

Notice of an application for Demolition and New Construction

Project Location & Details:

3669 21st STREET

Building Permit Application Nos. **202012261735 & 202012281772**

Block/Lot No. **3620 / 054**

Zoning District: **RH-1 RESIDENTIAL-HOUSE, ONE FAMILY**

The project at 3669 21st Street proposes to demolish the existing structure and construct a new residential building. The project is being re-noticed to clarify the height measurement of the proposed building. As noted in the project features table, the proposed building will be approximately 8 feet taller than the existing building as measured from the curb; however, the proposed height of the new building will comply with the Dolores Heights SUD requirement and will not exceed a height limit of 35-feet above existing grade as required under Planning Code Sections 241 and 260. Demolition of the existing dwelling is subject to administrative review and approval pursuant to Planning Code Section 317(d)(3)(B).



<i>Project Features</i>	<i>Existing</i>	<i>Proposed</i>
Building Use	Residential	Residential
Building Height	37 ft., 10 in. (from curb)	45 ft., 9 in. (from curb)
Dwelling Units	1	1 with ADU

Applicant: **John Maniscalco**

415-864-9900 x201 john@m-architecture.com

City Planner: **Stephanie Cisneros**

628-652-7363 Stephanie.Cisneros@sfgov.org

**You are not
required to take
any action.**

If you believe there are exceptional circumstances, you may request a public hearing for Discretionary Review by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit sfplanning.org/resource/drpf-application.

中文:

該專案位於3669 21ST ST 提議拆除現有的結構並且建造新的住宅樓。有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

Español:

El proyecto en 3669 21ST ST propone demoler la estructura existente y construir un nuevo edificio residencial. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:

Iminungkahi ng proyektong nasa 3669 21ST ST na gibain o i-demolish ang nariyan nang istruktura at magtayo ng bagong residensiyal na gusali. Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

Response Deadline: **9/13/21**

Record No. **2021-000269PRJ**



**San Francisco
Planning**

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sfplanning.org/notices



For more information

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 counter at the Permit Center 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. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on how - and by when - to post payment for the DR Application.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.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 (628) 652-1150.

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.sfplanning.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.

