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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

Date: July 15, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8304			
Project Type: 5 Units New Construction Condominium			
Address#	StreetName	Block	Lot
1535	OAK ST	1222	043
1535	OAK ST	1222	044
1535	OAK ST	1222	045
1535	OAK ST	1222	046
Tentative Map Referral			

X

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

DATE

9/11/2014

Alexandra Kirby for
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
JOEL NEWMAN)
And When Recorded Mail To:)
Name:)
JOEL NEWMAN)
Address:)
1309 N CAROLAN AVE)
City:)
BERLINGAME)
State: California, 94010)

CONFORMED COPY of document recorded
12/19/2013, 2013J807261
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

I (We) JOEL NEWMAN 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: 1222 LOT: 044

COMMONLY KNOWN AS: 1535 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 a variance granted by the Zoning
Administrator of the City and County of San Francisco on October 17, 2013, Case No.
2013.0773V, to legalize a dwelling unit established in the rear structure without permit. The
project includes a roof hatch leading to a new deck (approximately 11 feet deep by 27 feet
wide) on the roof of the rear structure. No further expansion to the structure is proposed.

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

GRANTED, in general conformity with the plans on file with this application, shown as
EXHIBIT A, to legalize a dwelling unit established in the rear structure without permit, subject
to the following conditions:

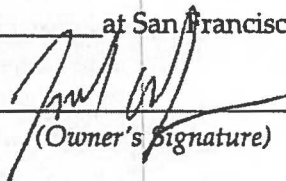
1. Any future physical expansion, even in the buildable area, shall be reviewed by the
Zoning Administrator to determine if the expansion is compatible with existing
neighborhood character and scale. If the Zoning Administrator determines that there
would be a significant or extraordinary impact, the Zoning Administrator shall require
either notice to adjacent and/or affected property owners or a new Variance application
be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case
of conflict, the more restrictive controls apply.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

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.

Dated: 12.19.13 at San Francisco, California



(Owner's Signature)

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

State of California County of San Mateo
On 12/19/13 before me, Shalini Kalra, Notary Public,
personally appeared JOEL A. NEWMAN
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.

