File No. 240001 **Committee Item No.** 3
Board Item No. **39**

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** March 25, 2024
Board of Supervisors Meeting: **Date:** April 2, 2024

Cmte Board

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OTHER

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Prepared by: John Carroll **Date:** March 22, 2024
Prepared by: John Carroll **Date:** March 29, 2024
Prepared by: **Date:**

[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 240001 and is incorporated herein by reference. The Board affirms this determination.

(b) On November 2, 2023, the Planning Commission, in Resolution No. 21430, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 240001, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these Planning Code amendments will serve the public necessity, convenience, and general welfare for the reasons set forth in Planning Commission Resolution No. 21430 and the Board incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising Sectional Map ZN11 of the Zoning Map as follows:

Assessor's Block	Lot	Use District to be Superseded	Use of District Hereby Approved
3144B	027A	Public (P)	RH-1
3144B	036A	Public (P)	RH-1

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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FILE NO. 240001

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, and provide use restrictions and various other controls. Planning Code Section 211 establishes the Public Use District, which applies to land that is owned by a governmental agency and in some form of public use. Section 209.1 establishes five classes of residential Use Districts, including the Residential-House, One Family (RH-1) Districts. These RH-1 Districts are occupied mainly by single-family houses without side yards. The Zoning Map sets forth the boundaries of these Use Districts.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN11 to rezone Assessor's Block 3144B, lots 027A and 036A, from P (Public) to Residential-House, One Family (RH-1).

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

December 6, 2023

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2018-008802MAP:
68 NANTUCKET AVE
Board File No. TBD

Planning Commission Recommendation: **Approval**

Dear Ms. Calvillo,

On November 2, 2023, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance that would amend Sectional Map ZN11 of the Zoning Map to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential-House, One-Family (RH-1) Zoning District. At the hearing the Planning Commission recommended approval.

The proposed Ordinance was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Commonsense Exemption under CEQA.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Peter Miljanich, Deputy City Attorney
Jeff Buckley, Aide to Supervisor Safai
John Carroll, Office of the Clerk of the Board

Attachments:
Planning Commission Resolution No. 21430
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
ZONING MAP AMENDMENT INITIATION

HEARING DATE: September 28, 2023

Project Name:	68 NANTUCKET AVENUE
Case Number:	2018-008802MAP [Board File No. TBD]
Staff Contact:	Gabriela Pantoja Gabriela.Pantoja@sfgov.org, 628-652-7380
Reviewed by:	Sylvia Jimenez, Principal Planner sylvia.jimenez@sfgov.org, 628-652-7348

Recommendation:	Initiate and Consider Adoption on or after November 2, 2023

The action before this Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20-day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

Planning Code Amendment

The proposed Ordinance would amend Sectional Map ZN11 of the Zoning Map to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential-House, One-Family (RH-1) Zoning District.

The Way It Is Now:

Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue are currently designated as a Public (P) Zoning District. The subject parcels were formerly owned by Bay Area Rapid Transit (BART).

The Way It Would Be:

Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue will be rezoned to Residential-House, One-Family (RH-1) Zoning District. The subject parcels are currently privately-owned.

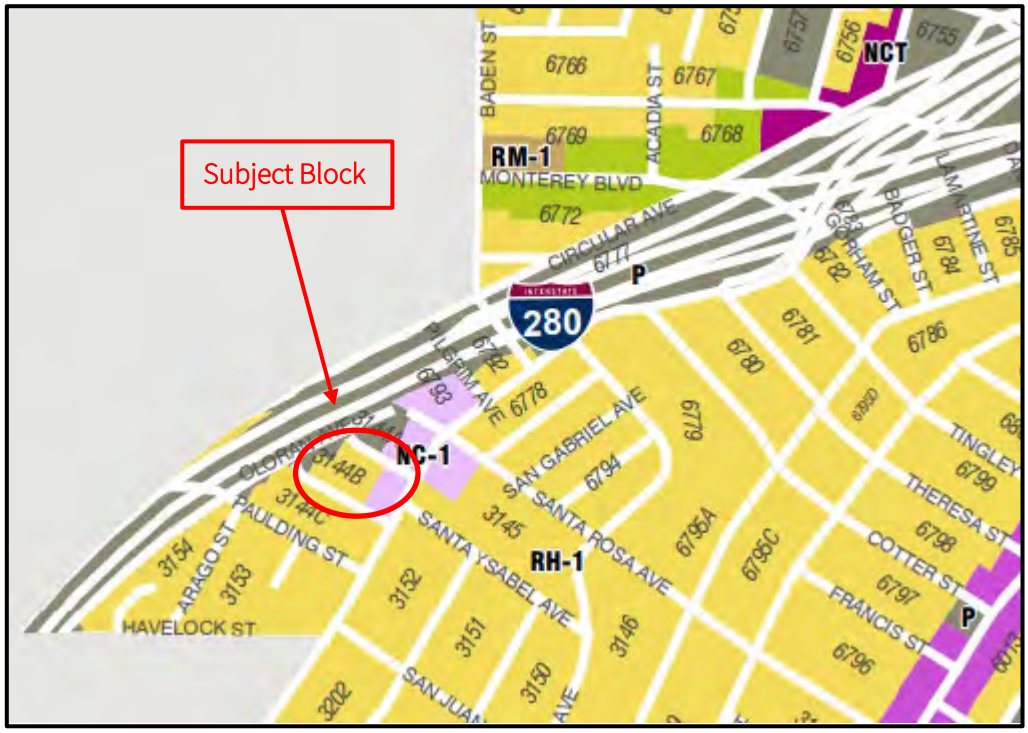
Background

Until 2017, the subject parcels were formerly owned by Bay Area Rapid Transit (BART). In 1969, BART purchased the subject parcels in addition to a number of other parcels across San Francisco for the development of its rapid transit system. The subject parcels abut the system's exterior rail line from Glen Park Station to Balboa Park Station and are currently undeveloped.

Issues and Considerations

- Surrounding Neighborhood.

  The subject parcels are located within the Public (P) Zoning District, 40-X Height and Bulk District, and within the Outer Mission neighborhood, adjacent to the Bernal Heights and Glen Park neighborhoods. The immediate neighborhood's context is predominantly residential in character with two- to three-story residential developments. Immediately adjacent zoning districts include RH-1 (Residential-House, One-Family) and P (Public) Zoning Districts.



- The proposed ordinance will expand housing opportunities for local residents and their families while strengthening neighborhood vitality and will advance the City's implementation of the Housing Element. In particular, Policy 20 which states "increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods near transit, including along SFMTA Rapid Network and other transit, and throughout lower-density areas, by adopting zoning changes or density bonus programs." Additionally, the proposed ordinance will expand small and mid-rise multi-family housing production to serve our workforce, prioritizing middle-income households (Housing

Element, Objective 4.B) and connect people to jobs and their neighborhood with numerous, equitable, and healthy transportation and mobility options (Housing Element, Objective 5.A).

Recommendation

The Department recommends that the Commission recommend approval of the resolution to initiate the Planning Code amendments for consideration on or after November 2, 2023.

Basis for Recommendation

The Department recommends that the Commission initiate the proposed ordinance because it will help advance the City's implementation of the Housing element by expanding the RH-1 Zoning District into undeveloped lots with the potential to increase the City's housing stock. Additionally, the subject parcels at 68 Nantucket Avenue are no longer under the ownership of a public entity, BART, or for the public benefit.

Required Commission Action

The proposed Ordinance is before the Commission so that it may initiate the proposed Ordinance and schedule a time for the Ordinance to be heard for adoption.

Environmental Review

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the adoption hearing.

Public Comment

As of the date of this report, the Planning Department has received one e-mail inquiring into the proposed rezoning. The Department has not received any public comment in opposition nor support of the proposed Ordinance.

RECOMMENDATION: Initiate and Consider Adoption on or after November 2, 2023

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Proposed Ordinance

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: September 28, 2023

Project Name:	68 NANTUCKET AVENUE
Case Number:	2018-008802MAP [Board File No. TBD]
Initiated by:	Planning Commission
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, (628) 652-7380
Reviewed by:	Sylvia Jimenez, Principal Planner sylvia.jimenez@sfgov.org, (628) 652-7348

Recommendation: Initiate and Schedule for Adoption on or After November 2, 2023

INITIATING AMENDMENTS TO SECTIONAL MAP ZN11 OF THE ZONING MAP TO REZONE ASSESSOR'S BLOCK 3144B, LOTS 027A AND 036A, KNOWN AS 68 NANTUCKET AVENUE, FROM PUBLIC (P) TO RESIDENTIAL-HOUSE, ONE-FAMILY (RH-1) ZONING DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on September 28, 2023; and,

WHEREAS, the proposed amendments would amend Sectional Map ZN11 of the Zoning Map to change the Zoning District for Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential, One-Family (RH-1) District; and

WHEREAS, the proposed ordinance will advance the City's implementation of the Housing Element and align with the current ownership of the lots; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after November 2, 2023.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 28, 2023.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

FILE NO.

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, and provide use restrictions and various other controls. Planning Code Section 211 establishes the Public Use District, which applies to land that is owned by a governmental agency and in some form of public use. Section 209.1 establishes five classes of residential Use Districts, including the Residential-House, One Family (RH-1) Districts. These RH-1 Districts are occupied mainly by single-family houses without side yards. The Zoning Map sets forth the boundaries of these Use Districts.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN11 to rezone Assessor's Block 3144B, lots 027A and 036A, from P (Public) to Residential-House, One Family (RH-1).

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[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. ___ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these Planning Code amendments will serve the public necessity, convenience, and general welfare for the reasons set forth in Planning Commission Resolution No. _____ and the Board incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising Sectional Map ZN11 of the Zoning Map as follows:

Assessor's Block	Lot	Use District to be Superseded	Use of District Hereby Approved
3144B	027A	Public (P)	RH-1
3144B	036A	Public (P)	RH-1

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION RESOLUTION NO. 21430

HEARING DATE: NOVEMBER 2, 2023

Project Name:	68 Nantucket Avenue
Case Number:	2018-008802MAP [Board File No. TBD]
Initiated by:	Planning Commission on September 28, 2023
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, (628) 652-7380
Reviewed by:	Sylvia Jimenez, Principal Planner sylvia.jimenez@sfgov.org, (628) 652-7348

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND SECTIONAL MAP ZN11 OF THE ZONING MAP TO REZONE ASSESSOR'S BLOCK 3144B, LOTS 027A AND 036A, KNOWN AS 68 NANTUCKET AVENUE, FROM PUBLIC (P) TO RESIDENTIAL-HOUSE, ONE-FAMILY (RH-1) ZONING DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on September 28, 2023, the Planning Commission adopted a Resolution to initiate said amendments under Resolution No. 21396; and

WHEREAS, the proposed amendments would amend Sectional Map ZN11 of the Zoning Map to change the Zoning District for Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential, One-Family (RH-1) District; and

WHEREAS, the proposed ordinance will advance the City's implementation of the Housing Element and align with the current ownership of the lots; and

WHEREAS, on August 12, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case No. 2018-008802MAP documents in PPTS/M-Files; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 2, 2023; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will help advance the City's implementation of the Housing Element by expanding the RH-1 Zoning District into undeveloped lots with the potential to increase the City's housing stock.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 3.B

CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE.

POLICY 19

Enable low and moderate-income households, particularly American Indian, Black, and other people of color, to live and prosper in Well-resourced Neighborhoods by increasing the number of permanently affordable housing units in those neighborhoods.

POLICY 20

Increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods and adjacent lower-density areas near transit, including along SFMTA Rapid Network and other transit.

OBJECTIVE 4.B

EXPAND SMALL AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS

POLICY 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS

POLICY 38

Ensure transportation investments create equitable access to transit and are planned in parallel with increase in housing capacity to advance well-connected neighborhoods consistent with the City's Connect SF vision and encourage sustainable trips in new housing.

The proposed Ordinance will rezone two existing lots from Public (P) to Residential, One-Family (RH-1) Zoning District within close proximity to public transportation. The subject lots are less than two blocks from the J-MUNI line and less than one mile from the Balboa BART station. The proposed Ordinance will also facilitate small scale residential development that is both compatible with the neighborhood and accessible to all existing and future residents. At minimum, the opportunity for one additional housing unit will be created by the proposed Ordinance. As lots zoned within the RH-1 Zoning District, additional local and state programs will become available that may result in more than one dwelling unit including the Accessory Dwelling Unit program and Senate Bill 9.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance will not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The subject lots are undeveloped.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 2, 2023.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2023.11.20 17:24:18
-08'00'

Jonas P. Ionin
Commission Secretary

AYES:	Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NOES:	None
ABSENT:	None
ADOPTED:	November 2, 2023

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: January 17, 2024

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 240001
Planning Code, Zoning Map - 68 Nantucket Avenue

☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)
☒ Ordinance / Resolution
☐ Ballot Measure

CEQA clearance under
common sense exemption issued on 8/12/2021
(Case No. 2018-008802ENV)

02/14/2024

☐ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302

☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)

☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

☐ Historic Preservation Commission
☐ Landmark *(Planning Code, Section 1004.3)*
☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
☐ Mills Act Contract *(Government Code, Section 50280)*
☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
68 NANTUCKET AVE		3144B027
Case No.		**Permit No.**
2018-008802ENV		
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

The project site (parcels 3144B/027A and 3144B/036A) is located on the northeast side of Nantucket Avenue on the block bounded by Nantucket Avenue, San Jose Avenue, Colonial Way, and the BART right-of-way/Highway 280 in the Outer Mission neighborhood. The 2,391-square-foot project site is a vacant lot adjacent to and just north of the residence at 62 Nantucket Avenue. The project involves the rezoning of the parcels from P (Public) to RH-1 (Residential-House, One Family). No development project is associated with this rezoning.

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
☐	**Other** ____
■	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to the Environmental*
☐	**Hazardous Materials:** ☐ **Maher or** ☐ **Cortese** Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? *if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.* **Note that a categorical exemption shall not be issued for a project located on the Cortese List**
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to the Environmental Information tab on https://sfplanninggis.org/PIM/*) **If box is checked, Environmental Planning must issue the exemption.**
☐	**Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (*refer to the Environmental Information tab on https://sfplanninggis.org/PIM/*) **If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.**
☐	**Seismic Hazard:** ☐ **Landslide or** ☐ **Liquefaction Hazard Zone:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? *(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)* **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**

Comments and Planner Signature (*optional*): Jeanie Poling

Neighborhood notice of environmental review sent on 10/24/19. Project site is on the Maher map (subject to Health Code Article 22A), but no excavation is proposed.

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
■	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
■	1. **Reclassification of property status**. *(Attach HRER Part I)* ☐ Reclassify to Category A a. Per HRER b. Other *(specify)*: property is a vacant lot, no structures that would be age-eligible historic resources. ■ Reclassify to Category C *(No further historic review)*
☐	2. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	3. **Interior alterations to publicly accessible spaces that do not** remove, alter, or obscure **character defining features**.
☐	4. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	5. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

☐	6. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	7. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	8. **Work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*Analysis required*):
☐	9. **Work compatible** with a historic district (Analysis required):
☐	10. **Work that would not materially impair** a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
☐	**Project can proceed with exemption review**. The project has been reviewed by the Preservation Planner and can proceed with exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Stephanie Cisneros

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.**	
	Project Approval Action: Board of Supervisors approves rezoning	**Signature:** Jeanie Poling 08/12/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:	**Date:**

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, March 25, 2024**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240001.** Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, March 22, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

DATED ~ POSTED ~ PUBLISHED: March 15, 2024

San Francisco Examiner

PUBLIC NOTICES

San Mateo County: 650-556-1556 • E-mail: smlegals@sfmediaco.com
San Francisco: 415-314-1835 • E-mail: sflegals@sfmediaco.com

San Francisco Examiner • Daly City Independent • San Mateo Weekly • Redwood City Tribune • Enquirer - Bulletin • Foster City Progress • Millbrae - San Bruno Sun • Boutique & Villager • Examiner - So. San Francisco • Examiner - San Bruno

GOVERNMENT

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, MARCH 18, 2024 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3793568#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MARCH 18, 2024 – 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3793481#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 25, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 240001.** Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, March 22, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3792820#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-24-558616
Superior Court of California, County of SAN FRANCISCO
Petition of: DENYCE CHRISTINE SHIVES for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner DENYCE CHRISTINE SHIVES filed a petition with this court for a decree changing names as follows:
DENYCE CHRISTINE SHIVES to DENISE CHRISTINE LILL
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: JUNE 6, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLSITER STREET, SAN FRANCISCO,CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER
Date: MARCH 5, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
3/8, 3/15, 3/22, 3/29/24
CNS-3791093#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296902
The following person(s) is (are) doing business as:
PIZZERIA DELUNA, 3062 WOODSIDE ROAD, WOODSIDE, CA 94062, County of SAN MATEO
DELUNA INC., 3062 WOODSIDE ROAD, WOODSIDE, CA 94062
This business is conducted by A CORPORATION, STATE OF INCORPORATION: DELAWARE
The registrant(s) commenced to transact business under the fictitious business name or names listed above on JULY 13, 2021
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ TYLER MACNIVEN
This statement was filed with the County Clerk of San Mateo County on MARCH 12, 2024
Mark Church, County Clerk
NILES LOPSHIRE, Deputy Clerk
ORIGINAL
3/15, 3/22, 3/29, 4/5/24
NPEN-3793567#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296598
The following person(s) is (are) doing business as:
SUNNYSIDE UP AND LUNCH, 1147 FOSTER CITY BLVD., APT. 4, FOSTER CITY, CA 94404, County of SAN MATEO
CESAR ALBERTO ASCENCIO VENTURA, 1147 FOSTER CITY BLVD., APT. 4, FOSTER CITY, CA 94404
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/08/2024
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ CESAR ASCENCIO VENTURA - OWNER
This statement was filed with the County Clerk of San Mateo County on 02/08/2024
Mark Church, County Clerk
NILES LOPSHIRE, Deputy Clerk
ORIGINAL
3/15, 3/22, 3/29, 4/5/24
NPEN-3793488#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296831
The following person(s) is (are) doing business as:
1015 WRAPZ, 1015 SAN MATEO AVE, SAN BRUNO, CA 94066, County of SAN MATEO
DRAGON WALL LLC, 1015 SAN MATEO AVE, SAN BRUNO, CA 94066
This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CALIFORNIA
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ WILLIAM K. NGAI, MANAGING MEMBER
This statement was filed with the County Clerk of San Mateo County on MARCH 04, 2024
Mark Church, County Clerk
MARIA P. PEREZ, Deputy Clerk
Original
3/15, 3/22, 3/29, 4/5/24
NPEN-3788879#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2024-0402484
Fictitious Business Name(s)/ Trade Name (DBA):
EPIQUE EATS, 1481 INNES AVE., SAN FRANCISCO,, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
VICTOIRE BERIARD CHOLLIER, 1481 INNES AVENUE, SAN FRANCISCO, CA 94124
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ VICTOIRE BERIARD CHOLLIER,
This statement was filed with the County Clerk of San Francisco County on 01/31/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/1, 3/8, 3/15, 3/22/24
CNS-3788285#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296829
The following person(s) is (are) doing business as:
GOOD EARTH SUPPLEMENTS, 533 AIRPORT BLVD, STE 400, BURLINGAME, CA 94010, County of SAN MATEO
EUROWORLD AUTOPARTS, LLC, 533 AIRPORT BLVD. STE 400 BURLINGAME, CA 94010
This business is conducted by Limited Liability Company, State of Organization: California
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Catherine M. Manio, Managing Member
This statement was filed with the County Clerk of San Mateo County on March 04, 2024
Mark Church, County Clerk
Maria P. Perez, Deputy Clerk
Original
3/15, 3/22, 3/29, 4/5/24
NPEN-3788049#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296425
The following person(s) is (are) doing business as:
FRESH LINE PRODUCE, 131 terminal ct stall 35,36, south san francisco, CA 94080 County of SAN MATEO
Mailing Address: P.O BOX 610, MILLBRAE, CA 94030 - MILL
TANIA MALDONADO, 1256 detroit ave unit 1, Concord, CA 94520
This business is conducted by an Individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on fresh line produce.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ TANIA MALDONADO MANDUJANO,
This statement was filed with the County Clerk of San Mateo County on 01/25/2024.
Mark Church, County Clerk
KAMILLE SANTOS, Deputy
Original
2/23, 3/1, 3/8, 3/15/24
NPEN-3786309#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296642
The following person(s) is (are) doing business as:
Curry Pizza House, 135 S B St, San Mateo, CA 94401 County of SAN MATEO
Mailing Address: 29611 Holyoke Ave, Hayward, CA 94544
CPH San Mateo LLC, 135 S B St, San Mateo, CA 94401
This business is conducted by a limited liability company
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
CPH San Mateo LLC
S/ Baltej Bajwa, MANAGING MEMBER
This statement was filed with the County Clerk of San Mateo County on 02/13/2024.
Mark Church, County Clerk
NILES LOPSHIRE, Deputy
Original
2/23, 3/1, 3/8, 3/15/24
NPEN-3782450#
EXAMINER - BOUTIQUE & VILLAGER

GOVERNMENT

NOTICE OF PUBLIC HEARING
City of South San Francisco Community Development Block Grant Program In-Person Meeting City Council Chambers, 901 Civic Campus Way Wednesday, March 27, 2024 6:30 p.m.

The City of South San Francisco anticipates receiving approximately $411,000 in Community Development Block Grant funds for the 2024-25 fiscal year from the U.S. Department of Housing and Urban Development. The purpose of the public hearing is to hear public testimony on the City's housing and community development needs for the One-Year Action Plan. For more information, contact Economic and Community Development at (650) 829-6620. Translation services can be made available for non-English speakers and hearing impaired by contacting the number above by March 20, 2024.

Aviso de Audiencia Pública La ciudad de South San Francisco El Programa de Desarrollo y Asistencia Comunitario Reunión en Persona Cámaras del Ayuntamiento, 901 Civic Campus Way Miércoles 27 de Marzo, 2024 6:30 p.m.

La ciudad de South San Francisco anticipa recibir aproximadamente $411,000 en fondos de Community Development Block Grant (CDBG) para el año fiscal 2024-25 del Departamento de Vivienda y Desarrollo Urbano de EE. UU. El propósito de la audiencia pública es escuchar testimonio público sobre las necesidades de vivienda y desarrollo comunitario de la Ciudad para el Plan de Acción de un Año. Para obtener más información, comuníquese con Desarrollo Económico y Comunitario al (650) 829-6620. Los servicios de traducción pueden estar disponibles para personas que no hablan inglés y tienen problemas de audición comunicándose con el número anterior antes del 20 de marzo de 2024.
3/15/24
NPEN-3793193#
EXAMINER - SO. SAN FRANCISCO

PLANNING COMMISSION MEETING – MARCH 25, 2024

The below items will be heard by the Planning Commission under hearing procedures conforming to Government Code §54953(e). The agenda will be published a minimum of 72 hours before the Planning Commission meeting and will provide a more detailed description of hearing procedures.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California, is scheduled to review the following items:

PUBLIC HEARING ITEMS

Use Permit/Rucha Shah/108 Blackburn Avenue:
Request for a use permit to remodel and add a new second-story to an existing nonconforming single-story, single-family residence located on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure over a 12-month period. The proposed project would also exceed 50 percent of the existing floor area and therefore is considered equivalent to a new structure.

Use Permit/Linder Jones/919 Arnold Way:
Request for a use permit to partially demolish, remodel, and add a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The applicant is also requesting a use permit to allow an existing six-foot tall wall to be maintained within the front setback, approximately 14.8 feet from the property line, which would exceed the maximum four foot height limit for walls, fences, and hedges within the required front setback. The proposal includes the addition of an Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review.

Development Agreement Annual Review/Stanford University/500 El Camino Real (Middle Plaza at 500 El Camino Real Project):
Review of the property owner's good faith compliance with the terms of the Development Agreement for the period of May 2022 to March 2024 for the Middle Plaza at 500 El Camino Real project.

Development Agreement Annual Review/Cyrus Sanandaji, Presidio Bay Ventures/1300 El Camino Real and 550 Oak Grove Avenue:
Review of the property owner's good faith compliance with the terms of the Development Agreement for the period of October 2021 to March 2024 for the 1300 El Camino Real project.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public meeting on these items in a teleconference meeting (virtual and in Menlo Park City Council Chambers located at 751 Laurel St., Menlo Park, California) on March 25, 2024, beginning at 7 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. The Zoom link will be available with publication of the Planning Commission agenda, on the city website at menlopark.gov/agendas, not less than 72 hours in advance of the meeting. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the city website.

NOTICE IS HEREBY FURTHER GIVEN that the project file(s) may be viewed by the public at the city webpage menlopark.gov/agendas. Please contact the Planning Division if there are any questions and/or for complete agenda information 650-330-6702.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

Visit the city website for Planning Commission agenda, public hearing and staff report information: menlopark.gov/agendas.

DATED: March 8, 2024

BY: Kyle Perata, Assistant Community Development Director
PUBLISHED: March 15, 2024, in The Examiner
3/15/24
SPEN-3792403#
EXAMINER - REDWOOD CITY TRIBUNE

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHEE WANG CHAN CASE NO. PES-24-307012

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHEE WANG CHAN.

A PETITION FOR PROBATE has been filed by KALING CHIANG in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that KALING CHIANG be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval.

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EXM# 3792820

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
JEC - LUT Hearing - March 25, 2024 - File No. 240001

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/15/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$464.40
Total	$464.40

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 25, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 240001.** Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, March 22, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3792820#

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