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 FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

February 15, 2007

Blackhawk Parent LLC
345 Park Avenue
New York, NY 10154

RE: ZONING LETTER FOR THE PROPERTY AT ONE POST STREET, SUITE 535
BLOCK: 0311 LOT: 015

Dear Sir/Madam:

This letter is in response to the correspondence of December 7, 2006 requesting zoning information for the property at One Post 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 records do not indicate any variances or conditional use permits granted for Planned Unit Development on the subject property. Our records show that the subject property was granted exceptions to downtown controls per Planning Code Section 309 for the construction of a Service Kiosk in the open space (See Case # 1993.521X attached). Also a Notice of Special Restrictions number F605254 attached to Motion # 13618 is recorded 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 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 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/OnePostStreet.