Date: 10/14/2009 12:40 PM
From: Joe Wrigley
To: scott.sanchez@sfgov.org
Subject: Universal Planning Notification Project, UPN

Hi Scott
I understand the planning department is considering changes to the various notification process. I wanted to give some of my view (an architect doing mostly residential projects and and San Francisco home owner).

1. The 310/311 notification posting time is too short. It is my understanding that a person only has the 30 day notification period to file for a discretionary review. If there are any issues between neighbors and the project there is no way those issues will be resolved in a way that satisfies the neighbors, homeowner, architect and planning department within 30 days.

2. Avoid overlap. I'm sure this is the point of what you are doing, but right now with the pre-application process and 310/311 there is overlap. The pre-application process is a good idea, and for the reason above, I do believe it helps avoid discretionary review. My problem I have is the overlap and inherent inefficiencies. We are a relatively low fee office. Our average addition to a house requires about 120 hrs labor. Of that we spend about 10 hrs on the pre-application process and probably another 5 on 310/311 and another 5 on general permitting. So any excess work is very expensive to us and to our clients.

Thanks for you time and let me know if you have any questions.

Best Regards

Joe Wrigley