



NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, APRIL 20, 2023**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place
Room 400 and Remote -
<https://sfplanning.org/remotehearings>**
Case Type: **Conditional Use**
Hearing Body: **Planning Commission**

PROJECT INFORMATION

Project Address: **3832 18TH ST**
Cross Streets: **Church and Sanchez Streets**
Block / Lot No.: **3580 / 018**
Zoning District(s): **RM-1 / 40-X**
Area Plan: **NA**
Record No.: **2020-001610CUA-02/SHD-02**

APPLICANT INFORMATION

Applicant: **Ryan J. Patterson**
Company: **Zacks, Freedman & Patterson, PC**
Address: **601 Montgomery Street, Suite 400**
City, State: **San Francisco, CA 94111**
Telephone: **(415) 956-8100**
Email: **ryan@zfplaw.com**

PROJECT DESCRIPTION

The request is for modifications to a project previously approved by the Planning Commission on October 14, 2021 (the 2021 Project). The proposed project requires modification to the previously approved **Conditional Use Authorization** and adoption of **Shadow Findings** pursuant to Planning Code Sections 253, 295, and 303, and **for Concession/ Incentive and Waiver** from Development Standards, pursuant to Planning Code Section 206.6 and California Government Code Section 65915 under State Density Bonus Law, to allow the new construction of a six-story, 60-foot-tall, 19-unit Group Housing residential project, with a 390-square-foot communal space, 890 square feet of common usable open space, 314 square feet of private usable open space (for two units), and 19 Class 1 and two Class 2 bicycle parking spaces. Under the **Individually-Requested State Density Bonus Program**, the Project is seeking a density bonus and requests waivers from Height (Section 250), Rear Yard (Section 134), and Exposure (Section 140).

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: Jeff Horn Telephone: 628-652-7366 Email: Jeffrey.Horn@sfgov.org

General Information About Procedures

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to 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 express concerns about 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, 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.

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 at 49 South Van Ness Avenue after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission 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 a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated

with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning 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.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone review pursuant to California Environmental Quality Act (CEQA). The proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

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: **3/31/2023**

The attached notice is provided under the Planning Code. It concerns property located at **3832 18th Street- (2020-001610CUA-02/SHD-02)**. A hearing may occur, a right to request review may expire or a development approval may become final by **4/20/2023**.

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.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **3832 18th Street- (2020-001610CUA-02/SHD-02)**

的建築計劃有關。如果在 **4/20/2023** 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。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **3832 18th Street- (2020-001610CUA-02/SHD-02)**. 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: **4/20/2023**.

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.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **3832 18th Street- (2020-001610CUA-02/SHD-02)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **4/20/2023**.

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.