



CHART OF APPEALABLE DETERMINATIONS

This document is provided for purposes of general guidance only. In all cases, the Board of Appeals is governed by relevant provisions of the San Francisco Charter, San Francisco Codes and applicable rules and regulations. This list is not intended to be exhaustive; there may be types of decisions by City departments not appearing on this list that are appealable to the Board.

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
ANIMAL CARE & CONTROL			
COMMERCIAL DOG WALKING PERMIT	15 days	\$300	
ART COMMISSION			
STREET ARTIST CERTIFICATE	15 days	\$300	Appeals of the grant or denial of a Certificate must be filed within 15 days from the final decision of the Art Commission; appeals of suspensions or revocations must be filed within 15 days from the Program Director's decision approving or disapproving the Program Committee's findings and recommendations.
DEPARTMENT OF BUILDING INSPECTION			
ALTERATION PERMIT	15 days	\$175	Exclusion: permits for a project issued pursuant to a Conditional Use Authorization.
DEMOLITION PERMIT	15 days	\$175	
ELECTRICAL PERMIT	15 days	\$175	
MECHANICAL PERMIT	15 days	\$175	
NIGHT NOISE PERMIT	15 days	\$175	
NOISE VARIANCE	15 days	\$300	Administrative decisions granting or denying noise variances may be appealed.
PENALTY	See Note	\$300	The Board may reduce a penalty to no less than two-times the permit fee. Penalty appeals for alteration permits may be filed within 15 days of when the penalty is paid and the permit is issued OR any time prior to the payment of the penalty. Penalties for plumbing and electrical permits may only be appealed after permit issuance.

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
PERMIT TO ERECT A BUILDING	15 days	\$175	
PERMIT TO ERECT A SIGN	15 days	\$175	
PLUMBING PERMIT	15 days	\$175	
PROJECT DEVELOPMENT FEE REPORT	15 days	\$300	An appellant who is a project sponsor must submit evidence of an attempt to resolve the dispute with DBI. (Building Code §107A.13.9.2(c).) The Board's jurisdiction is limited to determining whether the mathematical calculation of the fee or scope of the development impact requirement is accurate and to resolving any technical disputes over the use, occupancy, floor area, unit count and mix, or other objective criteria upon which the calculation of the challenged development fee or development impact requirement is based.
RESIDENTIAL HOTEL OR APARTMENT CONVERSION PERMIT	15 days	\$525	
SITE PERMIT	15 days	\$175	Addenda are not appealable.
STREET SPACE PERMIT	15 days	\$175	
ENVIRONMENT			
CONSTRUCTION & DEMOLITION DEBRIS PROCESSING FACILITY OR TRANSPORTER REGISTRATION	15 days	\$300	Appeals may be filed on the decision by the Director of the Department of the Environment to suspend registration.
ENTERTAINMENT COMMISSION*			
AMUSEMENT PARK PERMIT	15 days	\$150/\$375	
ARCADE PERMIT	10 days	\$150/\$375	
BILLIARD & POOL TABLES PERMIT	15 days	\$150/\$375	
CIRCUS PERMIT	15 days	\$150/\$375	
DANCE, DANCE HALL & MASKED BALL PERMIT	15 days	\$150/\$375	
<i>*The fee is \$150 for appeals from the denial or granting of permits issued to an individual employed by or working under contract to a business and \$375 for appeals from the denial or granting of permits issued to the owner or operator of a business. The fee is \$375 for all appeals of permit revocations or suspensions.</i>			

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE*	NOTES
EXTENDED-HOURS PREMISES PERMIT	10 days	\$150/\$375	An appeal will not suspend a permit revocation or suspension where the Director or Commission determines that ongoing operation of the activity during the appeal would pose a serious threat to public safety. (Business & Tax Regulations Code Art. 1, §8(i)(5)(3).) The Board shall set the hearing not less than 15 days after filing and act thereon not more than 30 days after filing. No motions for rehearing are allowed. (Business & Tax Regulations Code Art. 1, §8(i)(3).)
ITINERANT SHOW PERMIT	15 days	\$150/\$375	
LIMITED LIVE PERFORMANCE PERMIT	10 days	\$150/\$375	
LOUDSPEAKER PERMIT	10 days	\$150/\$375	
MECHANICAL CONTRIVANCES & OTHER AMUSEMENTS PERMIT (ICE & ROLLER SKATING RINK, MERRY-GO-ROUND, ETC.)	15 days	\$150/\$375	
NOISE VARIANCE	15 days	\$300	Administrative decisions granting or denying noise variances may be appealed.
ONE TIME EVENT PERMIT	10 days	\$150/\$375	An appeal will not suspend a permit revocation or suspension where the Director or Commission determines that ongoing operation of the activity during the appeal would pose a serious threat to public safety. (Business & Tax Regulations Code Art. 1, §8(i)(5)(3).)
PLACE OF ENTERTAINMENT PERMIT	10 days	\$150/\$375	An appeal will not suspend a permit revocation or suspension where the Director or Commission determines that ongoing operation of the activity during the appeal would pose a serious threat to public safety. (Business & Tax Regulations Code Art. 1, §8(i)(5)(3).) The Board shall set the hearing not less than 15 days after filing and act thereon not more than 30 days after filing. No motions for rehearing are allowed. (Business & Tax Regulations Code Art. 1, §8(i)(3).)
RODEO PERMIT	15 days	\$150/\$375	

****The fee is \$150 for appeals from the denial or granting of permits issued to an individual employed by or working under contract to a business and \$375 for appeals from the denial or granting of permits issued to the owner or operator of a business. The fee is \$375 for all appeals of permit revocations or suspensions.***

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
HISTORIC PRESERVATION COMMISSION			
ALTERATION, DEMOLITION OR NEW CONSTRUCTION PERMITS FOR SIGNIFICANT OR CONTRIBUTORY BUILDINGS OR BUILDINGS IN CONSERVATION DISTRICTS	30 days from date of Commission action	\$300	Appeals must be filed with the Board of Supervisors (BOS) if the project requires BOS approval or if a Conditional Use Authorization for the project was appealed to the BOS.
CERTIFICATE OF APPROPRIATENESS	30 days from date of Commission action	\$300	<p>Appeals must be filed with the Board of Supervisors (BOS) if the project requires BOS approval or if a Conditional Use Authorization for the project was appealed to the BOS.</p> <p>Appeals must be heard not less than 10 nor more than 30 days after filing. Appeals must be decided within 30 days of the date set for hearing. However, if the full membership of the Board is not present on the last day on which the appeal is set or continued for hearing, the Board may postpone the hearing and decision until, but not later than, the full membership of the Board is present; provided, further, that the latest date to when the hearing and decision may be postponed shall be not more than 90 days from the date of filing of the appeal. Failure of the Board to act within such time limit shall be deemed to constitute approval by the Board of the decision of the Commission.</p>
MUNICIPAL TRANSPORTATION AGENCY			
DISPATCH SERVICE PERMIT	15 days	\$300	<p>S.F. Charter Article VIII A grants SFMTA exclusive authority over matters within its jurisdiction. Therefore, appeals of SFMTA decisions may be heard by the Board only with the consent of SFMTA and upon acceptance of the appeal by the Board.</p> <p>For appeals protesting a summary suspension or revocation of a taxi permit under Transportation Code §1121(c), the suspension or revocation remains in effect until a final decision is issued by the Board.</p>
NON-STANDARD VEHICLE PERMIT	15 days	\$300	
RAMP TAXI MEDALLION	15 days	\$300	
SINGLE OPERATOR PART-TIME TAXI MEDALLION (S-PERMIT)	15 days	\$300	
SPECIAL TRAFFIC PERMIT	15 days	\$300	
TAXI COLOR SCHEME PERMIT (TAXI COMPANY)	15 days	\$300	
TAXI DRIVING PERMIT (A-CARD)	15 days	\$300	
TAXI MEDALLION REVOCATION	15 days	\$300	

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
OFFICE OF CANNABIS			
CANNABIS CULTIVATION FACILITY PERMIT	15 days	\$300	<p>Appeals may be taken on the Director's decision to impose a permit condition, or to refuse to remove or amend a permit condition (Police Code Sec. 1617(d).)</p> <p>Appeals may be taken on a Director's Hearing Order that suspends or revokes a permit, or imposes additional permit conditions. (Police Code Sec. 1631(g).)</p> <p>An appeal will not suspend the summary suspension or summary revocation of a permit pending a hearing before the Board. (Police Code Sec. 1633(d).)"</p>
CANNABIS DISTRIBUTOR PERMIT	15 days	\$300	
CANNABIS MANUFACTURING FACILITY PERMIT	15 days	\$300	
CANNABIS MICROBUSINESS PERMIT	15 days	\$300	
CANNABIS RETAILER PERMIT (STOREFRONT CANNABIS RETAILER)	15 days	\$300	
CANNABIS TESTING FACILITY PERMIT	15 days	\$300	
DELIVERY-ONLY CANNABIS RETAILER PERMIT	15 days	\$300	
INTERIM CANNABIS BUSINESS PERMIT	15 days	\$300	
MEDICINAL CANNABIS RETAILER PERMIT (STOREFRONT CANNABIS RETAILER)	15 days	\$300	
TEMPORARY CANNABIS BUSINESS PERMIT	15 days	\$300	<p>Appeals may be taken on the Director's decision to grant, grant with conditions, or deny a Temporary Cannabis Business Permit. (Police Code Sec. 1605(f).) Note: Temporary permits may be issued for all permit types except Storefront Cannabis Retailer Permits. No new Temporary Permits will be issued after January 1, 2019.</p> <p>An appeal of the issuance of a Temporary Cannabis Business permit does not suspend the permit pending a hearing before the Board. (Business & Tax Regulations, Article 1, Sec. 8(i)(5)(4).)</p>
CANNABIS EVENT PERMIT	15 days	\$300	<p>A decision to grant, deny, suspend, or revoke a permit under this Section 1621.5, or to add or remove a permit condition under this Section, may be appealed to the Board of Appeals.</p>

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
PLANNING COMMISSION			
ALTERATION, DEMOLITION OR NEW CONSTRUCTION PERMITS FOR SIGNIFICANT OR CONTRIBUTORY BUILDINGS OR BUILDINGS IN CONSERVATION DISTRICTS	30 days from date of Commission action	\$600	Appeals must be filed with the Board of Supervisors (BOS) if the project requires BOS approval or if a Conditional Use Authorization for the project was appealed to the BOS.
CERTIFICATE OF APPROPRIATENESS	30 days from date of Commission action	\$600	<p>Appeals must be filed with the Board of Supervisors (BOS) if the project requires BOS approval or if a Conditional Use Authorization for the project was appealed to the BOS.</p> <p>Appeals must be heard not less than 10 nor more than 30 days after filing. Appeals must be decided within 30 days of the date set for hearing. However, if the full membership of the Board is not present on the last day on which the appeal is set or continued for hearing, the Board may postpone the hearing and decision until, but not later than, the full membership of the Board is present; provided, further, that the latest date to when the hearing and decision may be postponed shall be not more than 90 days from the date of filing of the appeal. Failure of the Board to act within such time limit shall be deemed to constitute approval by the Board of the decision of the Commission.</p>
COASTAL ZONE PERMIT	15 days	\$600	Upon appeal the permit is reviewed for consistency with the requirements and objectives of the San Francisco Local Coastal Program.
CONSISTENCY DETERMINATION WITH HEALTH CARE MASTER PLAN	30 days from issuance of Commission decision	\$600	Appeals may be filed with the Board only if the Board of Supervisors does not have authority to review any entitlements associated with the project.
DOWNTOWN PROJECT AUTHORIZATON (Planning Code §309 Motion)	15 days from date of Commission action	\$600	
GEARY BLVD/DIVISADERO STREET SPECIAL USE DISTRICT - DESIGN REVIEW APPLICATION	15 days	\$600	Appeals may be taken on Planning Commission decisions on design review applications and handled pursuant to Planning Code §308.2. The Board may also take appeals of the issuance of a building or site permit and such appeals shall be limited to issues arising out of the San Francisco Building Code, Health Code and Fire Code.

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
LARGE PROJECT AUTHORIZATION (Planning Code §329 Motion)	15 days from date of Commission decision	\$600	A decision of the Planning Commission may be appealed to the Board within 15 days after the date of the decision by filing a written notice of appeal with the Board, setting out where there was an error in the interpretation of the provisions of this Code or abuse of discretion on the part of the Planning Commission.
OFFICE ALLOCATION (Planning Code §§320-325 Motion)	15 days from issuance of dated written decision	\$600	Appeals are evaluated under the guidelines set out in Planning Code §321(b)(3). Office development projects that are considered by the Board of Supervisors for Conditional Use review may not be appealed to the Board of Appeals.
PARKMERCED SPECIAL USE DISTRICT - MINOR OR MAJOR MODIFICATIONS	15 days	\$600	Appeals may be taken from a decision by the Planning Director to grant or deny any project, including any Minor Modification, or of the Planning Commission to grant or deny any Major Modification. Appeals of decisions of the Planning Commission with respect to a Conditional Use are made to the Board of Supervisors.
TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT DETERMINATIONS	10 days	\$600	A decision of the Planning Commission under this Special Use District, other than a decision with respect to an Island Conditional Use, may be appealed to the Board. Such appeal must set forth how the Commission erred in granting, conditioning, or denying an application under this Section. Upon the hearing of an appeal, the Board may, subject to the same limitations as are placed on the Planning Commission by Charter or by this Special Use District, approve, disapprove or modify the appealed decision.
PLANNING DEPARTMENT			
DENIAL OF BUILDING, DEMOLITION OR SITE PERMIT	15 days	\$600	
LARGE TOURIST HOTEL CONVERSION CREDITS	15 days	\$600	
PARKMERCED SPECIAL USE DISTRICT - MINOR OR MAJOR MODIFICATIONS	15 days	\$600	Appeals may be taken from a decision by the Planning Director to grant or deny any project, including any Minor Modification, or of the Planning Commission to grant or deny any Major Modification. Appeals of decisions of the Planning Commission with respect to a Conditional Use are made to the Board of Supervisors

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
SIGN INVENTORY - PENALTY FOR FAILURE TO PROVIDE COMPLETE SIGN INVENTORY OR TO TIMELY SUBMIT AN INVENTORY UPDATE	15 days	\$600	The Board, in reviewing the appeal of the penalty assessed, may reduce the amount of the penalty if it finds that the sign owner: was not properly notified or had previously submitted a sign inventory that included the signs for which the penalty was assessed. The Board also may reduce the amount of the penalty if it finds that any action on the part of the Department resulted in an improper assessment of the penalty charge.
TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT DETERMINATIONS	10 days	\$600	A decision of the Planning Director under this Special Use District, other than a decision with respect to an Island Conditional Use, may be appealed to the Board. Such appeal must set forth how the Commission erred in granting, conditioning, or denying an application under this Section. The Board may, subject to the same limitations as are placed on the Planning Director by Charter or by this Special Use District, approve, disapprove or modify the appealed decision.
POLICE DEPARTMENT*			
AUTO WRECKER PERMIT	15 days	\$150/\$375	
BALLOON AND KITE ADVERTISING PERMIT	15 days	\$150/\$375	
BALL OR RING THROWING GAME PERMIT	15 days	\$150/\$375	
BINGO GAMES PERMIT	15 days	\$150/\$375	
COMMERCIAL PARKING PERMIT	15 days	\$150/\$375	An appeal will not suspend a permit revocation or suspension. The Board does not have jurisdiction to review any determination of the Office of the Treasurer and Tax Collector that the applicant is not in compliance with the Business and Tax Regulations Code or to revoke a permittee's business registration certificate or certificate of authority.
<p><i>*The fee is \$150 for appeals from the denial or granting of permits issued to an individual employed by or working under contract to a business and \$375 for appeals from the denial or granting of permits issued to the owner or operator of a business. The fee is \$375 for all appeals of permit revocations or suspensions.</i></p>			

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DEEMED APPROVED OFF-SALE ALCOHOL USE	15 days	\$150/\$375	The Board may continue, reduce, remove or increase administrative penalties. Removal of penalties must have a finding by the Board that the Deemed Approved Off-Sale Alcohol Use is not in violation of any Performance Standards. The Board decision shall contain findings of fact, a determination of the issues presented, and any conditions to be imposed or administrative penalties to be paid. Appeals related to Off-Sale Alcohol Use permits issued pursuant to Conditional Use must be made to the Board of Supervisors.
ENCOUNTER STUDIO EMPLOYEE PERMIT	15 days	\$150/\$375	
ENCOUNTER STUDIO OPERATOR PERMIT	15 days	\$375	
ESCORT SERVICE PERMIT	15 days	\$150/\$375	
FIREARMS AND/OR AMMUNITION DEALERS LICENSE	15 days	\$150/\$375	
FORTUNETELLING PERMIT	15 days	\$150/\$375	
JUNK DEALERS PERMIT	15 days	\$150/\$375	An appeal will not suspend the decision of the Chief of Police to suspend or revoke a Junk Dealers permit or to withdraw approval for an authorized agent of a permittee.
MECHANICAL CONTRIVANCES & OTHER AMUSEMENTS PERMIT (ICE & ROLLER SKATING RINK, MERRY-GO-ROUND, ETC.)	15 days	\$150/\$375	
MINIATURE GOLF COURSE PERMIT	15 days	\$150/\$375	
MUSEUM PERMIT	15 days	\$150/\$375	
NOISE VARIANCE	15 days	\$300	Administrative decisions granting or denying noise variances may be appealed.
PAWNBROKER PERMIT	15 days	\$150/\$375	
PEDDLER (FOOD & NONFOOD) PERMIT	15 days	\$150/\$375	
<i>*The fee is \$150 for appeals from the denial or granting of permits issued to an individual employed by or working under contract to a business and \$375 for appeals from the denial or granting of permits issued to the owner or operator of a business. The fee is \$375 for all appeals of permit revocations or suspensions.</i>			

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE*	NOTES
PEDICAB DRIVER PERMIT	15 days	\$150/\$375	
POKER GAME LICENSE	15 days	\$150/\$375	
PUBLIC OUTCRY SALES PERMIT	15 days	\$150/\$375	
PUSHCART PEDDLER PERMIT	15 days	\$150/\$375	
RECREATIONAL EQUIPMENT VENDOR PERMIT	15 days	\$150/\$375	
RODEO PERMIT	15 days	\$150/\$375	
SECONDHAND/ANTIQUES DEALER PERMIT	15 days	\$150/\$375	
SHOOTING GALLERY PERMIT	15 days	\$150/\$375	
TOUR GUIDE PERMIT	15 days	\$150/\$375	
TOW CAR DRIVER OR FIRM PERMIT	15 days	\$150/\$375	
PORT*			
ENTERTAINMENT PERMITS FOR EVENTS HELD, OR ESTABLISHMENTS OPERATED, ON PORT PROPERTY	10 or 15 days	\$150/\$375	Appeals are taken pursuant to a Memorandum of Understanding entered into by the Port Commission and Board. See list of Entertainment Commission permit types, above, for appeal periods and filing fees.
<p><i>*The fee is \$150 for appeals from the denial or granting of permits issued to an individual employed by or working under contract to a business and \$375 for appeals from the denial or granting of permits issued to the owner or operator of a business. The fee is \$375 for all appeals of permit revocations or suspensions.</i></p>			

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
PUBLIC HEALTH*			
BODY ART FACILITY PERMIT	15 days	\$300	
BODY ART PRACTITIONER REGISTRATION CARD	15 days	\$300	
CANNABIS CONSUMPTION PERMIT: PREPACKAGED CANNABIS	15 days	\$300	
CANNABIS CONSUMPTION PERMIT: LIMITED PREPARATION OF CANNABIS PRODUCTS	15 days	\$300	Appeals may be taken on a Director's or Hearing Officer's order to suspend, revoke or impose additional conditions on a Cannabis Consumption Permit.
CANNABIS CONSUMPTION PERMIT: CANNABIS SMOKING	15 days	\$300	
CERTIFICATE OF AUTHORIZATION TO OPERATE ELECTRONICALLY AMPLIFIED SOUND ON UNENCLOSED TOUR BUSES	15 days	\$300	
FOOD VENDING MACHINE PERMIT	15 days	\$300	
MASSAGE ESTABLISHMENT PERMIT	15 days	\$300	
MASSAGE PRACTITIONER PERMIT	15 days	\$300	
MEDICAL CANNABIS DISPENSARY PERMIT	15 days	\$300	<p>The final decision of the Director to grant, deny, suspend, or revoke a Medical Cannabis Dispensary permit, or to impose administrative sanctions, as provided in Article 33, may be appealed to the Board of Appeals; provisional permits may not be appealed.</p> <p>Beginning January 1, 2018, no new applications for MCD permits may be accepted. Article 33 of the Health Code ("Medical Cannabis Act") will expire December 31, 2018, and all MCD permits issued under Art. 33 shall be invalid.</p>
NOISE VARIANCE	15 days	\$300	Administrative decisions granting or denying noise variances may be appealed.
RESTAURANT, PERMIT TO OPERATE	15 days	\$300	
TOBACCO SALES ESTABLISHMENT PERMIT	15 days	\$300	
<p>* An appeal will not suspend a permit revocation or suspension where the Director of Public Health determines there is an extreme public health hazard. (Business & Tax Regulations Code Article 1, Section 8(i)(5).)</p>			

DETERMINATION TYPE*	APPEAL PERIOD	FILING FEE	NOTES
UNDERGROUND STORAGE TANK, PERMIT TO OPERATE	15 days	\$300	
WELL PERMIT	15 days	\$300	
* An appeal will not suspend a permit revocation or suspension where the Director of Public Health determines there is an extreme public health hazard. (Business & Tax Regulations Code Article 1, Section 8(i)(5).)			
PUBLIC WORKS			
AUTOMOBILE RUNWAY (DRIVEWAY) PERMIT	15 days	\$300	
BANNER PERMIT & PENALTIES	15 days	\$300	In addition to Banner permit appeals, the fee charged by Public Works to investigate banners being maintained without or in violation of a valid permit may be appealed by the person responsible for payment of the fee.
BLASTING PERMIT	15 days	\$300	
DEBRIS BOX PERMIT	15 days	\$300	
DISPLAY OF MERCHANDISE ON PUBLIC SIDEWALKS PERMIT & PENALTIES	15 days	\$300	Appeals may be filed on permits, Director's decisions on permit applications, and on penalties imposed for the investigation of display stands being maintained without or in violation of a valid permit.
DISTRIBUTION OF FREE MERCHANDISE PERMIT	15 days	\$300	Appeals may be filed on issued permits and on Director's decisions to deny a permit.
DUMP, PERMIT TO OPERATE	10 days	\$300	Appeals may be filed on issued or denied permits and variances, or against any ruling of the Director by filing a protest within 10 days of the date of publication of the required notice of the action in the official newspaper of the City & County.
FIXED PEDESTAL PERMIT	15 days	\$300	Appeals may be filed on issued permits and on Director's decisions to grant, deny, or revoke a permit. The Board shall set the hearing on the appeal not less than fifteen (15) days after the filing of the appeal, shall act on the appeal not more than thirty (30) days after such filing, and shall not entertain a motion for rehearing. These time limits may be extended by stipulation of the parties or order of the Board on good cause shown.

DETERMINATION TYPE	APPEAL PERIOD	FILING FEE	NOTES
MINOR SIDEWALK ENCROACHMENT PERMIT	15 days	\$300	<p>Sub-sidewalk encroachments below the public right-of-way or other encroachments in, on, and/or below the public right-of-way that impact the Central Subway Corridor, may be appealed to the Board of Supervisors.</p> <p>When the encroachment is related to building construction, rehabilitation or maintenance, any person may appeal the encroachment permit decision to the Building Inspection Commission (BIC). A person waives his or her right to appeal to the BIC by instead filing the appeal with the Board of Supervisors or the Board of Appeals. No encroachment permit decision may be appealed to both bodies.</p>
MOBILE FOOD FACILITY PERMIT	15 days	\$300	<p>Appeals may be filed on permits and on Director's decisions to approve, conditionally approve, or deny a permit.</p> <p>Permits are issued for a term of seven years; annual renewals are not appealable.</p>
MOBILE STORAGE CONTAINER PERMIT	15 days	\$300	<p>Appeals may be filed on permits and on Director's decisions to approve, conditionally approve, or deny a permit.</p>
NIGHT NOISE PERMIT	15 days	\$300	
NOISE VARIANCE	15 days	\$300	<p>Administrative decisions granting or denying noise variances may be appealed.</p>
PARKLET (SIDEWALK LANDSCAPING) PERMIT	15 days	\$300	
PERSONAL WIRELESS FACILITY SITE PERMIT	15 days	\$300	<p>Appeals may be filed on permits and on the Department's final determinations.</p> <p>The Board shall decide whether the final determination by the Director was correct under the provisions of Public Works Code Article 25.</p>
SIDEWALK BARRIER PERMIT	15 days	\$300	
SIDEWALK IMPROVEMENT PERMIT	15 days	\$300	
SIDEWALK TABLE & CHAIRS PERMIT	15 days	\$300	
SPECIAL SIDEWALK PERMIT	15 days	\$300	
STREET FLOWER MARKET PERMIT	15 days	\$300	

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STREET SPACE OCCUPANCY PERMIT	15 days	\$300	Appeals may be filed on permits and on Director's decisions.
SURFACE MOUNTED FACILITY SITE PERMIT	15 days	\$300	Appeals may be filed on permits and on Department decisions approving or denying permit applications. The Board shall decide whether the final determination by the Director was correct under the provisions of Public Works Code Article 27.
TRANSPORTATION OF SAND OVER PUBLIC STREETS PERMIT	15 days	\$300	
TEMPORARY OCCUPANCY PERMIT	15 days	\$300	Appeals may be filed on permits, and on Director's decisions to approve, conditionally approve, or deny a request for an extension.
TREE PLANTING PERMIT	15 days	\$300	Appeals may be filed on permits and on Director's decisions. No appeal may be taken of a decision authorizing Public Works to plant Street Trees.
TREE REMOVAL BY RESIDENT OR PRIVATE ENTITY	15 days	\$300	Appeals may be filed on permits and on Director's decisions.
TREE REMOVAL BY CITY AGENCY (INCLUDING PUBLIC WORKS)	15 days	\$100	Appeals may be filed on permits and on Director's decisions.
UNDERGROUND STORAGE TANK, PERMIT TO OPERATE	15 days	\$300	Appeals may be filed on permits and on Director's decisions to issue, deny, revoke, suspend, modify or renew a permit.
UTILITY EXCAVATION PERMIT	15 days	\$300	
ZONING ADMINISTRATOR			
LETTER OF DETERMINATION	15 days	\$600	
LETTER OF LEGITIMIZATION	15 days	\$600	
NOTICE OF VIOLATION & PENALTY	15 days	\$600	The Board must consider factors enumerated in Planning Code §176(c)(1)A-K. If the Board upholds the penalty but reduces it, the amount of the penalty may not be reduced below \$100 for each day that the violation exists, excluding the time that the matter has been pending before the Zoning Administrator on a request for hearing or before the Board.
REAR YARD MODIFICATION	15 days	\$600	
REQUEST FOR REASONABLE MODIFICATION	10 days	\$600	
REQUEST FOR REVOCATION OR RELEASE OF REVOCATION	15 days	\$600	

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REQUEST FOR SUSPENSION OR RELEASE OF SUSPENSION	15 days	\$600	An appeal does not suspend the Zoning Administrator's action.
TRANSFER DEVELOPMENT RIGHTS STATEMENT OF ELIGIBILITY, DETERMINATION OF NONELIGIBILITY OR CANCELLATION OF ELIGIBILITY	20 days	\$600	
VARIANCE	10 days	\$600	The Board must consider whether the variance meets the five findings required under Planning Code §305(c).
ZONING VERIFICATION LETTER	15 days	\$600	

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