

# NOTICE OF PRE-APPLICATION MEETING

Date: \_\_\_\_\_

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3669 21st Street, cross street(s) 21st Street & Sanchez Street (Block/Lot#: 3620 / 054); Zoning: RH-1, Dolores Heights SUD), 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](http://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: Demolition of the existing single-family dwelling. Construction of a new 3-story over basement/ garage single-family dwelling and accessory dwelling unit within the single-family dwelling.

Existing # of dwelling units: 1 Proposed: 2 (SFD + ADU) Permitted: 1 SFD + 1 ADU  
 Existing bldg square footage: 1,156 Cond. Proposed: 7,260 Cond. Permitted: N/A  
 Existing # of stories: 1 O/ BSMNT Proposed: 3 O/ BSMNT Permitted: N/A  
 Existing bldg height: 21'-3 1/2" Proposed: 34'-10" Permitted: 35'-0"  
 Existing bldg depth: 64'-5 1/4" Proposed: 60'-10 3/4" Permitted: 60'-10 3/4"

ADU SF: 560 SF

## MEETING INFORMATION:

Property Owner(s) name(s): PBC Holdings LLC  
 Project Sponsor(s): John Maniscalco Architecture  
 Contact information (email/phone): John Maniscalco (john@m-architecture.com / 415.864.9900 ext. 201)  
 Meeting Address\*: Dial-in: (US) +1 740-478-2071 PIN: 647 985 551# Video Conf Link: meet.google.com/tdp-vteg-ofz  
 Date of meeting: 08.24.2020 (Held Remotely) Time of meeting\*\*: 6:00PM (Held Remotely)

\*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](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).