

Notice of Pre-Application Meeting

April 9, 2014

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at **901 16th Street and 1200 17th Street**, cross street **Mississippi and Missouri Streets; (Block/Lot#: 3949/001, 001A, 002; 3950/001; Zoning: Urban Mixed Use District; Height & Bulk Districts: 48-X, 68-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 surrounding neighbors and interested 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 project before project applications are submitted for the Planning Department's review.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit or other entitlement application submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff. Once a Building Permit application has been submitted to the City, you may track its status at www.sfgov.org/dbi.

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.

The development proposal is to: **provide a mixed use residential and retail development with associated ancillary interior and exterior spaces.**

	<u>901 16th / 1200 17th</u>	
Existing # of dwelling units: 0	Proposed: 259/ 135	Permitted: No density limit
Existing bldg. square footage: 109,500	Proposed: 301,000 / 163,000	Permitted: N/A
Existing # of stories: 2	Proposed: 6 / 4	Permitted: N/A
Existing bldg height: 46'9"	Proposed: 68' / 48'	Permitted: 68' / 48'
Existing bldg depth: 400'	Proposed: 198' / 176'	Permitted: N/A

MEETING INFORMATION:

Property Owner(s) name(s): Potrero Partners, LLC

Project Sponsor(s): Potrero Partners, LLC

Contact information (email/phone): Josh Smith for Potrero Partners, LLC. E-mail:jsmith@waldendevdevelopment.com;
Telephone: 650-348-3232

Meeting Address*: The Potrero Hill Neighborhood House (NABE)
953 De Haro Street, San Francisco, CA 94107

Date of meeting: Saturday, April 26, 2014

Time of meeting**: 10:00am –12:00pm

*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 any 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.