



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 **May 24, 2013**.

576-590 York Street, aka 2700 - 18th Street – northwest corner of York and 18th Streets, Lot 002 in Assessor's Block 4016 - Request for Legitimization of Office Use pursuant to Planning Code Section 179.1 to determine if the existing 8,343 gross square feet of office space (out of 15,270 gross square feet that was requested) is a legitimate use under the current PDR-1-G (Production, Distribution, Repair) 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 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 **576-590 York Street, aka 2700 - 18th Street** provided the materials required by Planning Code Section 179.1(b). The Zoning Administrator intends to issue a Letter of Legitimization determining that the subject property is eligible for legitimation pursuant to Section 179.1 because this use has existed on the property since 2007. However, the Zoning Administrator seeks written comment from any interested party 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 Julian J. Bañales at 415-558-6339 or julian.banales@sfgov.org.**

Scott F. Sanchez
Zoning Administrator
April 24, 2013

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