



# PLANNING DEPARTMENT

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

**MAIN NUMBER**  
**(415) 558-6378**

**DIRECTOR'S OFFICE**  
PHONE: 558-6411

4TH FLOOR  
FAX: 558-6426

**ZONING ADMINISTRATOR**  
PHONE: 558-6350

5TH FLOOR  
FAX: 558-6409

**PLANNING INFORMATION**  
PHONE: 558-6377

**MAJOR ENVIRONMENTAL**  
FAX: 558-5991

**COMMISSION CALENDAR**  
INFO: 558-6422

**INTERNET WEB SITE**  
[WWW.SFGOV.ORG/PLANNING](http://WWW.SFGOV.ORG/PLANNING)

February 15, 2007

Blackhawk Parent LLC  
345 Park Avenue  
New York, NY 10154

**RE: ZONING LETTER FOR THE PROPERTY AT 201 MISSION STREET  
BLOCK: 3718 LOT: 026**

Dear Sir/Madam:

This letter is in response to the correspondence of December 7, 2006 requesting zoning information for the property at 201 Mission Street. This property is located in the C-3-O (Downtown Office) zoning district with 80/400 feet height and "X/S" bulk limitation. The subject site is 69,268 square feet.

The subject property is not in any Special Use District. The property is located in the Transbay - Zone 2 Redevelopment Project Area. Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development on the subject property. Our records show that on June 7, 1973 the City Planning Commission approved with conditions conditional use application number CU73.023 for the South Pacific Parking on the subject property. Our assessor's record shows that the subject property is 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 this property.

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 rebuild 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

Zoning Verification Letter  
201 Mission Street  
February 15, 2007  
Page-2-

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. 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/2007/201MissionStreet.

