

Atijera, Evamarie (CPC)

RA 2016-013864ZAD

From: Sanchez, Scott (CPC)
Sent: Wednesday, November 16, 2016 11:32 AM
To: Ajello Hoagland, Linda (CPC)
Cc: Sucre, Richard (CPC); Teague, Corey (CPC); Atijera, Evamarie (CPC)
Subject: Re: LOD - Harrison Metals, 3030 17th Street

WITHDRAWN 11/16/16

Thanks, Linda. I'm copying Eva so she can close out the LoD.

Cheers,
Scott F. Sanchez
Zoning Administrator

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6350 | Fax: 415-558-6409
Email: scott.sanchez@sfgov.org
Web: www.sfplanning.org

Planning Information Center (PIC): [415.558.6377](tel:415.558.6377) or pic@sfgov.org
Planning Information Map (PIM): <http://propertymap.sfplanning.org>

On Nov 16, 2016, at 10:42 AM, Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org> wrote:

Scott,

I just received this e-mail requesting that the LOD for Harrison Metals be withdrawn.

Regards,
Linda

From: David Silverman [<mailto:dsilverman@reubenlaw.com>]
Sent: Wednesday, November 16, 2016 9:27 AM
To: Ajello Hoagland, Linda (CPC)
Subject: RE: LOD - Harrison Metals, 3030 17th Street

Linda Our request for an LOD is withdrawn. Landlord and tenant did not come to terms. Thank you for your helpful assistance. David

<image011.jpg>

David Silverman
One Bush Street, Suite 600
San Francisco, CA 94104
T. 415-567-9000 F. 415-399-9480
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REUBEN & JUNIUS_{LLP}

October 19, 2016

BY MESSENGER

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

R # 2016 - 013864 ZAD
CK # 27422 \$664. -
R. SUCRE (SE)

Re: Request for Letter of Determination
Property Address: 3030 17th Street
Block/Lot: 3572/005
Our File No.: 10494.01

Dear Mr. Sanchez:

We are working with Harrison Metal, Inc. ("Harrison Metal"). Harrison Metal proposes to occupy the building located at 3030 17th Street ("Property"), which is currently vacant. According to the City's Property Information Report, the most recent use was light industrial. Pursuant to San Francisco Planning Code Section 307(a), we respectfully request a Letter of Determination that the proposed uses are principally permitted under Planning Code Section 210.3 and will not constitute a change of use.

A. Property Description

The Property is located on a 10,000 sq. ft. parcel at 17th Street between Folsom and Harrison Streets, within the PDR-1-G Zoning District. The property is improved with a 9,885 sq. ft. one story building with two mezzanines of 1,627 and 1,921 square feet.

B. Proposed Uses

The proposed uses are: (a) design, manufacturing, and distribution of educational materials including videos, written case studies, and books, covering subjects such as product design, general management, and United States history (with accessory clerical and administrative space for these uses well below the area allowed by the Planning Code), and (b) job training in the 1,627 sq. ft. mezzanine only. Please see the Harrison Metal website at HarrisonMetal.com.

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
October 14, 2016
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Harrison Metal intends their uses to be limited to permitted Light Manufacturing and Job Training as defined in the Planning Code, which we understand will not constitute a change of use in the PDR-1-G Zoning District. Harrison Metal's proposal can be limited or modified if necessary to comply with the Planning Code.

C. Conclusion

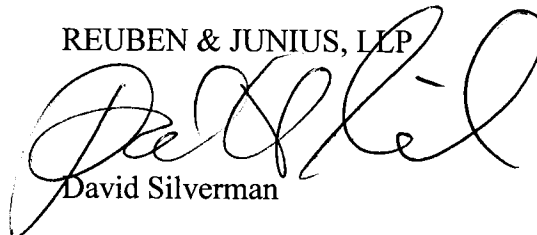
The PDR-1-G Zoning District principally permits each of the uses set forth above, which do not constitute a change of use from light industrial. (Planning Code Section 210.3).

By this letter, we request a written Letter of Determination confirming (1) that the proposed uses are principally permitted pursuant to the Planning Code; (2) that the proposed uses will not constitute a change of use from light industrial; and (3) that no mitigation fees are applicable.

I have enclosed a check for the required fee in the amount of \$644.00. Thank you for your assistance. Please do not hesitate to contact me if you have any questions or need additional information.

Very truly yours,

REUBEN & JUNIUS, LLP



David Silverman

Enclosures

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REUBEN & JUNIUS, LLP

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