

# PLANNING DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO

## Notice of Hearing on Application For Zoning Variance

CITY HALL - Room 408  
1 Dr. Carlton B. Goodlett Place

Wednesday, March 28, 2018

Session Begins at 9:30 A.M.

### Public Hearing

Corey A. Teague, Assistant Zoning Administrator  
Eva Atijera-Taylor, Recording Secretary

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

Any remaining questions concerning this application review process may be answered by the Planning Information Center at (415) 558-6377.

**Variance Calendars** and **Audio Recording of the Hearing** are available on the Internet at <http://www.sfplanning.org>

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### **Accessible Meeting Policy**

Hearings are held at **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408, Fourth Floor**, San Francisco, CA. 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 (415) 558-6318** 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 (415) 554-8925** to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

### **Know Your Rights under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact The Administrator by mail at 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

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

**ENGLISH:**

**For language assistance or to request an assistive device for a hearing, please call 415-558-6309. Please make requests at least 48 hours in advance of the hearing.**

**SPANISH:**

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:**

歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。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 415-558-6309. 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 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.



## B. CONSENT CALENDAR

All items listed hereunder constitute a Consent Calendar and are considered to be routine by the Zoning Administrator. There will be no separate discussion of these items unless a member of the public so requests, in which case the matter shall be removed from the Consent Calendar and considered as a separate item at this time or at a future hearing.

2. 2016-015638VAR (BRITTANY BENDIX)

27 PRESIDIO TERRACE, Lot 024 in Assessor's Block 1355 in a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The proposal is to demolish a two-story portion of the existing single-family dwelling that extends up to 23 feet into the required rear yard and to construct a new single-story rear addition that extends up to 8 feet 9 inches into the required rear yard.

PLANNING CODE SECTION 134 requires the subject property to provide a rear yard equal to 25 percent of the lot depth. Given the irregular shape of the subject property, the required rear yard ranges from approximately 25 feet 9 inches to 29 feet 2 inches. The existing two-story projection at the rear of the building extends to the rear property line. The proposed reconfiguration of the rear massing will also be located within the required rear yard, but will provide a rear yard of 18 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: <http://notice.sfplanning.org/2016-015638VAR.pdf>.

3. 2017-008919VAR (CATHLEEN CAMPBELL)

461-465 SANCHEZ STREET, Lot 030 in Assessor's Block 3580 in a RM-1 (Residential- Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

**EXPOSURE VARIANCE SOUGHT:** The proposed project is to add One Accessory Dwelling Unit at the basement level of an existing four-story, six-unit residential building undergoing seismic retrofitting.

PER SECTION 140 OF THE PLANNING CODE the subject property is required to have qualifying windows of each unit face directly on an open area meeting the requirements of the Planning Code. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling Units. The subject property has a rear yard that is 11 feet 3 inches in depth and 30 feet in width. One proposed Accessory Dwelling Unit will face onto that rear yard, which is less than the minimum 15 foot by 15 foot open area required for reduced dwelling unit exposure; 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:  
<http://notice.sfplanning.org/2017-008919VAR.pdf>.

4. **2017-005232VAR** **(MATHEW CHANDLER)**  
**610 GATES STREET**, Lot 003 in Assessor's Block 5740 in an RH-1  
(Residential-House, One Family) Zoning District and a 40-X Height and Bulk  
District.

**FRONT SETBACK VARIANCE DECISION:** The proposal seeks to modify a portion of the roof on an existing single-family dwelling. A shed roof currently exists along the south property line, and the proposal seeks to create a flat roof at the existing second story that will raise the height approximately 2 feet at the south exterior wall.

PLANNING CODE SECTION 132 requires a front setback of 10 feet 6 inches for the subject property. The existing single-family residence projects approximately 10 feet 6 inches into the required front setback. Work proposed to modify the roof will increase the building envelope within the required front setback, and therefore requires a variance.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-005232VAR.pdf>.

## B. REGULAR CALENDAR

5. **2014.1496VAR** **(BRITTANY BENDIX)**  
**531 - 33RD AVENUE**, Lot 005 in Assessor's Block 1511 in a RH-2 (Residential,  
House, Two-Family) Zoning District and a 40-X Height and Bulk District.

**FRONT SETBACK VARIANCE SOUGHT:** The proposal is to reconstruct the front portion of the existing single-family dwelling, which was removed without benefit of a permit.

PLANNING CODE SECTION 132 requires the subject property to provide a front setback equal to the average of the two adjacent properties, which is 13 feet 7 inches. The front setback provided by the existing building is 10 feet 8 inches and is therefore, legally non-complying with regard to Section 132. During construction activities related to Building Permit Application 2016.03.10.1699, portions of the second floor and attic were removed and reconstructed, exceeding the existing building volume and going beyond the previously approved scope of work. The current proposal will reconstruct the non-complying second floor and attic consistent with the previous existing conditions. 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:  
<http://notice.sfplanning.org/2014.1496VAR.pdf>.

6. **2016-010340VAR** **(EILIESH TUFFY)**  
**500 TURK STREET**, Lot 002 in Assessor's Block 0741 in an RC-4 (Residential-Commercial) Zoning District and an 80-T Height and Bulk District.

**ACTIVE GROUND FLOOR, BAY WINDOWS, REAR YARD MODIFICATION, AND EXPOSURE VARIANCES SOUGHT:** The proposal is to construct an 8-story residential building with approximately 2,640sf of ground floor retail space, common areas, shared residential amenity spaces, and an approximately 5,240sf planted courtyard for use as shared open space. The new construction would be 79 feet in height. The project would provide 82,000sf of residential use, to include 108 affordable dwelling units in a mix of studios, 1- and 2-bedrooms.

PLANNING CODE SECTION 134 requires the property to provide a minimum rear yard depth of at least 25% of the total depth, but in no case less than 15 feet. The project proposes an L-shape configuration that partially extends into the required rear yard. Therefore, a rear yard variance is required.

PLANNING CODE SECTION 135 requires an inner court credited as common usable open space to provide a 45 degree angle of clear space on at least three out of four sides of the open space. The proposed inner court does not provide the required clear space on two out of four sides. Therefore, a variance is required.

PLANNING CODE SECTION 140 requires all dwelling units to have at least one room measuring 120sf or greater with minimum window sizes that faces a code-compliant open area. Nine units on the lower floors do not face a code-compliant open area. Therefore, an exposure variance is required.

PLANNING CODE SECTION 145.1 requires active uses on the ground floor for at least the first 25 feet of depth. The proposed ground floor frontage along Larkin Street does not provide the required active uses. Therefore, an active use variance is required.

PLANNING CODE SECTION 136(c)(2) AND (c)(3)(d) requires window bays that project over streets to meet specified limitations for dimensions, separation, and aggregate length. The proposed bay windows do not meet the dimensional limitations. 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:  
<http://notice.sfplanning.org/2016-010340VAR.pdf>.

**7. 2016-014032VAR (ESMERALDA JARDINES)**

**1085 CAPP STREET**, Lot 039 in Assessor's Block 6527 in a RTO-M Zoning (Residential Transit-Oriented Mission) Zoning District and a 40-X Height and Bulk District.

**REAR YARD, OPEN SPACE, AND EXPOSURE VARIANCES SOUGHT:** The proposal includes a new two-story plus mezzanine, two-unit residential building within the required rear yard of a through-lot between Capp Street and Cypress Street. The new proposed building is along the Cypress Street frontage.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 51 feet and 9 inches. The subject property does not currently comply with the rear yard requirement because the existing multi-family building is within the required rear yard. The proposed new residential building is entirely within the required rear yard but will provide a mid-lot open space measuring 15 feet in depth. Therefore, a rear yard variance is required.

PLANNING CODE SECTION 135 requires the subject property to maintain 532 square feet of usable open space for the existing four-unit residential building. The proposal does not comply with the usable open space requirement because the proposed mid-lot open space measures 420 square feet and does not satisfy exposure requirements. Further, Class 1 bicycle parking spaces are provided within the aforementioned mid-lot open space, which are not permitted obstructions. Therefore, a usable open space variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2016-014032VAR.pdf>.

**8. 2017-008436VAR (GABRIELA PANTOJA)**

**1467 SANCHEZ STREET**, Lot 025 in Assessor's Block 6601 in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to alter an existing single family residence by constructing exterior stairs greater than 10 feet in height at the rear of the subject building. The proposed rear stairs will extend 15 feet 6 inches into the required rear yard and be at least 12 feet 4 inches tall.

PLANNING CODE SECTION 134(a)(2) requires the subject lot to maintain a minimum rear yard equal to 45 percent of the total lot depth. However, the rear yard setback may be reduced to a line representing the average between the buildings' depths on adjacent lots, but in no case shall the required rear yard be less than 25 percent of the subject lot's depth or 15 feet, whichever is greater. The required rear yard for the subject property is 41 feet 10 inches. The rear two-story building wall of the subject building, proposed under a separate permit, extends 12 feet into the required rear yard and is setback five feet from each respective side property line, pursuant to Planning Code Section 136(c)(25). The proposed stairs will extend 15 feet 6 inches into the required



rear yard and will not provide a five foot setback along the south side property line. Therefore, a rear yard variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-008436VAR.pdf>.

9. **2016-012810VAR** (JEFFREY SPEIRS)

**1715 ALABAMA STREET**, Lot 019 in Assessor's Block 5540 in a RH-1 (Residential- House, One Family) Zoning District and a 40-X Height and Bulk District.

**MASS REDUCTION VARIANCE SOUGHT:** The project includes a vertical and horizontal addition with stairs to an existing two-story single-family dwelling. The vertical addition is set back 4 feet from the front building wall, with an average building height of 30 feet (max. 31 feet 6 inches). The rear horizontal addition extends 13 feet beyond the existing rear building wall, with the rear stairs extending an additional 6 feet.

PLANNING CODE SECTION 242 requires a total of 650 square feet of usable floor area to be deleted from the exterior of the maximum building area, causing a reduction in square footage, as well as building volume. The project proposes a reduction of only 82 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:  
<http://notice.sfplanning.org/2016-012810VAR.pdf>.

10. **2017-007625VAR** (JEFFREY SPEIRS)

**1348 HAMPSHIRE STREET**, Lot 006 in Assessor's Block 4275 in a RH-2 Zoning (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to add rear stairs and a deck at the second and third floor of an existing three-story, two-unit residential building. At the rear, the proposed rear stair will span over a sunken patio and connect the third floor to the rear yard.

PLANNING CODE SECTION 134 requires the subject property to have a rear yard of approximately 42 feet 10 inches in depth. The subject property has a rear yard that is 24 feet in depth. The proposed rear stairs from the third story will project 7 feet into the required rear yard. Therefore, a variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-010846VAR.pdf>.

**11. 2015-004717VAR (MICHAEL CHRISTENSEN)**

**11 GLADYS STREET**, Lot 027 in Assessor's Block 5710 in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes a vertical addition to the existing single-family home. As the existing home is fully within the required rear yard, the proposed addition would fully encroach into the required rear yard.

PLANNING CODE SECTION 134 requires that the subject lot provide a rear yard that is equal to 45 percent of the total lot depth of a subject lot. The proposed vertical addition would extend fully to the rear property line and thus a Variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2015-004717VAR.pdf>.

**12. 2017-009779VAR (MICHAEL CHRISTENSEN)**

**871 CAPP STREET**, Lot 051A in Assessor's Block 3642 in a RTO-M (Residential Transit Oriented-Mission) Zoning District and a 40-X Height and Bulk District.

**EXPOSURE VARIANCES SOUGHT:** The project proposes to add two new accessory dwelling units to the subject property. One new accessory dwelling unit is proposed at the ground floor of the building fronting Capp Street, and one additional accessory dwelling unit is proposed at the ground floor of the building at the rear of the property.

PLANNING CODE SECTION 140 requires all dwelling units to face onto a code-complying open area. The proposed accessory dwelling units will not face onto a code-complying open space. Therefore, an exposure Variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-009779VAR.pdf>.

**13. 2017-005226VAR (SEEMA ADINA)**

**1409 SOUTH VAN NESS AVENUE**, Lot 026 in Assessor's Block 6526 in an RM-1 (Residential-Mixed, Low Density) Zoning District and a 50-X Height and Bulk District.

**EXPOSURE VARIANCE SOUGHT:** The project proposes to add one Accessory Dwelling Unit at the ground floor level of an existing 3-story, 9-unit mixed-use building.

PLANNING CODE SECTION 140 requires the subject property to have windows of each unit face directly on a code-complying open area. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling

Units. The subject property faces an open area that is 12 feet 4 inches by 32 feet 6 inches. Therefore, an exposure variance is required.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-005226VAR.pdf>.

14. **2017-007412VAR** **(SHARON YOUNG)**  
**1457 - 1467 FULTON STREET**, Lot 028 in Assessor's Block 1183 in a RM-1 (Residential-Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.

**REAR YARD VARIANCE SOUGHT:** The project proposes to reconstruct a one-story deck and exit stairs at the rear of the three-story, six-unit residential building. The rear deck (approximately 43 feet wide by 9 feet 6 inches deep by 5 feet 6 inches high) will extend from the main building wall with stairs to grade extending into the required rear yard. The proposed rear deck, which has 9-foot high fire-rated side walls, will be set back 3 feet 6 inches from the side property lines and will be 38 feet 6 inches from the rear property line.

PLANNING CODE SECTION 134 requires a rear yard of approximately 62 feet for the subject property. The proposed rear deck and stairs will be located entirely within the required rear yard and therefore require a variance.

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:  
<http://notice.sfplanning.org/2017-007412VAR.pdf>.

## C. 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 **4<sup>th</sup> Wednesday of each month at 9:30 a.m.**, at the **San Francisco City Hall, Room 408**. City Hall is located at One Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Hearings are open to the public.

At the hearing, the **Project Sponsor** (Variance Applicant) will be given 5 minutes to present their case, including relevant testimony and evidence. The hearing room is equipped with a projector that can display photographs, architectural plans or other drawings and images. **Members of the public** will be given 3 minutes each to speak on the item. If a member of the public speaks against an item, the Project Sponsor will be given a 3 minute **rebuttal**.

Persons attending a hearing may comment on any scheduled item. When speaking, please note that a **timer** is displayed for each speaker and indicates how much time remains. Speakers will hear a loud sound indicating that the speaker's opportunity to address the Zoning Administrator has ended.

Please note that some items may appear on the **Consent Calendar**. These items are considered routine and may be granted by the Zoning Administrator. There is no separate discussion of consent items unless the Zoning Administrator, member of the public or staff so requests, in which event the matter is removed from the Consent Calendar and will be moved to the Regular Calendar in the Agenda.

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

After all of the testimonies are submitted, the Zoning Administrator will consider the evidence, deliberate, and either make a decision, take the matter under advisement, or continue the matter in order for additional information to be presented.

Each hearing ends with **general public comment**, at which time members of the public may address the Zoning Administrator for up to 3 minutes on items of interest to the public that are within the subject matter jurisdiction of the Zoning Administrator, except agenda items. With respect to Agenda items, your opportunity to address the Zoning Administrator will be afforded when the item is reached during the meeting.

All Agenda of Variance Hearings and its Audio Recording (from June 2010 to present) are available on our website for access.

### Sound-Producing Devices Prohibited

The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Zoning Administrator may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

### Decision Letter and Appeal Process

No decision is final until a **Variance Decision Letter** is issued. Due to current backlogs, decision letters may take **up to 2 months** to complete from the date of the hearing. The Zoning Administrator's action to grant or deny a variance application may be appealed to the Board of Appeals within **10 days** of the date of the Decision Letter. For more information on how to file an appeal, please contact the **Board of Appeals** in person at 1650 Mission Street, Suite 304, call **(415) 575-6880**, or visit the [San Francisco Board of Appeals](#) website.

**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.