

PLANNING DEPARTMENT

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INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

February 6, 2007

Blackhawk Parent LLC 345 Park Avenue New York, NY 10154

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 60 SPEAR STREET BLOCK: 3712 LOT: 023 Your File No. 5015.27

Dear Sir/Madam:

This letter is in response to the correspondence from Zoning-Info dated December 7, 2006 requesting zoning information for the property at 60 Spear Street. This property is located in the C-3-O (Downtown Office) zoning district with 300 feet height and "S" bulk limitation.

The subject property is not in any Special Use District. The abutting zoning designations to the north, east, west and south of the subject property is C-3-O zoning district. The subject property is noted in the 1976 Survey conducted by the San Francisco Planning Department as a significant building. Modifications to the exterior of this building would be reviewed by a Preservation Specialist of our staff to see if it complies with the Secretary of the Interior's standards for rehabilitation.

There is a Notice of Special Restrictions recorded on the subject property (NSR # D869922) to provide open space if the Mezzanine and lobby is enlarged.

Our assessor's records show the use of this property as offices. This is a permitted use in the C-3-O zoning district. There are no non-conforming uses noted on our property profile. There is a complaint noted on our Planning Enforcement Tracking records for this property indicating the installation of a big vinyl billboard (a wall sign for "American Express") on the subject property.

To the best of our knowledge the subject building complies with all applicable laws and regulations. Also, if the subject building is destroyed by fire, calamity, act of God or the public enemy, it can be replaced or rebuilt to its original condition and use per Section 181(d) and 188(b) of the Planning Code.

Zoning Letter 60 Spear Street February 6, 2007 Page-2-

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 7, 2006. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. 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/2007/60SpearStreet.doc.