

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, July 19, 2018
1:00 p.m.
Regular Meeting

Commissioners:

Rich Hillis, President

Myrna Melgar, Vice President

Rodney Fong, Milicent Johnson, Joel Koppel,

Kathrin Moore, Dennis Richards

Acting Commission Secretary:

Richard Sucre

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Voice recorded Agenda only: (415) 558-6422

Commission Hearing Broadcasts:

Live stream: <http://www.sfgovtv.org>

Live, Thursdays at 1:00 p.m., Cable Channel 78

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

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 Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244; phone (415) 554-7724; fax (415) 554-5163; or e-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

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; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

Accessible Meeting Information

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, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

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 (415) 558-6309, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

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.

SPANISH:

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 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

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415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon ng Pagpapalano. 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:

Повестка дня Комиссии по планированию. 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.

ROLL CALL:

President: Rich Hillis
 Vice-President: Myrna Melgar
 Commissioners: Rodney Fong, Milicent Johnson, Joel Koppel,
 Kathrin Moore, Dennis Richards

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. 2018-006200CUA (M. CHANDLER: (415) 575-9048)
100 CHURCH STREET – corner of Church Street and Duboce Avenue, Lot 001 in Assessor's Block 3537 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 764 to establish an approximately 2,582 square foot Animal Hospital use (d.b.a Castro Animal Hospital) within the NCT- Upper Market Neighborhood Commercial Transit district and a 40-X Height and Bulk district. The newly established use will occupy a small portion of a ground floor tenant space most recently occupied by a Retail Sales and Service use (d.b.a Out of the Closet), with an access corridor from Church Street. This project was reviewed under the Community Business Priority Processing Program (CB3P). This 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: Pending
(Proposed Continuance to July 26, 2018)

2. 2013.0847DRP (A. KIRBY: (415) 575-9133)
1503 FRANCISCO STREET – southwest corner of Francisco and Octavia Streets; Lot 001 in Assessor's Block 0482 (District 2) – Request for **Discretionary Review** of Building Permit Application 2013.05.31.8402 within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. The proposal includes excavation below the existing three-family dwelling, a fourth floor vertical addition, a new exterior façade, and interior renovations. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take DR and Approve as Revised
NOTE: On May 24, 2018, after hearing and closing public comment, continued to July 19, 2018 by a vote of +6 -0 (Richards absent).
(Proposed Continuance to July 26, 2018)

B. COMMISSION MATTERS

3. 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.

C. DEPARTMENT MATTERS

4. Director's Announcements
5. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

D. 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. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

6. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FEES FOR CERTAIN PERMIT AND TRANSPORTATION ANALYSIS – This proposed Resolution details the fee legislation that was considered as part of the Planning Department's Fiscal Years 2018-19 and 2019-20 budget. The legislation was discussed and recommended for approval by the Planning Commission as part of the budget in Resolution 20103. However, Resolution No. 20103 did not include Findings of Consistency with the General Plan and the Eight Priority Policies of Planning Code Section 101.1 necessary to amend the Planning Code. The proposed **Planning Code Amendment** and the fees set forth in Ordinance No. 149-16 to clarify the fees applicable to projects with no or very low construction cost and to change the fees for transportation analysis; and affirm the Planning Department's determination under the California Environmental Quality Act, make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and adopt findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

- 7a. [2018-006289MAP](#) (D. SANCHEZ: (415) 575-9082)
2101 LOMBARD STREET SPECIAL USE DISTRICT – Zoning Map Amendment to establish the 2101 Lombard Special Use 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: Approve with Modifications

(Continued from Regular Hearing on July 12, 2018)

- 7b. [2018-006289PCA](#) (D. SANCHEZ: (415) 575-9082)
2101 LOMBARD STREET SPECIAL USE DISTRICT – Planning Code Amendment to establish the 2101 Lombard Special Use 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: Approve with Modifications
(Continued from Regular Hearing on July 12, 2018)
8. [2015-005525CWP](#) (M. WENGER: (415) 575-9126)
SEA LEVEL RISE ADAPTATION PROGRAM – Informational Presentation - In 2016, the city published its Sea Level Rise Action Plan. This plan directed city agencies to assess the impacts of sea level rise on San Francisco and begin planning for future adaptation. Staff will provide initial findings from the Sea Level Rise Vulnerability and Consequences Assessment as a component of the Sea Level Rise Action Plan. This assessment will quantify and describe the impacts of sea level rise and future coastal flooding on public infrastructure and private land use across San Francisco. The assessment will also study the consequences of sea level rise and coastal flooding for people, the economy, and the natural environment.
Preliminary Recommendation: None - Informational
9. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)
30 OTIS STREET – Draft Environmental Impact Report - The 36,042-square-foot (sf) project site comprises five lots (Assessors Block 3505, Lots 10, 12, 13, 16, and 18) along Otis Street, 12th Street, Colusa Alley, and Chase Court in the South of Market neighborhood. Five commercial buildings, ranging from one to three stories, currently exist on the site. The proposed project would merge the lots, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity uses. The proposed building would comprise a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, at the corner of Otis and 12th Streets. The proposed building would be 85 to 250 feet tall and approximately 404,770 gsf. The project includes approximately 423 residential units, 5,585 sf of retail space in three ground floor spaces, 16,600 sf of arts activities space with studios and a theater for the City Ballet School, and approximately 23,000 sf of open space on the ground floor and residential terraces. Streetscape improvements include a 7,200-sf public plaza at the corner of 12th Street and South Van Ness Avenue and 960-sf plaza on Otis Street. Two basement levels would provide 71 residential parking spaces and three car-share spaces. The building at 14-18 Otis Street has been determined individually eligible for the California Register of Historic Resources. The project site is located in the Downtown General Commercial (C-3-G) and Neighborhood Commercial Transit (NCT) Districts and 85/250 R-2 and 85-X Height and Bulk Districts.
Preliminary Recommendation: Review and Comment
10. [2017-010891CUA](#) (M. DITO: (415) 575-9164)
3001 STEINER STREET – west side of between Union and Fillmore Streets, Lot 004B in Assessor’s Block 0535 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303.1 and 725 for a change from a General Retail use to a Formula Retail use (d.b.a. Trek Bicycle) in a 2,350 square foot space within a Union Street

Neighborhood Commercial District and 40-X Height and Bulk District. This 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. [2016-012941CUA](#) (M. CHRISTENSEN: (415) 575-8742)
714 RHODE ISLAND STREET – west side of Rhode Island Street, between 19th and 20th Streets; lot 002A of Assessor’s Block 4073 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, proposing to demolish the existing two-story, 1,040 square foot single-family home and construct a new five-story, 6,356 square foot (40 foot tall from grade) residential structure containing two dwelling units within a Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District. The proposed dwelling units are each three bedroom units and are 2,641 square feet and 2,309 square feet in size. This 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
(Continued from Regular Hearing on May 24, 2018)
12. [2016-001190CUA](#) (J. HORN: (415) 575-6925)
4143-4145 24TH STREET – south side of 24th Street, between Castro Street and Diamond Streets, Lot 038 in Assessor’s Block 6506 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 764 to establish an approximately 2,582 square foot pursuant to Planning Code Sections 303 and 728.51 to authorize a Medical Service (Dentistry) use (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit of a two-family residence. The project also proposes a horizontal rear addition, one-story vertical addition, the relocation of the existing ground floor dwelling unit to the new 3rd story. In total, the project proposes a 3-story structure with a ground floor dental office and two residential units within a 24th Street – Noe Valley Neighborhood Commercial District (NCD) Zoning District and 40-X Height and Bulk District. This 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
13. [2017-015706CUA](#) (E. JONCKHEER: (415) 575-8728)
400 WINSTON DRIVE (STONESTOWN) – north side of Winston Drive, adjacent to the Stonestown Galleria, and generally bounded by Eucalyptus Drive to the north, Buckingham Way to the west (privately owned by Stonestown Galleria), Winston Drive to the south, and 19th Avenue to the east; Lot 004 of Assessor’s Block 7295 (District 7). Request for **Conditional Use Authorization** for an existing Planned Unit Development (PUD) pursuant to Planning Code Sections 271, 303 and 304, to allow a bulk exception to the maximum building length and diagonal dimension of 110 feet and 140 feet respectively, for those portions of the building over 40 feet, as associated with the remodel of the former Macy’s space/anchor building, that proposes retail spaces, a grocery store, and an 1,800-seat cinema, within a C-2 (Community Business) and 65-D Height and Bulk District. This 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

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

14. [2017-000433DRP](#) (E. JONCKHEER: (415) 575-8728)
[300 DARIEN WAY](#) – southeast corner of the intersection of Darien Way and San Leandro Way; Lot 035 in Assessor's Block 3258 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2016.12.28.6046, proposing to add habitable space at the basement, remodel the interior of the first floor level, add attic dormers, add an open air (roof-only) connection between the house and garage, and modify the garage door (to appear as two doors) to the subject building, within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and 40-X Height and Bulk District. This 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: Do Not Take Discretionary Review and Approve
15. [2018-004675DRP-02](#) (A. KIRBY: (415) 575-9133)
[310 MONTCALM STREET](#) – north side of Montcalm Street between Peralta Avenue and Alabama Street; Lot 007 in Assessor's Block 5527 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2018.01.16.8744, proposing removal of an unpermitted rear addition, reduction of dormers and restoration of the primary façade to bring the building into compliance with Planning Enforcement case no. 2017-002370ENF. Parcel is located within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This 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: Do Not Take Discretionary Review and Approve
16. [2009.0880DRP](#) (E. JARDINES: (415) 575-9144)
[2100 MISSION STREET](#) – located on the southwest corner of Mission and 17th Streets; Lot 001 in Assessor's Block 3576 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2014.0623.9172, to demolish the existing one-story commercial building (DBA One \$ Store) and construct a new 65-foot tall six-story, 28,073-square foot mixed-use building with 27 dwelling units and approximately 3,000 square feet of ground floor commercial use. The Project is located within a Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 65-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular hearing on July 12, 2018)

ADJOURNMENT

Privacy Policy

Members of the public are not required to provide personal identifying information when they communicate with the Commission or 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.

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: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. 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, expeditors, 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 min 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, expeditors, 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, expeditors, 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.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

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 (415) 575-6880. 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.

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

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 Planning 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 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.

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.