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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

SW

Date: June 5, 2014

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

Project ID: 8268			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
3322	16TH ST	3557	013
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): *Notice of Special Restrictions No. 2014 J969664 - 2 units considered legal non-conforming.*

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

PLANNING DEPARTMENT

Andrew Perry Andrew Perry for Scott Sanchez
Mr. Scott F. Sanchez, Zoning Administrator

DATE 11/14/2014

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:)
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 Name:)
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SIRKINLAW APC
 388 Market St • Ste 1300
 San Francisco • California • 94111

CONFORMED COPY of document recorded
 11/06/2014, 2014J969664
 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

*Xue Hu, Thomas Arend,
 Teri Rosh Hu, Patrick Hardin St. Clair, Wei Duan,*
 I (We) Jonathan Scoles, Stephen J. Gray, Susanna Tuan 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: 3557; LOT: 013,
 COMMONLY KNOWN AS: 3322 16th 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. 2014.1038Q by the Planning Department as a referral from the
 Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8268.

The tentative map filed with the present application indicates that the subject building at 3322 16th
 Street is a six-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within
 the RTO Zoning District, a maximum density of one dwelling unit per each 600 square feet of lot
 area can be considered legal and conforming to the Planning Code. For this property, with a lot
 area of approximately 2400 square feet, 4 of the 6 units can be considered legal and conforming. The
 remaining 2 dwelling units must be considered legal, nonconforming dwelling units.

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

1. That two of the six 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, intensified, extended or moved to another location, unless the result will be

PRELIMINARY REPORT
(continued)

Patrick Hardin St. Clair, a single man, as to an undivided 1/6 interest

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

For APN/Parcel ID(s): Lot 013, Block 3557

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 Northerly line of 16th Street, distant thereon 110 feet Westerly from the Westerly line of Dolores Street, running thence Westerly along the said Northerly line of 16th Street 30 feet; thence at a right angle Northerly 79 feet and 2-1/2 inches, more or less, to the intersection of a line drawn from a point which is 77 feet Northerly from the Northerly line of 16th Street, on a line drawn at right angles thereto and 170 feet Westerly from the Westerly line of Dolores Street on a line drawn at right angles thereto, to a point which is 85.83 feet Northerly from the Northerly line of 16th Street on a line drawn at right angles thereto, and is also distant 50 feet Westerly from the Westerly line of Dolores Street, on a line drawn at right angles thereto, thence Northeasterly along said line, 30 feet, more or less, to a point distant 110 feet Westerly from the Westerly line of Dolores Street on a line drawn at right angles thereto; thence Southerly 80 feet, more or less to the point of beginning.

Being a portion of Mission Block No. 83.


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining four 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: 10/30/2014 at San Francisco, California.


Jonathan Scoles
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(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.

G:\Plan Checks_CONDO CONVERSIONS\2014.1038Q - 3322 16th St\Condo NSR_3322 16th St.docx

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Dated: 11/3/2014 at San Francisco, California.

Stephen J. Guy Stephen J. Guy
(Owner's Signature)

Susanna Tuan Susanna Tuan
(Owner's Signature)

Teri Roach Hu Teri Roach Hu
(Owner's Signature)

Patrick Hardin St. Clair Patrick Hardin St. Clair
(Owner's Signature)

Wei Duan Wei Duan
(Owner's Signature)

Xue Hu Xue Hu
(Owner's Signature)

Thomas Arend
owner's signature
Thomas Arend

(Agent's Signature)

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

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ACKNOWLEDGMENT

State of California
County of San Francisco)

On October 30th, 2014 before me, Quinn Stewart Notary Public
(insert name and title of the officer)

personally appeared Jonathan Scotes,
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 Quinn Stewart (Seal)



State of California


County of San Francisco

On November 3rd, 2014, before me, **Stefani Erin Herr, Notary Public**, personally appeared Stephen J. Guy 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)

State of California

County of San Francisco

On November 3rd, 2014, before me, Stefani Erin Herr, Notary Public,
personally appeared Susanna Tuan

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 [Handwritten Signature] (Seal)

ACKNOWLEDGMENT

State of California
County of San Francisco

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

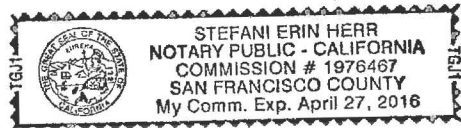
personally appeared Teri Roah Hu
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



State of California

County of San Francisco

On November 3rd, 2014, before me, **Stefani Erin Herr, Notary Public**, personally appeared Patrick Hardin StClair 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)

ACKNOWLEDGMENT

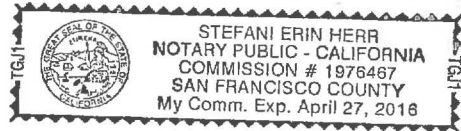
State of California
County of SAN FRANCISCO)

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Wei Duarn
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 [Handwritten Signature] (Seal)

ACKNOWLEDGMENT

State of California

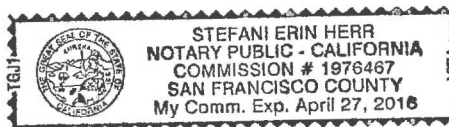
County of San Francisco)

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Xue Hu
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 [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

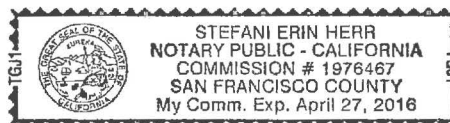
State of California
County of San Francisco

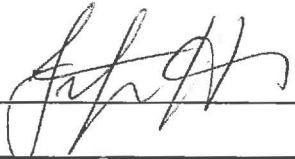
On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Thomas Arend
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Signature 

(Seal)