

City of Pacifica
Planning Department

RE: SB 330 Preliminary Application

26 August 2021

Dear Planner:

Please find enclosed the SB 330 Preliminary Application for a proposed development project in the City of Pacifica. The Owner of the property is Rockaway Highlands, LLC, and the Applicant/Agent for the Owner is CH-Planning, LLC. As noted in the attached materials, the proposed project is located upon Assessor's Parcel Numbers 018-140-220, 018-140-300, and 018-140-660.

The following materials are being uploaded in support of this application:

- A Preliminary Development Permit Application (fully executed);
- An Agreement for Reimbursement of City Costs (fully executed);
- A fee deposit in the amount of Ten Thousand Dollars (USD \$10,000.00); and
- Evidentiary exhibits, as requested.

As explained in further detail in the attached materials, the proposed project is a mixed-use, 89-unit residential development, including 13 very-low income affordable units as well as approximately 1,800 square feet of ancillary commercial space.

As Applicant/Agent for the Owner, I am pleased to present this preliminary application package for your review. Please do not hesitate to contact me at any time should you require additional information, or with any questions or comments.

Thank you in advance for your kind assistance.

Sincerely,

Chad Converse

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