

# PLANNING DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO

## Notice of Hearing on Applications for Zoning Variance

CITY HALL - Room 408  
1 Dr. Carlton B. Goodlett Place  
Wednesday, March 22, 2023

Session Begins at 9:30 A.M.

### Public Hearing

Corey A. Teague, Zoning Administrator

Suzy Parinas, 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 (628) 652-7300.

**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 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 (628) 652-7318** 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 (628) 652-7550** 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 (628) 652-7550. 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 (628) 652-7550. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:**

聽證會上如需要語言協助或要求輔助設備，請致電 (628) 652-7550。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 (628) 652-7550. 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 (628) 652-7550. Запросы должны делаться минимум за 48 часов до начала слушания.

## A. CONSIDERATION OF AN ITEM PROPOSED FOR CONTINUANCE

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

**To be continued to Wednesday, April 26, 2023, during the regularly scheduled monthly Variance Hearing:**

1. 2022-005719VAR

(CHRISTOPHER MAY)

**101 SEACLIFF AVENUE**, Lot 001 in Assessor's Block 1305 in an RH-1(D) Zoning District, and a 40-X Height and Bulk District

**REAR YARD AND SIDE YARD VARIANCES SOUGHT:** The proposal is to construct a second story vertical addition measuring approximately 278 square feet to an existing, legal, detached building located at the rear of the property that abuts a rear alley.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 34 feet 10 inches between the two existing buildings, as the subject property is a through lot with frontages at both the front and the rear. The proposed vertical addition above the existing legal, noncomplying structure is located entirely within the required rear yard. Therefore, a variance is required.

PLANNING CODE SECTION 133 requires the subject property to maintain side yards of 5 feet along each side lot line. The proposed vertical addition above the existing legal, noncomplying structure extends 5 feet into the required west side yard. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=c9ec42ef738e1bd0e6f8c8248bc1eeb0b420deb05eed271600c74f74ae091a15&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

## B. CONSENT CALENDAR

Item listed hereunder constitute a Consent Calendar and is considered routine by the Zoning Administrator. There will be no separate discussion of this item 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.

2. 2022-005156VAR

(CHRISTY ALEXANDER)

**145 CORBETT AVENUE**, Lot 059 in Block 2656 in an RH-2 Zoning District, and a 40-X Height and Bulk District

**REAR YARD VARIANCE SOUGHT:** The project proposes to reconfigure the existing three-story stairway in the rear yard to be three levels of balconies and a single stairway from the first level to grade.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 18 feet 6 inches. The proposed rear exterior balconies and stairs encroaches into the required rear yard by approximately 9 feet 2 inches. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=fcb8027369671ca3202303451a79cf3197a1d33ca27ab9bb48aa096043d02dc8&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

## C. REGULAR CALENDAR

3. **2014-003219VAR** (GABRIELA PANTOJA)  
**369 VALLEY STREET**, Lot 033 in Assessor's Block 6620, in an RH-2 Zoning District, and 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to relocate and expand an existing one-story single-family residence.

PLANNING CODE SECTION 134 requires the subject lot to maintain a minimum rear yard equal to 45 percent of the total lot's depth or a line representing the average rear yard of the adjacent properties, but no less than 25 percent or 15 feet, whichever is greater. The required rear yard for the subject property is approximately 36 feet 6 inches. The proposed expansion will project approximately 11 feet 6 inches into the required rear yard. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=b5a26fecfd4fcf69ea179b863a27094daa81e00e09681692ed414056d7dc6b8d1&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

4. **2019-005924VAR** (ALEX WESTHOFF)  
**400 CRESCENT AVENUE**, Lot 043 in Block 5810 in an RH-1 Zoning District, and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to reconstruct a structure in required rear yard with a toilet and washroom area for the existing mosque.

PLANNING CODE SECTION 242(e)(2)(A) requires the subject property to maintain a rear yard depth of 29.5 feet. The proposed structure is located within the required rear yard area. Therefore, a variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=11c81c94724936d6c301208f0124d383e19bf7f01c478cb681726af805b4cc7c&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

5. **2022-005149VAR** (TOLU ATOYEBI)  
**2765 VALLEJO STREET**, Lot 0959 in Assessor's Block 017A in an RH-1(D) Zoning District and a 40-X Height and Bulk District

**SIDE YARD VARIANCE SOUGHT:** The project proposes to infill an open area at the 2nd and 3rd floors along the East façade of an existing single-family building. The proposal will expand the building approximately 83 square feet at the second story and 89 square feet at the third story.

PLANNING CODE SECTION 133 requires lots with a width between 31 and 40 feet in an RH-1(D) Zoning District have two side yards of 3 feet each. The second floor addition will extend into the required side yard. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=5ae8137397eae6d7d4f1919af0ef255d601caa2f1b89a058c9eafc3eb960d895&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

6. **2022-009006VAR** (MICHELLE TAYLOR)  
**615-615A SANCHEZ STREET**, Lot 057 in Assessor's Block 3600 in an RH-1 Zoning District, Central Neighborhoods Large Residence Special Use District, Dolores Heights Special Use District, and a 40-X Height and Bulk District

**CONDITION OF APPROVAL SOUGHT:** The proposal is to construct a vertical addition of approximately 533 square feet and enclose an existing exterior spiral stair at the rear of the existing building.

PLANNING CODE SECTION 174 requires that conditions of approval are complied with consistent with other controls of the Code. When constructed, the existing building encroached 7 feet 2 inches into the required front setback and was issued Variance No. 98.993V in 1999 with a condition of approval that any additional expansions shall require a variance. The proposed vertical addition will not encroach into the required front setback but will expand the subject building's envelope beyond that permitted by Variance No. 98.948V. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=a1ae10ea30f6a36f16350376adc7aa02cb3c728e52488605aed5b90d5e607a30&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

## 7. 2022-004051VAR

(JOSEPH SACCHI)

**635-637 BAKER STREET**, Lot 003 in Assessor's Block 1177, located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height & Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to legalize an existing rear addition at the attic level, two dormer windows, an unauthorized dwelling unit at the attic level, and skylights at the roof level.

PLANNING CODE SECTION 134 requires the property to maintain a rear yard of approximately 30 feet 11 inches. The rear addition and one dormer window are located entirely within the required rear yard area. Therefore, a variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=08b05a31306cfc876ca6021e00eb3cb0c84c563fe2511cbff24fac16e43020e8&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

## 8. 2022-006143VAR

(JOSEPH SACCHI)

**780 DARIEN WAY**, Lot 017 in Assessor's Block 3272, located within an RH-1(D) (Residential- House, One Family-Detached) Zoning District and a 40-X Height & Bulk District.

**SIDE YARD AND REAR YARD VARIANCES SOUGHT:** The project proposes to convert a pre-existing, noncomplying accessory garage structure for use as an Accessory Dwelling Unit (ADU) per the State ADU program. Although the permitted parking within the garage structure is being removed, the project proposes continued use of the driveway to accommodate two off-street parking spaces.

PLANNING CODE SECTION 133 requires the subject property to provide two side yards each of four feet. The proposed off-street parking spaces will encroach into the entirety of the required four-foot side yard on the property's western side. Therefore, a variance is required.

PLANNING CODE SECTION 134 requires the subject property to provide a rear yard of approximately 24 feet 7 inches. One of the proposed off-street parking spaces will encroach approximately 4 feet 6 inches into the rear yard. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=85e9c00acccc867f1312f00f5ba0cf1fd3bc7c9725fe7f591ec5e8d2065e3a62&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

9. **2022-005109VAR** (CHRISTOPHER MAY)  
**51 BERNARD STREET**, Lot 029 in Assessor's Block 0157 in an RH-3 Zoning District, and a 65-A Height and Bulk District

**REAR YARD VARIANCE SOUGHT:** The project proposes to legalize the as-built rear ground floor extension, the removal of previously-existing rear stairs and the enclosure of ground floor area below, and the as-built rear bay window on the 3rd floor.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 24 feet 6 inches. The features proposed to be legalized extend into the required rear yard to varying depths and are inconsistent with the obstructions permitted by Section 136. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=48ed8cd43e55bfc362db77b39d340f06d7dd1a0d89a09eb92a6793432c803413&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

10. **2022-007138VAR** (JEFFREY SPEIRS)  
**441 QUINTARA STREET**, Lot 054 in Assessor's Block 2204, in an RH-1 Zoning District, and 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to construct a rear addition to accommodate an elevator at the rear of the building, which will replace the existing rear decks.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 30 feet in depth. The proposed addition will result in a rear yard of only 25. 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: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=e3620585939ef9abb77a4cdf7f48a7a13e1d94cbcf5ef56f786c66a56a472676&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

## D. 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 has moved to a new office. Since August 17, 2020, the Planning Department is now located at **49 South Van Ness Avenue, 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 used for each speaker and indicates how much time remains. Speakers will hear a notification indicating that the speaker's opportunity to address the Zoning Administrator is about to end or 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 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 49 South Van Ness Avenue, Suite 1475, call **(628) 652-1150**, 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.