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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

2013-1414Q NW

Date: September 23, 2013

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

Project ID: 7830			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
3171 - 3181	CALIFORNIA ST	1031	025
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.

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

**PLANNING DEPARTMENT**

DATE 02.11.14

*for* *Scott F. Sanchez* **C. LAMORENA**  
Mr. 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, )  
Melbostad, Harris & )  
McSparran, LLP )  
Address: )  
1388 Sutter St., )  
Ste. #1000 )  
City: )  
San Francisco )  
State: California 94109 )

CONFORMED COPY of document recorded

01/24/2014, 2014J829826

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

Anne Neill, Michelle Carrier, Kathleen Edde,  
Michael Edde, Steve Krystofiak, Silvio Lugo,

I (We) Lynne Richardson, Mark Rundle, Clarice Veloso, 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: 1031; LOT: 025,**

**COMMONLY KNOWN AS: 3171-3181 CALIFORNIA 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. 2013.1414Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7830.

The tentative map filed with the present application indicates that the subject building at 3171-3181 California 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 (3) dwelling units can be considered legal and conforming to the Planning Code. The remaining three (3) units must be considered legal, nonconforming dwelling units.

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

1. That three (3) 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

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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: Jan 16<sup>th</sup> 2014 at San Francisco, California.

Anne Neill Anne Neill 1-18-14  
(Owner's Signature)

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

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

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

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

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

Lynne Richardson Lynne Richardson 1-18-2014  
(Owner's Signature)

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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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: JANUARY 20, 2014 at San Francisco, California.

Anne Neill

(Owner's Signature)

Michelle Carrier

(Owner's Signature)

Kathleen Edde

(Owner's Signature)

Michael Edde

(Owner's Signature)

Steve Krystofiak

(Owner's Signature)

Silvio Lugo

(Owner's Signature)

Lynne Richardson

(Owner's Signature)

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Mark Rundle

(Owner's Signature)

Clarice Veloso

*Clarice Veloso 1/18/2014*

(Agent's Signature)

*Owner*

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

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

State of California

County of San Francisco

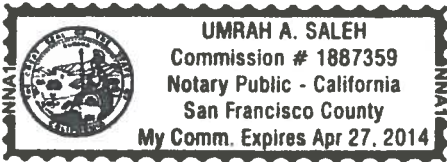
On Jan 16th, 2014 before me, Umarah A. Saleh, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Steven P. Krystofiak  
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.



Place Notary Seal Above

Signature: [Signature]  
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**

Title or Type of Document: Notice of Special Retention Document Date: Jan 16th, 2014  
*under the Planning Code*

Number of Pages: 3 Signer(s) Other Than Named Above: N/A

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

Signer's Name: Steven P. Krystofiak

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

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

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

Signer Is Representing: self.

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



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

On JAN 18, 2014 before me, ALEKSEY CHURSIM, NOTARY PUBLIC,  
(Here insert name and title of the officer)

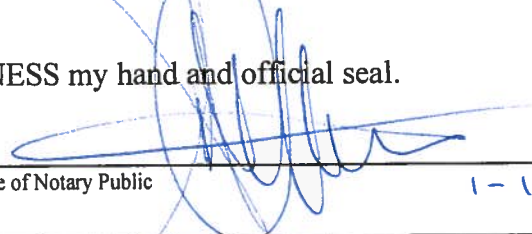
personally appeared ANNE NEILL, SILVIA LAGO, LYNN RICHARDSON & CLAUCE VELOSO,

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.

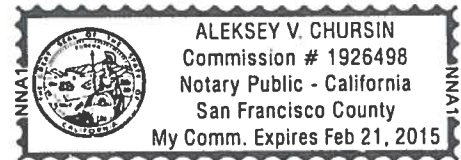
WITNESS my hand and official seal.

Signature of Notary Public



(Notary Seal)

1-18-2014



## 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.*

- 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

#### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
 (Title or description of attached document)

\_\_\_\_\_  
 (Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
 (Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
 (Title)

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA} ss  
COUNTY OF MARIN}

On January 20, 2014, before me, Diana M. Britting, a Notary Public

personally appeared Michael Edde and Kathleen Edde

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.

*Diana M. Britting*  
Diana M. Britting, Notary Public

Commission Expiration Date: February 13, 2015

## 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 for Condominium Conversion, Building 3171-3181, California Street, San Francisco, CA 6-Unit Building

Number of Pages: Three (3)

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

Signer's Name: Michael Edde

- Corporate Officer -- \_\_\_\_\_
- Individual
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



Signer's Name: Kathleen Edde

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

Signer is Representing: \_\_\_\_\_





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

RECORDING REQUESTED BY: )  
 )  
 And When Recorded Mail To: ) **CONFORMED COPY** of document recorded  
 )  
 Name: )  
 ) **on \_\_\_\_\_ with document no \_\_\_\_\_**  
 ) **This document has not been compared with the original**  
 Address: ) **SAN FRANCISCO ASSESSOR-RECORDER**  
 )  
 City: )  
 )  
 State: California ) **Space Above this Line For Recorder's Use**

I (We) Mark Rundle + Michelle Carrier 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: 1031; LOT: 025,**  
**COMMONLY KNOWN AS: 3171-3181 CALIFORNIA STREET**

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# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 1/17/14 at San Francisco, California.

 Mark Rundle

(Owner's Signature)

 Michelle Carrier

(Owner's Signature)

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

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

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

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

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

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

---

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

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

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Calaveras

On 01/17/14 before me, Brenda Yeadon

personally appeared Michelle Ann Carrier and Mark Joseph Rundle

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: Brenda Yeadon

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 Planning code

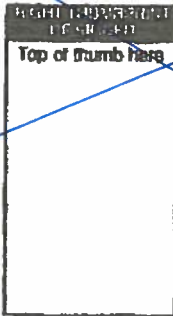
Document Date: \_\_\_\_\_ Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

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

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

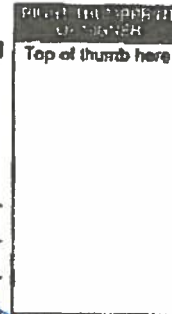
- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing: \_\_\_\_\_

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

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



Signer is Representing: \_\_\_\_\_

## **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 Southerly line of California Street, distant thereon 67 feet, 6 5/8 inches Easterly from the point of intersection of the Southerly line of California Street with the Easterly line of Presidio Avenue; running thence Easterly along said Southerly line of California Street 32 feet, 5 3/8 inches; thence at a right angle Southerly, 100 feet; thence at a right angle Westerly, 32 feet, 5 1/2 inches; thence Northerly, 100 feet to the Southerly line of California Street and the point of commencement.

Being a portion of Western Addition Block No. 621.

Assessor's Lot 025; Block 1031