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Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

NW

Date: December 19, 2013

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

Project ID: 8005			
Project Type: 5 Units Condominium Conversion			
Address#	StreetName	Block	Lot
135	BUENA VISTA AVE	1258	019
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

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

DATE

5/11/2014 AK

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Na)
Sirkin Law APC)
388 Market Street, Suite 1300)
Ad)
San Francisco, CA 94111)
)
City.)
)
)
State: California)

CONFORMED COPY of document recorded
04/23/2014, 2014J869476
on _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

*John D. Gribbon, Kimberly L. Sneed, Akram Tavana Melek,
Shabnam Melek, Gavin H. McGrane,*

I (We) TERENCE A. HIGGINS, 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: 1258; LOT: 019,

COMMONLY KNOWN AS: 135 Buena Vista Avenue East

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. 2014.0074Q by the Planning Department as a referral from the Department of
Public Works, Bureau of Street-Use and Mapping, Project ID: 8005.

The tentative map filed with the present application indicates that the subject building at 135 Buena
Vista Avenue East is a five-unit building located in a RH-3 (Residential, Housing, 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 two units must be
considered a legal, nonconforming dwelling unit.

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

1. That two 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,

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 Northeasterly line of Buena Vista Avenue, distant thereon 110 feet Southeasterly from the Southerly line of Waller Street; running thence Easterly and parallel with the Southerly line of Waller Street 89 feet and 2-5/8 inches; thence at a right angle Southerly 11 feet and 8-3/4 inches; thence at a right angle Easterly 56 Feet; thence at a right angle Southerly 26 feet and 1 inch; thence Westerly 130 feet and 10 inches to the Northeasterly line of Buena Vista Avenue at a point distant thereon 32 feet and 6-1/8 inches Southeasterly from the point of beginning; thence Northwesterly along said Northeasterly line of Buena Vista Avenue 32 feet and 6-1/8 inches to the point of beginning.

BEING part of Western Addition Block No. 521

APN: Lot 19, Block 1258

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: 3/21/14 at San Francisco, California.

Terrence A. Higgins Terrence A. Higgins
(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.

ACKNOWLEDGMENT

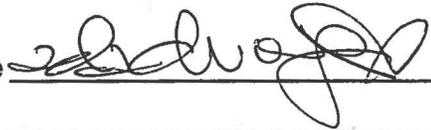
State of California
County of San Francisco

On March 21, 14 before me, Ada Duong, Notary Public
(insert name and title of the officer)

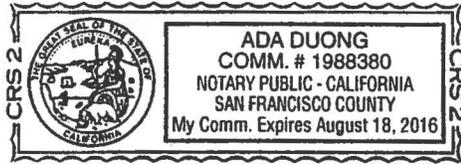
personally appeared Terrence Higgins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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

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

John D. Gribbon John D. Gribbon
(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

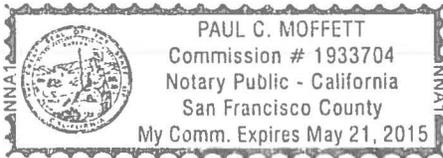
State of California

County of San Francisco

On March 19, 2014 before me, Paul C. Moffett, Notary Public

personally appeared John D. Gribbon

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

Document Date: 3/19/14 Number of Pages: 2

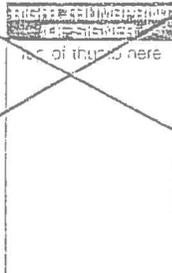
Planning Code

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 Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

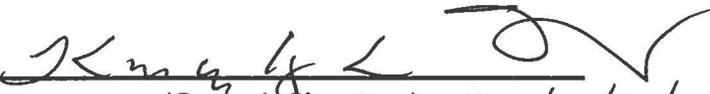
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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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: 17 March 2014 at San Francisco, California.


(Owner's Signature) Kimberley H. Sneed

(Agent's Signature)

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

ACKNOWLEDGMENT

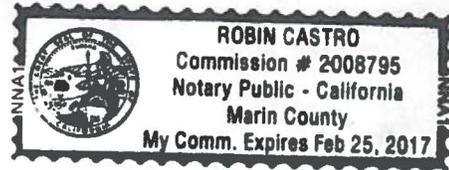
State of California
County of Marin

On March 17th, 2014 before me, Robin Castro, Notary Public
(insert name and title of the officer)

personally appeared Kimberly L. Sneed
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 Robin Castro (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/27/14 at San Francisco, California.

A-Malek
owner
Akram Tavana Malek

[Signature]
(Owner's Signature)

N/A Shabnam Malek
(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of SAN FRANCISCO)

On MARCH 27, 2014 before me, GILBERT ABEAR PADUA, NOTARY
(insert name and title of the officer)

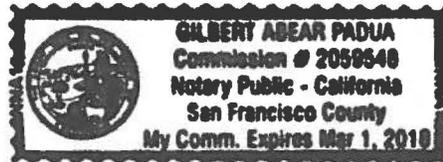
personally appeared SHABNAM MALEK AND AKRAM TAVANA MALEK,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by 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)



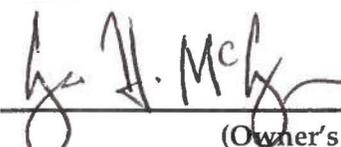
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: April 10, 2014 at San Francisco, California.



(Owner's Signature)


Gavin H. McGrane

(Agent's Signature)

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

**SEE ATTACHED
NOTARY CERTIFICATE**

ACKNOWLEDGMENT

State of California
County of San Francisco

On April 10, 2014 before me, Phil Smith, Notary Public
(insert name and title of the officer)

personally appeared Gavin H. McGrane
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 Phil Smith (Seal)