

NOTICE OF PRE-APPLICATION MEETING

Date: August 31, 2023

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 2299 Market Street, cross street(s) 16th St. and Market St. (Block/Lot#: 3564/161); Zoning: Upper Market NCT, 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 filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city 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 subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Local Program ADU(s) that will be constructed under a cantilevered room or deck in the rear yard;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: remove and replace existing Bank of the West signage with Bank of Montreal ("BMO") signage due to BMO's acquisition of Bank of the West. No interruption or change of use proposed.

Existing # of dwelling units:	<u>0</u>	Proposed:	<u>0</u>	Permitted:	<u>N/A</u>
Existing bldg square footage:	<u>3221</u>	Proposed:	<u>3221</u>	Permitted:	<u>N/A</u>
Existing # of stories:	<u>5</u>	Proposed:	<u>5</u>	Permitted:	<u>N/A</u>
Existing bldg height:	<u>50 ft.</u>	Proposed:	<u>50 ft.</u>	Permitted:	<u>N/A</u>
Existing bldg depth:	<u>85.1 ft.</u>	Proposed:	<u>85.1 ft.</u>	Permitted:	<u>N/A</u>

MEETING INFORMATION:

Property Owner(s) name(s): Glen Cove Marina Road LLC
 Project Sponsor(s): BMO Bank N.A. (c/o Thomas O'Connor)
 Contact information (email/phone): dmaroon@sheppardmullin.com / (415) 434-9100
 In-Person Meeting Address*: 49 S Van Ness Ave. Floor 14, Room 1411, San Francisco, CA 94103
 Video Conferencing Link: See back of this page.
 Audio Conference Phone Number and ID : (888) 788-0099; Meeting ID 969 6489 2665; Passcode 990723
 Date of meeting: September 14, 2023 Time of meeting**: 1:00 p.m.

* Pre-Application Meetings must be conducted in a hybrid manner. The applicant should include a phone number, video conferencing link, and an in-person meeting location on the Pre-Application notice. The meeting location 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 49 South Van Ness Avenue, Suite 1400.

**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, email the Planning counter at the Permit Center at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting: 2606 Ocean; 480 Columbus; 2299 Market

Thursday, September 14, 2023

1:00 PM-2:00 PM

[Join Zoom Meeting](#)

Click: <https://sheppardmullin.zoom.us/j/96964892665?pwd=d1doaUg1NVBKTFIGREF4MzICb0ZiUT09>

Meeting ID: 969 6489 2665

Passcode: 990723

Tap: US: [8887880099,,96964892665#,#,,,990723#](tel:8887880099,,96964892665#,#,,,990723#)

US: [8778535247,,96964892665#,#,,,990723#](tel:8778535247,,96964892665#,#,,,990723#)

Passcode: 990723

Dial: US: 888 788 0099

US: 877 853 5247

Meeting ID: 969 6489 2665

Passcode: 990723

For International numbers click here:

<https://sheppardmullin.zoom.us/j/ad8c6KyYL>