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12 JUN 18 AM 10:59

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

SW

Date: October 16, 2013

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

Project ID: 7887			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
718	CHURCH ST	3600	001C
Tentative Map Referral			

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.

✓ 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, P.L.S.  
City and County Surveyor

DATE

6/16/14

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY: )  
 )  
 And When Recorded Mail To: ) **CONFORMED COPY of document recorded**  
 ) **05/30/2014, 2014J889475**  
 ) **on \_\_\_\_\_ with document no \_\_\_\_\_**  
 Name: Scott Sanchez ) **This document has not been compared with the original**  
 Zoning Administrator ) **SAN FRANCISCO ASSESSOR-RECORDER**  
 Address: 1650 Mission Street )  
 Suite 400 )  
 City: San Francisco )  
 )  
 State: California, 94103 ) **Space Above this Line For Recorder's Use**

*GISELA MEYERS, AREND LYPHART, MARK HEATON, CALVIN JOHNSON  
 WILLIAM GERSTEN, JAMES MALDOVAN*

I (We) Richard Scott Swanson, 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: 3600; LOT: 001C,**  
**COMMONLY KNOWN AS: 718 Church 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. 2013.1585Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7887.

The tentative map filed with the present application indicates that the subject building at 718 Church Street is a six-unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of one dwelling unit per 800 square feet of lot area can be considered legal and conforming to the Planning Code. The lot area allows for five units; the remaining one unit must be considered a legal, nonconforming dwelling unit.

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

1. That one of the dwelling units shall be designated as a nonconforming dwelling unit 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,

**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 westerly line of Church Street, distant thereon 97 feet, southerly from the southerly line of Nineteenth Street; running thence southerly along said line of Church Street 30 feet; thence at a right angle westerly 155 feet; thence at a right angle northerly 30 feet; and thence at a right angle easterly 155 feet to the point of beginning.

Being part of Mission Block No. 92.

APN: Lot 1-C, Block 3600

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 five dwelling units 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.
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.

Dated: May 23<sup>rd</sup> 2014 at San Francisco, California.

RICHARD

SCOTT SWANSON

SEE ATTACHED CERTIFICATE  
DATE 5/23/14 NOTARY INITIALS Ji

  
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

**ACKNOWLEDGMENT**

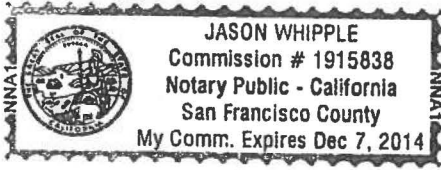
State of California  
County of San Francisco

On May 23, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared Richard Scott Swanson  
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]

(Seal)

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

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Dated: 5/21/2014 at San Francisco, California.

SEE ATTACHED CERTIFICATE  
DATE 5/21/14 NOTARY INITIALS PM

GISELA MYERS  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

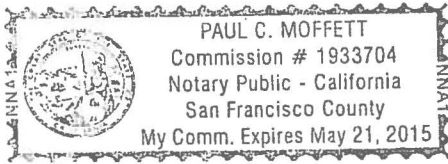
State of California

County of San Francisco

On May 21, 2014 before me, Paul C. Moffett, Notary Public

personally appeared Gisela Meyers

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 Paul C. Moffett

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

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

Document Date: 5/21/14 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

- Signer's Name:
Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

- Signer's Name:
Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

Signer Is Representing:

Signer Is Representing:

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Dated: 5/21/2014 at San Francisco, California. **AREND**

*Arend Lijphart* **LIJPHART.**

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

SEE ATTACHED CERTIFICATE  
DATE 5/21/14 NOTARY INITIALS PM



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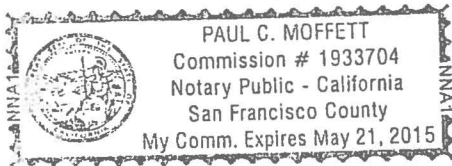
State of California

County of San Francisco

On May 21, 2014 before me, Paul C. Moffett, Notary Public

personally appeared Arend Lijphart

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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 Paul C. Moffett Signature of Notary Public

Place Notary Seal Above

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Signer's Name:

- Individual
Corporate Officer - Title(s):
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

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Corporate Officer - Title(s):
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Other:

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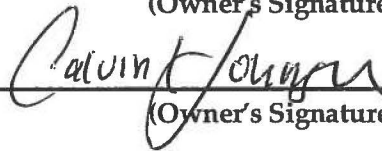
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County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

Dated: May 19, 2014 at San Francisco, California.

MARK HEATON



(Owner's Signature)



(Owner's Signature)

CALVIN JOHNSON


(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

SEE ATTACHED CERTIFICATE  
DATE 5/19/14 NOTARY INITIALS 

**ACKNOWLEDGMENT**

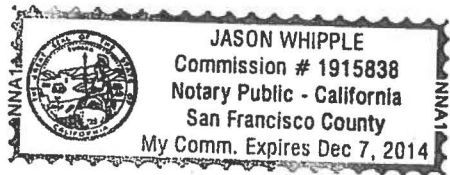
State of California  
County of San Francisco

On May 19, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared Mark G. Heaton and Calvin L Johnson  
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  
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WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

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Dated: 5/23/19 at San Francisco, California.

WILLIAM GERSTEN



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

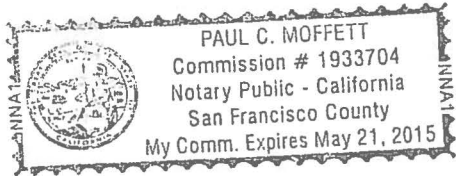
State of California

County of San Francisco

On May 22, 2014 before me, Paul C. Moffett, Notary Public

personally appeared William B. Gersten

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 Paul C. Moffett Signature of Notary Public

Place Notary Seal Above

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Dated: May 19, 2014 at San Francisco, California.

SEE ATTACHED CERTIFICATE  
DATE 5/19/14 NOTARY INITIALS JR

James S. Moldovan <sup>JAMES</sup> MOLDOVAN  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

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(Agent's Signature)

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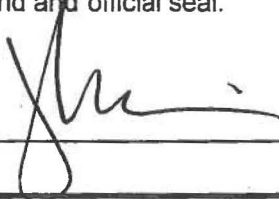
State of California  
County of San Francisco)

On May 19, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared James B. Moldovan  
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WITNESS my hand and official seal.

Signature  (Seal)

