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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

2013.1225q NW

Date: August 21, 2013

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

Project ID: 7761			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
400	OAK ST	0830	005
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 NOTICE OF SPECIAL RESTRICTIONS**

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 12.13.13

FOR Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: Sickin)
)
Address: 388 MARQUET # 1300)
)
City: SF CA 94111)
)
State: California)

CONFORMED COPY of document recorded
on 11/26/2013, 2013J791136
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use
JENNIFER PROZ, ZACHARY STEWART, WING H WONG, KEVIN P YOUNG

I (We) David Green, ERIC EDENFIELD, KAREN MADZI BRODEK 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: 0830; LOT: 005,
COMMONLY KNOWN AS: 400 OAK 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. 2013.1225Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7761.

The tentative map filed with the present application indicates that the subject building at 400 Oak Street is a six-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the RTO 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 a 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,

H627324
EXHIBIT "A"

OLD REPUBLIC TITLE COMPANY

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

BEGINNING at the point of intersection of the northerly line of Oak Street and the westerly line of Laguna Street; running thence northerly along said line of Laguna Street 79 feet, 11-3/4 inches; thence at a right angle westerly 26 feet, 1/4 of an inch; thence southerly to a point on the northerly line of Oak Street, distant thereon 25 feet, 11-3/8 inches westerly from the westerly line of Laguna Street; thence easterly along said line of Oak Street 25 feet, 11-3/8 inches to the point of beginning.

BEING a portion of Western Addition Block No. 220.

Assessor's Lot 5; Block 830

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY, TO THE GRANTEE AS HIS SOLE AND SEPARATE PROPERTY.



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 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 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: 11/15/13 at San Francisco, California. *JENNIFER PRIOR*

Jennifer Prior

(Owner's Signature)

See Attached California
All-Purpose
Acknowledgment

(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

(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

CIVIL CODE § 1189

State of California

County of SAN FRANCISCO

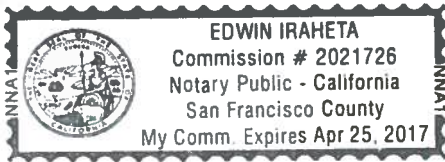
Edwin Iraheta, Notary Public

On Nov 15, 2013 before me,

Here Insert Name and Title of the Officer

personally appeared JENNIFER PRIOR

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:

Signature of Notary Public

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 PROBATE CODE

Document Date: N/A Number of Pages: 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

- Signer's Name:
Signer's Name:
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

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Dated: Nov 15th 2013 at San Francisco, California.

ZACHARY STEWART



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

See attached CA Notary Certificate Acknowledgement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

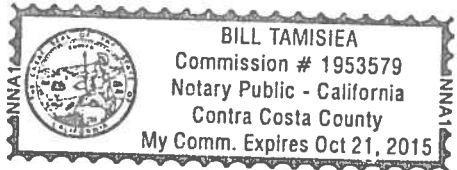
State of California

County of Contra Costa

On 11/15/2013 before me, Bill Tamisiea Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Zachary Stewart
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: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp 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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: _____

Attorney in Fact Trustee Guardian or Conservator Other: _____

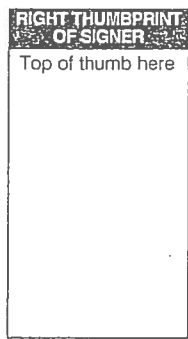
Trustee Guardian or Conservator Other: _____

Guardian or Conservator Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: Nov 15, 2013 at San Francisco, California.

Wing H Wong
Wing H Wong
(Owner's Signature) Wing H Wong
Kevin P. Wong
(Owner's Signature) Kevin P. Wong
(Owner's Signature)
(Owner's Signature)
(Owner's Signature)
(Owner's Signature)
(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Agent's Signature)

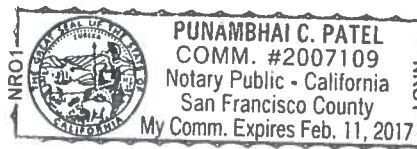
This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

State of California
County of San Francisco
On 11/15/13 before me, PUNAMBHAI C PATEL
personally appeared KEVIN P YOUNG & WING H WONG
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: _____



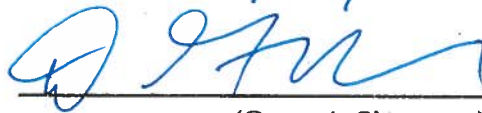
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 11/20/13 at Salt Lake City, UT San Francisco, California.



(Owner's Signature)

DAVID GREEN

(Owner's Signature)

(Owner's Signature)

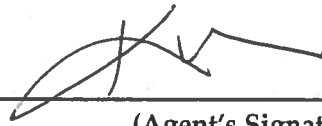
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned above a horizontal line.

(Agent's Signature)

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



*** NOTARIAL CERTIFICATE ***

Description of document to which this certificate is attached:

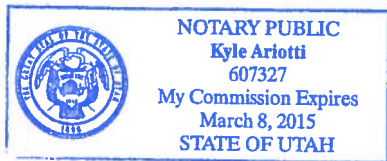
Notice of special restrictions under the planning code

State of Utah

County of Salt Lake §

On this 20 day of Nov, 2013, personally appeared before me, David Green, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to on this instrument, and acknowledged that he (she) (they) executed the same.

S
E
A
L



[Signature]
Notary Public
3/8/15
Commission Expires

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WE HAVEN'T FORGOTTEN WHO KEEPS US IN BUSINESS.®

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: November 19th, 2013 at San Francisco, California. ERIC EDEN FIELD



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

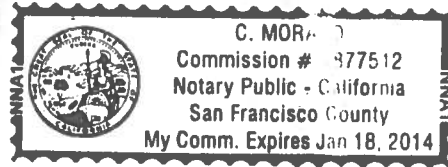
(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Edmund

(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 SUNOMA

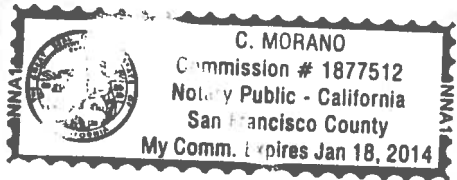
On 11 NOVEMBER 2013 before me, C. MORANO,
personally appeared ERIC B. BENFIELD, ~~personally known to~~
~~me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me
that he/~~she/they~~ executed 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.

WITNESS my hand and official seal.

Signature 

C. Morano, Licensed Notary Public, State of California

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

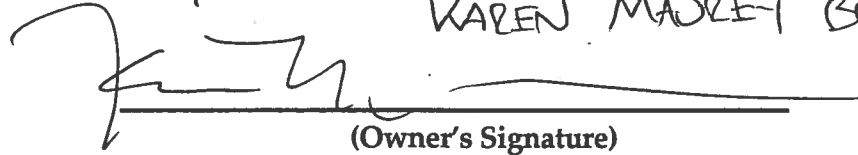
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Dated: November 13, 2013 at San Francisco, California.

KAREN MAJREI BRODEK



(Owner's Signature)

(Owner's Signature)

(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 4/18/13 before me, PUNAMBHAI C. PATEL

personally appeared KARELI MAUMLEY BRODEK

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: _____

