

**NOTICE OF HEARING ON APPLICATION FOR ZONING VARIANCE
CITY HALL - ROOM 408, 1 DR. CARLTON B. GOODLETT PLACE**

Wednesday, March 25, 2015

PUBLIC HEARING - SESSION BEGINS AT 9:30 A.M.

Scott F. Sanchez, Zoning Administrator
Eva Atijera-Taylor, Recording Secretary

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

Any remaining questions concerning this application review process may be answered by the Planning Information Center at (415) 558-6377. Variance Calendars and Audio Recording of the Hearing are available on the Internet at <http://www.sfplanning.org>

Accessibility, Language Assistance and Sunshine Ordinance

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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.

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/>.

Language Assistance

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.

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ZONING ADMINISTRATOR NOTICE OF HEARING ON APPLICATION FOR ZONING VARIANCE

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 and will be considered at a PUBLIC HEARING to be held on the date, time, and place listed on the first page of this Calendar:

A. 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.

- 2013.1579V 800 EL CAMINO DEL MAR**, Lot 024 in Assessor's Block 1312 in a RH-1(D)(Residential- House, One Family- Detached) Zoning District and a 40-X Height and Bulk District. (SHARON LAI)

FRONT SETBACK AND SIDE YARD VARIANCES SOUGHT: The proposal is to construct a second floor vertical addition over the existing building footprint of the one-story, single-family house. Other modifications include reconstruction of the entry gate, decks and major interior alterations. A portion of the existing building footprint is located within the required side yards and the fence is located within the required front setback.

PER SECTION 132 OF THE PLANNING CODE the subject property is required to provide a 15-foot front setback, where approximately 1 foot, 6 inches is provided. The proposed entry gate reconstruction is located within the required front setback and therefore requires a variance.

PER SECTION 133 OF THE PLANNING CODE the subject property is required to maintain two side yards of 5 feet, where approximately 4 feet is provided along the east side property line. The proposed vertical expansion will encroach approximately 1 foot into the east side yard requirement and thus requires a variance from Planning Code, Section 133.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2013.1579V.pdf>.
- 2014-000940VAR 164 BELVEDERE STREET**, Lot 034 in Assessor's Block 1253 in a RH-3 (Residential, house, 3-family) Zoning District and a 40-X Height and Bulk District. (SHARON LAI)

FRONT SETBACK VARIANCE SOUGHT: The project proposes to widen the existing

garage, reconstruct the front entry stairs, construct a three-story horizontal rear expansion and make various façade alterations to the three-story single-family home. PER SECTION 132 OF THE PLANNING CODE the subject property is required to maintain a front setback of approximately 8 feet, 6 inches. The proposed garage expansion will increase in width and is located at the front property line; therefore, a variance from the front setback requirement is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014-000940VAR.pdf>.

B. REGULAR CALENDAR

3. **2014.1549V 1321 DE HARO STREET**, Lot 036 in Assessor's Block 4218 in a RH-3 (Residential- House, Three Family) Zoning District and a 40-X Height and Bulk District. **(AARON HOLLISTER)**
FRONT SETBACK, REAR YARD AND STREET FRONTAGE VARIANCES SOUGHT: The proposal is to demolish an existing single-family residence and construct a three-story structure that will contain two dwelling units. The variance application requests to extend an expired variance that was previously granted under Case No. 2009.0107V. PER SECTION 132 OF THE PLANNING CODE the subject property is required to maintain a front setback of approximately 14.5 feet. The proposed garage portion of the building would encroach approximately 7 feet into the front setback and result in a front setback of 7.25 feet; therefore, the project requires a variance from the front setback requirement. PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 45 feet. The proposed building would encroach approximately 26.7 feet into the required rear yard and result in a rear yard of 18.3 feet; therefore, the project requires a variance from the rear yard requirement. PER SECTION 144 OF THE PLANNING CODE no less than one-third of the width of the ground story along the front lot line and along a building wall that is set back from any such lot line, shall be devoted to windows, entrances for dwelling units, landscaping, and other architectural features that provide visual relief and interest for the street frontage. As proposed, the street-facing ground story does not meet this requirement; therefore, the project requires a variance from the street frontage requirement.
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1549V.pdf>.
4. **2014.1518V 379 ELIZABETH STREET**, Lot 022 in Assessor's Block 3652 in a RH-3 (Residential- House, Three Family) Zoning District and a 40-X Height and Bulk District. **(ANDREW PERRY)**
REAR YARD VARIANCE SOUGHT: The proposal includes the expansions to both front and rear of building, the latter which is entirely in the required rear yard area. The rear building will expand to the front by 7'-9", to the rear by 2'-11", and expand on the side to the east property line, changing the total square footage from 322sf to 490sf. The front building will enclose a porch at the rear, and the side passage and pergola structure are to be modified. PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 51'-4". The rear building is entirely within the required rear yard area; therefore, any expansion requires a variance.
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1518V.pdf>.

5. **2014.1350V: 309 CHESTNUT STREET**, Lot 030 in Assessor's Block 0062 in a RH-3 (Residential- House, Three Family) Zoning District and a 40-X Height and Bulk District. **(CARLY GROB)**
REAR YARD VARIANCE SOUGHT: The proposal is to enclose an existing deck to create a family room for an existing third floor unit.
PER PLANNING CODE SECTION 134, the minimum rear yard depth shall be equal to 45% of the lot depth, and may be reduced to the greater of 25% of lot depth or 15 feet based on the rear yards of adjacent properties. In any case where the rear yard is reduced, the last 10 feet of building depth is limited to 30 feet in height. The proposed addition requires a variance as it extends two feet beyond the permitted building depth of 59 feet based on averaging, and is 35'6" in height within the last 10 feet of building depth.
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1350V.pdf>.
6. **2014.1209V 222 MONTCALM STREET**, Lot 007 in Assessor's Block 5538 in a RH-1 (Residential- House, One Family) Zoning District and a 40-X Height and Bulk District. **(ERIKA JACKSON)**
CURB CUT VARIANCE SOUGHT: The proposal is to legalize the existing 16 foot wide curb cut. The curb cut is directly in front of an uncovered 2-car off-street parking pad.
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1209V.pdf>.
7. **2014-000702VAR 1311 GUERRERO STREET**, Lot 050 in Assessor's Block 6532 in a RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. **(ERIKA JACKSON)**
REAR YARD VARIANCE SOUGHT: The proposal is to construct a new approximately 150 square foot rear deck and stairs at the second level of an existing three-family dwelling.
PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 45 percent of lot depth, which is 56'-3". The existing rear yard is 44'-3" to the existing two-story rear addition. The proposed rear addition would extend into the rear yard an additional 14 feet, leaving a rear yard of 30'-3". The proposed rear deck and stairs would be constructed within the required rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014-000702VAR.pdf>.
8. **2014.1409V 618 NATOMA STREET**, Lot 045 in Assessor's Block 3727 in a RED (South Of Market Residential Enclave) Zoning District and a 40-X Height and Bulk District. **(JEFFREY SPEIRS)**
EXPOSURE AND OPEN SPACE VARIANCES SOUGHT: The project proposes to add one dwelling unit to an existing five-family dwelling. The new dwelling unit will convert 370 square feet of existing ground floor accessory storage space, and no expansion of the building envelope is proposed.
PER SECTION 135 OF THE PLANING CODE the subject property must provide at least 60 square feet of private useable open space, or 80 square feet of common useable open space, per unit. The proposed dwelling unit is not provided with adequate private or common useable open space; therefore, a variance is required.
PER SECTION 140 OF THE PLANNING CODE the subject property is required to have windows of each unit face directly on an open area no less than 25 feet in every horizontal dimension or a code-complying rear yard, with an increase of five feet in every horizontal dimension at each subsequent floor above the second. The proposed dwelling unit does not face the street and the rear yard does not meet these requirements; 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://sf-planning.org/ftp/files/notice/2014.1409V.pdf>.

9. **2013.1578V 533 ELIZABETH STREET**, Lot 039 in Assessor's Block 3656 in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. **(MICHAEL SMITH)**

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a one story vertical addition, a rear addition, and alter the front elevation of the single-family dwelling. The vertical addition would be set back 16'-2" from the proposed rear building wall. The resulting building would measure approximately 73 feet in depth and 31 feet, 3 inches in height above the curb.

PER SECTION 132 OF THE PLANNING CODE the subject property is required to maintain a front setback of approximately 5'-4" measured from the front property line. The proposed vertical addition would align with the building's existing front wall approximately one and a half feet from the front property line, thus encroaching over three feet into the required front setback; therefore, the project requires a variance from the front setback requirement of the Planning Code.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2013.1578V.pdf>.

10. **2014.1363V 978 - 980 GUERRERO STREET**, Lot 092 in Assessor's Block 3618 in a RH-3 (Residential- House, Three Family) Zoning District and a 40-X Height and Bulk District. **(RICHARD SUCRE)**

REAR YARD VARIANCE SOUGHT: The proposal includes the addition of a dwelling unit and reconstruction of a deck and stairs at the rear of the existing two-unit building. The new third dwelling unit would be established at the basement level.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 29-feet, 4-inches. Currently, the existing building encroaches into the required rear yard. Since the project includes reconstruction of the rear deck and stair within a portion of the required rear yard, a variance is required from Planning Code Section 134.

On March 4, 2015, the Historic Preservation Commission will review the proposal (See Case No. 2014.1363A).

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1363V.pdf>.

11. **2014-001116VAR 1719 ALABAMA STREET**, Lot 017 in Assessor's Block 5540 in a RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) Zoning District, a 40-X Height and Bulk District, and Bernal Heights Special Use District **(RICHARD SUCRE)**

MASS REDUCTION AND PARKING VARIANCES SOUGHT: The proposal includes construction of a one-story vertical addition on an existing one-and-one-half-story single-family residence. The proposal will increase the useable floor area from 2,087 square feet to 2,578 square feet.

PER SECTION 242(e)(3) OF THE PLANNING CODE, the subject property is required to reduce 650 square feet of useable floor area from the maximum buildable volume. Currently, the proposal includes a new one-story vertical addition that provides no mass reduction from the maximum buildable volume. Therefore, a mass reduction variance is required.

PER SECTION 242(e)(4) OF THE PLANNING CODE, the subject property is required to provide three off-street parking spaces, since the proposal includes construction of a new addition that is more than 400 square feet in size and results in a total useable floor area between 2,251 and 2,850. In addition, the Bernal Heights Special Use District specifies that no tandem parking spaces are permitted for the first two required parking spaces. Currently, the existing building contains two off-street parking spaces in a tandem configuration. The proposal does not include any new off-street parking; therefore, a parking variance is

required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014-001116VAR.pdf>.

12. **2014.1419V 2656 MCALLISTER STREET**, Lot 012 in Assessor's Block 1166 in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. **(SHARON LAI)**

REAR YARD VARIANCE SOUGHT: The proposal is to raise the existing building approximately three feet in order to add a three-car garage and to construct a three-story horizontal addition at the rear of the proposed three-story, three-unit building. The proposed horizontal addition is located within the required rear yard.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 27 feet, where 20 feet is currently provided. The rear horizontal addition would extend approximately 12 feet into the required rear yard; therefore, a variance from Planning Code Section 134 is required.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.1419V.pdf>.

13. **2014-000288VAR 310 - 312 WALNUT STREET**, Lots 053-054 in Assessor's Block 1008 in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. **(SHARON YOUNG)**

REAR YARD VARIANCE SOUGHT: The proposal is to remove the existing horizontal extensions, decks, and stairs and construct a new three-story horizontal addition, and new decks and stairs at the rear of the three-story, two-family dwelling. The proposed rear addition (approximately 13 feet deep by 10 feet wide by 34 feet 6 inches high) will be set back 5 feet from the south property line. The proposed rear decks and stairs (approximately 15 feet wide by 11 feet deep by 17 feet 6 inches high) will be set back 5 feet from both side property lines, and will include an approximately 11-foot high fire-rated wall abutting the south property line. Other modifications to the residential building include a lateral addition (approximately 3 feet wide by 10 feet deep) abutting the north property line which is not the subject of this variance.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 62 feet. The proposed rear addition, rear decks, and stairs will be located entirely within the required rear yard and extend to within 34 feet, 4.5 inches of the rear property line; therefore, the project requires a variance.

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014-000288VAR.pdf>.

14. **2013.0038V 2398 ALEMANY BLVD**, Lot 007 in Assessor's Block 7032A in a RH-1 (Residential- House, One Family) Zoning District and a 40-X Height and Bulk District. **(TINA CHANG)**

REAR YARD VARIANCE SOUGHT: The Project includes a 1,494 square foot, two-story horizontal rear addition to an existing 790 square foot single-family home that has been deemed a historic resource.

SECTION 134 requires a rear yard amounting to 25% of lot depth in RH-1 Zoning Districts. A 20' rear yard for the subject property is required; however, the project will provide a 15' 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://sf-planning.org/ftp/files/notice/2013.0038V.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 4th Wednesday of each month at 9:30 a.m., at the San Francisco City Hall, Room 408. City Hall is located at One Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Hearings are open to the public.

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