



# SAN FRANCISCO PLANNING DEPARTMENT

## 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 **December 6, 2015**.

**2525 16<sup>th</sup> Street –Lot 001 in Assessor's Block 3966 - Request for Legitimization of Office Use** pursuant to Planning Code Section 179.1 to determine if up to 51,792 gross square feet of office use on various floors of the existing building is a legitimate use under the current PDR-1-G (Production Distribution and Repair - General) Zoning District and 68-X Height and Bulk District.

The subject site is within a 300-foot radius of your property.

#### 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 **2525 16<sup>th</sup> Street** provided substantial evidence that meets the minimum criteria set by Planning Code Section 179.1(b) for a portion of the requested space. The Zoning Administrator intends to issue a Letter of Legitimization to legitimize **43,569** square feet of the requested 51,792 of rentable floor area of office space – along with associated circulation and wall space that falls under the definition of gross floor area per Planning Code Section 102 – at the subject property (see attached draft letter) on or after **December 6, 2015**, but seeks written comment prior to making a final determination. Once the Zoning Administrator issues a written 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 Corey Teague at 415.575.9081 or [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org).**

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