



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Legitimization

April 12, 2012

Ilene Dick
Farella Braun + Martell LLP
235 Montgomery Street
San Francisco CA 94104

Site Address: 970 Tennessee Street
Assessor's Block/Lot: 4107/022
Zoning District: UMU (Urban Mixed Use)
Staff Contact: Diego Sánchez, (415) 575-9082 diego.sanchez@sfgov.org

Dear Ms. Dick:

This letter is in response to your request for a Letter of Legitimization per Planning Code Section 179.1 regarding the property at 970 Tennessee Street. This parcel is located in the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District. The request is to legitimize 5,975 gross square feet of existing office use on the ground floor.

Procedural Background

The Department received the request for legitimization of office space at 970 Tennessee Street on January 17, 2012. Staff reviewed the request and associated materials and the Zoning Administrator issued a 30-day public notice of the intent to issue the Letter of Legitimization on March 1, 2012. The public notice also included a draft letter for review, and was sent to 1) all owners of property within 300 feet of the subject property, 2) all current tenants of the subject property, and 3) all individuals and neighborhood associations that had requested to receive such notice. Additionally, notice was posted on the site during the notification period. The notification period expired on March 30, 2012.

Eligibility

The land use proposed for legitimization is deemed eligible if it meets the following criteria:

- i. The land uses existed as of the date of the application;

The following documentation indicates the office use existed as of January 17, 2012:

- o *Lease Agreement executed on January 15, 2007 by Jennifer Oliver as Tenant, indicate an office use at the subject property.*
- ii. The land use would have been principally permitted or permitted with Conditional Use authorization under provisions of the Planning Code that were effective on April 17, 2008;

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Prior to the Eastern Neighborhoods rezoning, the subject property was located in the M-2 (Heavy Industrial) Zoning District which principally permitted the office use.

- iii. The land use would not be permitted under current provisions of the Planning Code;

The subject property is located in the UMU Zoning District, which does not permit office uses at the ground floor.

- iv. The land use either has been (1) regularly operating or functioning on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1, or (2) functioning in the space since at least April 17, 2008, and is associated with an organization, entity or enterprise which has been located in this space on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1;

The following documentation indicates the office use has been regularly operating for no less than 2 years prior to January 19, 2009:

- o *Lease Agreement executed on January 15, 2007 indicate office uses at the subject property.*

- v. The land use is not accessory to any other use;

The office use is an independent business occupying approximately half of the subject property and is not accessory to any other use on the site.

- vi. The land use is not discontinued and abandoned pursuant to the provisions of Planning Code Section 183 that would otherwise apply to nonconforming uses.

The subject property is presently occupied and has been in continual use by the office tenant identified in the aforementioned Lease Agreement since January 2007. There has been no discontinuance or abandonment of the office use.

Determination

It is my determination that the request for legitimization of the existing 5,975 gross square feet of office space, per the attached plans (Exhibit A), meets all the required criteria of Planning Code Section 179.1, and is therefore deemed to be a legal office use as defined in Planning Code Section 870.90. A Notice of Special Restrictions shall be filed on the subject property documenting the specific building areas legitimized as office use as listed in this letter and documented on the attached plans prior to the approval of a site or building permit establishing such office use. This determination is **not** a project approval, nor does it in any way a substitute for a Building Permit Application for the legitimization of the office space.

Please note that before a Building Permit Application may be approved to legally establish the office space in question, this project must pay a \$2 per gross square foot Transit Impact Development Fee.

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San Francisco, CA 94104

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970 Tennessee Street

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of the Letter of Legitimization. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Diego R Sánchez, Planner
Steve Wertheim, Planner
Planning Commissioners
All Parties on the Notification Request List

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