



# SAN FRANCISCO PLANNING DEPARTMENT

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## SAN FRANCISCO ZONING ADMINISTRATOR NOTICE OF INTENT TO RENDER A DETERMINATION UNDER PLANNING CODE SECTION 179.1

### LEGITIMIZATION OF USES LOCATED IN THE EASTERN NEIGHBORHOODS

Notice is hereby given to the general public that an application involving the property described below was filed with the Planning Department for review as set forth in the Planning Code. The Zoning Administrator has reviewed the application and will render a determination at the end of a 30-day notification period (on or after September 15, 2011).

**2300 Harrison Street (a.k.a. 3101 19<sup>th</sup> Street) – west side of Harrison Street between 19<sup>th</sup> and 20<sup>th</sup> Streets, Lot 001 in Assessor's Block 3593 - Request for Legitimization of Office Use** pursuant to Planning Code Section 179.1 to determine if the existing 22,847 gross square feet of office use is a legitimate use under the current UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

#### Legitimization

Planning Code Section 179.1 allows the "legitimization" of certain existing land uses that did not obtain a use permit from the City—particularly office and housing—that were previously permitted in specific zoning districts, but are no longer permitted under the recent Eastern Neighborhoods rezoning. As part of the Eastern Neighborhoods rezoning process, the City determined it was desirable to allow these uses to legitimize. Legitimization requires evidence to show that such a use has been operating without the benefit of required permits for a certain period of time.

The Project Sponsor for **2300 Harrison Street (a.k.a. 3101 19<sup>th</sup> Street)** provided substantial evidence that meets the minimum criteria set by Planning Code Section 179.1(b). The Zoning Administrator intends to issue a Letter of Legitimization for 22,847 gross square feet of office space at the subject property on or after **September 15, 2011**, but seeks written comment prior to making a final determination. Once the Zoning Administrator makes a determination, it is then appealable to the Board of Appeals within 15 days of issuance.

You are not obligated to take any action. For more information regarding the proposal, or to express concerns about the project, please contact the Planner named below as soon as possible.

Please note that the subject site is within a 300-foot radius of your property and this notice fulfills the notice requirement for Legitimization determinations per Planning Code Section 179.1. **For further information, contact Kimberly Durandet at 415.575.6816 or [Kimberly.durandet@sfgov.org](mailto:Kimberly.durandet@sfgov.org).**

Scott F. Sanchez

Zoning Administrator

Date of Notice: August 16, 2011

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