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Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

2013.12270 NW ✓

Date: August 26, 2013

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

<b>Project ID:</b> 7764			
<b>Project Type:</b> 6 Units Condo Conversion			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
138 - 146	BEULAH ST	1250	014
<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): **SEE ATTACHED NSR**

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, P.L.S.  
City and County Surveyor

PLANNING DEPARTMENT

DATE 04.21.14

G. LANDORENA  
FOR Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Deborah Gordon )

Address: 142 Beulah Street )

City: San Francisco )

State: California 94117 )

CONFORMED COPY of document recorded

04/18/2014, 2014J866305

on \_\_\_\_\_ THIS DOCUMENT NO \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) Tracy Michelmore, Cindy Young, Jennifer Whitley  
Sarah Schoomer, Jajji Khalsa, Deborah Gordon 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 ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1250; LOT: 014,**

**COMMONLY KNOWN AS: 138-146 BEULAH 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. 2013.1227Q by the Planning Department as a referral from the Department of  
Public Works, Bureau of Street-Use and Mapping, Project ID: 7764.

The tentative map filed with the present application indicates that the subject buildings at 138-146  
Beulah Street contain six dwelling units 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. That three of the dwelling units shall be designated as nonconforming dwelling units if  
and when any future expansion occurs. Section 181 of the Planning Code provides that  
a nonconforming use, and any structure occupied by such a use shall not be enlarged,

H890563

CERTIFIED COPY

ORDER NO. : 0221001871-AF

**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

COMMENCING at a point on the Northerly line of Beulah Street, distant 181 feet 3 inches Westerly from the Westerly line of Shrader Street; running thence Westerly and along said line of Beulah Street 25 feet; thence at a right angle Northerly 137 feet, 6 inches; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 137 feet, 6 inches to the point of commencement.

BEING part of WESTERN ADDITION BLOCK NO. 697 1/2.

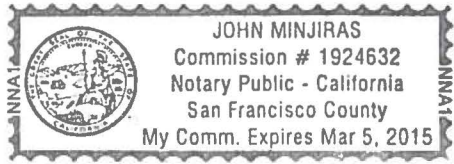
ASSESSOR'S NO. LOT 14; BLOCK 1250

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

State of California }  
 County of SAN FRANCISCO }

On APRIL 15, 2014 before me, JOHN MINJIRAS - NOTARY PUBLIC  
 Date Here Insert Name and Title of the Officer

personally appeared DEBORAH GORDON, JENNIFER R. WHITLEY, TRACY  
 Name(s) of Signer(s)  
MICHELMORE, CINDY YOUNG, JARJI KHALSA



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.

Place Notary Seal Above

Signature: John Minjiras  
 Signature of Notary Public

**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** NOTICE OF SPECIAL RESTRICTIONS UNDER THE REFORMING ACT  
 Title or Type of Document: NOTICE OF SPECIAL RESTRICTIONS UNDER THE REFORMING ACT Document Date: APRIL 15, 2014  
 Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

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

- |  |  |
|--|--|
| Signer's Name: _____   | Signer's Name: _____   |
| <input type="checkbox"/> Corporate Officer — Title(s): _____   | <input type="checkbox"/> Corporate Officer — Title(s): _____   |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On 04/17/2014 before me, Kelsey Cookson Notary Public  
(Here insert name and title of the officer)

personally appeared Sarah Rachel Schooner

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.

Kelsey Cookson  
 Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

**DESCRIPTION OF THE ATTACHED DOCUMENT**  
Notice of Special Restrictions  
(Title or description of attached document)  
Underlife Planning Code  
(Title or description of attached document continued)  
 Number of Pages 2 Document Date 04/17/14  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document