

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

**RECORDING REQUESTED BY  
And When Recorded Mail To:**

Diane B. Gu  
3234 Washington Street #3  
San Francisco, California 94115

CONFIRMED COPY of document recorded  
12/20/2019, 2019K880176

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

3234 Washington Street, San Francisco, California 94115

(Space Above This Line for Recorder's Use)

Assessor Parcel Number: Block 0983, Lot 008

We, Jeffrey E. Decker and Dana E. Decker, Trustees of the Jeffrey & Dana Decker Family Trust U.D.T. Dated July 5, 2018; Sarah E. Robson; Diane B. Gu, Trustee of the The Diamond Revocable Trust dated September 22, 2007; Caroline R. Brand; Harrison S. Lieberfarb; Satya Patel; Kusum Chanrai; the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

Beginning at a point on the Northerly line of Washington Street, distant thereon 170 feet and 8 inches Easterly from the Easterly line of Presidio Avenue; running thence Easterly and along said line of Washington Street 30 feet and 3 Inches; thence at a right angle Northerly 127 feet and 8-1/4 inches; thence at a right angle Westerly 30 feet and 3 inches; thence at a right angle Southerly 127 feet and 8-1/4 inches to the point of beginning.

Being portion of Western addition Block No. 625.

Assessor's Lot 008; Block 0983

## **COMMONLY KNOWN AS: 3234 WASHINGTON 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. 2019-016419CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 10118.

The subject building at 3234 Washington Street is a five-family dwelling located in an RH-2 (Residential, House – Two-Family) Zoning District. Within the RH-2 Zoning District a maximum of two dwelling units can generally be considered legal and conforming to the Planning Code. The subject property has a maximum density of three dwelling units. The additional remaining two dwelling units must be considered legal, nonconforming dwelling units.

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

1. Two of the existing five dwelling units shall be considered legal nonconforming dwelling units as to density. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

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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. The remaining three 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 owners 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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

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

*Jeffrey E. Decker*  
Jeffrey E. Decker, Trustee

*Dana E. Decker*  
Dana E. Decker, Trustee

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

**Each signature must be acknowledged by a notary public before recordation.**

**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

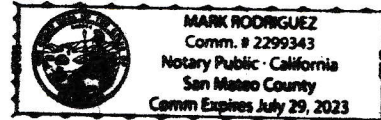
On December 13<sup>th</sup>, 2019 before me, MARK RODRIGUEZ  
(Name and title of the officer)

personally appeared Jeffrey E. Decker, trustee and Dana E. Decker, 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.

Signature *Mark Rodriguez* (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Sarah E. Robson  
Sarah E. Robson

Dated December 13 at San Francisco, CA

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County of San Francisco

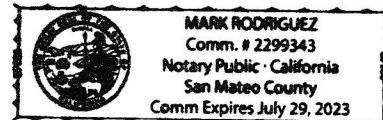
On December 13<sup>th</sup>, 2019 before me, MARK RODRIGUEZ  
(Name and title of the officer)

personally appeared Sarah E. Robson, 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.

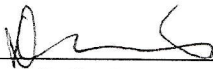
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mark Rodriguez (Seal)



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

  
\_\_\_\_\_  
Diane B. Gu, Trustee AKA DIANE BIN GU

Dated 12/12/19 at San Francisco, CA

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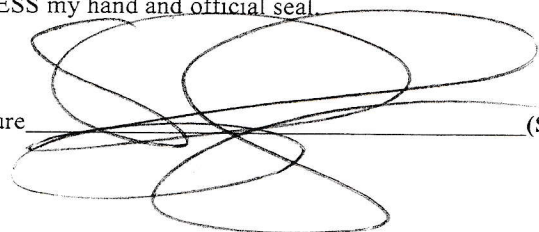
State of California  
County of SANTA CLARA

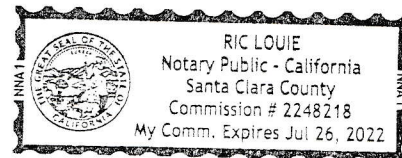
On December 12, 2019 before me, RIC LOUIE, Notary Public  
(Name and title of the officer)

personally appeared DIANE BIN GU, 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  (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Caroline Brand  
Caroline R. Brand

Harrison S. Lieberfarb  
Harrison S. Lieberfarb

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

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County of San Francisco

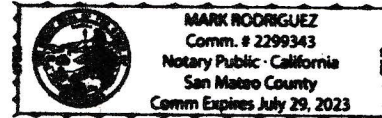
On December 13<sup>th</sup>, 2019 before me, MARK RODRIGUEZ  
(Name and title of the officer)

personally appeared Caroline R. Brand and Harrison S. Lieberfarb, 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.

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WITNESS my hand and official seal.

Signature Mark Rodriguez (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Satya Patel  
Satya Patel

Kusum Chanrai  
Kusum Chanrai

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

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State of California  
County of San Francisco

On December 13<sup>th</sup>, 2019 before me, Mark Rodriguez  
(Name and title of the officer)

personally appeared Satya Patel and Kusum Chanrai, 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/it~~ they executed the same in ~~his/her/its~~ their authorized capacity(ies), and that by ~~his/her/its~~ their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature Mark Rodriguez (Seal)

