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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

[Handwritten signature] ✓

Date: September 4, 2013

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

Project ID: 7788			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
530 - 534	CLIPPER ST	6545	011
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,

[Handwritten signature]
Bruce R. Storrs, P.L.S.
City and County Surveyor

DATE 1/22/14

PLANNING DEPARTMENT

[Handwritten signature] For Zoning Administrator Scott Sanchez
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: Scott Sanchez)

Zoning Administrator)

Address: 1650 Mission Street)

Suite 400)

City: San Francisco)

State: California, 94103)

CONFIRMED COPY of document recorded

on 04/29/2014, 2014J871397
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

Elizabeth Jackson Espinoza, Matthew Espinoza,
Marlies Lewis, Richard L. Hill, Jr., Bianca Leah Hill, Marie Mahony,

I (We) Brent F. Buck, Paige A. M. Buck, Todd A. Rose, Anne T. Classick, 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: 6545; LOT: 011,

COMMONLY KNOWN AS: 530 - 534 Clipper 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. 2013.1698Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7788.

The tentative map filed with the present application indicates that the subject building at 530 - 534 Clipper Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered legal, nonconforming dwelling units.

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

1. That four 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,

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 two 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: 4/22/14 at San Francisco, California.

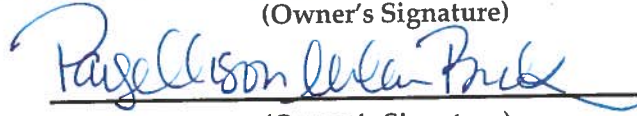
Brent F. Buck



(Owner's Signature)

Date: 4/22/14

Paige A. M. Buck



(Owner's Signature)

Date: 4.22.14

Todd A. Rose



(Owner's Signature)

Date: 4/22/14

Anne T. Classick



(Owner's Signature)

Date: 4/22/14

Marlies Lewis



(Owner's Signature)

Date: 4/22/14

Richard L. Hill, Jr.



(Owner's Signature)

Date: 4/25/14

(Agent's Signature)

**Signature page
and certificate
bear embossment.**

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.

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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: 4/22/14 at San Francisco, California.

Bianca Leah Hill

Bianca Leah Hill
(Owner's Signature)

Date: 4/25/14

Maire Mahony

Maire Mahony
(Owner's Signature)

Date: 4/22/14

Elizabeth Jackson Espinoza

Elizabeth Jackson Espinoza
(Owner's Signature)

Date: 4/22/14

Matthew Espinoza

Matthew Espinoza
(Owner's Signature)

Date: 4/22/14

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

**Signature page
and certificate
bear embossment.**

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

On APRIL 25, 2014 before me, L. TORTOLERO, NOTARY PUBLIC

personally appeared RICHARD L. HILL, JR.

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 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 PLANNING CODE

Document Date: APRIL 22, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: VARIOUS

Capacity(ies) Claimed by Signer(s)

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

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

Individual Partner — Limited General Individual Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



Signature page and certificate bear embossment.

ACKNOWLEDGMENT

State of California
County of San Francisco

On 22 APRIL 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

personally appeared BRENT F. BUCK, PAIGE A.M. BUCK & TODD A. ROSE
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 Raymond J. Vitale

(Seal)



ACKNOWLEDGMENT

State of California
County of San Francisco

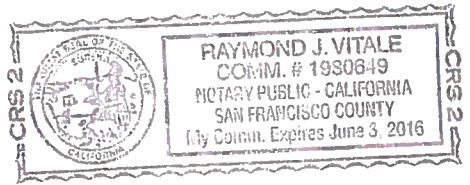
On 22 April 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

personally appeared MARLIES LEWIS & ANNE T. CLASSICK
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.

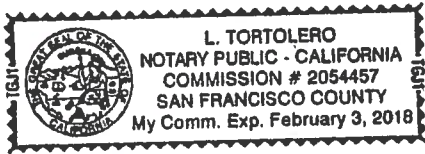
Signature *Raymond J. Vitale* (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of SAN FRANCISCO
On APRIL 25th 2014 before me, L. TORTOLERO, NOTARY PUBLIC
personally appeared BIANCA LEAH HILL



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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Document Date: APRIL 23, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: VARIOUS

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Individual _____

Partner -- Limited General _____

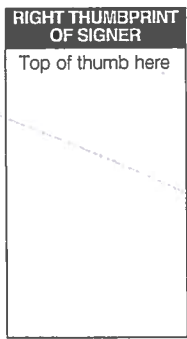
Attorney in Fact _____

Trustee _____

Guardian or Conservator _____

Other: _____

Signer Is Representing: _____



Signature page and certificate here embossed.

ACKNOWLEDGMENT

State of California
County of San Francisco

On 22 APRIL 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

personally appeared ELIZABETH JACKSON ESPINOZA, MATTHEW ESPINOZA & MAIRE MAHONY
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 Raymond J. Vitale (Seal)

