



# 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 March 30, 2012.

**970 Tennessee Street –west side of Tennessee Street, between 20<sup>th</sup> and 22<sup>nd</sup> Streets, Lot 022 in Assessor's Block 4107 – Request for Legitimization of Office Use** pursuant to Planning Code Section 179.1 to determine if the existing 5,975 gross square feet of office use on the ground floor could be made Code-complying under the current UMU (Urban Mixed Use) Zoning District and a 40-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 **970 Tennessee Street** has provided substantial evidence that meets the minimum criteria set forth under Planning Code Section 179.1(b). The Zoning Administrator intends to issue a Letter of Legitimization for the existing 5,975 gross square feet of office space on the ground floor at the subject property on or after March 30, 2012 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 concern 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 Diego R Sánchez at 415.575.9082 or [diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org).**

Scott F Sanchez  
Zoning Administrator  
Date of Notice: March 1, 2012

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