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 19, 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. 2026-002576CUA (E. MAU: (628) 652-7583)
36-38 GOUGH STREET – east side between Colton and Otis Streets; Lot 028 in Assessor's Block 3504 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 752 to allow a dwelling unit conversion to a Retail Professional Services Use on the ground floor of an existing 25-foot, 8-inch two-story residential building containing two dwelling units as part of a proposed project which proposes a horizontal and vertical addition that will result in the creation of a 41-foot four-story mixed-use building with three dwelling units, roof decks on the first and second stories, and a nine-foot stair penthouse, within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District, Priority Equity Geographies SUD (Special Use District), and 50-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
(Proposed for Continuance to December 17, 2026)

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.

2. 2015-016326CUA-03 (J. VIMR: (628) 652-7319)
SEAWALL LOTS 323 & 324 (DBA TEATRO ZINZANNI) – four existing lots bounded to the east by the Embarcadero, Broadway to the south, and Davis Street to the west/north; Lots 001-003 in Assessor's Block 0138 and Lot 002 in Block 0139 (District 3) – Request for **Modification to Conditions of Approval** pertaining to Project Validity initially authorized under Motion No. 20444 on May 2, 2019, and subsequently extended via Motion No. 21447 on January 11, 2024. Under the requested modification, the authorization would be valid until November 19, 2029. A modification of the conditions of approval and extension to the period of authorization for the existing entitlement is not considered a "Project" under CEQA.
Preliminary Recommendation: Approve with Conditions

3. 2026-004908CUA (M. WOODS: (628) 652-7350)
401 32ND AVENUE – southwest corner of Clement Street; Lot 001 in Assessor's Block 1464 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303 and 710 to expand an existing child care facility (d.b.a. "Sunny Infant Preschool Clement") by converting existing second floor office space into additional child care space. The expanded facility would total approximately 4,585 square feet and accommodate 29 additional students, located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, Family and Senior Housing opportunity SUD (Special Use District), and 40//65-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

4a. 2019-003978CUA-02 (D. SPYCHER: (628) 652-7588)
749 GRANT AVENUE – southwest corner of Clay Street; Lot 001 in Assessor's Block 0225 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303(e) modify the Conditions of Approval granted by the Planning Commission under Motion No. 21214 to extend the Project's authorization to November 19, 2029, for the subject property within the CVR (Chinatown-Visitor Retail) Zoning District, Group Housing SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 50-N Height and Bulk District. The approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h), was the Planning Commission's original approval of the Conditional Use Authorization that occurred on December 1, 2022.
Preliminary Recommendation: Approve with Conditions

4b. 2019-003978VAR-02 (D. SPYCHER: (628) 652-7588)
749 GRANT AVENUE – southwest corner of Clay Street; Lot 001 in Assessor's Block 0225 (District 3) – Request for Zoning Administrator to consider a **Variance** from the Site Coverage in Chinatown Mixed-Use Districts requirements of Planning Code Section 134.1. The project site is located within the CVR (Chinatown-Visitor Retail) Zoning District, Group Housing SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 50-N Height and Bulk District.

5. 2026-007389CUA (K. YI: (628) 652-7367)
1821 HAIGHT STREET – south side between Shrader and Stanyan Streets; Lot 017 in Assessor's Block 1249 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 719, and 781.9 to allow an existing restaurant use to serve beer and wine for on-site consumption at the ground floor of the subject property within the Haight Street NCD (Neighborhood Commercial District) Zoning District and 40//65-R-4 Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

6. 2026-005334CUA (S. YOUNG: (628) 652-7349)
2226 TARAVAL STREET – north side between 32nd Avenue and 33rd Avenue; Lot 036 in Assessor's Block 2361 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 733 to allow 24-hour operation of a General Entertainment Use (d.b.a. DataBays Golf / Nextswing, an indoor golf facility) within the Taraval Street NCD (Neighborhood Commercial District) Zoning District and 50//85-R-4 Height and Bulk District. The permitted hours of operation within the Taraval Street Neighborhood Commercial Zoning District are 6 a.m. to 2 a.m. and require Conditional Use Authorization to operate between 2 a.m. to 6 a.m. The change of use of the approximately 3,000 square foot ground floor commercial space to General Entertainment Use and interior tenant improvements was approved under a separate building permit. 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: Approval with Conditions

C. COMMISSION MATTERS

7. CONSIDERATION OF ADOPTION:
- Draft Minutes for November 5, 2026

8. 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

9. DIRECTOR'S ANNOUNCEMENTS

10. 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.

11. 2026-008625PCA (S. RICHARDSON: (628) 652-7450)
STOREFRONT WINDOW TRANSPARENCY AND FENESTRATION FOR ADULT BUSINESSES [BOARD FILE NO. 261019] – **Planning Code Amendment** – An ordinance, sponsored by Supervisor Mandelman, Dorsey and Sherrill to amend Planning Code SEC 145.1 to exempt Adult Sex Venues and Adult Businesses from storefront window transparency and fenestration requirements; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval

12. 2026-009286PCA (K. YI: (628) 652-9367)
CATERING USES IN FILLMORE NCT DISTRICT [BOARD FILE NO. 261102] – **Planning Code Amendment** – An ordinance, sponsored by Supervisor Mahmood, to amend the District Zoning Control Table in Planning Code SEC 760 to principally permit Catering Uses on the second floor in the Fillmore NCT (Neighborhood Commercial Transit) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval

13. 2026-009251CTZ (J. HORN: (628) 652-7366)
GREAT HIGHWAY, SURROUNDING STREETS - LARGE VEHICLE REGULATION – Great Highway, Point Lobos Avenue, El Camino Del Mar, Seal Rock Drive and Clement Street generally extending from Skyline Boulevard to the South to Clement Street/42nd Avenue to the north; plus surrounding streets (Districts 1, 4 and 7). The proposal is for the San Francisco Department of Emergency Management (SFDEM) to **implement the Large and Commercial Vehicle Parking Citation and Removal Project (proposed project)**. There are hundreds of parking spaces within the project area, none of which will be removed or physically modified as part of this project. While access to these parking spaces will be maintained, there will be a 2-hour restriction for vehicles over 22 feet long or 7 feet high.
Preliminary Recommendation: Approve with Conditions

ADJOURNMENT

NOTICE OF PUBLIC HEARING
REGARDING PROPOSED DEVELOPMENT AGREEMENT
(DECEMBER 3, 2026)

A. 2020-006887DVA (P. RACE: (628) 652-7461)

FREEDOM WEST PROJECT DEVELOPMENT AGREEMENT – the area generally bounded by Gough Street to the east, Golden Gate Avenue to the north, Laguna Street to the west, Fulton Street to the south and bisected by McAllister Street: Lots 023, 024, and 025 in Assessor's Parcel Block No. 0783, and Lot 029 in Assessor's Parcel Block No. 0770. – Request to **Adopt** a Recommendation of Approval of a Development Agreement. Ordinance introduced by Mayor Lurie and Supervisor Mahmood, Board File No. 261144 to approve a Development Agreement between the City and County of San Francisco and MacFarlane Partners in association with the Freedom West Project. The proposed Development Agreement will address project phasing, development phase approval procedures, delivery of public realm improvements, and public benefits on topics including affordable housing, transportation improvements, infrastructure improvements, and publicly accessible private open space. Pursuant to San Francisco Administrative Code Section 56.4(c) the Director of Planning has received and accepted a complete application for the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File 2020-006887DVA.

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.