direction. The usable open space provided is approximately 13 feet by 25 feet. Therefore, a usable 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/2020-003848VAR.pdf>

12. **2019-018120VAR** (STEPHANIE CISNEROS)  
**3426-3432 - 22ND STREET**, Lot 015 in Assessor's Block 3618 in an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project is to comply with Planning Enforcement Case No. 2019-018120ENF to legalize or otherwise modify work completed without a permit or beyond the scope of previously approved permits. The scope includes legalization of modifications to non-conforming portions of the building that project into the required rear yard, including the infill of triangular volume between existing shed roofs at first floor and bottom of second floors at the existing enclosed rear porches.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 15 feet 3 inches. The rear of the existing building currently encroaches approximately 6 feet 8 inches into the required rear yard and results in a rear yard of 8 feet 7 inches. Therefore, the project requires a variance to legalize modifications to the noncomplying portions of the 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/2019-018120VAR.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

### Notice

The Planning Department is moving to a new office. Starting August 17, 2020, the Planning Department will be located at **49 South Van Ness Ave, Suite 1400**.

### 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.

If any members of the public would like to receive a copy of the signed Variance Decision Letter via email, please send a request by email addressed to the Planner assigned to the case. The name of the Planner can be found in this Agenda, in the notice that you received in the mail, or in the poster posted on the subject property.

### **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.