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 1, 2007

Column Financial, Inc.
11 Madison Avenue
New York, NY 10010
Attn: Ephram Lustgarten

RE: ZONING VERIFICATION LETTER FOR THE PROPERTIES AT
160 SPEAR STREET. BLOCK: 3717 LOTS: 005, 010 & 011

Dear Mr. Lustgarten:

This letter is in response to the correspondence from Ms. Julie K. Leskinen of Cox Castle & Nicholson LLP dated December 1, 2006 requesting zoning information for the properties at 160 Spear Street. This property consists of three lots (005, 010 and 011) and is located in the C-3-O (Downtown Office) zoning district with 200 feet height and "S" bulk limitation.

The subject properties are not in any Special Use District. Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject properties. Our assessor's record shows that the subject properties are occupied by offices. This is a permitted use in the C-3-O zoning district. There are no non-conforming uses noted in our property profile and no complaints noted on our Planning Enforcement Tracking records for these properties.

Planning Code Section 181(d) and 188(b) would allow a structure that is damaged or destroyed by fire, other calamity, act of God or the public enemy to be restored to its original condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. Thus, if the subject building is destroyed as stated herein, it can be rebuilt to its original condition and use.

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 the letter dated December 1, 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 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/2007/160SpearStreet.doc.