

Notice of Pre-Application Meeting

10/23/2015

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1076 Howard, cross street(s) 7th Street and Howard Street (Block/Lot#: 3726 / 026); Zoning: MUG / RED), 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: Renovate and change the use of an existing 11,871 square foot 1923-era historic light industrial building into office space, adding 7,200 square feet and one additional story. Building will be brought up to modern code standards for ADA accessibility, and earthquake / fire safety, while preserving the historic facade.

Existing # of dwelling units: <u>n/a</u>	Proposed: <u>n/a</u>	Permitted: <u>n/a</u>
Existing bldg square footage: <u>11,871</u>	Proposed: <u>20,000</u>	Permitted: <u>45,000 +/-</u>
Existing # of stories: <u>2</u>	Proposed: <u>3</u>	Permitted: <u>8+</u>
Existing bldg height: <u>28'-4"</u>	Proposed: <u>45'</u>	Permitted: <u>85' MUG / 45' RED</u>
Existing bldg depth: <u>165'</u>	Proposed: <u>165'</u>	Permitted: <u>165'</u>

MEETING INFORMATION:

Property Owner(s) name(s): 1076 Howard Street LLC

Project Sponsor(s): Vantage Property Investors

Contact information (email/phone): 650-521-7819

Meeting Address*: 1076 Howard St.

Date of meeting: November 10th, 2015

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