

# NOTICE OF PRE-APPLICATION MEETING

Date: 6/17/2020

**Attn: If you would like to review the plans for this project please visit: <https://tinyurl.com/y93sbf7> or email [admin@siaconsult.com](mailto:admin@siaconsult.com) to request a physical or electronic plans**

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3832 18th St, cross street(s) Church & Sanchez St (Block/Lot#: 3580 / 018; Zoning: RM-1), 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: Proposed new construction of 6-story residential building, with 19 single room occupancy units under State-Density Provisions.

Existing # of dwelling units: <u>1</u>	Proposed: <u>19</u>	Permitted: <u>14</u>
Existing bldg square footage: <u>1,210 ± SF</u>	Proposed: <u>11,105 ± SF</u>	Permitted: <u>N/A</u>
Existing # of stories: <u>1</u>	Proposed: <u>6</u>	Permitted: <u>N/A</u>
Existing bldg height: <u>± 30'</u>	Proposed: <u>60'-0"</u>	Permitted: <u>40'-X</u>
Existing bldg depth: <u>± 64'-4"</u>	Proposed: <u>94'-2"</u>	Permitted: <u>± 99'-9"</u>

## MEETING INFORMATION:

Property Owner(s) name(s): M-J SF Investments LLCProject Sponsor(s): SIA Consulting Corp.Contact information (email/phone): amir@siaconsult.com / 415-741-1292 x 104Meeting Address\*: ZOOM Meeting: <https://us02web.zoom.us/j/3266191180> Please see attached instructionsDate of meeting: 07/07/2020 Time of meeting\*\*: 6:00 PM

\*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).

# 3832 18<sup>th</sup> Street

## Pre-Application Neighborhood Meeting

### **When:**

July 7, 2020

6:00 pm

### **Where/How:**

Join Zoom Meeting

<https://us02web.zoom.us/j/3266191180>

Meeting ID:

**326 619 1180**

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: **326 619 1180**

Find your local number: <https://us02web.zoom.us/u/kjVVmwVVq>

### **To Access Drawing Set:**

Please Visit Link Below:

<https://tinyurl.com/y93sbf7>

or email [admin@siaconsult.com](mailto:admin@siaconsult.com) to request a physical or electronic plan.