



# PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California •

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<b>MAIN NUMBER</b> <b>(415) 558-6378</b>	<b>DIRECTOR'S OFFICE</b> PHONE: 558-6411 4TH FLOOR FAX: 558-6426	<b>ZONING ADMINISTRATOR</b> PHONE: 558-6350 5TH FLOOR FAX: 558-6409	<b>PLANNING INFORMATION</b> PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	<b>COMMISSION CALENDAR</b> INFO: 558-6422 INTERNET WEB SITE <a href="http://WWW.SFGOV.ORG/PLANNING">WWW.SFGOV.ORG/PLANNING</a>
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**April 23, 2007**

Andrew Junius  
Reuben & Junius, LLP  
235 Pine Street, Suite 1600  
San Francisco, CA. 94104

**RE: Request for Written Determination Pursuant to Planning Code**  
**Street Address: 375 Alabama Street**  
**Assessor's Information: Block 3966; Lot 002**  
**Zoning: M-1**

Dear Mr. Junius,

This letter is in response to your letter dated February 22, 2007, requesting a written determination for the property located at 375 Alabama between 16<sup>th</sup> and 17<sup>th</sup> Streets, Block 3966, Lot 002, in an M-1 Zoning District. Your letter requests a determination regarding the potential lease of 22,000 square feet of the building to a company providing electrical and telecommunication services (dba Dynalectric), as being consistent with current and proposed zoning policies. Furthermore, you inquire as to other suitable uses for this building in relation to current and proposed zoning. I have reviewed the information in your letter. Based upon my examination and analysis, I have made the determination discussed below.

## **Background**

The property located at 375 Alabama Street is a four-story building that has a total of 128,000 square feet, with approximately 36,000 square feet per floor for the first three floors and 20,000 square feet for the fourth floor. The lot has an area of 38,000 square feet measuring 190 by 200 feet. The existing building covers the entire lot and was constructed in 1926. It is currently authorized for industrial use.

## **Company Operations**

Dynalectric was founded in 1961 to provide construction, design, renovation, retrofit, tenant improvements, and maintenance of electrical and telecommunication services to owners, general contractors, architects, and engineers.

## **Determination**

The operation of Dynalectric as discussed above is classified within the provisions of Planning Code Section 222(f). Furthermore, Dynalectric is a PDR business as defined in Planning Commission Resolution 16727. However, be aware that the PDR use must occupy at least 50% or more of the total occupied space. Office and retail uses that are accessory to the PDR use are permitted only up to 50% of the total building area. Large office uses that are not accessory, are not permitted.

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Planning Commission Resolution 16727 is still in effect and there are no other Commission Resolutions that apply to PDR, nor Commission Resolutions that apply to this site. However, a historic resource survey is being completed for the Mission District and the building may be evaluated for consideration as a resource.

The PDR uses listed in *Industrial Land in San Francisco: Understanding Production, Distribution, and Repair* published by the Planning Department in 2002, is a very good reference of PDR uses as suitable uses for the site. Dynalectric, and any other PDR uses on attachment A or appendix D are consistent with the proposed permanent zoning controls for the site (PDR) as described in the Draft Mission Area Plan (March 13, 2007).

Please direct any questions regarding this letter to Kimberly Durandet of my staff at (415) 575.6816 or via email at kimberly.durandet@sfgov.org

If anyone has substantial reason to believe that there is an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, this determination may be appealed to the Board of Appeals within fifteen (15) days from the date of this letter. For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco, or by telephone at (415) 575.6880.

Sincerely,

Lawrence B. Badiner  
Zoning Administrator

cc: Kimberly Durandet, SF Planning Department