



Think deep. There are always ways to improve.

DATE: MAY 19, 2020

INNOVATIVE CONSTRUCTION IMPLEMENT & DESIGN

DESIGN PROFESSIONAL
3626 Geary Blvd, Suite 203
San Francisco, CA 94118
Phone: (415) 702-6889
Email: innconndesign@gmail.com

PROJECT FOR:
Project on 237 Sanchez Street
San Francisco, CA 94114

To Our Neighbor Owner,

Re: Pre-Application per planning requirement for new construction

The purpose of the letter to be serve as pre-application notification per planning requiriet during the shelter-in-place period. The propoed develop project is located udner zoneing RTO as a Single Unit Residential Dwelling, Current structural is a One story house wood-frame budilgnin with zero off street parking.

The new/proposed application of this project is to be demolish the existing Single-Story Buiding to erect a 4-Stories duplex with basement level to associate with more habitable area which is in line with the City & County of San Francisco policy. The new building design will adopt and strictly following the City Of San Francisco Planning Department's design guideline. There is no substantial loss of direct sunlight or privacy in an adjacent dwelling and unreasonable obstruction of a neighbor's significant view. This proposed project present no light and vie impact to the neighbor.

Pre-Application meeting will be conducted during the shelter-in-place, please refer to the attached notice for scheduled telephone conference meeting.

Please find the attached floor plan. If there is any question do not hesitage to contact the applicant for further information.

Stay Healthy & Wellness,

InnCon Design Team

NOTICE OF PRE-APPLICATION MEETING

Date: 05/20/2020

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 237 Sanchez Street, cross street(s) Market Street (Block/Lot#: 3558/031); Zoning: RTO, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: DEMOLISH EXISTING 2-STORY BUILDING AND ERECT A 4-STORY BUILDING WITH A BASEMENT

Existing # of dwelling units:	<u>1</u>	Proposed:	<u>5</u>	Permitted:	<u>9</u>
Existing bldg square footage:	<u>1,270 S.F.</u>	Proposed:	<u>10,549 S.F.</u>	Permitted:	<u>11,625 S.F.</u>
Existing # of stories:	<u>2</u>	Proposed:	<u>4</u>	Permitted:	<u>4</u>
Existing bldg height:	<u>18'-7"</u>	Proposed:	<u>40'-0"</u>	Permitted:	<u>40'-0"</u>
Existing bldg depth:	<u>93'-2"</u>	Proposed:	<u>93'-0"</u>	Permitted:	<u>93'-0"</u>

MEETING INFORMATION:

Property Owner(s) name(s): Tony Phan
 Project Sponsor(s): Inncon Design
 Contact information (email/phone): Inncondesign@gmail.com 415-702-6889
 Meeting Address*: No In-Person Meeting during to Stay Safe At Home Order, Telephone Conference call will be available
 Date of meeting: 06/16/2020 Time of meeting**: 6:00pm-7:00pm Pacific time

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.