



# NOTICE OF PUBLIC HEARING

Hearing Date: **WEDNESDAY, January 26, 2022**  
Time: **Not before 9:30 AM**  
Location: **Visit [sfplanning.org/remotehearings](https://sfplanning.org/remotehearings) for details**  
Case Type: **Variance**  
Hearing Body: **Zoning Administrator**

## PROJECT INFORMATION

Project Address: **3825 21<sup>st</sup> Street**  
Cross Streets: **Noe and Castro Streets**  
Block / Lot No.: **3622 / 092**  
Zoning District(s): **RH-2 / 40-X**  
Area Plan: **N/A**  
Record No.: **2021-003678VAR**

## APPLICANT INFORMATION

Applicant: **Dennis Budd**  
Company: **Gast Architects**  
Address: **355 11th Street, Suite 300**  
City, State: **San Francisco, CA**  
Telephone: **(415) 828-8648**  
Email: **[dbudd@gastarchitects.com](mailto:dbudd@gastarchitects.com)**

## PROJECT DESCRIPTION

The proposal is to construct façade alterations and a one-story horizontal addition at the rear and front of an existing three-story single-family building.

**Planning Code Section 132** requires the subject lot to maintain a front setback equal to the average front setback of the adjacent properties. The required front setback for the subject property is 11 feet 6 inches. The proposal will demolish, reconfigure, and expand two bay windows at the front of subject building that already project into the required front setback beyond what is permitted by Section 136. Therefore, a variance is required.

## ADDITIONAL INFORMATION

**Architectural Plans:** To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings> or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

**For more information, please contact Planning Department staff:**

Planner: **Gabriela Pantoja** Telephone: **628-652-7380** Email: **[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)**

# General Information About Procedures

## HEARING INFORMATION

Please be advised that due to the COVID-19 emergency, the Zoning Administrator may be required to conduct this hearing remotely. Additional information may be found on the Department's website at [www.sfplanning.org/remotehearings](http://www.sfplanning.org/remotehearings)

You are receiving this notice because you are either a property owner or resident near the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to comment on the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice to the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing. **The Zoning Administrator strongly encourages interested parties to submit their comments in writing to their assigned Planner in advance of the hearing.**

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

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.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department or Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 49 South Van Ness Avenue, Suite 1475. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.



Date: **01/06/2022**

The attached notice is provided under the Planning Code. It concerns property located at **3825 21st St (2021-003678VAR)**. A hearing may occur, a right to request review may expire or a development approval may become final by **01/26/2022**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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附上的是三藩市城市規劃的法定通告。

此通告是與位於 **3825 21st St (2021-003678VAR)**

的建築計劃有關。如果在 **01/26/2022** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 **628.652.7550** .

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。

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El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **3825 21st St (2021-003678VAR)**. 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: **01/26/2022**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

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Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **3825 21st St (2021-003678VAR)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **01/26/2022**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.