



City and County of San Francisco  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



NE

### TENTATIVE MAP DECISION

Date: March 13, 2015

Department of City Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

<b>Project ID:</b> 8616			
<b>Project Type:</b> 6 Units Condo Conversion			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
1170 - 1180	GREEN ST	0122	012
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

X

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

*Bruce R. Storrs*  
Bruce R. Storrs, P.L.S.  
City and County Surveyor

**PLANNING DEPARTMENT**

Signed *Cathy Grob*

Date 1-12-16

Planner's Name Cathy Grob

For Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY: )  
R. Boyd McSparran, Esq. )  
And When Recorded Mail To: )  
Name: Goldstein, Gellman, et al. )  
Address: 1388 Sutter Street, Ste. #1000 )  
City: San Francisco )  
State: California Zip Code 94109 )

CONFORMED COPY of document recorded  
08/27/2015, 2015K122735  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

COPY

Space Above this Line For Recorder's Use

I (We) STEPHEN L. TABER, SARAH T. TABER, PEYMAN PAKDEL, SIMA F. CHEGINI, MICHAEL DOONAN, COLIN A. GODECKE, DOUGLAS LOYS McFARLAND, CATHERINE SCHULZ McFARLAND & DIANE DeCASTRO, Trustee, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

PLEASE SEE "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF.

BEING ASSESSOR'S BLOCK: 0122; LOT: 012,  
COMMONLY KNOWN AS: 1170-1180 GREEN STREET;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2015-004577CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8616.

The tentative map filed with the present application indicates that the subject building at 1170 Green Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. As requested by the Planning Department, the owners have designated the existing three (3) units, known as Units 1172 (formerly Unit 1170), 1176 (formerly Unit 1174),

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

and 1178 (formerly Unit 1176) as "nonconforming" units. These units were also recorded as nonconforming in Building Permit Application No. 9925728 but the addresses have subsequently changed. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining three (3) dwelling units, known as Units 1170 (formerly Unit 1180), 1174 (formerly Unit 1172), and 1180 (formerly Unit 1178), shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply. These units were also recorded as nonconforming in Building Permit Application No. 9925728 but the addresses have subsequently changed.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Stephen L. Taber  
(Signature)

Stephen L. Taber  
(Printed Name)

Dated: May 27, 2015 at San Francisco, California.  
(Month, Day) (City)

Sarah T. Taber  
(Signature)

Sarah T. Taber  
(Printed Name)

Dated: May 27, 2015 at San Francisco, California.  
(Month, Day) (City)



PLEASE SEE  
FORM  
ATTACHED  
FOR BOTH

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

\_\_\_\_\_  
(Signature) Peyman Pakdel  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Sima F. Chegini  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

Michael Doonan  
(Signature) Michael Doonan  
(Printed Name)  
Dated: 7/7, 2015 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Colin A. Godecke  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Douglas Loys McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Catherine Schultz McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

See Attached California  
All-Purpose  
Acknowledgment

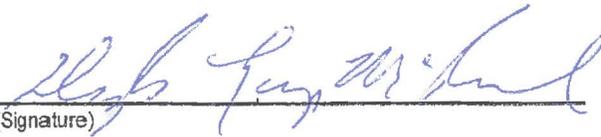
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

\_\_\_\_\_  
(Signature) Peyman Pakdel  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Sima F. Chegini  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Michael Doonan  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Colin A. Godecke  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

  
(Signature) Douglas Loys McFarland  
(Printed Name)  
Dated: July 3, 20 15 at San Francisco, California.  
(Month, Day) (City)

  
(Signature) Catherine Schultz McFarland  
(Printed Name)  
Dated: July 3, 20 15 at San Francisco, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

\_\_\_\_\_  
(Signature) Peyman Pakdel  
(Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Sima F. Chegini  
(Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Michael Doonan  
(Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

  
\_\_\_\_\_  
(Signature) Colin A. Godecke  
(Printed Name)  
Dated: June 5, 20 15 at Seattle, WA, California.  
(Month, Day) (City)

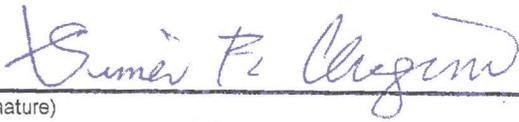
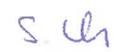
\_\_\_\_\_  
(Signature) Douglas Loys McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Catherine Schultz McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

  
(Signature) Peyman Pakdel  
(Printed Name)  
Dated: 8, 8, 2015 at Fairlan, California. <sup>OH</sup>   
(Month, Day) (City)

  
(Signature) Sima F. Chegini  
(Printed Name)  
Dated: 8, 8, 2015 at Fairlawn, California. <sup>OH</sup>   
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Michael Doonan  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Colin A. Godecke  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Douglas Loys McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) Catherine Schultz McFarland  
(Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

  
(Signature)

Diane M. DeCastro, Trustee  
(Printed Name)

Dated: 6/5, 20   at San Francisco, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Northerly line of Green Street, distant thereon 45 feet and 6 inches Easterly from the Easterly line of Hyde Street; running thence Easterly along said line of Green Street 46 feet; thence at a right angle Northerly 62 feet and 6 inches to the Southerly line of Delgado Place; thence Westerly along said line of Delgado Place 46 feet; thence at a right angle Southerly 62 feet and 6 inches to the point of beginning.

BEING a portion of 50 Vara Block No. 268.

APN: Lot 12, Block 122

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
County of San Francisco ) §

On May 21 2015, before me, D. PENA SANDOVAL a Notary Public, personally appeared STEPHEN LAWRENCE TABER AND SARAH HUTCHINGS TABER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

[Signature]  
Signature of Notary



(Affix seal here)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Francisco )

On July 7, 2015 before me, Melanie Godoy, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Michael Dorman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Francisco }

On July 3, 2015 before me, Ed Allendorf Notary Public,

Date

(here insert name and title of the officer)

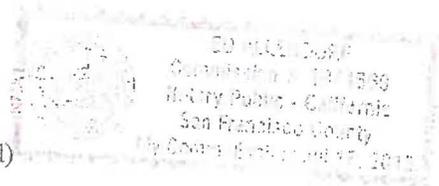
personally appeared Douglas Loys McFarland + Catherine Schultz-McFarland

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Ed Allendorf (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under the Planning Code

Number of Pages: 4

Document Date: July 3, 2015 Other: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Washington )  
 )SS.  
COUNTY OF King )

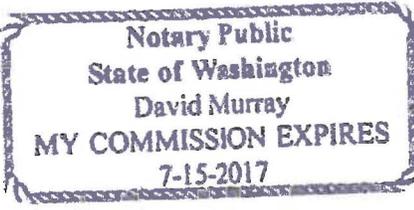
On June 5th, 2015, before me, David Murray, Notary Public, personally appeared Colin A. Bebecke, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of <sup>WA</sup>~~California~~ that the foregoing paragraph is true and correct.

DM

WITNESS my hand and official seal.

David Murray  
Notary Public



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STATE OF Ohio )  
 )SS.  
COUNTY OF Summit )

On Aug 8, 2015, before me, Simon Cheung <sup>(35)</sup> Brandon Smith, Notary Public, personally appeared Simon Cheung & Peyton Patrick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 )SS.  
COUNTY OF San Francisco )

On June 5, 2015 before me, Peppina Rayna Harlow Notary Public, personally appeared Diane De Castro, Trustee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Peppina Harlow  
Notary Public

