NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 11, 2020 Building Permit Application No. 202003116722 & 202003116723 was filed for work at the Project Address below.

Notice Date: May 12, 2020
Expiration Date: June 11, 2020

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th>APPLICANT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>357 Cumberland Street</td>
</tr>
<tr>
<td>Cross Street(s):</td>
<td>Sanchez Street</td>
</tr>
<tr>
<td>Block/Lot No.:</td>
<td>3601/037</td>
</tr>
<tr>
<td>Zoning District(s):</td>
<td>RH-1 &amp; Dolores Heights SUD /40-X</td>
</tr>
<tr>
<td>Record Number:</td>
<td>2016-014777PRJ</td>
</tr>
<tr>
<td>Applicant:</td>
<td>John Maniscalco Architecture</td>
</tr>
<tr>
<td>Address:</td>
<td>442 Grove St.</td>
</tr>
<tr>
<td>City, State:</td>
<td>San Francisco, CA 94102</td>
</tr>
<tr>
<td>Telephone:</td>
<td>(415) 864-9900</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:john@m-architecture.com">john@m-architecture.com</a></td>
</tr>
</tbody>
</table>

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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 inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE

- ☑ Demolition
- ☐ Change of Use
- ☐ Rear Addition
- ☐ New Construction
- ☐ Façade Alteration(s)
- ☐ Side Addition
- ☐ Alteration
- ☐ Front Addition
- ☐ Vertical Addition

PROJECT FEATURES

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Use</td>
<td>Single-Family Home</td>
</tr>
<tr>
<td>Front Setback</td>
<td>7’8 ¼”</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>None</td>
</tr>
<tr>
<td>Building Depth</td>
<td>49’10”</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>56’10”</td>
</tr>
<tr>
<td>Building Height</td>
<td>34’ 11 3/8”</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>3 over garage</td>
</tr>
<tr>
<td>Number of Dwelling Units</td>
<td>1</td>
</tr>
<tr>
<td>Number of Parking Spaces</td>
<td>1</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION

The proposal is for the demolition of an existing 3,469 gross square-foot three-story-over-garage single-family home and the construction of a new 5,026 gross-square-foot three-story-over-garage single-family home. The project includes 4,049 square foot of conditioned living space and a 977 square foot garage and storage area. Please see the attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Planner: Cathleen Campbell Phone: (415) 575-8732
E-mail: Cathleen.campbell@sfgov.org
GENERAL INFORMATION ABOUT PROCEDURES
DURING COVID-19 SHELTER-IN-PLACE ORDER

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department’s review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project’s impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City’s General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, you must file a **DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:
1. Create an account or be an existing registered user through our Public Portal (https://aca-csdf.accela.com/ccsf/Default.aspx).
2. Complete the Discretionary Review PDF application (https://sflplanning.org/resource/drp-application) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sflplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

**BOARD OF APPEALS**

An appeal of the Planning Commission’s decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

**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 at www.sflplanning.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 Board of Supervisors at bos.legislation@sfgov.org, 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.
Date: 5/12/2020

The attached notice is provided under the Planning Code. It concerns property located at 357 Cumberland Street (2020.03.11.6722 & 2020.03.11.6723) - CC. A hearing may occur, a right to request review may expire or a development approval may become final by 6/11/2020.

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. To obtain information about this notice in Filipino, please call (415) 575-9121. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。
此通告是與位於 357 Cumberland Street (2020.03.11.6722 & 2020.03.11.6723) - CC 的建築計劃有關。如果在 6/11/2020 之前無人申請聽證會來檢討這個建築計劃，這計劃最終會被核准。

如果你需要用華語獲得關於此通告的細節，請電 415-575-9010。然後，請按 “8”·及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務，此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: 357 Cumberland Street (2020.03.11.6722 & 2020.03.11.6723) - CC. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: 6/11/2020.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinigay alinsunod sa Planning Code. Tinatalakay nito ang propiedad na matatagpuan sa 357 Cumberland Street (2020.03.11.6722 & 2020.03.11.6723) - CC. Maaring may paglilitis na mangyayari, may mapapason paghiling ng isang pagrerepaso (review), o ang na-aprobahan pagpapatayo ay malapit nang ipagtibay sa 6/11/2020.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang (415) 575-9121. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulugan sa isang araw ng pangangalakal para makasagot sa anumang tawag.
**AREAL VIEW**

**FLOOR PLAN**

**ABREVIATIONS**

**GENERAL PROJECT INFORMATION**

**GARAGE ERECTION AND LEVEL RENOVATION**

**CONSTRUCTION SITE NOTE**

**PERMITS AND BUILDING PERMITS**

**SITE EXHIBIT**

**GROUND PLANE**

**EXCEPTION 1:** Permanently installed structures that are not high efficiency luminaires shall be allowed provided they are controlled by a manually-operated switch, or motion-activated switch that requires a fire alarm switch that requires manual testing and activation.

**EXCEPTION 2:** Outdoor lighting used to comply with except above may be controlled by a temporary switch, which eliminates the motion-sensing function provided that the motion sensor is automatically deactivated within 30 minutes.

**LEGAL CODES**

**APPLICABLE CODES**

**GENERAL NOTES**