



MEMO TO THE PLANNING COMMISSION

Date: March 30, 2021
Record No.: 2018-016721CUAVAR
Project Address: 0 Guttenberg Street
Zoning: Residential-House, One-Family (RH-1) Zoning District
40-X Height and Bulk District
Block/Lot: 6475/055
Project Sponsor: Jayesh Patel
240 Francisco Lane, #14950
Fremont, CA 94539
Property Owner: Guttenberg Project LLC
Fremont, CA 94539
Staff Contact: Gabriela Pantoja- (628) 652-7380
Gabriela.Pantoja@sfgov.org

Request

On December 12, 2018, Jayesh Patel of Guttenberg Project, LLC (hereinafter "Project Sponsor") filed Application No. 2018-016721CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a Planned Unit Development (PUD) to construct 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, and 19 Class 1 bicycle-parking spaces on an approximately 36,406 square foot lot (hereinafter "Project") at 0 Guttenberg Street, Block 6475 Lot 055 (hereinafter "Project Site"). The Commission approved the Conditional Use Authorization on March 11, 2021 as set forth in Motion No. 20873 and requested a Planning Commission Memo with detailed landscaping, permeability, and lightning plans be submitted to the Planning Commission within two weeks.

Project Description

The Project is for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, 19 Class 1 bicycle-parking spaces, and 8, 429 square feet of private usable open space on an approximately 36,406 square foot vacant lot. The dwelling units range in size from 1,041 to 1,689 square feet and contain two to three bedrooms. The dwelling units are accessed via a driveway and pedestrian walkways from Guttenberg Street. The residential buildings range in height from 20 to 30 feet. Trees, landscaping, permeable surfaces, and signage are proposed within the development site.

Update

The Department has not received revised detailed landscaping, permeability, and lighting plans. However, the Project Sponsors have requested an extension of two additional weeks to compose the requested plans. See attached letter from the Project Sponsors.

Attachments:

- Letter from Project Sponsors

March 25, 2021

Hon. Joel Koppel,
President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

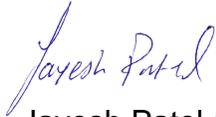
Re: 0 Guttenberg Street Planning Case No. 2018-016721CUAVAR

Dear President Koppel:

Guttenberg Project, LLC respectfully requests an extension for the submittal of the revised landscape plans which is currently scheduled for March 25, 2021. We need this additional time to refine the plans as request by the Planning Commission on March 11, 2021.

We will submit our revised plans to the Planning staff on Thursday, April 8, 2021.

Best Regards,

A handwritten signature in blue ink that reads "Jayesh Patel". The signature is written in a cursive style with a large initial 'J'.

Jayesh Patel (Manager)
Guttenberg Project, LLC
(510)290-0563