

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 552-554 Hill Street, San Francisco, CA 94114.

July 9, 2020

Date of City Planning Commission Action  
**(Attach a Copy of Planning Commission's Decision)**

August 10, 2020

Appeal Filing Date

         The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

         The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

         The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

**X** The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. 2019-000013CUA.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal from the Planning Commission's entire decision disapproving a Conditional Use Authorization application (File no. 2019-0000CUA) pursuant to sections 209.1, 303, and 317 of Planning Code, which was filed under protest.

- b) Set forth the reasons in support of your appeal:

On July 9, 2020, the Planning Commission denied the CUA. In taking this action, the Planning Commission abused its discretion and failed to act in the manner required by law, in contravention of local, state, and federal law. The grounds for appeal include: the work that is the subject of the CUA was permitted, inspected, and signed-off by the City; the Appellant is entitled to rely on the Certificate of Final Completion and Occupancy that was issued by the City following completion of the work; the approved work at the Property predated § 317 of the Planning Code, which cannot be applied retroactively; and the Planning Commission's decision violated the Housing Accountability Act (Gov. Code § 65589.5) and both local and state ADU law.

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Sarah Hoffman

Name

Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104

Address

(415) 956-8100

Telephone Number

Robert Roddick


Name

552-554 Hill Street  
San Francisco, CA 94114

Address

(415) 956-8100

Telephone Number

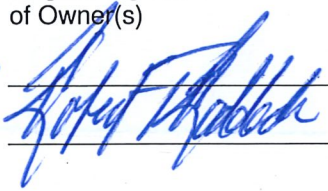


Signature of Appellant or  
Authorized Agent

City Planning Commission  
 Case No. 2019-000013CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.





If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>552 554 Hill St</u>	<u>3622-065</u>	<u>Robert T. Raddick</u>	
2.	<u>SAN FRANCISCO CITY</u>		<u>as trustee</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	536 Hill St.	3622/061	Evers Perozable Trust William & Melinda Evers	
2.	<del>536 Hill St.</del>			
3.	540 Hill St.	3622/062	Evers Perozable Trust William & Melinda Evers	
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1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	576 HILL ST	3622 068	TAHARA MERRY	Jamara Merry
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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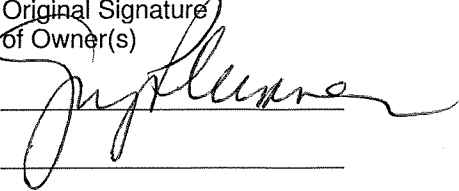
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>580 Hill St.</u>	<u>3622/069</u>	<u>The Bakala Trust</u>	<u><i>J. Bakala</i></u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

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Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>841 Castro St</u>	<u>3622-072</u>	<u>Gea J. Plummer</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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8. _____	_____	_____	_____
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12. _____	_____	_____	_____
13. _____	_____	_____	_____
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17. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>823 Castro St</u>	<u>3622/075</u>	<u>Audrey Vernick</u>	<u>[Signature]</u>
2.	<u>823 Castro St</u>	<u>3622/075</u>	<u>Russell Vernick</u>	<u>[Signature]</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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17.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>811 Castro St</u>	<u>3622/077</u>	<u>Peter Edward Radcliff</u>	<u>Peter Edward Radcliff</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
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15.	_____	_____	_____	_____
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1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	<u>3875- 21st St</u>	<u>3622/082</u>	<u>John P Crichton</u>	<u>[Signature]</u>
8.	<u>3875-21st St.</u>	<u>3622/082</u>	<u>VIVIAN F YOUNG</u>	<u>[Signature]</u>
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

July 22, 2020

Re: 552-554 Hill Street, San Francisco, CA 94114  
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

I am your neighbor at 552-554 Hill Street. I grew up in Noe Valley and have lived at 552-554 Hill Street for more than 50 years. I have served the Noe Valley community for many years, including as a firefighter (until I had to retire due to a spinal injury), an estate attorney, and as chairman of Noe Valley's Community Benefit District. I am writing to request your support for me to have an appeal hearing before the Board of Supervisors, from the Planning Commission's denial of a permit application I filed to document the existing conditions at my home. Signing the appeal form does not indicate any opinion on the issue, but allows me to have a hearing.

More than 15 years ago, my doctor recommended that I install an elevator so that I could continue to live in my home as my spinal condition progressed. This work occurred in 2004–2006. As part of this work, the units at 552-554 Hill Street were reconfigured. I relied on my contractor to obtain all the permits that were needed for this work. The Department of Building Inspection issued permits, inspected the work, and issued a Certificate of Final Completion and Occupancy in 2006. Many years later – in 2018 – the Planning Department issued a “Notice of Violation” on the basis it did not review the unit reconfiguration before this work occurred. At no point was I, or my contractor, advised that any additional permits or Planning review would be required. However, in the interest of working cooperatively with the City I agreed to apply for permits to ensure this work was correctly documented.

Unfortunately, in a 4-3 vote the Planning Commission denied my permit application in July 2020. Even though I got permits 15 years ago, this denial means I have to completely reconfigure my home, at great expense and neighborhood disruption. In order for me to state my case at the Board of Supervisors, I need to get signatures from the owners of 20% of the land within 300 feet of my home. Signing the appeal form does not indicate any opinion on the issue, but merely allows the appeal to proceed. I am asking that you sign the enclosed appeal form so that I can have a hearing at the Board, regardless of your position on its outcome.

**Please return the signed form by August 3, 2020** via mail (using the enclosed envelope) or email (to sarah@zfplaw.com). If there are multiple owners of your property, I ask that each owner sign the form. Feel free to contact Sarah Hoffman with any questions, at sarah@zfplaw.com or (415) 956-8100. Thank you for your help.

Sincerely,

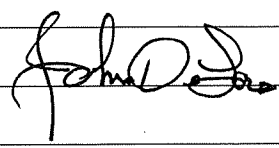
Bob Roddick  
552-554 Hill Street

GOOD LUCK

City Planning Commission  
Case No. 2019-000013CUA

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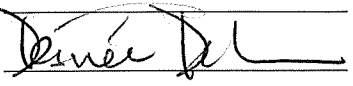
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1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	3855-2 <sup>1</sup> / <sub>2</sub> ST ST SF	<sup>085</sup> 3622	JOHN DELARA	
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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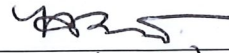
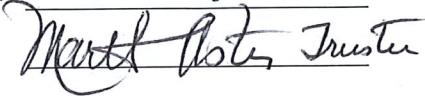
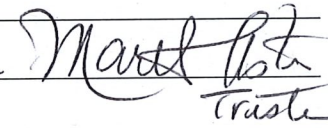
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3622-086	3851 21 <sup>ST</sup>	DANA DE LARA	
2.				
3.	3851 21 <sup>ST</sup> street	3622-086	Désirée De Lara	
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1.	<u>479 Castro St</u>	<u>3582-103</u>	<u>Teresa Asten Bennett</u>	
2.	<u>471-479 Castro St</u>	<u>3582-103</u>	<u>ASTEN FAMILY TRUST</u>	
3.	_____	_____	_____	_____
4.	<u>3847-21<sup>ST</sup> ST</u>	<u>3622-087</u>	<u>Asten Family Reward (TRUST)</u>	
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____



See Attached -

good luck!

Matt

July 22, 2020

Re: 552-554 Hill Street, San Francisco, CA 94114  
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

I am your neighbor at 552-554 Hill Street. I grew up in Noe Valley and have lived at 552-554 Hill Street for more than 50 years. I have served the Noe Valley community for many years, including as a firefighter (until I had to retire due to a spinal injury), an estate attorney, and as chairman of Noe Valley's Community Benefit District. I am writing to request your support for me to have an appeal hearing before the Board of Supervisors, from the Planning Commission's denial of a permit application I filed to document the existing conditions at my home. Signing the appeal form does not indicate any opinion on the issue, but allows me to have a hearing.

More than 15 years ago, my doctor recommended that I install an elevator so that I could continue to live in my home as my spinal condition progressed. This work occurred in 2004–2006. As part of this work, the units at 552-554 Hill Street were reconfigured. I relied on my contractor to obtain all the permits that were needed for this work. The Department of Building Inspection issued permits, inspected the work, and issued a Certificate of Final Completion and Occupancy in 2006. Many years later – in 2018 – the Planning Department issued a “Notice of Violation” on the basis it did not review the unit reconfiguration before this work occurred. At no point was I, or my contractor, advised that any additional permits or Planning review would be required. However, in the interest of working cooperatively with the City I agreed to apply for permits to ensure this work was correctly documented.

Unfortunately, in a 4-3 vote the Planning Commission denied my permit application in July 2020. Even though I got permits 15 years ago, this denial means I have to completely reconfigure my home, at great expense and neighborhood disruption. In order for me to state my case at the Board of Supervisors, I need to get signatures from the owners of 20% of the land within 300 feet of my home. Signing the appeal form does not indicate any opinion on the issue, but merely allows the appeal to proceed. I am asking that you sign the enclosed appeal form so that I can have a hearing at the Board, regardless of your position on its outcome.

**Please return the signed form by August 3, 2020** via mail (using the enclosed envelope) or email (to sarah@zfplaw.com). If there are multiple owners of your property, I ask that each owner sign the form. Feel free to contact Sarah Hoffman with any questions, at sarah@zfplaw.com or (415) 956-8100. Thank you for your help.


Sincerely,

Bob Roddick  
552-554 Hill Street

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Case No. 2019-000013CUA

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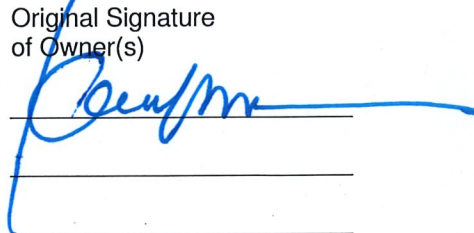
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1.	<u>3819 21<sup>ST</sup> ST.</u>	<u>3622/094</u>	<u>MARITA SCARFI</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3874 22nd St.</u>	<u>3622 097</u>	<u>KAREN SCHRYVER</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>885 Castro St</u>	<u>3622/101</u>	<u>Weston Fisher</u>	
2.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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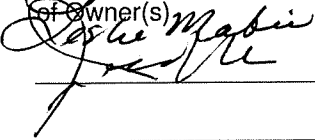
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	LICIA SELLERI 548 HILL ST	3622-103	LICIA SELLERI	<i>Licia Selli</i>
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City Planning Commission  
Case No. 2019-000013CUA

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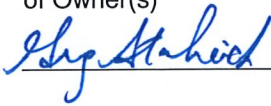
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>3822-A 22nd St.</u>	<u>Block 3622 Lot 105</u>	<u>Leslie Mabie Jocely Mabie</u>	<u></u>
2. _____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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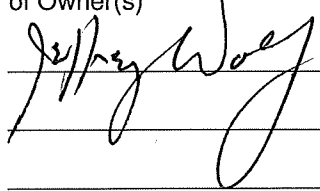
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3894 22<sup>nd</sup> St.</u>	<u>3622/109</u>	<u>Greg Stachnick</u>	<u></u>
2.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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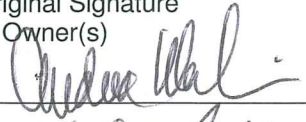

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	827 CASTRO ST.	3622-113	Jeffrey Wolf	
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	533-A HWY ST	3622/116	ANDREA WERLIN	
2.	" " "	" "	VALERIE HENDERSON	
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RECEIVED

City Planning Commission  
Date: \_\_\_\_\_  
Submitted by: \_\_\_\_\_

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>535 Hill St.</u>	<u>3622 - 118</u>	<u>Paul Asfour</u>	<u>Paul Asfour</u>
2.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>824/826 Castro St.</u>	<u>2770/006</u>	<u>MICHELE R. DENOMIE</u>	<u>Michele R. Denomie</u>
2.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	840 CASTRO ST	2770 009 94114	RONALD ZOLAZZI	<i>[Signature]</i>
2.				
3.				
4.	840 Castro St	94114	Mary Rice Zolazzi	<i>[Signature]</i>
5.		2770 009	Mark Rice Zolazzi	<i>[Signature]</i>
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From : Julia Ireland  
846 Castro St

To: Robert Roddick  
552-554 Hill St

Dear Mr. Roddick,

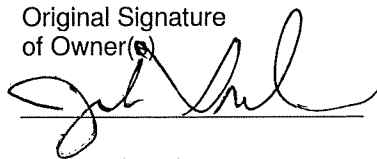
Enclosed I have signed your appeal regarding the city planning commission. I am sorry to hear of your troubles with them, and I totally understand as I had similar problems with getting old permits signed off for work long ago completed. Similarly, I know of neighbors who could not get routine repair/upgrades approved for their homes. It seems like the Planning Commission only serves developers. I feel certain they will have to come around in your case.

Best regards,  
Julia Ireland

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	846 Castro St	2170/009A	Julia Ireland	
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	850 CASTRO STREET	B-2770 L-009B	FOREST REALTY LLC STEPHEN C CHEN, LLC MEMBER	<i>Stephen C Chen</i>
2.	850 CASTRO STREET	B-2770 L-009B	FOREST REALTY LLC LOUISA Y CHEN, LLC MEMBER	<i>Louisa Y Chen</i>
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Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2019-000013CUA, a conditional use authorization regarding (address) 552-554 Hill Street, San Francisco, CA 94114, District RH-2. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

Catherine C. Marshall  
CM/MS

24 July 2020  
7/24/20

Mark T. & C. Marshall Lemire  
856 Castro St., SF, CA 94114  
2770/009C

(Attach copy of Planning Commission's Decision)

RECEIVED  
PLANNING COMMISSION  
JUL 24 2020  
10:00 AM

City Planning Commission  
Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. <u>812 Castro</u>	<u>2770-35</u>	<u>Dianne Fong-Torres</u>	<u>Dianne Fong-Torres</u>
6. <u>812 Castro</u>	<u>2770-35</u>	<u>Ben Fong-Torres</u>	<u>Ben Fong-Torres</u>
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City Planning Commission  
Case No. 2019-00013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>834 CASTRO</u>	<u>2770 038</u>	<u>ELDON H. REILEY TRUST</u>	<u>Eldon H. Reiley</u>
2.	_____	_____	_____	_____
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Good luck with  
the appeal!

Best,  
Matt

July 22, 2020

Re: 552-554 Hill Street, San Francisco, CA 94114  
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

I am your neighbor at 552-554 Hill Street. I grew up in Noe Valley and have lived at 552-554 Hill Street for more than 50 years. I have served the Noe Valley community for many years, including as a firefighter (until I had to retire due to a spinal injury), an estate attorney, and as chairman of Noe Valley's Community Benefit District. I am writing to request your support for me to have an appeal hearing before the Board of Supervisors, from the Planning Commission's denial of a permit application I filed to document the existing conditions at my home. Signing the appeal form does not indicate any opinion on the issue, but allows me to have a hearing.

More than 15 years ago, my doctor recommended that I install an elevator so that I could continue to live in my home as my spinal condition progressed. This work occurred in 2004–2006. As part of this work, the units at 552-554 Hill Street were reconfigured. I relied on my contractor to obtain all the permits that were needed for this work. The Department of Building Inspection issued permits, inspected the work, and issued a Certificate of Final Completion and Occupancy in 2006. Many years later – in 2018 – the Planning Department issued a “Notice of Violation” on the basis it did not review the unit reconfiguration before this work occurred. At no point was I, or my contractor, advised that any additional permits or Planning review would be required. However, in the interest of working cooperatively with the City I agreed to apply for permits to ensure this work was correctly documented.

Unfortunately, in a 4-3 vote the Planning Commission denied my permit application in July 2020. Even though I got permits 15 years ago, this denial means I have to completely reconfigure my home, at great expense and neighborhood disruption. In order for me to state my case at the Board of Supervisors, I need to get signatures from the owners of 20% of the land within 300 feet of my home. Signing the appeal form does not indicate any opinion on the issue, but merely allows the appeal to proceed. I am asking that you sign the enclosed appeal form so that I can have a hearing at the Board, regardless of your position on its outcome.

**Please return the signed form by August 3, 2020** via mail (using the enclosed envelope) or email (to [sarah@zfplaw.com](mailto:sarah@zfplaw.com)). If there are multiple owners of your property, I ask that each owner sign the form. Feel free to contact Sarah Hoffman with any questions, at [sarah@zfplaw.com](mailto:sarah@zfplaw.com) or (415) 956-8100. Thank you for your help.

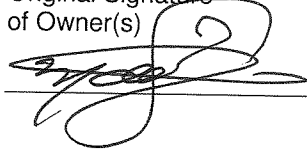
Sincerely,

Bob Roddick  
552-554 Hill Street

City Planning Commission  
Case No. 2019-000013CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3832 21st St.</u>	<u>3603/013</u>	<u>Matthew Severson</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
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17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3856 21 <sup>st</sup> Street	3603/019	William A. Soward	William A. Soward
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____



City Planning Commission  
Case No. 2019-000013CUA

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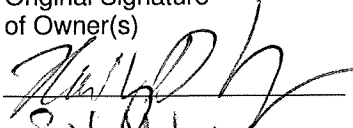
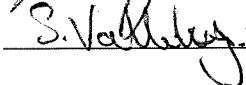
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>781-783 Castro St.</u>	<u>3603-028</u>	<u>Catherine Pelayo</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
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19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

City Planning Commission  
Case No. 2019-00013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>563 LIBERTY</u>	<u>3603-637</u>	<u>HADLEY NORTROP</u>	
2.	<u>563 LIBERTY</u>	<u>3603-037</u>	<u>SEAN VALLEY</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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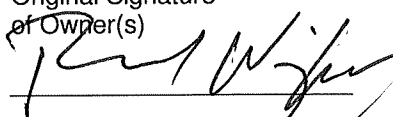
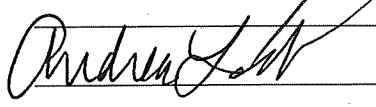
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>559 Liberty St</u>	<u>3603/038</u>	<u>Jeffrey Shopoff &amp; Gretchen Shopoff</u>	<u>[Signature]</u> <u>Gretchen Shopoff</u>
2.	_____	_____	_____	_____
3.	_____	_____	<u>Trustees, Shopoff</u>	_____
4.	_____	_____	<u>Trust</u>	_____
5.	_____	_____	_____	_____
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20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

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Case No. 2019-000013CUA

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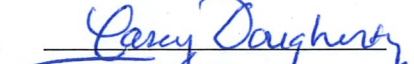

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>555 Liberty St</u>	<u>3603/039</u>	<u>Ronald Wright</u>	
2.	_____	_____	_____	_____
3.	<u>555 Liberty St</u>	<u>3603/039</u>	<u>Andrea Lash</u>	
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>549 Liberty St</u>	<u>3603/040</u>	<u>Casey Dougherty</u>	
2. <u>549 Liberty St</u>	<u>3603/040</u>	<u>Justin Gregg</u>	
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

while the planning department has a necessary role to play in society, in SF they continue to overstep their bounds and hold the city back unnecessarily. I'm sorry you're dealing with this and wish you luck. Let us know if you need help contacting folks on Liberty.  
- 549liberty@gmail.com

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>573 Liberty St</u>	<u>3603-102</u>	<u>Kevin Durrance</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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City Planning Commission  
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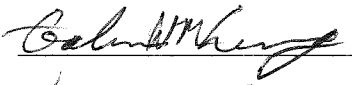
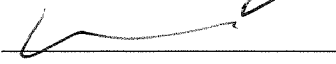
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3870 21ST ST</u>	<u>3603-112</u>	<u>MARK J TRUPIANO</u>	
2.	<u>3870 21ST Ct</u>	<u>3603-112</u>	<u>RON LUQUE</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3872 21<sup>ST</sup> ST.</u>	<u>3603/113</u>	<u>GALEN W.M. LEUNG</u>	
2.	<u>3872 21<sup>ST</sup> ST</u>	<u>3603/113</u>	<u>Richard A. Bookwalter</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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City Planning Commission  
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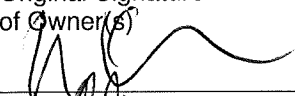
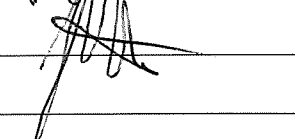
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. <u>3862 21<sup>ST</sup> ST</u>	<u>3603 114</u>	<u>KELLEY/WAGG</u>	<u>Kelley H. Wagg</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	450 27th St.	6580-017	Anna Geneson &	
2.	450 27th St.	6580-017	Jordan Otis	
3.				
4.				
5.				
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1.	<u>3868 21<sup>st</sup> St.</u>	<u>3603-119</u>	<u>Yahalom-Ramey Trust</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
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12.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
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Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3801 21st St</u>	<u>3622/001</u>	<u>Deirdre Hamilton for Little Blue House LLC</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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July 22, 2020

Re: 552-554 Hill Street, San Francisco, CA 94114  
Request for Public Hearing - Conditional Use Appeal

Good  
Luck!  
Barb

Dear Neighbor:

I am your neighbor at 552-554 Hill Street. I grew up in Noe Valley and have lived at 552-554 Hill Street for more than 50 years. I have served the Noe Valley community for many years, including as a firefighter (until I had to retire due to a spinal injury), an estate attorney, and as chairman of Noe Valley's Community Benefit District. I am writing to request your support for me to have an appeal hearing before the Board of Supervisors, from the Planning Commission's denial of a permit application I filed to document the existing conditions at my home. Signing the appeal form does not indicate any opinion on the issue, but allows me to have a hearing.

More than 15 years ago, my doctor recommended that I install an elevator so that I could continue to live in my home as my spinal condition progressed. This work occurred in 2004–2006. As part of this work, the units at 552-554 Hill Street were reconfigured. I relied on my contractor to obtain all the permits that were needed for this work. The Department of Building Inspection issued permits, inspected the work, and issued a Certificate of Final Completion and Occupancy in 2006. Many years later – in 2018 – the Planning Department issued a “Notice of Violation” on the basis it did not review the unit reconfiguration before this work occurred. At no point was I, or my contractor, advised that any additional permits or Planning review would be required. However, in the interest of working cooperatively with the City I agreed to apply for permits to ensure this work was correctly documented.

Unfortunately, in a 4-3 vote the Planning Commission denied my permit application in July 2020. Even though I got permits 15 years ago, this denial means I have to completely reconfigure my home, at great expense and neighborhood disruption. In order for me to state my case at the Board of Supervisors, I need to get signatures from the owners of 20% of the land within 300 feet of my home. Signing the appeal form does not indicate any opinion on the issue, but merely allows the appeal to proceed. I am asking that you sign the enclosed appeal form so that I can have a hearing at the Board, regardless of your position on its outcome.

**Please return the signed form by August 3, 2020** via mail (using the enclosed envelope) or email (to [sarah@zfplaw.com](mailto:sarah@zfplaw.com)). If there are multiple owners of your property, I ask that each owner sign the form. Feel free to contact Sarah Hoffman with any questions, at [sarah@zfplaw.com](mailto:sarah@zfplaw.com) or (415) 956-8100. Thank you for your help.

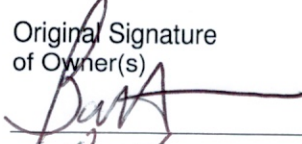

Sincerely,

Bob Roddick  
552-554 Hill Street

City Planning Commission  
Case No. 2019-000013CUA

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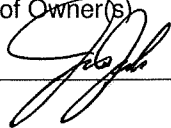
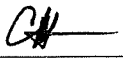
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	818 Noe St	3622 / 004	Barbara Stuckey	
2.	818 Noe St	3622 / 004	Roger Bohl	
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	850-852 NORSTREET	3622/007	JAMES JENKINS CAROLINE HENSEN	 
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City Planning Commission  
Case No. 2019-000013CUA

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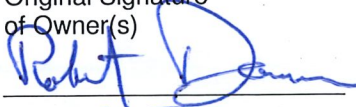

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. <u>854 Noe St</u>	<u>SF. CA. 3622/008</u>	<u>Martha &amp; Esmond MONROY</u>	<u>Martha Monroy Esmond Monroy</u>
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>870 Noe St.</u>	<u>3622-011</u>	<u>Robert Dawson</u>	
2.	<u>870 Noe St</u>	<u>3622-011</u>	<u>*Ellen Manchester</u>	
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3808-22ND ST.</u>	<u>3622/015</u>	<u>NOREEN A. MURPHY</u> <u>LIVING TRUST</u>	<u>Noreen A Murphy</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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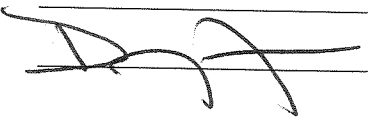
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3810 22nd St</u>	<u>3622/016</u>	<u>Batelli Gina</u> <u>&amp; John</u>	<u>[Signature]</u> <u>[Signature]</u>
2.	_____	_____	_____	_____
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1.				
2.	<u>3816 22<sup>nd</sup> St</u>	<u>3622/018</u>	<u>DIBSO FORSTAD</u>	
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Good luck!

July 22, 2020

Re: 552-554 Hill Street, San Francisco, CA 94114  
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

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City Planning Commission  
Case No. 2019-000013CUA

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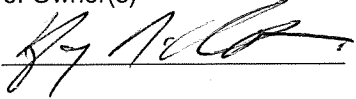
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. <u>3816 22<sup>nd</sup> St</u>	<u>3622/018</u>	<u>DIEGO FOSTAS</u>	
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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Case No. 2019-000013CUA

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1.	<u>3866-68 22<sup>nd</sup> ST.</u>	<u>3622-026.</u>	<u>GARY HASSIN.</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. <u>3870/12-2200 ST</u>	<u>3622-027</u>	<u>VESMA GRINFELDS</u>	<u>Vesma Grinfeld.</u>
4. <u>OR</u> <u>3800-21st ST</u>	_____	_____	_____
5. _____	_____	_____	_____
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City Planning Commission  
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>875 CASTRO St</u>	<u>3622/032</u>	<u>TIMOTHY CHUTER</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	595 HILL ST,	BLK 3622 / LOT 031	EDWARD QUOR	Edward Quor
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July 22, 2020

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Dear Neighbor:

I am your neighbor at 552-554 Hill Street. I grew up in Noe Valley and have lived at 552-554 Hill Street for more than 50 years. I have served the Noe Valley community for many years, including as a firefighter (until I had to retire due to a spinal injury), an estate attorney, and as chairman of Noe Valley's Community Benefit District. I am writing to request your support for me to have an appeal hearing before the Board of Supervisors, from the Planning Commission's denial of a permit application I filed to document the existing conditions at my home. Signing the appeal form does not indicate any opinion on the issue, but allows me to have a hearing.

More than 15 years ago, my doctor recommended that I install an elevator so that I could continue to live in my home as my spinal condition progressed. This work occurred in 2004–2006. As part of this work, the units at 552-554 Hill Street were reconfigured. I relied on my contractor to obtain all the permits that were needed for this work. The Department of Building Inspection issued permits, inspected the work, and issued a Certificate of Final Completion and Occupancy in 2006. Many years later – in 2018 – the Planning Department issued a “Notice of Violation” on the basis it did not review the unit reconfiguration before this work occurred. At no point was I, or my contractor, advised that any additional permits or Planning review would be required. However, in the interest of working cooperatively with the City I agreed to apply for permits to ensure this work was correctly documented.

Unfortunately, in a 4-3 vote the Planning Commission denied my permit application in July 2020. Even though I got permits 15 years ago, this denial means I have to completely reconfigure my home, at great expense and neighborhood disruption. In order for me to state my case at the Board of Supervisors, I need to get signatures from the owners of 20% of the land within 300 feet of my home. Signing the appeal form does not indicate any opinion on the issue, but merely allows the appeal to proceed. I am asking that you sign the enclosed appeal form so that I can have a hearing at the Board, regardless of your position on its outcome.

**Please return the signed form by August 3, 2020** via mail (using the enclosed envelope) or email (to [sarah@zfplaw.com](mailto:sarah@zfplaw.com)). If there are multiple owners of your property, I ask that each owner sign the form. Feel free to contact Sarah Hoffman with any questions, at [sarah@zfplaw.com](mailto:sarah@zfplaw.com) or (415) 956-8100. Thank you for your help.

Sincerely,


Bob Roddick  
552-554 Hill Street

*Happys to help.*  
*JAH*

City Planning Commission  
Case No. 2019-000013CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	<u>585 HILL ST.</u>	<u>3622-030</u>	<u>TOMAS ALMAGUER</u>	
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
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21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

City Planning Commission  
Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	VELMA KINGSTON	_____
5. 543 575 Hill St.	3622/039	_____	Velma Kingston
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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20. _____	_____	_____	_____
21. _____	_____	_____	_____
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City Planning Commission  
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	551A-551-553 Hill	3622-044	Moran Trust, Trustee Maura Joyce	Maura Joyce
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

City Planning Commission  
 Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>551 A - 551-553</u>	<u>Hill Street</u> <u>3622-044</u>	<u>Moran Trust, MauraJoyce Trustee</u>	<u>MauraJoyce</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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22.	_____	_____	_____	_____



City Planning Commission  
 Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>549 Hill Street</u>	<u>3622-045</u>	<u>Dee Ann Kabusaki Revocable Trust Donelle M Gregory Revocable Trust</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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21. _____	_____	_____	_____
22. _____	_____	_____	_____

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>543 HILL ST</u>	<u>3622/046</u>	<u>SUSAN A BAILEY-HARDEN</u>	<u>[Signature]</u>
2.	_____	_____	<u>DAVID G. HARDEN</u>	<u>[Signature]</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

City Planning Commission  
Case No. 2019-000013CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. <u>521 HILL ST</u>	<u>258, B3622</u> <u>3622/047</u>	<u>BERNARD J GLASER</u>	<u>Bernard J GLASER</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
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20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

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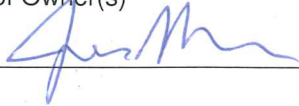
Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>527-29 Hill St</u>	<u>3622/050</u>	<u>JOSEPH O'KEEFFE</u>	<u>[Signature]</u>
2. _____	_____	_____	_____
3. <u>527-29 HILL ST</u>	<u>3622-050</u>	<u>JILL O'KEEFFE</u>	<u>[Signature]</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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8. _____	_____	_____	_____
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22. _____	_____	_____	_____

RECEIVED  
CITY PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	521 Hill St.	3622/051A	C + J Milligan Family Trust Jessica Milligan, trustee	
2.				
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City Planning Commission  
Case No. 2019-000013CUA

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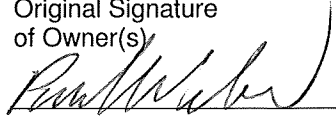
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>512 Hill St</u>	<u>3622-057</u>	<u>Stephen Kempainen</u>	<u></u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2019-000013CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>514 Hill Street</u>	<u>3622-058</u>	<u>Paul Weber</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3826-22<sup>nd</sup> St</u>	<u>3622/023</u>	<u>Dale S. Fitting</u>	<u>Dale S. Fitting</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

Remote Hearing  
via video and teleconferencing

Thursday, July 9, 2020  
1:00 p.m.  
Regular Meeting

COMMISSIONERS PRESENT: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT KOPPEL AT 1:00 PM

STAFF IN ATTENDANCE: Aaron Starr, Xinyu Liang, Cathleen Campbell, Rich Sucre, Corey Teague - Zoning Administrator, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

### 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.

- 1a. 2018-008397CUA (K. DURANDET: (415) 575-6816)  
2005 17<sup>TH</sup> STREET – south side of 17<sup>th</sup> Street between Kansas and Vermont Streets, Lot 001J of Assessor's Block 3977 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing single-family, two-story residential building. The building would retain the one existing legal dwelling unit. The

subject property is located within a RH-2 (Residential House, Two-Family) Zoning District and 45-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\(h\)](#).

(Continued from Regular hearing on May 21, 2020)

**(Proposed for Continuance to July 23, 2020)**

SPEAKERS: Herbert Terreri – Allow continuance

ACTION: Continued to July 23, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

- 1b. 2018-008397VAR (K. DURANDET: (415) 575-6816)  
2005 17<sup>TH</sup> STREET – south side of 17<sup>th</sup> Street between Vermont and Kansas Streets, Lot 001J of Assessor’s Block 3977 (District 10) – Request for **Variance** from the Zoning Administrator to reconstruct an unauthorized deck and stair with an addition of a firewall which extends into the required rear yard. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 23 feet. Therefore, a rear yard variance is required. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 45-X Height and Bulk District.  
 (Continued from Regular hearing on May 21, 2020)  
**(Proposed for Continuance to July 23, 2020)**

SPEAKERS: Same as item 1a.

ACTION: ZA Continued to July 23, 2020

2. 2020-001294CUA (M. CHRISTENSEN: (415) 575-8742)  
2441 MISSION STREET – east side of Mission street, between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 026 in Assessor’s Block 3610 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 754 and 303, requesting to amend Planning Commission Motion No. 19776 to authorize smoking and vaporizing on-site at the existing Medical Cannabis Dispensary (dba Mission Cannabis Club) within the mezzanine of the first floor of the subject property within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on May 21, 2020)  
**(Proposed for Continuance to August 27, 2020)**

SPEAKERS: None

ACTION: Continued to July 23, 2020

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

3. 2019-014214DRP (M. CHRISTENSEN: (415) 575-8742)  
457 MARIPOSA STREET – between Third and Illinois Streets; Lot 043 in Assessor’s Block 3994 (District 10) – Request for a **Discretionary Review** of Building Permit No. 2019.0702.4973, which proposes to establish a new Cannabis Retail establishment of approximately 2,500 square feet in size, including on-site consumption, in an existing one-story Industrial building within an Urban Mixed Use (UMU) Zoning District and 68-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant

space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from Regular hearing on May 21, 2020)

**(Proposed for Continuance to August 27, 2020)**

SPEAKERS: None  
 ACTION: Continued to August 27, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

6. [2019-015984CUA](#) (A. LINDSAY: (415) 575-9178)  
590 2<sup>ND</sup> AVENUE – on east side of 2<sup>nd</sup> Avenue between Anza Street and Balboa Street, Lot 026 of Assessor’s Block 1544 (District 1) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.2, to install a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures. The subject property is located within a RM-2 (Residential-Mixed, Moderate Density), and 40-X Height and Bulk Districts. 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 June 4, 2020)

SPEAKERS: None  
 ACTION: Continued to July 16, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

12. [2007.0604X](#) (L. HOAGLAND: (415) 575-6823)  
1145 MISSION STREET – southeast side of Mission Street; Lot 168 of Assessor’s Block 3727 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to allow new construction of a six-story, 65-foot tall, mixed-use building (approximately 37,905 square feet) with 25 residential dwelling units, approximately 4,500 square feet of ground floor commercial, 9 below-grade off-street parking spaces, 1 car-share parking space, 30 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces on a vacant lot. The Project includes a dwelling-unit mix consisting of 15 one-bedroom units and 10 two-bedroom units. The project site is located within a MUO (Mixed-Use Office) Zoning District and 65-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*

(Continued from Regular hearing on June 4, 2020)

**Note: On June 11, 2020, after hearing and closing public comment, continued to July 9, 2020 by a vote of +7 -0.**

SPEAKERS: None  
 ACTION: Continued to August 27, 2020  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

14. [2017-015039DRP](#) (D. WINSLOW: (415) 575-9159)  
 350-352 SAN JOSE AVENUE – between 25<sup>th</sup> and 26<sup>th</sup> Streets; 010A in Assessor’s Block 6532 (District 8) – Request for **Discretionary Review** of Building Permit 2018.0403.5430 for the construction of a horizontal addition and a 5’- 8” vertical addition to add eight dwelling units to an existing two-story, four-dwelling unit residential building within a RM-2 (Residential Mixed, Moderate Density) 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: Take Discretionary Review and Approve with Modifications*  
 (Continued from Regular hearing on June 18, 2020)
- SPEAKERS: Anastasia Yovanapolous – Continuance  
 Ozzie Rohm – Continuance  
 Steve Williams – Continuance
- ACTION: Continued to September 24, 2020
- AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore
15. [2019-000507DRP](#) (D. WINSLOW: (415) 575-9159)  
 3537 23<sup>RD</sup> Street – between Guerrero Street and San Jose Avenue; Lot 023 in Assessor’s Block 3846 (District 8) – Request for **Discretionary Review** of Building Permit 2019.0107.9729 to construct a two-story vertical addition and horizontal rear addition to an existing two-story single-family-home to add a dwelling unit to a single-family home within a RH-3 (Residential House, Three-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*  
**WITHDRAWN**
- SPEAKERS: None
- ACTION: Withdrawn

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2019-016969DRM](#) (D. WEISSGLASS: (415) 575-9177)  
 4326-4336 IRVING STREET – on north side of Irving Street between 44<sup>th</sup> Avenue and 45<sup>th</sup> Avenue, Lot 071 of Assessor’s Block 1706 (District 4) – Request for a **Mandatory Discretionary Review**, pursuant to Planning Code Section 311 to construct a one-story vertical addition to the existing three-story residential building within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. Five ADUs (Accessory Dwelling Units) were previously approved at the ground story per permit no. 2018.1116.6157, resulting in 17 approved dwelling units at the property. Environmental review is not required for the Planning Commission to disapprove the project.  
*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*

(Continued from Regular hearing on June 25, 2020)

**Note: On June 4, 2020, after hearing and closing public comment; Continued to June 25, 2020 by a vote of +6 -0 (Johnson absent). On June 25, 2020, the Commission adopted a Motion of Intent to Approve with Staff Modifications, continued to July 9, 2020 by a vote of +7 -0.**

SPEAKERS: None  
 ACTION: Took DR and Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 DRA: 705

5. [2019-000727CUA](#) (K. PHUNG: (415) 558-6373)  
 339 TARAVAL STREET – southeast corner of Taraval Street and 14<sup>th</sup> Avenue; Lot 036 in Assessor's Block 2412 (District 7) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 178, 303, 745, and 781.1 to establish a full-service Restaurant (d.b.a. "Backroom Dining/Mango Medley") within the Inner Taraval Street Neighborhood Commercial District (NCD), the Taraval Street Restaurant Subdistrict, and a 40-X Height and Bulk District. A rear portion of the property was authorized for Restaurant use in 2012; however, the use was abandoned as it stopped operating as a Bona-Fide Eating Place in 2014. In 2018, the restaurant expanded into the existing street facing beauty salon without the benefit of a permit. Therefore, the CUA is required to 1) re-establish Restaurant use and 2) legalize the change of use from Personal Service to Restaurant with the expansion greater than 25% of the existing use size. 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: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 MOTION: 20754

## C. COMMISSION MATTERS

7. Consideration of Adoption:
- [Draft Minutes for June 18, 2020 – Regular](#)
  - [Draft Minutes for June 25, 2020 – Closed Session](#)
  - [Draft Minutes for June 25, 2020 – Regular](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

8. Commission Comments/Questions

**President Koppel:**

I wanted to just take a minute and recognize a recently passed away former member of the Commission, former President, Ron Miguel. Not only did he serve tirelessly on the



Commission, but also was very accessible and often gave input at the hearings even after he left the Commission representing the Dogpatch and -- very well the Dogpatch and Potrero Hill areas. I would like to hear what other commissioners might want to say.

**Commissioner Moore:**

I want to remember him fondly. I served with him for five years. He is an untiring urbanist and he will be greatly missed. His activism during and after his serving on the Commission was remarkable and I actually still talked to him when he frequented us at public comments at our commission hearings. In early March I talked with him when he was in perfect health and he was telling me about all his plans and was just as active and participatory as he always was. Beyond my acknowledgment of commissioner -- as commissioner, I would like to actually acknowledge staff for their remarkable work in making these virtual hearings possible. There is Chan, there is Christine, there is Genta and most obviously, the one we see, Jonas, himself. But behind the scenes there is a tremendous amount of work and I'm always with awed when this all comes together as smoothly as it does. Thank you to everybody.

**Commissioner Johnson:**

Thank you. I want to echo both my fellow commissioners and just wanting to take a moment to honor former Commissioner Ron Miguel. I got to collaborate with him on an event at SPUR in February entitled "Re-envisioning the Planning Commission" and in that meeting and in every other time I've ever had the opportunity to interact with him, I was just always struck by his real passion for our city, for our communities and for changes that need to be made. And for volunteering his time is really as, you know, community activist to deal with issues of land use and policy. I actually wanted to honor him by sharing some of the perspectives that he shared. The recommendations for this body and how it could be structured and work going forward as a way to improve on it. It's very rare that people have the perspective of being on the other side of the dais and I thought some of his ideas were really astute. And so, I won't be able to share them with the same spirit that he always was willing to share his perspectives on issues. But I just wanted to share a little bit.

So, he has started by talking about the role of the Planning Commission, how it started to out to advise and recommend the Mayor and the Board of Supervisors Departments. And deal with upholding the General Plan, issues of land use, current planning, transportation and so on and so forth. Then brought up an issue that many others that evening and even in public comment have come up frequently from people just on what happens in the system of planning when change needs to be initiated because we are this body that sits between the Board of Supervisors, the City Departments, the Mayor, Commissions, it often comes that there is a question of who initiates change. And the change in major of the Planning Commission is such that our case load has increased to a level at which it's incredibly hard to be proactive on the issues of policy and land use and initiating that change. And his charged really to us from place of being reactive to Board of Supervisors, to the mayor, to the departments, to being proactive in authoring and creating new legislation and new change. He had some ideas for maybe how even our seats and our terms could be changed. He thought that there are seven commissioners and that the City might be divided into seven Planning districts to spread out a representation. He was supportive and actually said twice during his presentation that he felt that there should be term limits of two 4-year terms. He felt really strongly that we should consider subcommittees. Committees for discretionary reviews, committees for legislature review

and committees for code changes. So that we could do both well. We could adjudicate DRs and we could make new legislative changes and code changes. And, of course, he talked about the challenge of enforcement given the way that we are configured right now. He talked a lot about feeling like the Planning Commission gets cases too late and that commissioners being engaged earlier on in the process from the beginning, early on projects, would be helpful in helping us to be proactive. So, in his honor and in that spirit, I just wanted to echo some ideas that we can all keep in mind and even consider what it would be like to implement some of those things in his honor. Thanks for letting me share that perspective.

**Commissioner Moore:**

Thank you, Commissioner Johnson, for bringing him back, literally right into the discussion, remarkable description. Thank you so much. May I ask in follow up on your comment and Commissioner Koppel's comment that we close tonight's meeting in his honor?

**President Koppel:**

Absolutely.

**Commissioner Johnson:**

I would like that, thank you.

**Jonas P. Ionin, Commission Secretary:**

I would like to express my condolences to his family and simply express that I was always in awe of how articulate he was and how grounded his comments were.

**D. DEPARTMENT MATTERS**

9. Director's Announcements

**Rich Hillis, Planning Director:**

Thank you, commissioners, I just wanted to do the same and recognize former Commissioner Ron Miguel and pass on the Department's condolences to his wife, kids and family. I got to know him over the last couple of decades working with him as he sat on the Commission here. I often presented as a city staff person before him, but also sought out his advice and guidance. I think from Commissioner Johnson's description, he always had great advice that was direct and concise and was to the point. It was implementable and I sought that out often. Even after I sat on the Commission, he set out his advice on how to be a good commissioner. He was tremendously respected by city staff and staff within the Planning Department. He helped shape the Market-Octavia Plan, the Eastern Neighborhood Plan, the Transit Center district when he was a commissioner. He had a keen understanding of San Francisco in our neighborhoods and will be sorely missed. Thank you, all for your comments. That concludes my report.

10. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

**Aaron Starr:**

Good afternoon commissioners. Aaron Starr, Planning Department staff. I hope you all had a safe and restful 4<sup>th</sup> of July weekend. While you did not meet last week, the Board did. So, this week's report will cover both this and last week.

At last week's Land Use hearing, there were no Planning Department items. However, last week, the Small Business Commission considered Supervisor Peskin's ordinance that would codify the Planning Commission's CB3P program, institute the half feet for eligible CU applications and provide a refund for applicants if the item was not heard within 90 days. Lee Hepner from Supervisor Peskin's office was there to present the item to the Commission and I presented the Planning Commission's recommendation and rationale for the recommendation. Overall, the Commission was very supportive of Peskin's ordinance but was also sympathetic to the Planning Commission's recommendation at first. Commission questioned Lee about the need to codify an already successful program and on the limitations resulting from codifying the program. Mr. Hepner asserted that the Planning Commission's action actually endorsed the idea of codifying the program by recommending approval with modifications. I did correct the record and reiterate that the Commission's recommendation was in lieu of codifying the program. As further justification for the ordinance, Mr. Hepner cited two examples that both took an unusually long amount of time to reach on a hearing for a CU authorization. It was not clear if these projects would have been eligible for the CP3P program and why there was a delay, but these anecdotal examples did seem to persuade the Small Office Commission. Discussion then turned to the Planning Department's motive for not supporting the codification. After I attempted to defend the motives of department staff and the work we do, Commissioner Yekutieli countered by comparing the service provided from the Planning Information Counter to the DMV. Commissioner Adams then agreed with and gave his own less than flattering story about processing a CU with the Planning Department. The Commission ultimately decided to recommend approval of Supervisor Peskin's ordinance with the modification that 60-day extension period be removed to provide business owners with more certainty.

At the Full Board last week, the Board considered the CU appeal for the project at 1420 Taraval Street. The decision before them was whether to uphold or overturn the Planning Commission's approval of the conditional use authorization for the demolition of an existing 2100 sq ft, three-story single-family home and the construction of a new four-story mixed-use building with three dwelling units on the ground floor. The Planning Commission heard this item on January 30<sup>th</sup> and voted to approve the conditional use authorization, with the condition that the building's height be reduced from 45 ft to 42 1/2. The appellant raised four main issues under the Department's purview, in their written appeal. The first was that the proposed project is not consistent with the objectives 2 and 3 of the housing element or Planning Code section 101.1. The second issue was that the proposed project decreases naturally affordable housing in the Parkside District. The third issue was that the project destroys a rare historic resource and negatively impacts the look, the feel and character of the Parkside District. And finally, the project would block a property line window. Staff responded to each of these points in its presentation to the Board as did the project sponsor and his representative. All the comment was related towards supporting the appeal with most comments are concerned about the loss of the building which they claimed was historic and the changing character of the Parkside

District. There are approximately four speakers in favor of the project, felt this is a great addition to the neighborhood and added housing in a thoughtful way. There are only a few questions from the Board. Notably, Supervisor Mar asked Planning's preservation staff how the Department's preservation standards account for historically working-class neighborhoods like the Parkside where building such fewer architectural character takes as a matter of economy. In the end, Supervisor Mar made a motion to uphold the CU and deny the appeal because the project helped address the housing crisis in San Francisco and was an appropriate development type for the neighborhood. Further, the benefits of creating three new family-sized units outweigh the loss of one single-family home. The motion passed 10-1, with Supervisor Peskin voting against it. Peskin did not make any remarks during the hearing that would indicate why he voted no on the motion.

This week, the Land Use Committee heard Supervisor Peskin's ordinance that would allow the expansion of the Central Station in the North Beach Neighborhood Commercial District. This Commission waived their opportunity to hear this item because it was so limited in scope. The item passed out of the Committee with a unanimous vote. There were no Planning items at this week's Board hearing. Finally, last week, Supervisor Peskin introduced a new ordinance that would fix an error caused by the Chinatown Reorganization Ordinance which passed last year. The Chinatown Reorg inadvertently prohibited non-retail professional services in the Chinatown Community Business District where before the reorganization, it was permitted. This ordinance will fix that error and allow the use on the second and third floors. Since this ordinance will fix an error caused by the Chinatown Reorganization Ordinance and the Commission recommendation when it passed that ordinance was to allow modifications that would maintain existing controls, staff has determined that this ordinance does not need to come before this Commission for a public hearing unless we hear otherwise from you today. In which case we would be happy to notice the item and bring it to you for your review and consideration. That concludes my report and I'm available for questions.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demo calcs, 311 notification  
 Ozzie Rohm – Projects after SIP  
 Yonathan Randolph – Demo calcs, tantamount to demolition

## F. 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.

11. [2019-002743CRV](#) (X. LIANG: (415) 575-9182)  
853 JAMESTOWN AVENUE – located on the south side of Jamestown Avenue at the intersection between Griffith Street and Jamestown Avenue, Lot 276 in Assessor's Block 4991 (District 10) – Request for **Concession/Incentive and Waiver from Development Standards**, pursuant to Planning Code Section 206.6 and California Government Code Section 65915 to pursue the State Density Bonus Law. The Project proposes new construction of 122 residential units in 20 buildings on a 6.87-acre vacant parcel along

Jamestown Avenue within the RH-2 (Residential- House, Two-Family) Zoning District and a 40-X Height and Bulk District. The unit size varies from 1,100 to 1,550 square feet, and each will contain two-or three-bedrooms. Most units will be three-story attached townhome-style condominiums with private garages at-grade. In total, the project will include approximately 169,332 square feet of residential use with 153 private vehicular parking spaces, 17 guest parking spaces, and 122 Class 1 and 8 Class 2 bicycle parking spaces. 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 Findings*

SPEAKERS: = Xinyu Liang – Staff report  
 + Jesse Blout – Project presentation  
 + Elouise Patton – Support  
 + Linda Fadeke Richardson – Adding value to area  
 + Speaker – Support  
 + Dr. Veronica Honeycutt – Support  
 + Shirley Moore – Support  
 + Sarah Gill – Response to questions  
 = Rich Sucre – Response to questions  
 ACTION: Adopted Findings as Amended by Staff  
 AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore  
 RESOLUTION: 20755

- 13a. [2019-000013CUA](#) (C. CAMPBELL: (415) 575-8732)  
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to legalize the merger of two Residential Flats and the unauthorized removal and relocation of one dwelling unit to basement level within a RH-2 (residential- house, two family) Zoning District with 40-X Height and Bulk designation. The proposed project would also legalize an unauthorized rear building and deck expansion. 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: Disapprove*

(Continued from Regular hearing on June 11, 2020)

SPEAKERS: = Cathleen Campbell – Staff report  
 + Ryan Patterson – Project presentation  
 + Bob Roddick – Project presentation  
 - Ozzie Rohm – Disapprove  
 + Speaker – Reasonable  
 = Corey Teague – Response to questions  
 = Kate Stacey – Response to questions  
 ACTION: Disapproved  
 AYES: Chan, Imperial, Johnson, Moore  
 NAYS: Diamond, Fung, Koppel  
 MOTION: 20756

- 13b. [2019-000013VAR](#) (C. CAMPBELL: (415) 575-8732)  
552-554 HILL STREET – north side of Hill Street, between Noe and Castro Streets; Lot 065 in Assessor’s Block 3622 (District 8) – Request for **Variance** from the Zoning Administrator to legalize the unauthorized removal & relocation of one dwelling unit to basement level, the horizontal building and deck expansion on an existing two-dwelling unit building. The existing building is non-conforming, and the unauthorized rear building and deck additions encroach approximately 11 feet 4 inches into the required rear yard and result in a rear yard of 28 feet 6 inches. Planning Code Section 134 requires the subject property to maintain a rear yard of 39 feet 10 Inches. Therefore, a rear yard variance is required. Planning Code Section 140 requires each dwelling unit to face on an open area meeting minimum dimensions. The relocated dwelling unit does not meet the minimum requirements. Therefore, an exposure variance is required. Planning Code Section 135 requires the subject project to provide 166 square feet of common usable open space for each dwelling unit. The relocated dwelling unit would not comply with the open space requirement. Therefore, an open space variance is required. The subject property is located within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on June 11, 2020)

SPEAKERS: Same as item 13a.

ACTION: ZA Closed the PH and indicated an intent to Deny

ADJOURNMENT 2:58 PM - IN HONOR OF RON MIGUEL  
ADOPTED JULY 23, 2020



August 10, 2020

**VIA EMAIL AND HAND DELIVERY**

San Francisco Board of Supervisors  
c/o Angela Calvillo, Clerk of the Board  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244,  
San Francisco, CA 94102

Re: 552-554 Hill Street, Appeal Of Planning Commission's Denial Of Conditional Use Authorization Application.

Dear President Yee and Members of the Board of Supervisors:

Appellant Bob Roddick is a former San Francisco Firefighter who suffered a serious spinal injury in the line of duty. In 2004-2006, he made ADA upgrades to his home, with permits, to install a disability-related elevator (the "Project"). The Project involved interior alterations, including a reconfiguration of the Property's two dwelling units. His contractor was in charge of obtaining permits, and Mr. Roddick believed in good faith that all necessary permits had been obtained. The Project was inspected and finalized, and a Certificate of Final Completion and Occupancy ("CFC") was issued on March 29, 2006.

Mr. Roddick reasonably relied on the City's inspections and issuance of the CFC, which states that the Project "conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California." The City never told him another permit was required. Now, more than a decade later, an enforcement planner decided that a permit was overlooked and he must completely reconfigure his home. Even though he has a right to rely on the CFC as the final word on the Project's legality, Mr. Roddick filed an application for a CUA and variances in a spirit of compromise.

At the Planning Commission hearing, Mr. Roddick presented an *additional* compromise proposal, asking that the Commission approve the CUA, and the ZA approve the variances, on condition that a Notice of Special Restrictions be recorded on title requiring that rear-yard access be created for the lower unit when Mr. Roddick or his children eventually sell the property. This would allow Mr. Roddick and his tenant to continue living in the property without being displaced for major construction, and it would require expensive upgrades to be done within the foreseeable future – improving the downstairs unit and reducing or obviating the need for variances.

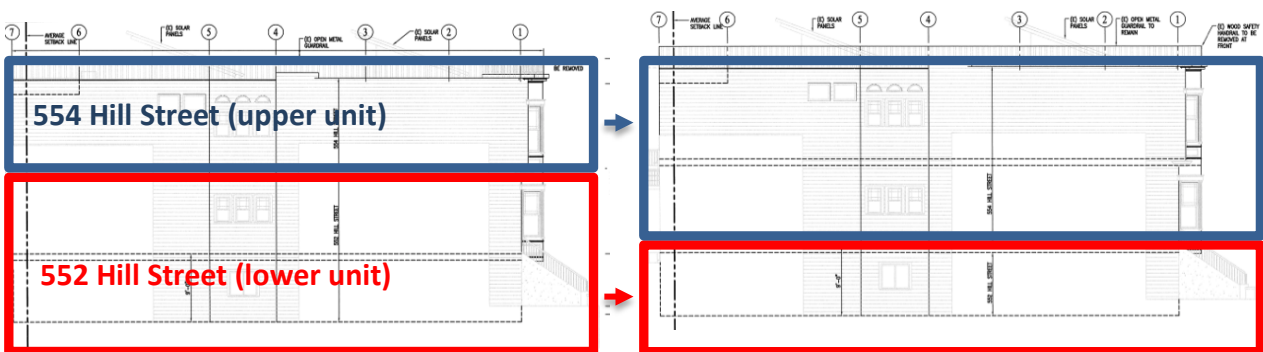
However, the Planning Commission, in a 4-3 vote, denied the Conditional Use Authorization application. The Appellant asks that the Board of Supervisors grant this appeal and grant Appellant’s application for Conditional Use Authorization.<sup>1</sup>

## I. FACTUAL BACKGROUND

The Subject Property contains three floors and two units.<sup>2</sup> Prior to the work in 2006, the 552 Hill Street unit occupied the first floor and second floor. The 554 Hill Street unit occupied the third floor. In or around 1984, the first floor was expanded to add three bedrooms and a bathroom (under Permit No. 8312504).

Mr. Roddick is a former San Francisco firefighter who sustained serious spinal injuries in the course of his work. These injuries are degenerative and life-limiting. On the advice of his doctor, Mr. Roddick applied for permits to install an elevator and reconfigure the Subject Property to ensure that he would be able to continue living there as his spinal condition progressed.

From 2003 – 2006, the Appellant’s contractors performed interior renovations to add an elevator at the Subject Property (the “Project”). The elevator work necessitated reconfiguring the unit locations, as follows:



As for most homeowners with no expert knowledge of the planning and building codes, The Appellant relied on the City to tell him what permits would be required, and relied on his contractor to obtain all the necessary permits. Numerous building, plumbing, and electrical permits were issued for this work, including:

<sup>1</sup> The Appellant refers to and incorporates herein by reference the material submitted to the Planning Commission in support of his application for Conditional Use Authorization (File No. 2019-000013CUA).

<sup>2</sup> The permits and plans for the Subject Property refer to: the bottom level as, variously, the “ground” or “basement” floor; the middle level as the “first” floor; and the top level as the “second” floor. For clarity, this letter refers to the ground/basement level as the “first” floor, the middle level as the “second” floor, and the top level as the “third” floor.

- a. Installation of three electric heaters “in basement unit” (Permit No. 200505313771, issued 5/31/2005).
- b. Installation of a water meter for the first floor. The Water Department Service Inspection Report (dated 12/16/2005) described the Subject Property as comprising a “two story upper unit (554 Hill St.)” and a “bsmt unit (552 Hill).”
- c. An electrical permit, which included the installation of a sub-panel in the living room of the first floor unit and 220 volt outlets in the first floor unit. This permit was described as permit was also obtained for the 220 volt electrical work to install a kitchen in the lower unit, described as a “total rewire of **basement** unit.” (Permit No. E200503244610, issued 3/24/2005).

All the permits associated with the Project were obtained by the Appellant’s contractors. These permits show that The Appellant and his contractors were correctly representing the work that was proposed at the Property. If they were trying to hide the unit reconfiguration, they would not have referred to a “basement unit” in the permit applications.

On March 29, 2006, DBI issued the CFC for the Subject Property in relation to Permit No. 200602285570, which warranted that the Project “conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California.” The CFC identifies the Subject Property as 552-554 Hill Street, with three stories, two dwelling units, and two cooking facilities. At the time the CFC was issued, the only cooking facilities at the Subject Property were located on the first floor and the second floor. The 552 Hill unit was on the first floor, and 554 Hill was on the second and third floors. Following completion of the Project, the second and third floors of the Subject Property were connected by the newly-installed elevator, with stops at the garage, and habitable second and third floors for 554 Hill. The first floor unit at 552 Hill was a separate unit, with a kitchen, full bath, laundry, and independent access to the street.

Importantly, an inspection undertaken in October 2018 by the District Electrical Inspector and the Senior Electrical Inspector Paul Ortiz found that the electrical elements in the lower unit at the Property – including the kitchen wiring – were all installed prior to the issuance of the CFC. This means that the CFC was issued based on the unit configuration that currently exists.

In short, there are two units at the Subject Property, and the reconfiguration of the units was authorized by law and permits in 2006. Even if there were some technical defect in the permit and plans, at every stage of the Project Mr. Roddick acted in good faith and in the belief that his contractors had obtained all necessary permits and that the Project plans were correct. And had any gaps in the permitting been identified in 2006, the Appellant could have rectified this without needing to file a Conditional Use application.

In March 28, 2018 the Planning Department issued a Notice of Enforcement, alleging that the Appellant had merged two units at the Subject Property and added a “third smaller unit in the rear yard.” The Appellant clarified that the second unit was on the first floor of the Subject

Property. The Planning Department then issued the NOV on June 7, 2018, which alleged that the two upper units had been merged, and a smaller replacement unit added on the first floor.

The Appellant sought a CUA for the work that was completed in 2006, in order to fill the gap in the permit history for the Property.

## II. ARGUMENT

### a. The Appeal Should Be Granted Because The Application Satisfies All Of The Findings For a Conditional Use Authorization

Section 317 of the Planning Code (which did not exist at the time the unit reconfiguration occurred) requires a CUA for a unit merger or removal. If a unit is relocated to elsewhere in the building (rather than removed), as occurred here, a CUA is required if the replacement unit is more than 25% smaller than the original unit. Although these requirements did not exist at the time the unit reconfiguration occurred, the Appellant brought the CUA to abate the NOV and ensure that all the work performed at the Property is correctly documented.

The Appellant's CUA application meets all applicable criteria for a residential merger, as follows:

#### Planning Code § 317(g)(2) Criteria:

(2) **Residential Merger.** *The Planning Commission shall consider the following criteria in the review of applications to merge Residential Units or Unauthorized Units:*

(A) *whether removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed, because the "removed" unit was relocated. In any event, both units were owner-occupied by the Applicant and his family members, who occupied the entire house, for at least fifty years prior to the Project.

(B) *whether removal of the unit(s) and the merger with another is intended for owner occupancy;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed. In any event, the Applicant continued to live in one unit following the Project. The second unit is currently leased to tenants. The Planning Commission's denial of the CUA means the Appellant is now required to **remove the tenant-occupied unit**, which could result in the tenants' displacement.

(C) *whether removal of the unit(s) will remove an affordable housing unit as defined in Section 401 of this Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed. Both units are still subject to the Rent Ordinance.

*(D) if removal of the unit(s) removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Residential Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed. Both units remain subject to the Rent Ordinance. The number of bedrooms at the Property has been increased. The first unit now has five (rather than three) bedrooms, and the second unit has two bedrooms (as was previously the case).

*(E) how recently the unit being removed was occupied by a tenant or tenants;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed. In any event, the Property was not occupied by tenants prior to the Project, for a period of at least 50 years.

*(F) whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;*

The number of bedrooms in the relocated unit is the same as the number of bedrooms in the previous unit. There are now more bedrooms overall at the Property.

*(G) whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;*

This criterion is inapplicable. No unit has been removed, or is proposed to be removed. In any case, the work was necessary to implement ADA upgrades at the Property, by installing a wheelchair-accessible elevator.

**b. In Any Event, Conditional Use Authorization Should Not Have Been Required Because The Project Was Completed And A CFC Issued Before § 317 Was Enacted.**

This is an unusual case because it involves the application of the current Planning Code to work that was completed, inspected, and signed off by the City, before § 317 was enacted. The NOV that led to this CUA application alleges a breach of Planning code § 317 because the “replacement unit” at the lower level is “more than 25% smaller than either of the original flats” at the Property. But § 317 did not exist in 2006, when the Project was completed and the CFC issued, so the Project could not have violated § 317 at that time. And as § 317 did not exist, the Appellant or his contractors could not have been attempting to circumvent it in 2003–2006.

It is “[a] basic canon of statutory interpretation is that statutes do not operate retrospectively unless the Legislature plainly intended them to do so.” (Western Security Bank v.

Superior Court (1997) Cal.4th 232, 243.) There is nothing in § 317 or the Planning Code evincing an intention by the City to apply § 317 retrospectively. Section 317 was not enacted until April 2008 (Ord. 69-08). Absent clear legislative intent, § 317 cannot be applied retrospectively to work that was approved by the City before its enactment. (Western Security Bank v. Superior Court (1997) Cal.4th 232, 243.)

Here, the unit reconfiguration was completed and the CFC issued prior to the enactment of Planning Code § 317. It appears that either the Appellant's contractors did not obtain all the required permits for the work, or that a permit has been misplaced in the city's systems. Six of the nine building permits associated with the work were not entered into the DBI system as complete until 2016, despite the fact final inspections had occurred, so it appears there may have been some gaps in how these permits were processed. In any case, at the time the units were reconfigured, § 317 did not exist, and no conditional use authorization would have been required. And as § 317 did not exist, the Appellant or his contractors could not have been attempting to circumvent it in 2003–2006.

Shortly before the Planning Commission hearing, Planning Department staff suggested that at the time the Project was completed, “a dwelling unit removal would have required a Mandatory Discretionary Review” for the Project. This is incorrect. The Mandatory DR policy only applied to the removal of a dwelling unit “through merger with another unit or its complete elimination.” Mr. Roddick's unit *reconfiguration* did not remove a unit. At that time, relocating a unit from one floor to another was not deemed a “removal” under the Code, even if the unit's size was reduced. Staff is mistakenly applying a new definition of unit removal (a 25% reduction threshold added to § 317 in 2008) to a 2003-2006 project. Even if the Mandatory DR policy somehow applied to the unit reconfiguration in 2003 (it did not), City staff never informed the Applicant or his contractor – despite being well aware of the Project's scope. If they had known there was a requirement, they would have complied with it.

The City's retroactive enforcement of § 317– more than a decade after the unit reconfiguration was completed – also violates the Appellant's substantive and procedural due process rights.

**c. The City Is Barred By The Doctrines Of Equitable Estoppel And Laches From Requiring Appellant To Reverse The Unit Reconfiguration.**

It is well-established that a public agency may be estopped from changing its position where a property owner has relied on the agency's conduct or representations, to his or her detriment. (City of Long Beach v. Mansell (1970) 3 Cal.3d 462.) Here, the City represented and warranted that the work performed at the Property, including the unit configuration, was Code-compliant. The Appellant relied on this representation, including the issuance of a Certificate of Final Completion *after* the unit reconfiguration was completed. He reasonably believed that the work at the Property was Code-compliant and that no additional permits were required. Had the Appellant been advised otherwise, he would have filed any additional permit applications requested by the City at the time, without needing to request Conditional Use Authorization

(because § 317 did not exist). It is inequitable for the City to now reverse its position, and would cause significant prejudice to the Appellant.

Similarly, the doctrine of laches can bar a public agency from enforcing its Code against a property owner if the agency has unjustifiably delayed in taking action, resulting in prejudice to the property owner. (*City and County of San Francisco v. Pacello* (1st Dist, 1978) 85 Cal. App. 3d 637.) Here, the City inspected the Property after the unit reconfiguration was completed and issued a CFC in 2006, which confirmed that this work “conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California.” If this were not the case, the City did not advise Appellant of this at the time, or at any point in the intervening years. The Appellant would suffer significant prejudice if he were forced to reverse the unit reconfiguration. The Appellant would be forced to perform expensive and lengthy construction work, which would displace the Appellant from the unit he has occupied for many decades.

Moreover, because the Appellant performed substantial work at his Property, in reliance on permits issued by the City, he has a vested right in maintaining the as-built conditions at his Property.

Having warranted that the work performed at the Property was Code-compliant, the City cannot now reverse its position by denying the Appellant’s application for Conditional Use Authorization.

**d. The Planning Commission Violated The Brown Act And Sunshine Ordinance By Prohibiting A Member Of The Public From Speaking At The CUA Hearing.**

The Brown Act (Gov. Code § 54950 et seq.) regulates the conduct of public meetings, including the right of members of the public to address government agencies. It is intended to facilitate public participation in *all* phases of local government decision-making, and to curb misuse of the democratic process. (*Chaffee v. San Francisco Library Com’n* (App. 1 Dist. 2004) 115 Cal.App.4th 461.) In relevant part, the Brown Act provides that the public must be given an opportunity to comment at a public hearing on matters relevant to the agenda, and that public agencies “shall not prohibit public criticism of the policies, procedures, programs, or services of the agency, or of the acts or omissions of the legislative body.” (Gov. Code § 54954.3(c).)

Similarly, the San Francisco Sunshine Ordinance provides that “[e]very agenda for regular meetings shall provide an opportunity for members of the public to directly address a policy body” and that a policy body (including the Planning Commission “shall not abridge or prohibit public criticism of the policy, procedures, programs or services of the City, . . . on any basis other than reasonable time constraints . . . .”

The Planning Commission has a policy of prohibiting members of a Project Sponsor’s team, including “Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors” from speaking during the public comment time period.<sup>3</sup> Neither the Brown Act

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<sup>3</sup> San Francisco Planning Commission Hearing Rules and Regulations, Appendix A, § D(III)(b).



nor the Sunshine Ordinance authorizes this policy. Even if this policy were lawful, the Planning Commission wrongly applied it to prevent a member of the public, who is not a member of the Appellant's project team, from speaking in support of the Appellant.

To wit, John Rohosky, the architect for the elevator and unit reconfiguration work in 2004–2006, sought to speak in support of the Appellant during the public comment period. (Hoffman Decl., ¶ 2.) Mr. Rohosky is not associated with the CUA application. He is not identified on the CUA paperwork as the project architect, or in any other capacity related the CUA application. However, out of an abundance of caution, the Appellant's counsel confirmed prior to the hearing that Mr. Rohosky would be allowed to speak during the public comment period. (Hoffman Decl., ¶ 5.) The Planning Department confirmed that "John Rohosky must call the number and speak during public comment." (Hoffman Decl., Exh. A.)

Mr. Rohosky's testimony was particularly important because he would have explained the permits and inspection history for the elevator and unit reconfiguration work. In accordance with the Planning Department's direction, Mr. Rohosky called into the hearing and sought to speak in support of the Appellant. He stated he "was the project architect for the Roddick family home . . . ." (Hoffman Decl., ¶ 8.) This is correct – Mr. Rohosky *was*, in the past, the architect for the Appellant's elevator and unit reconfiguration project. The Planning Commission secretary apparently misunderstood this comment to mean that Mr. Rohosky was the architect of the CUA application and cut him off from speaking, stating "you're part of the project team and your opportunity to speak was under the project sponsor's presentation time." (Hoffman Decl., ¶ 8.) Counsel for the Appellant immediately clarified that he had precleared this issue, and that Mr. Rohosky is "not associated with the project." (Hoffman Decl., ¶ 8.) Despite this clarification, the Planning Commission did not allow Mr. Rohosky to resume speaking.

As noted above, the Brown Act and the Sunshine Ordinance state that members of the public must be given an opportunity to comment at a public hearing on matters relevant to the agenda. The Planning Commission violated the Brown Act and Sunshine Ordinance because it refused to allow Mr. Rohosky, as a member of the public, from speaking in support of the Appellant. In doing so, the Commission also violated the Appellant's due process and fair hearing rights.

### **III. CONCLUSION**

The Appellant respectfully requests that the Board of Supervisors grant this appeal and allow the Conditional Use Authorization application.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

/s/ Sarah M.K. Hoffman  
Sarah M. K. Hoffman

1 I, Sarah M. K. Hoffman, declare as follows:

2 1. I am an attorney at Zacks, Freedman & Patterson, PC, the firm hired to  
3 represent Robert Roddick (the “Appellant”) in this appeal. I make this declaration based  
4 on facts personally known to me, except as to those facts stated on information and  
5 belief, which facts I believe to be true.

6 2. On information and belief, John Rohosky was the architect for the elevator  
7 and unit reconfiguration work that was undertaken at the Appellant’s property in 2004–  
8 2006.

9 3. Mr. Rohosky attempted to speak in support of the Appellant during the  
10 public comment period at the Planning Commission’s hearing of the Appellant’s  
11 application for Conditional Use Authorization, held on July 9, 2020 (the “July  
12 Hearing”).

13 4. Mr. Rohosky is not associated with the CUA application. He is not  
14 identified on the CUA paperwork as the project architect, or in any other capacity related  
15 the CUA application.

16 5. Prior to the July Hearing, I emailed the Planner, Cathleen Campbell, to  
17 confirm that Mr. Rohosky would be allowed to speak in support of the Appellant during  
18 the public comment period.

19 6. Ms. Campbell responded to confirm that “John Rohosky must call the  
20 number and speak during public comment.” (A true and correct copy of my email  
21 exchange with Ms. Campbell is attached hereto as **Exhibit A.**)

22 7. On August 7, 2020, I reviewed the hearing video for the July Hearing. In  
23 particular, I watched the public comment period for agenda item Nos. 13a and 13b  
24 (which were heard together). All quotes from the July Hearing contained herein are  
25 based on my transcription of the hearing video.

26 8. From 1:28:07 of the hearing video, the following exchange occurs between  
27 John Rohosky (“JR”), Commission Secretary Jonas Ionin (“JI”), and counsel for the  
28 Appellant, Ryan Patterson (“RP”).

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**JR:** Good evening, good afternoon Commissioners. I'm John Rohsoky, I was the project architect for the Roddick family home on Hill Street. I've known Bob Roddick and his family for over 30 years as the architect and . . .

*JJ: Sir, Sir. You're part of the project team and your opportunity to speak was under the project sponsor's presentation time. Let's go to the next caller.*

**RP:** If I may add, we precleared that issue. He is not the architect for this project.

*JJ: Thank you Mr. Patterson.*

9. Following this exchange, the Planning Commission did not allow Mr. Rohosky to resume speaking.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on August 10, 2020.

  
\_\_\_\_\_  
Sarah M. K. Hoffman Esq.

# **EXHIBIT A**

## Sarah Hoffman

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**From:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Sent:** Wednesday, June 10, 2020 7:21 PM  
**To:** Sarah Hoffman  
**Cc:** Washington, Delvin (CPC)  
**Subject:** RE: Residential Flat Policy - 552/554 Hill  
**Attachments:** DU Removal App\_Rental History .pdf; DURemoval\_SupplementalApplication.pdf

**Importance:** High

Hi Sarah,  
Dwelling Unit Removal Application-  
Please find attached Dwelling Unit Removal Application.

Email-  
I need a confirmed email ASAP.  
Only one person may present at the hearing.

Slideshow-  
I also need the slideshow for the hearing.  
I will be sharing my screen during the hearing with the slideshow.  
I will have to coordinate with you on when to turn the slide.  
If you do not wish to provide a slideshow you will not be able use a slideshow during the hearing.

John Rohosky must call the number and speak during public comment.

Stream: <https://sfgovtv.org/planning> – Public Comment: Toll Free: 1-888-273-3658 / Access Code: 3107452

Katy

**Cathleen Campbell, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.8732 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** Sarah Hoffman <[sarah@zfplaw.com](mailto:sarah@zfplaw.com)>  
**Sent:** Wednesday, June 10, 2020 6:39 PM  
**To:** Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>  
**Cc:** Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>  
**Subject:** Re: Residential Flat Policy - 552/554 Hill

Thanks Katy. We are agreeable to moving forward with the hearing tomorrow and do not intend to seek a continuance.

Please see attached the lease (which has been redacted for privacy reasons) and, per your request today, the revised CU page. The only page I could find that refers to the tenancy status was under the Priority General Plan Findings for the PRJ, so I've revised this. Feel free to call me if you need anything else!

Finally, John Rohosky would like to submit a public comment in support of this application. As he is not on the team for this project, will it be okay for him to speak in the public comment section of the hearing?

Best,

Sarah

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**From:** Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>  
**Sent:** Wednesday, June 10, 2020 1:41:12 PM  
**To:** Sarah Hoffman  
**Cc:** Washington, Delvin (CPC)  
**Subject:** Re: Residential Flat Policy - 552/554 Hill

Hi Sarah,

Will you be moving forward with the request for continuance?

Proof of tenancy-

When will you update the dwelling unit removal application?

When will you forward the lease agreement?

Katy

**Cathleen Campbell, Planner**  
**Southwest Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.8732 | [www.sfplanning.org](http://www.sfplanning.org)

The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're available by e-mail. Our Public Portal, where you can file new applications, and our Property Information Map are available 24/7. The Planning Commission is convening remotely and the public is encouraged to participate. The Board of Appeals and Board of Supervisors are accepting appeals via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. Click here for more information.

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**From:** Sarah Hoffman <[sarah@zfplaw.com](mailto:sarah@zfplaw.com)>  
**Date:** Wednesday, June 10, 2020 at 1:25 PM  
**To:** "Campbell, Cathleen (CPC)" <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>  
**Subject:** Residential Flat Policy - 552/554 Hill

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Katy,

Thanks for your time on the phone this morning. Would you mind sending me a copy of the Residential Flat Policy you mentioned on our call?

Thanks,

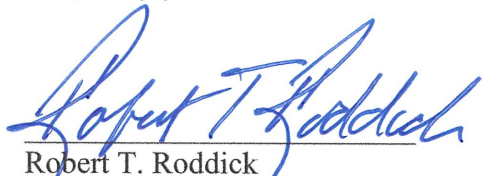
Sarah



August 7, 2020

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file an appeal against the Planning Commission's denial of my application for conditional use authorization in relation to Case No. 2019-000013CUA (552-554 Hill Street, San Francisco) on my behalf.

Very truly yours,



Robert T. Roddick  
Robert T. Roddick Revocable Trust  
552-554 Hill Street, San Francisco

DATE	DESCRIPTION	INVOICE #	CHECK		NET AMOUNT
			AMOUNT	DEDUCTION	
08/10/2020	San Francisco Planning Department CUA Appeal 552-554 Hill (42901.001)	42636.001	640.00		640.00

CHECK DATE	CONTROL NUMBER	TOTALS	Gross:	Ded:	Net:
08/10/2020	23303		640.00	0.00	640.00

**ZACKS, FREEDMAN & PATTERSON**  
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 (415) 956-8100

FIRST REPUBLIC BANK  
 SAN FRANCISCO, CA 94111  
 11-8166/3210

23303

DATE  
 08/10/2020

AMOUNT  
 \*\*\*\*\$640.00

**PAY**

\*\*\* SIX HUNDRED FORTY & 00/100 DOLLARS

TO THE ORDER OF: San Francisco Planning Department  
 1650 Mission Street, Suite 400  
 San Francisco CA 94103



AUTHORIZED SIGNATURE

MEMO: CUA Appeal 552-554 Hill (42901.001)