


SAN FRANCISCO PLANNING COMMISSION

Notice of Hearing & Agenda



This Meeting will be held in
Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, February 1, 2024
12:00 p.m.
Regular Meeting

Commissioners

Sue Diamond, President
Kathrin Moore, Vice-President
Derek Braun, Theresa Imperial,
Joel Koppel, Gabriella Ruiz

Commission Secretary

Jonas P. Ionin

Hearing Materials Are Available At
[Planning Commission Packet and Correspondence](#)

Commission Hearing Broadcasts

Live stream: <https://sfgovtv.org/planning>
Live, Thursdays at 1:00 p.m., Cable Channel 78
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

RAMAYTUSH OHLONE ACKNOWLEDGEMENT

The Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

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.

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 Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force or the San Francisco Library.

PRIVACY POLICY

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.

ACCESSIBLE MEETING INFORMATION

LOCATION: Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

TRANSIT: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

PARKING: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

DISABILITY ACCOMMODATIONS: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

LANGUAGE ASSISTANCE: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

ALLERGIES: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity, or related disabilities, please refrain from wearing scented products (e.g., perfume and scented lotions) to Commission hearings.

ESPAÑOL: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

中文: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電 (628) 652-7589。請在聽證會舉行之前的至少 48 個小時提出要求。

FILIPINO: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

РУССКИЙ: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL

President:	Sue Diamond
Vice-President:	Kathrin Moore
Commissioners:	Derek Braun, Theresa Imperial, Joel Koppel, Gabriella Ruiz

A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission 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.

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- [2023-002737CUA](#) (D. SPYCHER: (628) 652-7588)
2299 MARKET STREET – southeast corner between Noe and 16th Streets; Lot 162 in Assessor's Block 3564 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 764 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 3,221 square-foot ground floor commercial space located in the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions
- [2023-002741CUA](#) (D. SPYCHER: (628) 652-7588)
2606 OCEAN AVENUE – northwest corner of Woodacre Drive; Lot 002 in Assessor's Block 7224 (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 727 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 2,309 square-foot ground floor commercial space located in the Lakeside Village NCD (Neighborhood Commercial District) and 26-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions
- [2023-002524CUA](#) (D. SPYCHER: (628) 652-7588)
480 COLUMBUS AVENUE – southeast corner of Green Street; Lots 018 and 19 in Assessor's Block 0131 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 186.1, 722 and 780.3 to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.) within an existing 2,597 square-foot ground floor commercial space located in the North Beach NCD (Neighborhood Commercial District) Zoning District, North Beach SUD (Special Use District), North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict and 40-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions
- [2023-002743CUA](#) (L. AJELLO: (628) 652-7353)
2675 SAN BRUNO AVENUE – east side between Burrows and Bacon Streets; Lot 034 in Assessor's Block 5449 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 741, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within a 8,698 square-foot existing ground

floor commercial space located in the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.

Preliminary Recommendation: Approve with Conditions

5. [2023-002832CUA](#) (L. AJELLO: (628) 652-7353)
801 CLEMENT STREET – southwest corner of 9th Avenue; Lot 038 in Assessor's Block 1441 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 716, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within a 8,624 square-foot existing ground floor commercial space in the Inner Clement Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

6. [2023-007347CUA](#) (A. LINDSAY: (628) 652-7360)
500-504 CASTRO STREET – southwest corner of 18th Street; Lot 001 in Assessor's Block 2695 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 121.2, 303, and 715 to establish a nighttime entertainment use on the 1st and 2nd floors of the subject property and use size over 2,000 square feet within the Castro Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The project includes a storefront merger of two existing storefront spaces at 500 Castro Street and 504 Castro Street, interior alterations, and exterior alterations. The proposed hours of operation are 11:00 AM to 2:00 AM. The restaurant use will operate for brunch, lunch, dinner service, and a late-night bar menu. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

C. COMMISSION MATTERS

7. LAND ACKNOWLEDGEMENT

8. CONSIDERATION OF ADOPTION:
 - [Draft Minutes for December 7, 2023](#)
 - [Draft Minutes for January 18, 2024](#)

9. COMMISSION COMMENTS/QUESTIONS
 - Inquiries/Announcements: Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas: At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

10. REMOTE PUBLIC COMMENT
 (Continued from Regular hearing on January 25, 2024)

D. DEPARTMENT MATTERS

11. DIRECTOR'S ANNOUNCEMENTS

12. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

13. [2021-005878CWP](#) (L. CHEN: (628) 652-7422)
EXPANDING HOUSING CHOICE (HOUSING ELEMENT ZONING PROGRAM) – **Informational Presentation** on upcoming zoning amendments to implement the Housing Element, in accordance with state requirements. The zoning proposal will increase allowable heights and density to enable additional housing production in state-designated “Housing Opportunity Areas.” The presentation will share themes from past community engagement, a Final Zoning Proposal map, overview of proposed Zoning Amendments and the Local Zoning Program, and next steps of the final proposal.
Preliminary Recommendation: None – Informational
14. [2019-004110ENV-02](#) (R. SCHUETT: (628) 652-7546)
2675 GEARY BOULEVARD (WHOLE FOODS) – **Certification of the Final Environmental Impact Report (EIR)** – The project site is an existing 49,825-square-foot vacant retail space on level 3 of the City Center shopping center located on the block bounded by Geary Boulevard to the north, Masonic Avenue to the west, O’Farrell Street to the south, and Lyon Street to the east (Assessor’s block 1094/ lot 001). The proposed project would renovate the vacant retail space for a new Whole Foods Market grocery store. The proposed project also includes replacement of existing heating, ventilation, and air conditioning (HVAC) equipment including new refrigeration equipment in an expanded mechanical penthouse and installation of two cooling towers on the roof of the existing loading dock. The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, and 40-X and 80-D Height and Bulk Districts.
Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on January 30, 2023. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.
Preliminary Recommendation: Certify
15. [2019-004110CUA-02](#) (J. HORN: (628) 652-7366)
2675 GEARY BOULEVARD – bounded by O’Farrell Street on the south, Masonic Avenue on the west, Geary Boulevard on the north, and Lyon Street on the east; Lot 001 in Assessor’s Block 1094 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1 and 712 to permit a Formula Retail use (d.b.a. Whole Foods Market) within an existing 49,825-square-foot vacant commercial space located in a NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and 80-D and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approve
- 16a. [2023-004579CUA](#) (G. PANTOJA: (628) 652-7380)
331-333 CORTLAND AVENUE – north side between Bennington and Bocana Streets; Lot 014 in Assessor’s Block 5667 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 738 to convert an existing two-story mixed-use building including a dwelling unit into to a Religious Institution Use (DBA “Or Shalom Jewish Community”) within the Cortland Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove

- 16b. [2023-004579VAR](#) (G. PANTOJA: (628) 652-7380)
 331-333 CORTLAND AVENUE – north side between Bennington and Bocana Streets; Lot 014 in Assessor’s Block 5667 (District 9) – Request for **Variance** from Planning Code Section 155.2 (bicycle parking). The proposed Religious Institution Use is required to provide five Class 1 and two Class 2 bicycle parking spaces pursuant to Planning Code Section 155.2. The Project will provide two Class 2 bicycle parking spaces within the adjacent public right of way but will not provide any Class 1 bicycle parking spaces. The subject property is located within the Cortland Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
17. [2020-007806CUA](#) (M. DITO: (628) 652-7358)
 1314 PAGE STREET – north side between Central Avenue and Lyon Street; Lot 013 in Assessor’s Block 1221 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 to legalize the merger of two dwelling units on the second and third floors into a single dwelling unit. The project includes the legalization of an unauthorized dwelling unit on the ground floor. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove
 (Continued from Regular Hearing on November 16, 2023)
18. [2023-002709CUA](#) (L. AJELLO: (628) 652-7353)
 2812 MISSION STREET – west side between 24th and 25th Streets; Lot 001B in Assessor’s Block 6516 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 754, to allow a change of operator of an existing Formula Retail Financial Services use (d.b.a. Bank of the West) to another Formula Retail Financial Service (d.b.a. BMO Bank N.A.), within an existing 3,395 square-foot ground floor commercial space located in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X/85-X Height and Bulk District. The project is a change in operator only and does not include any tenant improvements beyond a change of the existing signage, to be processed under a separate sign permit.
Preliminary Recommendation: Approve with Conditions

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by the project sponsor team; followed by public comment. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

19. [2023-003851DRP](#) (D. WINSLOW: (628) 652-7335)
 2247 31ST AVENUE – west side between Rivera and Santiago Streets; Lot 012 in Assessor’s Block 2318 (District 4) – Request for **Discretionary Review** of Building Permit No. 2023.0206.1476 to construct a side addition and rear deck unit to a two-story single-family dwelling within a RH-1 (Residential House – One Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission’s action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

ADJOURNMENT

HEARING PROCEDURES

The Planning Commission holds public hearings regularly, on most Thursdays. The [full hearing schedule](#) for the calendar year and the [Commission Rules & Regulations](#) may be found online at sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission, please note the time. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

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 Chair 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).

For most cases (CU's, PUD's, 309's, etc.) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. Public testimony from proponents of the proposal: An individual may speak for a period not to exceed three (3) minutes.
5. Public testimony from opponents of the proposal: An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair.
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

HEARING MATERIALS

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14th Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a PDF copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission must include a copy to the [Commission Secretary](#) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced, and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14th Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

APPEALS

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Table 1- Case types and number of days in which to appeal.

Case Type	Case Suffix	Appeal Period *	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals **
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

** An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the [Board of Appeals](#) at (628) 652-1150. For more information regarding the Board of Supervisors process, please contact the [Clerk of the Board of Supervisors](#) at (415) 554-5184 or board.of.supervisors@sfgov.org.

An appeal of the approval (or denial) of a 100% Affordable Housing Bonus Program application may be made to the Board of Supervisors within 30 calendar days after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a building permit application issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the Board of Appeals within 15 calendar

days after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the [Board of Appeals](#) office at 49 South Van Ness Avenue, Suite 1475 (call in advance for appointment). For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

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 Commission, at, or prior to, the public hearing.

CEQA APPEAL RIGHTS UNDER CHAPTER 31 OF THE SAN FRANCISCO ADMINISTRATIVE CODE

If the 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 online](#). 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.

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 Planning Commission'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.

PROPOSITION F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. The [San Francisco Ethics Commission](#) has more information about this restriction.

SAN FRANCISCO LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the [San Francisco Ethics Commission](#) at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, by phone (415) 252-3100 or fax (415) 252-3112.