PLANNING DEPARTMENT

City and County of San Francisco ● 1660 Mission Street, Suite 500 ● San Francisco, California ● 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING	

February 20, 2007

Blackhawk Parent LLC
345 Park Avenue
New York, NY 10154

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY
AT 150 CALIFORNIA STREET. BLOCK: 0236 LOT: 019

Dear Sir/Madam:

This letter is in response to the letter from Zoning-Info dated December 7, 2006 requesting a zoning verification letter for the property at 150 California Street. This property is located in the C-3-O (Downtown Office) Zoning District with 75/350 feet height and "X/S" Bulk limitation. The subject site is 15,100 square feet of lot area.

The subject property is not in any Special Use District. However, the subject building is a Category V building within the Front-California Conservation District in the Downtown Area Plan under Article 11 of the Planning Code. Also, the subject building is listed in the 1976 Planning Department Survey of Architecturally Significant Buildings, Unreinforced Masonry Building listing and noted in the Heritage Foundation Survey as a building of contextual importance (Buildings that are distinguished by scale, materials, compositional treatment, cornice and other features). Because the subject building is under Article 11 controls, any facade alterations must undergo a review process to determine whether the proposed work is a "major" or a "minor" alteration. If the alteration is "minor", then the permit is reviewed administratively. If the alteration is "major", then the applicant must file a Permit to Alter, which is reviewed by the Landmarks and Preservation Advisory Board, and acted upon by the Director of Planning.

Our records do not indicate any variances, special exceptions, or conditional use permit granted for Planned Unit Development on the subject property. Our assessor's records show the use for this property as Office Buildings. This is a permitted use in the C-3-O zoning district. There are no non-conforming uses noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

This letter and the attached information sheets should provide you with a summary of the information requested in your letter dated December 7, 2006. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our current records do not indicate any Planning Code violations. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have any further questions please contact Valentine Isoken Omokaro at 415-558-6403.

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 Permit Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Permit Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

n:/za/determine/2007/150CaliforniaStreet.doc