



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 4, 2018**
 Time: **Not before 12:30 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Certificate of Appropriateness**
 Hearing Body: **Historic Preservation Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 930 Grove Street	Case No.: 2017-013687COA
Cross Street(s): Steiner and Fillmore Sts	Building Permit: 2017.10.18.1620
Block /Lot No.: 0789/009	Applicant: John Goldman, Architect
Zoning District(s): RH-3 / 40-X	Telephone: (415) 391-1339
Designation: Alamo Sq. Landmark Dist.	E-Mail: john@goldmanarchitects.com

PROJECT DESCRIPTION

The proposed project will rehabilitate all exterior finishes and the interior 12 dwelling units in conformance with the Historic Structures Report to abate the outstanding violation (2017-001791ENF) under Article 10, Section 8 of the Planning Code. Project scopes include restoration of the entry porch, exterior wood siding and detailing, and historic windows.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Alexandra Kirby** Telephone: **(415) 575-9133** E-Mail: alexandra.kirby@sfgov.org

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that 1) is within 300-feet of the subject property in an Article 10 historic district; or 2) is within 150-feet of the subject property that is an Article 10 individual landmark; or 3) are interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public meeting or hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Historic Preservation Commission at the public hearing.

OTHER APPLICATION INFORMATION

This notice is only for a hearing by the HPC for a Certificate of Appropriateness under Article 10 of the Planning Code. Pursuant to Planning Code Section 311 or 312, the Building Permit Application associated with this proposal, if any, may also subject to a 30-day notification to property owners and residents within 150-feet of the subject property; and, if applicable, under Planning Code Section 303, a Conditional Use Authorization associated with this proposal may also be subject to a 10 or 20-day notification to owners within 300-feet of the subject property. **The mailings of such notifications, if required, will be performed separately.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Certificate of Appropriateness application** by the Historic Preservation Commission may be made in one of two ways:

- 1) To the **Board of Appeals within 30 calendar days** after the final decision on the Certificate of Appropriateness; or
- 2) To the **Board of Supervisors within 30 calendar days** after the final decision on the Certificate of Appropriateness, if the project requires Board of Supervisors approval and/or, if required, the Conditional Use Authorization is appealed.

Appeals must be submitted in person at the Board of Appeals office at 1650 Mission Street, 3rd Floor, Room 304 or in person at the Board of Supervisors office at 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244. For further information about either appeal processes, including current fees, contact the Board of Appeals at (415) 575-6880, or the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of the associated **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. If a Conditional Use Authorization is appealed to the Board of Supervisors, then the associated building permit application may not be appealed.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to **exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.