



Department of Public Work  
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

NW

Date: October 29, 2013

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

<b>Project ID:</b> 7890			
<b>Project Type:</b> 6 Units Residential and 2 Units Commercial Condominium Conversion			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
601 - 605	BAKER ST	1177	010
1518	FULTON ST	1177	010
<b>Tentative Map Referral</b>			

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 NWR.**

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

RECEIVED  
14 MAR 31 AM 11:00

PLANNING DEPARTMENT

G. VAMORENA

DATE 03.27.14

for Mr. Scott F. Sanchez, Zoning Administrator

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Michael Klestoff )

Address: 1812 Noriega Street )

City: San Francisco )

State: California 94122 )

**CONFORMED COPY** of document recorded  
on 03/25/2014, 2014J855592  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

Space Above this Line For Recorder's Use

*David Bonowitz, Brent Natsume, Natasha Wong, John Hang-Ngai Choi,  
Tien Van Nguyen, David Mulholland, Tiffany Kay Romney, Rebecca Reis, Amy G. Feldm*

I (We) Michael Klestoff and Kathleen Z. Klestoff, 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: 1177; LOT: 010,**

**COMMONLY KNOWN AS: 601-605 BAKER STREET &**

**1518 FULTON 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. 2013.1650Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7890.

The tentative map filed with the present application indicates that the subject building at 601-605 Baker Street and 1518 Fulton Street is a six (6) residential unit and two (2) commercial unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of four (4) dwelling units can be considered legal and conforming to the Planning Code. The remaining two (2) dwelling units must be considered legal, nonconforming dwelling units.

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

1. That two (2) of the dwelling units shall be designated as nonconforming dwelling units

**EXHIBIT A**

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

Beginning at the point formed by the intersection of the Northerly line of Fulton Street with the Westerly line of Baker Street; and running thence Northerly along said line of Baker Street 37 feet and 6 inches; thence at a right angle Westerly 96 feet and 10-1/2 inches; thence at a right angle Southerly 37 feet and 6 inches to the Northerly line of Fulton Street; and thence at a right angle Easterly along said line of Fulton Street 96 feet and 10-1/2 inches to the point of beginning.

Being a portion of Western Addition Block No. 592.

Assessor's Lot 010; Block 1177

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

2. That the remaining four (4) 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: March 14, 2014 at San Francisco, California.

Kathleen Z. Klestoff Kathleen Klestoff  
(Owner's Signature)

Michael Y. Klestoff Michael Klestoff  
(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.

**ACKNOWLEDGMENT**


State of California  
County of San Francisco )

On March 14, 2014 before me, Cathy Bryant, a Notary Public  
(insert name and title of the officer)

personally appeared Michael Y. Klestoff and Kathleen Z. Klestoff,  
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)



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Dated: 3.12.14 at San Francisco, California.

David Bonowitz David Bonowitz  
(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.

ACKNOWLEDGMENT

State of California  
County of San Francisco

On March 12, 2014 before me, Alicia Marie Jimenez, Notary Public  
(insert name and title of the officer)

personally appeared David J Bonowitz  
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)




## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

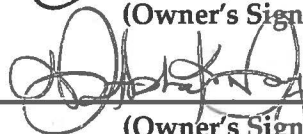
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Dated: 3/17/14 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature) Brent Natsume

  
\_\_\_\_\_  
(Owner's Signature) Natasha Wong

\_\_\_\_\_  
(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.



**ACKNOWLEDGMENT**

State of California  
County of San Francisco

On March 17, 2014 before me, PRITI PARIKH, a notary public  
(insert name and title of the officer)

personally appeared Brent Jon Natsume  
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 Priti Parikh



**ACKNOWLEDGMENT**

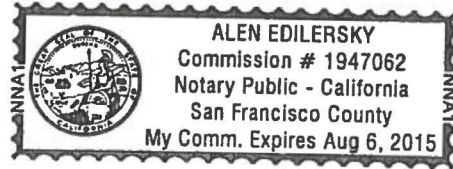
State of California  
County of San Francisco

On 03/24/2014 before me, Alen Edilersky  
(insert name and title of the officer)

personally appeared Natasha Kristle 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 [Handwritten Signature]

(Seal)

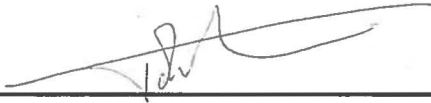
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Dated: MARCH 11, 2014 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature) JOHN HANG-NGAI CMO  
\_\_\_\_\_  
(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.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of San Francisco

On 3/11/14 before me, Elizabeth C Masliah  
Date Here Insert Name and Title of the Officer

personally appeared John Hang - Ngai Chai  
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.



Place Notary Seal Above

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

**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: 3/11/14 Number of Pages: +2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: John Hang - Ngai Chai

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

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_



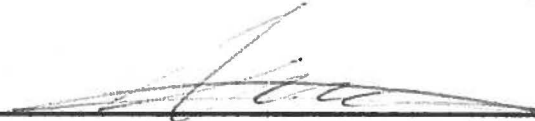
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Dated: 03-19-14 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature) *Tien Van Nguyen*

\_\_\_\_\_  
(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.

ACKNOWLEDGMENT

State of California  
County of \_\_\_\_\_

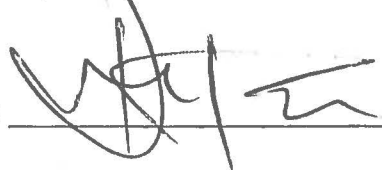
STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

On 19<sup>th</sup> March, 14 before me, DOUG SHON, Notary public  
(insert name and title of the officer)

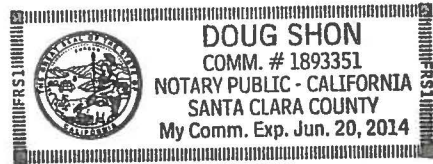
personally appeared TREN VAN NAUFEN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their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



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Dated: 3-11-14 at San Francisco, California.

 David Malko  
(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.

**ACKNOWLEDGMENT**

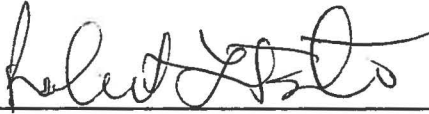
State of California  
County of San Francisco

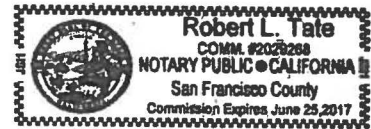
On March 11, 2014 before me, Robert L Tate Notary Public  
(insert name and title of the officer)

personally appeared David B Mulholland  
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)





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

See Attached

Allyson Kay Romney      Tiffany Kay Romne  
(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.

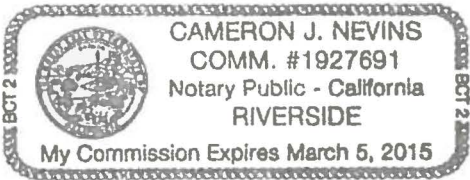
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

State of California

County of Riverside }

On 3/11/14 before me, Cameron J. Nevins, Notary Public  
Date Name and Title of the Officer

personally appeared Tiffany Kay Romney  
Name(s) of Signer(s)



Place Notary Seal Above

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: [Signature]  
Signature of Notary Public

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: NSR Doc Document Date: 3/11/14

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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Dated: March 12, 2014 Arlington, VA  
at San Francisco, California.

Rebecca Reis Rebecca Reis  
(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.

**ACKNOWLEDGMENT**

State of ~~California~~ <sup>Virginia</sup>  
County of Arlington

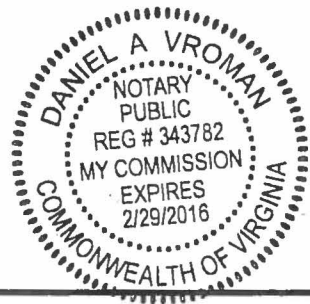
On 03/12/2014 before me, Daniel A. Vroman, Manager of Member Relations  
(insert name and title of the officer)

personally appeared Rebecca Acis  
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)



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

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

- 2. That the remaining four (4) 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: March 12 2014 at San Francisco, California. 94114

*Amy G. Feldman* *Amy G. Feldman*  
(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.

**ACKNOWLEDGMENT**

State of California  
County of SAN-FRANCISCO

On March 19, 2014 before me, MALOOK SAINI (Notary-Public)  
(insert name and title of the officer)

personally appeared <sup>Ganze</sup> Amy Feldmann  
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 Malook Saini (Seal)

