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BUREAU OF STREET USE & MAPPING

MAR 18 2015

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

DEPT OF PUBLIC WORKS

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: August 4, 2014

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

Project ID: 8326			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1267	CHESTNUT ST	0499	001D
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.

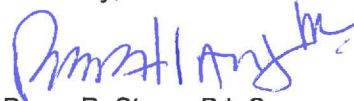
X The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

_____ 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:

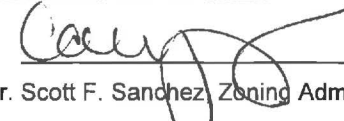
- Application
- Print of Tentative Map

Sincerely,


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

PLANNING DEPARTMENT

DATE 3/16/15


_____ Cheryl Grob FOR Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name:

Address

City:

State:

SIRKINLAW APC
388 Market St • Ste 1300
San Francisco • California • 94111

CONFORMED COPY of document recorded
11/25/2014, 2014J980363
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)

We Tahra Hanley, Anna Mary Hanavan, Elaine Hanley, Leo Hanley,
Bryan Goldberg, Patrick Graham, Jill Casey, Raymond Ko,
the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: BLOCK: 0499; LOT: 001D,

COMMONLY KNOWN AS: 1267 CHESTNUT STREET;

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.1222Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8326.

The tentative map filed with the present application indicates that the subject building at 1267 Chestnut Street is a six-unit building located in a RM-1 (Residential, Mixed, Low-Density) Zoning District. Within the RM-1 Zoning District, a maximum one unit per 800 square feet of lot area, or four units, can be considered legal and conforming to the Planning Code. The remaining two units must be considered a legal, nonconforming dwelling units.

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, 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

EXHIBIT A

Beginning at a point on the Southerly line of Chestnut Street, distant thereon 109 feet Easterly from the Easterly line of Van Ness Avenue; running thence Easterly along said Southerly line of Chestnut Street 30 feet; thence at a right angle Southerly 110 feet; thence at a right angle Westerly 30 feet; thence at a right angle Northerly 110 feet to the Southerly line of Chestnut Street and the point of beginning.

Being a portion of the Western Addition Block 42.

Assessor's Lot; 001D Block 0499

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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; 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.


(Signature)

Bryon Goldberg
(Printed Name)

Dated: Oct 23, 2014 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

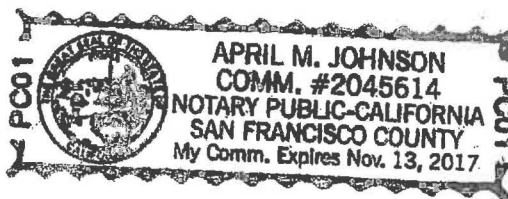
State of California
County of SAN FRANCISCO


On OCTOBER 23rd, 2014 before me, APRIL M. JOHNSON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Bryan Goldberg
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 

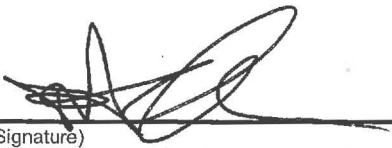
(Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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(Signature) _____ (Printed Name) Patrick Graham

Dated: October 15, 2014 at Emeryville, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

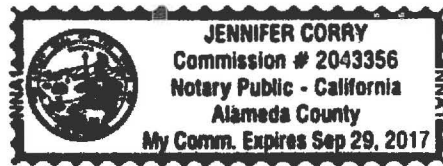
State of California
County of Alameda)

On 10/15/14 before me, Jennifer Corry, Notary
(insert name and title of the officer)

personally appeared Patrick Graham,
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~~ 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.



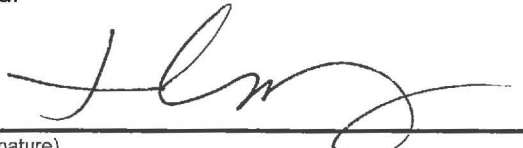
Signature Jennifer Corry (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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(Signature) _____ (Printed Name) Jill Casey
Dated: 10/14, 2014 at San Francisco, California.
(Month, Day) (City)

(Signature) (Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

State of California
County of San Francisco)

On October 14th 2014 before me, Raul Medina, Notary Public
(insert name and title of the officer)

personally appeared Jill Ann Casey,
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.

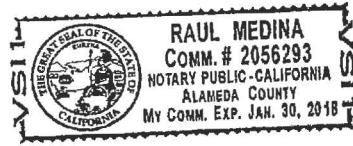
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

(Seal)




NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 (Signature)

 (Printed Name) **Raymond Igo**

Dated: October 11, 20 14 at San Mateo, California.
 (Month, Day) (City)

 (Signature)

 (Printed Name)

Dated: _____, 20 at _____, California.
 (Month, Day) (City)

 (Signature)

 (Printed Name)

Dated: _____, 20 at _____, California.
 (Month, Day) (City)

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

ACKNOWLEDGMENT

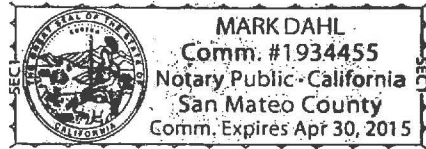
State of California
County of SAN MATEO

On 11 October 2014 before me, MARK DAHL, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Raymond Ko
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 Mark Dahl (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Tahra Hanley
(Signature)

Tahra Hanley
(Printed Name)

Dated: 10/10/14, 20 14 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT.

State of California
County of San Francisco

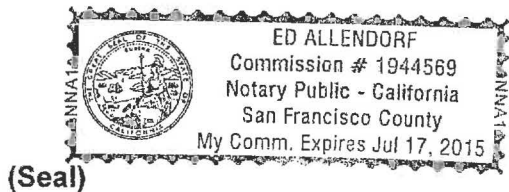
On Oct. 10, 2014 before me, Ed Allendorf - notary public
(insert name and title of the officer)

personally appeared Tahra Hanley
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 Ed Allendorf



(Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Anna Mary Hanavan Trustee ANNA MARY HANAVAN
(Signature) (Printed Name)

Dated: October 17, 2014 at Orinda, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

State of California
County of Contra Costa

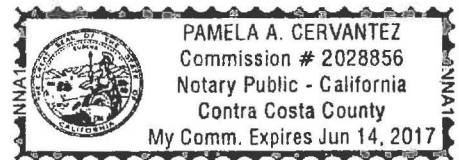
On October 17, 2014 before me, Pamela A. Cervantez notary public
(insert name and title of the officer)

personally appeared Anna Mary Hanavan
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 Pamela A. Cervantez (Seal)



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Elaine Hanley (Signature) Elaine Hanley (Printed Name)
Dated: 11/11, 2014 at ORINDA, California.
(Month, Day) (City)

[Signature] (Signature) LEO HANLEY (Printed Name)
Dated: 11/11, 2014 at ORINDA, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

State of California
County of Contra Costa

On November 11, 2014 before me, Lynne Konlon, Notary Public
(insert name and title of the officer)

personally appeared Elaine Hanley and Leo Hanley
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)