

NOTICE OF PRE-APPLICATION MEETING

Date: August 15, 2023

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 121 Hancock Street, cross street(s) Sanchez Street (Block/Lot#: 3584/134; Zoning: RH-3), 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;
- Local Program ADU(s) that will be constructed under a cantilevered room or deck in the rear yard;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Remove a section of gabled roof the at rear of the third floor and build a principal suite for the upper unit. Add a door at the rear of the garage for Fire Department access through the garage.

Existing # of dwelling units:	<u>2</u>	Proposed:	<u>2</u>	Permitted:	<u>3</u>
Existing bldg square footage:	<u>2,686</u>	Proposed:	<u>2,868</u>	Permitted:	<u>3,936</u>
Existing # of stories:	<u>3+bsmnt</u>	Proposed:	<u>3+bsmnt</u>	Permitted:	<u>3+bsmnt</u>
Existing bldg height:	<u>41'-7"</u>	Proposed:	<u>41'-7"</u>	Permitted:	<u>40'-0"</u>
Existing bldg depth:	<u>62'-9"</u>	Proposed:	<u>62'-9"</u>	Permitted:	<u>52'-7.5"</u>

MEETING INFORMATION:

Property Owner(s) name(s): Stephen Henrick and Alex Horne

Project Sponsor(s): Mark Reilly, Mark Reilly Architecture

Contact information (email/phone): mark@markreillyarchitecture.com / 415-309-0107

In-Person Meeting Address*: 121 Hancock Street

Video Conferencing Link: Zoom Meeting ID: 753 017 2936, Passcode: 935798, 6:00-6:30 pm

Audio Conference Phone Number and ID: 415-309-0107

Date of meeting: September 7, 2023 Time of meeting**: 6-7 pm (6-6:30 pm Zoom)

* Pre-Application Meetings must be conducted in a hybrid manner. The applicant should include a phone number, video conferencing link, and an in-person meeting location on the Pre-Application notice. The meeting location 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 49 South Van Ness Avenue, Suite 1400.

**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, email the Planning counter at the Permit Center at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.