

BUSINESS

# More traditional activity

Sales from page D1

including Marin, San Francisco, Santa Clara and San Mateo, comprised 42.2 percent of October sales, up from 35.3 percent a year ago. Lorri Arazi, a broker associate with Pacific Union International Inc., said that she has seen

fewer foreclosures in recent months, which corresponded with a smaller inventory of homes to sell. "I'm seeing more traditional sellers and buyers who are not looking for a fire sale, but instead are saying, 'It's a good time to buy a house,'" said Arazi, who focuses

on the East Bay, from San Leandro to El Cerrito. Arazi and LePage both cautioned that the market could shift downward once again if another flood of foreclosures hits the market, as some experts have suggested it may. Revisions to option

adjustable-rate mortgages and growing delinquencies as unemployment continues could trigger new rounds of bank repossessions. "Median prices could gradually continue up if we don't have a wave of foreclosures and the sales volume holds up in the mid to high range," LePage said. E-mail Robert Selna at [rselna@sfgate.com](mailto:rselna@sfgate.com).

# TECHNOLOGY

## YouTube captions aid deaf

Google Inc. announced Thursday that it is using speech recognition technology to create automatic captions for certain videos on YouTube, helping the deaf and hearing impaired to access a rapidly growing form of online content. The Mountain View search company is employing the same tech-

nology that allows it to transcribe voice messages into text on its Google Voice service. For the initial launch, the so-called auto-caps program is limited to a handful of YouTube content partners, including UC Berkeley, Stanford, MIT, Yale and UCLA. — James Temple

# LEGAL NOTICES legalnotice.org/pl/sfgate

## PUBLIC NOTICES

### CITY OF OAKLAND CALIFORNIA REQUEST FOR PROPOSAL (RFP) FOR GENERAL LIABILITY THIRD PARTY (TPA) SERVICES

**PROGRAM DESCRIPTION:** The City of Oakland seeks to contract with an experienced company to provide liability claims adjusting services, also known as a Third Party Administrator (TPA). It is the goal of the City to contract with a Third Party Administrator (TPA) who is responsive to the City's needs, goal oriented, dedicated to high standards of administration, and capable of developing a cost effective and proactive liability administration program. The information contained in this Request for Proposals (RFP) outlines the requested services. It contains the instructions governing the proposal to be submitted and the material to be included therein; mandatory requirements which must be met to be eligible for consideration; and other requirements to be met in each proposal.

This contract will be for a term of 1 year. If the vendor service performance is satisfactory during the initial year contract term, this contract may be extended for an additional 3 years.

**Pre-Proposal Meeting:** - Wednesday, December 9, 2009 from 10:00 am in the Skyline Conference Room located on the 3rd floor of the 250 Frank Ogawa Plaza, Oakland, CA 94612

**Proposals Due:** Eight (8) copies of the proposal must be received by Thursday, January 14, 2010, 2:00 p.m. Proposals should be addressed to the attention of Ms. Elida Paredes c/o The Department of Contracting and Purchasing Contract Administration, 250 Frank H. Ogawa Plaza, 3rd Floor, Suite 3341, Oakland, California 94612.

**Requests for Proposals** are available online by request. If you would like a copy email to you, please email your request to [egparedes@oaklandcityattorney.org](mailto:egparedes@oaklandcityattorney.org) or for pick-up on Monday through Friday 8:30 a.m. to 4:30 p.m. at The Department of

## PUBLIC NOTICES

Contracting and Purchasing, Contract Administration Office, located in the Dalziel Building, 250 Frank Ogawa Plaza, Suite 3341, Oakland, CA 94612. **There is no fee for this proposal. It mailed \$9.05.** Please make check payable to the City of Oakland.

For project management questions, contact Ms. Elida Paredes at 510-238-3364, contract administration, No-coasha L. Orduna at (510) 238-3621; and contract compliance, Sophany Hang (510) 238-3723.

**The Contractor shall be required to comply with applicable City programs,** details of which are presented in project documents and online at [http://cces.oaklandnet.com/ContComp/Contract\\_Admin.asp](http://cces.oaklandnet.com/ContComp/Contract_Admin.asp).

**The City is waiving the Local and Small Local for Profit and Not for Profit Business Enterprise Program for this contract.**

The Contractor shall be required to comply with the following City programs. The details of these and other City programs are presented in the project documents. • Local and Small Local for Profit and Not for Profit Business Enterprise Program • Equal Benefits Ordinance • Nuclear Free Zone • Campaign Contribution • Living Wage Ordinance • Prompt Payment

The City Council reserves the right to reject any and all bids.

LaTonda Simmons  
City Clerk and Clerk of the City Council  
(November 20, 2009)

### CITY OF OAKLAND CALIFORNIA CONSTRUCTION PROJECT OPPORTUNITY

**Project: C329540 – Josie de la Cruz Improvement Project**  
Engineer's Estimate: **\$154,000**  
Required License: **A or B**  
Working Days: **80**  
Liquidated Damages: **\$500/calendar day**

**Description:** The proposed work consists of, in general, the construction of

## PUBLIC NOTICES

a basketball court; walkway modifications (extension & coating); seat walls; ADA elements; fencing; landscaping/irrigation; electrical/lighting improvements to the open area of the park fronting Fruitvale Avenue; and other work specifically shown on the project plans or included in the Special Provisions.

**Pre-Bid Meeting: 9:30 am on Tuesday, December 8, 2009** at City Hall, Hearing Rm 3, Oakland. Failure to attend this pre-meeting may result in a determination by the City that Bidder is non-responsive, in which case the bid will be rejected. There will also be a site visit immediately following the meeting.

**Bid Opening:** Bids will be received until the bid opening at **2:00 pm on Thursday, December 17, 2009** at the City Clerk's Office, One Frank Ogawa Plaza #101, Oakland. A bid security in an amount not less than ten percent (10%) of the base bid must be submitted in accordance with Section 2-1.5 of the Special Provisions. The City Council reserves the right to reject any and all bids.

**Specs, Project Plans and Bid Forms:** The work embraced herein shall be done in accordance with the Standard Specifications for Public Works Construction, 2006 Edition (Greenbook), the City of Oakland Standard Details for Public Works Construction, 2002 Edition, and the Special Provisions, which are included in the project documents. The Greenbook (\$35.00 or \$39.05 if mailed), Standard Details (\$15.00 or \$19.05 if mailed), and Project Plans, Specifications and Bid Forms (\$60 or \$69.05 if mailed) are available from Contract Administration, 250 Frank Ogawa Plaza #3341, weekdays from 8:30 am to 4:30 pm. Please make all checks payable to the City of Oakland.

**Requirements upon Award** (see project documents): Contract bonds of 100% Performance Bond and 100% Payment Bond; liability insurance in accordance with Subsection 7-3 of the Special Provisions; current City of Oak-

## PUBLIC NOTICES

land Business License; current State of California Contractor's License.

**The Contractor shall be required to comply with applicable City programs,** details of which are presented in project documents and online at [http://cces.oaklandnet.com/ContComp/Contract\\_Admin.asp](http://cces.oaklandnet.com/ContComp/Contract_Admin.asp).

**Contacts:** For contract administration, Marlena Hanlon at 510-238-3190; contract compliance, Sophany Hang at 510-238-3723; and for project management, Edith Landrith-Robertson at 510-238-7039.

LaTonda Simmons  
City Clerk and Clerk of the City Council  
(November 20, 2009)

### CITY OF OAKLAND REQUEST FOR PROPOSALS (RFP) for 2010-2011 Team Oakland (P35510)

**Contract Amount:** \$249,000

**Contract Term:** 2 years

**Services Required:** The City of Oakland is soliciting proposals for a summer employment program for Oakland's youth which focuses on litter and graffiti abatement, waste reduction, and environmental and public education. The contractor will develop and implement an employment and environmental education program designed to encourage young people to beautify targeted areas and to reduce and properly manage waste. The City of Oakland, Public Works Agency (PWA), Department of Facilities and Environment (DFE), Keep Oakland Clean and Beautiful Division (KOCB) will administer this program.

The successful bidder will be fully responsible for leading the day-to-day work, including but not limited to youth and team leader recruitment, intake, assessment, pre-employment orientation, education and training program, data collection and tracking, performance measures, payroll, program evaluation and final reports. In addition, the contractor will provide direction for TO participants in devel-

## PUBLIC NOTICES

oping strategies' and 'recommendations' in determining litter prevention needs, and strategies to prevent and abate graffiti.

**Pre-submittal Meeting: Tuesday, December 1, 2009 at 9:30 am**, One Frank Ogawa Plaza, Hearing Rm 3.

**Proposals Due:** Six (6) copies and one (1) e-copy on CD must be submitted on **Wednesday, January 6, 2010 by 2:00 pm** to the attention of Christine Ralls, Project Mgr, c/o Contract Admin, 250 Frank Ogawa Plaza #3341, Oakland.

**Requests for Proposal** are available for pick-up on weekdays from 8:30 am to 4:30 pm at the Contract Administration Division, 250 Frank Ogawa Plaza #3341, Oakland 94612. The fee is \$20; if mailed, \$29.05.

The Consultant shall be required to comply with applicable City programs, details of which are presented in project documents and online at [http://cces.oaklandnet.com/ContComp/Contract\\_Admin.asp](http://cces.oaklandnet.com/ContComp/Contract_Admin.asp).

For project management questions, contact **Christine Ralls** at 510-434-5113; for contract administration, **Marlena Hanlon** at 510-238-3190; and contract compliance, **Sophany Hang** at 510-238-3723. The City Council reserves the right to reject any and all bids.

LaTonda Simmons  
City Clerk and Clerk of the Council  
(November 20, 2009)

## PUBLIC NOTICES (NON-GOVERNMENT)

### NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY (Civil Code 1993.07)

Notice is hereby given that pursuant to Section 1993.07 of the California Civil Code, the property listed below, believed to be abandoned by Dae Yoo Kang and Beu Kaean Kang (doing business as "8888") whose last address was 1610 Post Street, Suite 101, San Francisco, California 94115 will be sold at a public sale by competitive bidding at 1610 Post Street, Suite 101, San Francisco, California 94115 on Monday, November 30, 2009 at 10:00 a.m.

Description of property: seven (7) small screen televisions, ten (10) DVD Hi-Fi stereo cassette recorders, forty-two (42) VHS Hi-Fi stereo players, approximately three thousand (3,000) DVDs - Korean tapes, approximately five thousand (5,000) VHS tapes - Korean tapes, one (1) cash register, one (1) computer and monitor, two (2) small tables, four (4) chairs, two (2) approximately 15 feet long display shelving for tapes, two (2) approximately 5 feet long display shelving for tapes, three (3) small display racks, shelving on wall far tapes - approximately 63 feet, two (2) Pano video distributors, one (1) Hoover vacuum cleaner, one (1) Bissell sweeper, one (1) kitchen gourmet rice cooker, one (1) wall clock, and one (1) umbrella.

For information, contact Sim Seiki, 1610 Post Street, Suite 108, San Francisco, CA 94115, telephone (415) 346-5010.

November 13 and November 20, 2009.

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 09-481207

**PETITIONER:** Winslow P. Child-Phillips  
**TO ALL INTERESTED PERSONS:** Petitioner WINSLOW PORTER CHILD-PHILLIPS filed a petition with this court for a decree changing names from Winslow Porter Child-Phillips to Winn Porter Child-Phillips. THE COURT ORDERS that all persons interested in this matter shall 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 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.

Hearing, date: 10/26/10 Time: 11:00 AM, Dept: 31, located at Superior Court of California, County of Alameda, 201 13th Street, Oakland, CA 94612.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the San Francisco Chronicle, a newspaper of general circulation, printed in this county.

Date: October 26, 2009  
/s/ Seal  
Judge of the Superior Court  
Oct. 30, Nov. 6, 13, 20, 2009

## PUBLIC NOTICES CITY

### CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO UNITED FAMILY COURT Case Number: JD09-3137

In the Matters of: CLAIRE ELIZABETH & RACHEL ANNE HOLLINGSWORTH, DOB: April 24, 2009, Minors

To: JENNIFER HOLLINGSWORTH, MOTHER; JOSHUA SCOTT MITCHELL, PRESUMED FATHER; THE UNKNOWN FATHER OF CLAIRE & RACHEL; and any other persons(s) claiming to be the Parent(s) of said minors.

You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having them adopted.

BY ORDER OF THE COURT, you are hereby cited and required to appear before this Court on January 13, 2010 at 9:00 a.m., at the Juvenile Dependency Court, 400 McAllister Street, Room 406, San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of their parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

If you appear on the above-mentioned date in the above-mentioned courtroom, the Judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the entitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s).

Dated: November 5, 2009

## PUBLIC NOTICES CITY

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Jose Contreras, Legal Assistant for Petitioner, Department of Human Services (415) 554-3814

GORDON PARK-LI, Clerk  
By: LAWRENCE LOUIE, Deputy Clerk

**INVOKE FOR BIDS**  
CCSF Purchasing, City Hall, Rm 430; 415-554-6743 [mission.sigov.org/OCABidPublication](http://mission.sigov.org/OCABidPublication) Due: 2pm on 12/4/09. ITSF10000342/CD, Ductile Iron Pipes.

**INVOKE FOR BIDS**  
CCSF Purchasing, City Hall, Rm 430; 415-554-6743 [mission.sigov.org/OCABidPublication](http://mission.sigov.org/OCABidPublication) Due: 2pm on 12/4/09. ITSF10000356-CD, Digital Voice Assy.

### NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

November 20, 2009  
City and County of San Francisco, Mayor's Office of Housing  
1 South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103  
415-701-5598

On or about November 28, 2009 the City and County of San Francisco Mayor's Office of Housing will submit a request to the United States Department of Housing and Urban Development for the release of approximately two hundred thousand dollars (\$200,000) in Community Development Block Grant Funds (CDBG) to undertake a project known as the San Francisco Conservation Corps Fort Mason Repair/Upgrade Project for the purpose of repair and replacement of various exterior features at Building 102, Fort Mason, Golden Gate National Recreation Area, San Francisco, CA 94123.

The activities proposed ARE CATEGORICALLY EXCLUDED UNDER HUD REGULATIONS AT 24 CFR PART 58 FROM NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at San Francisco Mayor's Office of Housing located at 1 South Van Ness Avenue - 5th Floor, San Francisco, California 94103. The ERR will be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the San Francisco Mayor's Office of Housing located at 1 South Van Ness Avenue - 5th Floor, San Francisco, California 94103, and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M. All comments received by close of business November 27, 2009 will be considered by the San Francisco Mayor's Office of Housing prior to sub-mission of the request for release of funds.

### RELEASE OF FUNDS

The City and County of San Francisco Mayor's Office of Housing certifies to United States Department of Housing and Urban Development that Douglas Shoemaker in his capacity as Director of the Mayor's Office of Housing consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The United States Department of Housing and Urban Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the San Francisco Redevelopment Agency to use Program funds.

### OBJECTIONS TO RELEASE OF FUNDS

The United States Department of Housing and Urban Development will consider objections to its release of funds and the City and County of San Francisco Mayor's Office of Housing certification received by December 14, 2009 or for a period of fifteen days following its actual receipt of the request (which-ever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the San Francisco Mayor's Office of Housing; (b) the San Francisco Mayor's Office of Housing has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the United States Department of Housing and Urban Development; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Director, Community Planning and Development, US Department of Housing and Urban Development, 600 Harrison Street - 3rd Floor, San Francisco, CA 94104. Potential objectors should contact Director, Community Planning and Development, US Department of Housing and Urban Development, 600 Harrison Street - 3rd Floor, San Francisco, CA 94107 to verify the actual last day of the objection period.

Douglas Shoemaker,  
Director Mayor's Office of Housing

### FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT  
FILE NO. A-0323796-00

The following person is doing business as: A-1 Plumbing Supply Co., 224 12th St., San Francisco, CA 94103. Full name of registrant: A-1 Plumbing Supply, Inc. (California), 36734 Crystal Springs Ct, Newark, CA 94560. This business is being conducted by a corporation.

The registrant commenced to transact business under the above-listed fictitious business name on: Not Applicable.

This statement was filed with the County Clerk of San Francisco on: November 12, 2009.

Nov. 20, 27, Dec. 4, 11, 2009.

### FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. A-0323611-00  
The following person is doing business as: Markus Fuchs Photography 4528 Clementina St. San Francisco CA 94103. Full name of registrant: #1: Markus Fuchs 452 B Clementina St. San Francisco CA 94103. This business is conducted by an individual.

The registrant commenced to transact business under the above-listed fictitious business name on: Nov 5, 2009

This statement was filed with the County Clerk of San Francisco on

Nov 13, 20, 27 Dec 4, 2009.

## SAN FRANCISCO PLANNING COMMISSION NOTICE OF HEARINGS

Notice is hereby given to the general public that applications involving the properties/and or issues described below have been filed with the Planning Department for review as set forth in the City Planning Code. The Planning Commission will hold a PUBLIC HEARING on these items and on other matters on Thursday, **December 10, 2009 beginning at 1:30 p.m. or later (please call 558-6422 on Monday, December 7, 2009, or thereafter for a recorded message giving a more precise hour that the hearing of this specific matter will begin), in City Hall, 1 Dr. Carlton B. Goodlett Place (formerly Polk Street), Room 400.**

**2009.0257C: 900 Sansome Street, – northwest corner of Sansome and Broadway Streets, Assessor's Block 0142; Lot 003. Request for a Conditional Use Authorization** pursuant to Sections 239 and 303 of the Planning Code to change the legal use of the property from commercial store to off-street parking facility. The Historic Preservation Commission approved a related Certificate of Appropriateness for window replacement on June 4, 2009. The subject property is within a C-2 (Community Business) District with a 84-E Height and Bulk District, the Washington-Broadway #1 Special Use District, and within the Northeast Waterfront Historic District.

For further information, please call Tim Frye at (415) 575-6822 and ask about Case No. 2009.0257C.

**2009.1053TZ: Amendments to the Planning Code to Require a Conditional Use Authorization for the installation of a garage opening in existing buildings, reduce the parking requirements in certain Northeast Neighborhoods, and creating the Telegraph Hill-North Beach Residential Special Use District (Board File No. 09-1165).** Ordinance introduced by Supervisor Chiu amending Planning Code Sections 714.94, 722.94, 803.2, and Table 810 to require a Conditional Use Authorization to install a garage in an existing residential structure in the Broadway NCD, the North Beach NCD, and the Chinatown Mixed Use and Community Business Districts; adding Section 249.46 and amending Section SU01 of the Zoning Map to establish the Telegraph Hill-North Beach Residential Special Use District to include the residentially-zoned areas bounded by Bay Street to the North, Sansome Street and the Embarcadero to the East, Broadway to the South, and Columbus Avenue to the West, and to require a conditional use to install a garage in a residential structure; amending Section 151 to reduce the minimum parking requirements in the Broadway and North Beach NCDs and the Telegraph Hill - North Beach Residential Special Use District; amending 155 to add Columbus Avenue between Washington and North Point Street to the list of streets where garage entries, driveways, or other vehicular access to off-street parking or loading are prohibited; amending the Public Works Code by amending Section 732.2 to prohibit the issuance of minor sidewalk encroachment permits that would facilitate the installation of parking in a residential structure; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101. Preliminary Recommendation: Pending.

For further information, please call Tara Sullivan at (415) 558-6257 and ask about Case No. 2009.1053TZ.

**2009.1065T: Development Stimulus and Fee Reform.** The Planning Commission will consider three proposed Ordinances introduced by the Mayor as described below. In addition to these three Ordinances the Commission may consider related amendments to the existing City Codes governing planning fees and processes. The three ordinances introduced by the Mayor include:

- 091251 [Development Fee Collection Procedure; Administrative Fee]**  
This Ordinance would amend the San Francisco Building Code by adding Section 107A.13 to establish a procedure for the Department of Building Inspection (DBI) to collect development impact and in-lieu fees, to provide that the fees are payable prior to issuance of the first building permit or other document authorizing construction of the project, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge on the amount owed that would be deposited into the same fund that receives the development fees, to require that any in-kind public benefits required in-lieu of payment of development fees are implemented prior to issuance of the first certificate of occupancy for the project, to require DBI to generate a Project Development Fee Report prior to issuance of the building or site permit for the project listing all fees due with the opportunity for an appeal of technical errors to the Board of Appeals, to establish a Development Fee Collection Unit within DBI and a fee for administering the program; adopting findings, including environmental findings.
- 091252 [Affordable Housing Transfer Fee Restriction Alternative for Inclusionary and Jobs Housing Linkage Programs]** This Ordinance would amend the San Francisco Planning Code by amending Sections 313.4 and 315.5 and by adding Section 313.16 to add an alternative for compliance with the Jobs Housing Linkage Program and the Residential Inclusionary Affordable Housing Program by allowing a project sponsor to defer 33% of its obligation under either Program in exchange for recording an Affordable Housing Transfer Fee Restriction on the affected property providing that 1% of the value of the property be paid to the Citywide Affordable Housing Fund at every future transfer of the Property.
- 091275 [Development Impact and In-Lieu Fees]** This Ordinance would amend the San Francisco Planning Code by creating Article 4 for development impact fees and development impact requirements that authorize the payment of in-lieu fees; by adding Section 402 to provide that all Planning Code development impact and in-lieu fees will be collected by the Department of Building Inspection prior to issuance of the first building permit or other document authorizing construction of the project, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge on the amount owed that would be deposited into the same fund that receives the fees; by requiring that any in-kind public improvements required in-lieu of payment of development fees are implemented prior to issuance of the first certificate of occupancy for the project; by moving Planning Code Sections 139, a portion of 249.33, 313-313.15, 314-314.8, 315-315.9, 318-318.9, 319-319.7, 326-326.8, 327-327.6, and 331-331.6 and Chapter 38 of the San Francisco Administrative Code (Transit Impact Development Fee) to Article 4 and renumbering and amending the sections; adding introductory sections for standard definitions, payment and collection procedures, conditions of approval, dispute resolution and appeal procedures, waivers, credits, notice, lien procedure, and development fee evaluations every five years; by providing for an appeal of technical fee calculation issues to the Board of Appeals rather than the Planning Commission; requiring the Controller to issue an annual Citywide Development Fee Report; deleting duplicative code provisions and using consistent definitions, language and organization throughout; adopting findings, including Section 302 and environmental findings; instructing the publisher to put a note at the original location of the renumbered sections stating that the text of those sections has been moved and providing the new section number. Preliminary Recommendation: Approval with modifications.

For further information, please call AnMarie Rodgers at (415) 558-6395 and ask about Case No. 2009.1065T.

**2009.0835C: 2862 24th Street, between Florida and Bryant Streets; Lot 019 in Assessor's Block 4208** – Request for Conditional Use Authorization to establish a Full Service- Restaurant, dba "Sugarlump," per Planning Code Section 727.42 within the 24th Street Mission Neighborhood Commercial Transit District, and a 45-X Height and Bulk District. The project is also within the Mission Alcoholic Beverage Special Use Subdistrict. The proposed eating establishment is not identified as a formula retail use.

For further information, please call Edgar Oropeza at (415) 558-6381 and ask about Case No. 2009.0835C.

**2006.0431CEKV – 1080 SUTTER STREET, north side between Hyde and Larkin Streets** – Request for authorization of Conditional Uses pursuant to Planning Code Sections 157 for off-street parking in excess of accessory amounts (up to 39 spaces when the Code would permit 14) and Section 253 for height above 40 feet in a Residential District, to permit a new 11-story residential building with approximately 36 dwelling units, Lot 011 in Assessor's Block 0279, in a an RC-4 (Residential-Commercial Combined, High Density) District and a 130-E Height and Bulk District.

For further information, please call Jim Miller at (415) 558-6344 and ask about Case No. 2006.0431CEKV.

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding these cases to the individuals listed for each case above at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. Comments received by 11:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Pursuant to Government Code § 65009, if you challenge, in court, the approval of a conditional use, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Lawrence B. Badiner  
Zoning Administrator  
Planning Department  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103