



SAN FRANCISCO PLANNING DEPARTMENT

EASTERN NEIGHBORHOODS LEGITIMIZATION (“AMNESTY”) PROGRAM FACT SHEET

WHERE:	Only within the Eastern Neighborhoods Plan Area.
WHEN:	The program was extended through November 12, 2012.
PURPOSE:	To provide opportunity for certain land uses (i.e. offices, parking lots, etc.) that were established before January 19, 2007 without obtaining required permits to legalize those uses.
WHO IS ELIGIBLE:	<ol style="list-style-type: none"> 1. Did you establish a land use (i.e. office, etc.) in Eastern Neighborhoods before January 19, 2007 without getting the appropriate approval(s) from the Planning Department? 2. Was that use permitted by the Planning Code at that site on April 17, 2008? 3. Does the new zoning of your property under Eastern Neighborhoods (i.e. PDR, UMU, MUG) no longer permit that use? 4. Is there no other way to legalize the use through the current Planning Code? 5. Has the use remained in continuous operation, except for reasonable tenant vacancies and turnover? 6. Do you have adequate documentation to prove <i>all of the above</i> (leases, miscellaneous City permits/authorizations, business license, utility records, tax records, etc.)? <p>If you answered YES to <u>ALL OF THE ABOVE</u>, then your land use may be eligible to be legalized under the Legitimization Program.</p>
HOW TO APPLY:	Submit a request for determination from the Zoning Administrator with the appropriate supporting materials and fee.
IMPACT FEES:	Land uses under the Legitimization Program are subject to the same impact fees that were in place on April 17, 2008. All projects must pay \$2 per gross square foot for the Transit Impact Development Fee (TIDF). Office projects of 25,000 gross square feet or more are also subject to the Jobs Housing Linkage Program (JHLP) fee of \$8.50 per gross square foot. The JHLP fee varies for other uses. These fees may be paid over five annual installments to help reduce their impact on existing businesses and property owners.
OTHER APPROVALS:	A Building Permit is required to legally establish the land use after it is deemed eligible for the Legitimization Program. Other entitlements may also be required. For example, office projects of 25,000 gross square feet or more must also obtain an Office Development Approval from the Planning Commission.
CONTACT:	For more information, please visit the “Amnesty” Program website listed below, or contact Julian Banales at 415-558-6339 or julian.banales@sfgov.org .