

430 Main Street

September 29, 2015

Dear Neighbor,

My sincerest apologies. Our earlier invitation to the scheduled community meeting for our proposed project at 430 Main Street presented the meeting time incorrectly on the invitation's reverse side. **The correct date and time for the community meeting is Tuesday, October 13th from 6:00 – 7:30PM.**

As you may have heard, War Horse and Tidewater Capital are working on an exciting proposal for the future of 430 Main Street and the attached storage building at 429 Beale Street. In just a few weeks, we will be holding a community meeting to share details of the project.

Please consider joining us for this meeting. We intend to discuss all aspects of the project and answer any questions you may have.

430 Main Street Community Meeting

Tuesday, October 13, 2015

6:00PM – 7:30PM


South Beach Harbor Community Room

Pier 40 @ The Embarcadero, San Francisco

For those of you unable to attend, feel free to drop us a line at info@430mainstreet.com to share your questions or to let us know if you would like to learn more about our project.

I hope to see you on October 13th.

Sincerely,



Craig Young
Tidewater Capital, LLC

*Si tu le gustaría información sobre este proyecto/reunida en español, por favor póngase en contacto con info@430mainstreet.com.
如果您想關於在中國這個項目/會議信息, 請聯繫 info@430mainstreet.com.*

Notice of Pre-Application Meeting

September 29, 2015

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at **430 Main Street and 429 Beale Street**, cross street(s) **Harrison and Bryant Streets** (Block/Lot#): **3767/305 and 306**; Zoning: **Rincon Hill Downtown Residential (Rincon DTR) 84-X**, 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 building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification 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;
 - Any vertical addition of 7 feet or more;
 - Any horizontal addition of 10 feet or more;
 - Decks over 10 feet above grade or within the required rear yard;
 - All Formula Retail uses subject to a Conditional Use Authorization;
 - PDR-I-B, Section 313;
 - Community Business Priority Processing Program (CB3P)

The development proposal is to: Demolish the two existing one- and two-story industrial buildings on the project site totaling approximately 28,360 gross square feet (gsf) and construct a nine-story, approximately 159,200-gsf residential building.

Existing # of dwelling units: 0	Proposed: 144	Permitted: N/A
Existing bldg square footage: 28,360	Proposed: 159,200	Permitted: N/A
Existing # of stories: 1 / 2 stories	Proposed: 9 stories	Permitted: N/A
Existing bldg height: 2 stories	Proposed: 84 feet	Permitted: 84 feet
Existing bldg depth: 1 basement level	Proposed: 25 feet	Permitted: N/A

MEETING INFORMATION:

Property Owner(s) name(s): Tidewater Capital
 Project Sponsor(s): Craig M. Young, Managing Principal
 Contact information (email/phone): cyoung@tidewatercap.com; (415) 935-1639
 Meeting Address*: South Beach Harbor Community Room, Pier 40 at The Embarcadero, San Francisco
 Date of meeting: Tuesday, October 13, 2015
 Time of meeting**: 6:00 p.m. – 7:30 p.m.

*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. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.