

PLANNING DEPARTMENT
CITY AND COUNTY OF
SAN FRANCISCO

Notice of Zoning Administrator Hearing
on Variances and Other Applications

CITY HALL - Room 408
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, September 25, 2024
Session Begins at 9:30 A.M.

Public Hearing

Corey A. Teague, AICP, Zoning Administrator

Suzy Parinas, Recording Secretary

Notice is hereby given to the general public and to owners of the subject property and other property within 300 feet that an application for variance under the Planning Code as described below has been filed with the Zoning Administrator.

Any remaining questions concerning this application review process may be answered by the Planning Information Center at (628) 652-7300 or email pic@sfgov.org.

Variance Calendars and **Audio Recording of the Hearing** are available on the Internet at [https://sfplanning.org/za hearings](https://sfplanning.org/za_hearings)

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

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*).

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 email at sotf@sfgov.org.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Administration Code 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite #220, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121, and website <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.

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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.

Instructions for Remote Public Comment

PHONE

Phone number: +1 (415) 655-0001
Access Code: 2663 893 5238##

Note: the Access Code will change for each hearing.

1. Call phone number, **enter Access Code, then press ##** (pound, pound).
2. When you hear "You are muted." Stop and **listen**.
3. Wait for **Public Comment** to be announced (by Item Number or for General Public Comment).
4. **To comment, press * 3** (star 3) to "raise your hand."
5. Once you raise your hand, you will hear the prompt: **"You have raised your hand to ask a question. Please wait to speak until the host calls on you."**
6. Wait for your turn to speak.
7. When you hear **"you're unmuted"** that is your indication to begin speaking.

IF YOU NO LONGER WANT TO COMMENT

- Press * 3 (star 3) to lower your hand.

ONLINE

[Link to WebEx](#)
Password: VAR0925

Note: the link and password will change for each hearing.

1. Click on above hyperlink "Link to WebEx."
2. Enter your First and Last name, plus email address.
3. Enter Password and click ok.
4. Stop and **listen**.
5. Wait for **Public Comment** to be announced (by Item Number or for General Public Comment).
6. To comment click on **"raise hand"** icon.
7. You will hear a beep and see the prompt **"the host has unmuted you"** - that is your indication to begin speaking.

IF YOU NO LONGER WANT TO COMMENT

- Click "raise hand" icon again.

PUBLIC COMMENT

- You will receive instructions on how much time you have to provide your comments. You will receive an alert when you have only 30 seconds left.
- Once your public comment time has ended, you will move out of the speaker line and back to listening as a participant (unless you disconnect).
- Participants who wish to speak on other items on the agenda, or for other comment periods, may stay on the meeting line and listen for the next prompt.

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, October 23, 2024, during the regularly scheduled monthly Variance Hearing:

1. **2024-001959VAR** **(JOHN DACEY)**
22 DAY STREET, Lot 030 in Assessor's Block 6634, in an RH-3 Zoning District, Central Neighborhoods Large Residence Special Use District, and 40-X Height and Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to legalize an existing three-story deck at the rear of a six-unit residential building. The proposal also includes the return of façade details removed without permits.

PLANNING CODE SECTION 134 requires the property to maintain a minimum rear yard depth equal to 30% of the total lot depth. The deck is within 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=6a7f57a0f2ba7bc439fe7b52d92cbf222b22eadc628478452c7e59aa9e45115e&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

To be continued to Thursday, November 21, 2024, during the weekly Planning Commission Hearing:

2. **2024-002517VAR** **(MAGGIE LAUSH)**
246 BOCANA STREET, Lot 012 in Assessor's Block 5668, in an RH-1 Zoning District, the Bernal Heights Special Use District, and 40-X Height and Bulk District

MASS REDUCTION VARIANCE SOUGHT: The proposal is to expand the existing two-story, single-family dwelling by developing the first floor and adding a third story vertical addition.

PLANNING CODE SECTION 242 requires a total of 650 square feet of Usable Floor Area be deleted from the allowed Buildable Area, resulting in a reduction of allowed square footage as well as building volume. The project proposes a total reduction of only 571 square feet. 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=04639d8f48dad10ef3f44eae1c78a9ea338a277135295a1e9dae1634da1623ff&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

B. CONSENT CALENDAR**3. 2022-010336VAR****(LAURA AJELLO)**

2798 SAN BRUNO AVENUE, Lot 013 in Assessor's Block 6048, in the San Bruno Ave NCD Zoning District, Priority Equity Geographies Special Use District, and 40-X Height and Bulk District

REAR YARD VARIANCE SOUGHT: The project proposes to add a dwelling unit at the first floor in an existing commercial building.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard depth of 25% at the Second Story and at each succeeding level or story of the building, and at the first story if it contains a Dwelling Unit. The existing noncomplying 1-story commercial building has full lot coverage. The proposed conversion from commercial to mixed-use requires an approximate 20-foot 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=72c9132032260156cf022bbaba33c82ddd7042428d5f5bf25ecce03e67b4beb&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

4. 2023-002947VAR**(MICHELLE TAYLOR)**

1432-1434 GUERRERO STREET, Lots 038 & 039 in Assessor's Block 6567, in an RH-3 Zoning District, Central Neighborhoods Large Residence Special Use District, and 40-X Height and Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to legalize a 2nd floor rear deck with spiral stairs and the modification of the roof form at the rear of the building.

PLANNING CODE SECTION 134 requires that the property maintain a rear yard that is 30% of the lot depth, but in no case less 15 feet, whichever is greater. The proposed rear deck will encroach 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=7129606baa300c9b885fbe20b63623c9e61c6babf3171c0959b5bec1f5993869&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

C. REGULAR CALENDAR**5. 2023-006751VAR****(MICHELLE LANGLIE)**

1030 LEAVENWORTH STREET, Lot 015 in Assessor's Block 0252, in an RM-4 Zoning District, and 65-A Height and Bulk District

REAR YARD VARIANCE SOUGHT: The project proposes to remove the existing, unpermitted enclosure of the rear patio, which is 23 feet 11 inches to the peak of the roof gable and fully occupies the required rear yard and rebuild the enclosure of the rear patio with a retractable glass roof with a height of nearly 21 feet 4 inches to the peak of the dome.

PLANNING CODE SECTION 134 requires the property to maintain a minimum rear yard depth equal to 25% of the total lot depth. The proposed enclosure will be within 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=1bf1ad3a0e90c0980372655a566eb728752675d8a5ff0bfa149761a57ecf0b14&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

6. **2023-001917VAR**

(ADA TAN)

2227 27TH AVENUE, Lot 004 in Assessor's Block 2322, in an RH-1 Zoning District, Family and Senior Housing Opportunity Special Use District, and 40-X Height and Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to legalize an existing shed structure constructed in the required rear yard that is 9 feet tall and 134 square feet in area. The proposal also includes legalization of a portion of the deck floor in the required open area that is nearly 4 feet above grade.

PLANNING CODE SECTION 134 requires the subject lot to maintain a rear yard equal to 30% of the lot depth. Section 136(c)(23) permits shed structures in the rear yard up to 8 feet tall and 100 square feet. Section 136(c)(24)(A) decks up to a height of 3 feet above grade. The proposed shed building is larger than permitted in the rear yard, and the proposed deck is higher than permitted in 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=2c6228b831126ca8ec0f703c1886d26719e5926e3b88aafbda127cfb1ee618bc&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

7. **2024-003290VAR**

(HONORA MONTANO)

451 LOMBARD STREET, Lot 036 in Assessor's Block 0077, in an RH-3 Zoning District, Telegraph Hill-NB Residential Special Use District, and 40-X Height and Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to legalize an existing 415 square-foot addition in the upper unit of a two-unit building. The addition is located at the rear of the third floor.

PLANNING CODE SECTION 134 requires the property to maintain a minimum rear yard depth equal to 30% of the total lot depth. The addition is within 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=31ccc56425ecc2d4c1c8702ad130278a95f14cb1a8bd3ebf79029b982f73c39a&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

8. **2023-010368VAR** (DAKOTA SPYCHER)
1 HELEN STREET, Lot 045 in Accessor's Block 0251, in an RM-3 Zoning District, Family and Senior Housing Opportunity Special Use District, and 65-A Height and Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to demolish an existing four-car garage and construct a new four-story single-family building.

PLANNING CODE SECTION 134 requires that the property maintain a rear yard that is 25% of the lot depth but not less 15 feet, whichever is greater. The proposed building is located in 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=cf5170547b98db861afcfdf8cf7fbc9f31c5b2a177a8d0e389497a229b70d57&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

9. **2022-012041VAR** (CHARLES ENCHILL)
68 SANTA MARINA STREET, Lot 034 in Assessor's Block 5710, in an RH-2 Zoning District, the Fringe Financial Service RUD, Bernal Heights Special Use District, and 40-X Height & Bulk District

REAR YARD VARIANCE SOUGHT: The proposal is to legalize a deck located at the far rear of the upsloping lot.

PLANNING CODE SECTION 242(e)(2)(B) requires the subject lot to maintain a rear yard equal to 45% of the lot depth. The proposed deck will be located adjacent to the rear property line, fully within 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=4714c9c7d4b35e35b93acac2b906dc6c5582d101b1bc86a2157e9cc17bc80163&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

10. **2024-003639VAR** (JEFFREY SPEIRS)
66 MOUNTAIN SPRING AVENUE, Lot 025 in Assessor's Block 2706, in an RH-1(D) Zoning District, Family and Senior Housing Opportunity Special Use District, and 40-X Height and Bulk District
- REAR YARD VARIANCE SOUGHT:** The proposal is to legalize the construction of a new deck and stair in the downsloping rear yard.
- PLANNING CODE SECTION 134 requires the subject lot to maintain a rear yard equal to 30% of the total lot depth, but in no case less than 15 feet. The proposed deck and stair are located within the last 30% of lot depth. 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=e2baf44cc6eb1922f3e93798c5b8e00413d5bf20976c3b588efebaa1698ff75b&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>
11. **2023-005942VAR** (CHRISTY ALEXANDER)
2309 BRODERICK STREET, Lot 003 in Assessor's Block 0976, in an RH-3 Zoning District, Family and Senior Housing Opportunity Special Use District, and 40-X Height and Bulk District
- REAR YARD VARIANCE SOUGHT:** The proposal is to construct a horizontal addition to an existing two-story, two-unit building, along with the addition of a new garage, roof deck, rear stairway, and property line firewall.
- PLANNING CODE SECTION 134 requires that the property maintain a rear yard that is 30% of the lot depth, but in no case less 15 feet, whichever is greater. The proposed rear exterior stairway and firewall will encroach 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=5981781a631bae869577ce0383532db09347535a051d55d99372f82c9575d928&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>
12. **2024-006308VAR** (SHARON YOUNG)
600 INDIANA STREET, Lot 010 in Assessor's Block 4041, in an UMU Zoning District and 58-X Height and Bulk District
- STREET FRONTAGE VARIANCE SOUGHT:** The project proposes interior and minor exterior improvements to establish a general entertainment use for a basketball facility.
- PLANNING CODE SECTION 145.1 requires the subject building to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level. The project proposes 32%

(approximately 163 square feet) of glazing at the ground level street frontage. 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=1efb9407d882e7bc770dd852d8304cf592ed36dcdeace3043e80d0d5b7c22fe0&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

Hearing Procedures

The **Zoning Administrator** typically holds Variance Hearings on the **4th Wednesday of each month at 9:30 a.m.**, at the **San Francisco City Hall, Room 408**. City Hall is located at One Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Hearings are open to the public.

At the hearing, the **Project Sponsor** (Variance Applicant) will be given 5 minutes to present their case, including relevant testimony and evidence. The hearing room is equipped with a laptop and 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 on 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.

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.