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, November 12, 2026
12:00 p.m.
Regular Meeting

Commissioners:
Amy Campbell, President
Joel Koppel, Vice President
Malea Chavez, Mike Chen, Elizabeth Macdonald,
Sean McGarry, Lydia So

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 12:00 p.m., Cable Channel 78
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 28

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 submitted to the Department regarding projects or hearings will be made available to the public – the Department does not redact any information from these submissions. Personal information including names, phone numbers, addresses and similar information that a member of the public submits to the Department and its commissions may appear online 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 (exit at Civic Center or Van Ness stations). MUNI bus routes serving the area are the 5, 5R, 6, 7, 9, 9R, 19 and 49. For information regarding MUNI accessible services call 311 within the city or (415) 701-2311 outside of San Francisco.

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 48 hours in advance of the hearing to help ensure availability.

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.

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.

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 Pagpaplano. 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.

Tiếng Việt: Lịch Họp của Ủy Ban. Để được hỗ trợ ngôn ngữ hoặc yêu cầu Thiết Bị Hỗ Trợ Nghe, vui lòng gọi số (628) 652-7589. Vui lòng gọi ít nhất 48 giờ trước phiên điều trần.

ROLL CALL

President:	Amy Campbell
Vice-President:	Joel Koppel
Commissioners:	Malea Chavez, Mike Chen, Elizabeth Macdonald, Sean McGarry, Lydia So

A. CONSIDERATION OF 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.

1. 2015-008353DRP (T. GREENAN: (628) 652-7324)
55-59 BEMIS STREET – southwest between Roanoke and Miguel Streets; Lot 021 in Assessor's Block 6696 (District 8) – **Discretionary Review** of Planning Application 2015-008353PRJ to add a vertical addition and a horizontal rear addition to the existing two-story, 1,080-square-foot, single-family building at 55 Bemis Street. The additions would increase the building's floor area by approximately 1,911 square feet and its height from 13 feet, 6 inches to 29 feet. The project would also subdivide the existing approximately 5,000-square-foot lot into two lots within a RH-1 (Residential – House One Family) Zoning District and 40//40-R-4 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: To be determined
(Continued from Regular Hearing on October 8, 2026)
(Proposed for Continuance to December 3, 2026)

2. 2026-001297CUA (K. AGNIHOTRI: (628) 652-7454)
451 KANSAS STREET / 450 RHODE ISLAND STREET – north side between 17th and Mariposa Streets; Lots 002-169 in Assessor's Block 3978 (District 9) – Request for **Conditional Use Authorization** pursuant to 174, and 303 to amend the conditions of approval regarding Open Space listed under Motion No. 16633 which originally approved Planned Unit Development at the subject property within the MUR (Mixed Use - Residential) Zoning District and 45-X Height and Bulk District. The amendment would result in the relinquishment of public access easement to an interior pathway, measuring 194 feet in length, known as the Mews, within the development. 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
(Proposed for Continuance to February 11, 2027)

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.

3. 2026-002439CUA (K. YI: (628) 652-7367)
2241 MARKET STREET– south side of Market Street between 16th and Sanchez Streets; Lot 002 in Assessor's Block 3559 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 178, 303, 303.1, and 764 to establish a formula retail use (d.b.a. Club Pilates) within a vacant ground floor retail space of an existing three-story mixed use building, within the Upper Market Street NCT (Neighborhood Commercial Transit) Zoning District and 60//120-R-4 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: Approve with Conditions

4. 2026-002187CND (K. YI: (628) 652-7367)
684-688 GUERRERO STREET – west side of Guerrero Street between 18th and 19th Streets; Lot 013 in Assessor's Block 3587 (District 8) – Request for **Condominium Conversion Subdivision** pursuant to the General Plan and Subdivision Code Sections 1332 and 1381 to convert a three story, six unit building into residential condominiums within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve

C. COMMISSION MATTERS

5. 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.

D. DEPARTMENT MATTERS

6. DIRECTOR'S ANNOUNCEMENTS

7. 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.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

1) responding to statements made or questions posed by members of the public; or
2) requesting staff to report back on a matter at a subsequent meeting; or
3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

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, expediters, and/or other advisors.

8a. 2015-010219ENX (M. GIACOMUCCI: (628) 652-7414)
462 BRYANT STREET – north side of Bryant Street between 2nd Street and 3rd Street; Lot 015C in Assessor's Block 3763 (District 6) – Request for an Eastern Neighborhoods **Large Project Authorization** to construct more than 50,000 gross square feet of non-residential use pursuant to Planning Code Section 329 to construct a five-story addition to an existing one-story building containing 13,525 square feet of existing permitted office use. The resulting building would contain 63,725 square feet of office use, 1,660 square feet of Production, Distribution, and Repair space, a green roof, decks, ten off-street parking spaces, and two off-street loading spaces. The subject property is located within the CMUO (Central SoMa Mixed Use–Office) Zoning District, Central SoMa SUD (Special Use District), and 85-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: Approve with Conditions

8b. 2015-010219OFA (M. GIACOMUCCI: (628) 652-7414)
462 BRYANT STREET– north side of Bryant Street between 2nd Street and 3rd Street; Lot 015C in Assessor's Block 3763 (District 6) – Request for an **Office Development Authorization** to establish 49,995 gross square feet of new office use pursuant to Planning Code Sections 321 through 325 as part of a Project that would construct a five-story addition to an existing one-story building containing 13,525 square feet of existing permitted office use. The resulting building would contain 63,725 square feet of office use, 1,660 square feet of Production, Distribution, and Repair space, a green roof, decks, ten off-street parking spaces, and two off-street loading spaces. The subject property is located within the CMUO (Central SoMa Mixed Use–Office) Zoning District, Central SoMa SUD (Special Use District), and 85-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

9. 2026-003687CUA (M. CHANDLER: (628) 652-7340)
44 LAIDLEY STREET – west side between 30th and Noe Street; Lot 009 in Assessor's Block 7538 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 207.9, 209.1, 303, and 317 for the residential demolition and for proposing fewer units than the minimum required in the Transit Oriented Community Tier 3, for the Project proposing to demolish an existing three-story, two-unit building, and construct a new five-story two-unit building on the site within the Transit-Orientated Community Tier 3, RH-1 (Residential - House, One Family) Zoning District, and 40//40-R-4 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: Approve with Conditions

10. 2025-011599CUA (M. CHANDLER: (628) 6527340)
701 SCOTT STREET – northwest corner of Grove Street; Lot 009 in Assessor's Block 1181 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1,303, and 317, to allow a residential merger by removal of a Group Housing Use at the subject property authorized as a Single-Family Residence and Group Housing for eight patients and add a basement-level Accessory Dwelling Unit (ADU) pursuant California State Law at the property within a RH-3 (Residential - House, Three 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: Approve with Conditions

11. 2025-002242CUA (K. AGNIHOTRI: (628) 652-7454)
85 LIBERTY STREET – southeast corner of Guerrero Street; Lot 029 in Assessor's Block 3608 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 for the removal of an unauthorized dwelling unit at the ground floor of an existing three-story, three-unit residential building within a RM-1 (Residential- Mixed, Low Density) 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: Deny
(Continued from Regular Hearing on October 15, 2026)

12. 2026-007083CUA (D. JAIN: (628) 652-7409)
1170 SACRAMENTO STREET, UNITS 11C & 11D – northwest corner of Sproule Lane; Lots 039 and 040 in Assessor's Block 0222A (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for a residential merger of two dwelling units on the 11th floor within a RM-4 (Residential - Mixed, High Density) Zoning District and 65//65-R-4 Height and Bulk District. The proposed residential merger would result in a new 5,426 square foot unit. 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: Deny

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 action 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, expediters, 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 minutes 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, expediters, 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, expediters, 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.

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.

Assembly Bill 1114 regulates review of post-entitlement phase permits. Post-entitlement phase permits include building permits for housing development projects (construction of one unit or more). Post entitlement phase permits may not be appealed unless the appeal is filed by the applicant.

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.