

PLANNING DEPARTMENT

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February 1, 2007

Joel Yodowitz Reuben & Junius, LLP 235 Pine Street, Suite 1600 San Francisco, CA 94104

RE: ZONING VERIFICATION LETTER FOR THE PROPERTY AT 600 CALIFORNIA STREET BLOCK: 0241 LOT: 027 Your File No. 5015.27

Dear Mr. Yodowitz:

This letter is in response to your correspondence of December 8, 2006 requesting zoning information for the property at 600 California Street. This property is located in the C-3-O (Downtown Office) zoning district with 250 feet height and "S" bulk limitation.

The subject property is not in any Special Use District. Our Case Tracking records indicate that a conditional use application (Case # 1986.085BCV) was approved for the subject property by the City Planning Commission on July 9, 1987 for a 318,030 square feet building, parking exceeding the accessory amount, a major parking garage and a variance from on site open space requirements. There is a Notice of Special Restrictions recorded on the subject property (NSR # H769448) regarding the Zoning Administrator determination issued on January 5, 2004 authorizing monthly discounted rates for 43 long term parking spaces within the existing parking garage.

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 and no complaints noted on our Planning Enforcement Tracking records for this 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.

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:

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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 8, 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/2007/600CaliforniaStreet.doc.