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12 AUG 20 AM 10:19

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: May 1, 2014

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

Project ID: 8218			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
623 - 629	DOLORES ST	3598	059
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

DATE

8/18/14

PLANNING DEPARTMENT

for Mr. Scott F. Sanchez, Zoning Administrator

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** SirkinLaw APC

**Address:** 388 Market #1300

**City:** San Francisco

**State:** CA **ZIP:** 94111

**CONFORMED COPY of document recorded**

**08/13/2014, 2014J927106**

**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,

Okko Grippando, Lucius Butler & Elisheva Biernoff, Justin Rooks Durack & Avra  
Winograd-Hutner Durack, Rosanna Ventrone, Choni Yangzom, Manish Dubey & Aarti  
Patil

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: 3598; LOT: 059,  
COMMONLY KNOWN AS: 623-629 DOLORES STREET;**

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.0736Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8218.

The tentative map filed with the present application indicates that the subject building at 623-629 Dolores Street is a six-unit building located in a RH-3 (Residential, Housing, Three Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling units.

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

1. That three 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

**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 a point on the Easterly line of Dolores Street, distant thereon 89 feet Northerly from the Northerly line of Cumberland Street; running thence Northerly along said line of Dolores Street 25 feet; thence at a right angle Easterly 74 feet, 11 inches; thence at a right angle Southerly 49 feet; thence at a right angle Westerly 49 feet, 4 inches; thence at a right angle Southerly 2 feet; thence at a right angle Westerly 7 inches; thence at a right angle Northerly 26 feet; thence at a right angle Westerly 25 feet to the point of beginning.

Being a portion of Mission Block No. 77.

Assessor's Lot 059; Block 3598

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

2. That the remaining three 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; 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.

Elisheva Biernoff (Signature)      Elisheva Biernoff (Printed Name)  
Dated: 8/7, 2014 at San Francisco, California.  
(Month, Day) (City)

Lucius Butler (Signature)      LUCIUS BUTLER (Printed Name)  
Dated: 8/7/14, 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)

**ACKNOWLEDGMENT**

State of California  
County of San Francisco

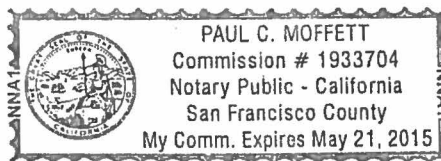
On Aug. 7, 2014 before me, Paul C. Moffett  
(insert name and title of the officer)

personally appeared Lucius Butler & Elishava Bierhoff  
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 Paul C. Moffett (Seal)



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\_\_\_\_\_  
(Signature) OKKO GUILLERMO  
\_\_\_\_\_  
(Printed Name)

Dated: Aug 6, 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)

\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)

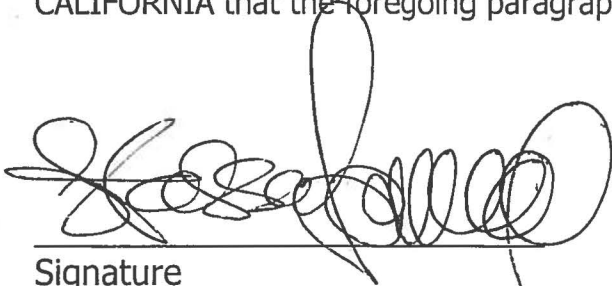
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

ALL PURPOSE ACKNOWLEDGEMENT CALIFORNIA

STATE OF CALIFORNIA                    )  
COUNTY OF SAN FRANCISCO         )

On Wednesday, August 06, 2014 before me Hasan Imam, (Notary Public)  
Personally Appeared **OKKO GRIPPANDO** who proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he/she executed the same in his/her  
authorized capacity, and that by his/her signature on the instrument the person,  
or the entity upon behalf of which the person acted, executed the instrument.

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



Signature



WITNESS my hand and official seal.

OPTIONAL INFORMATION

**DESCRIPTION OF ATTACHED DOCUMENT**  
**NOTICE OF SPECIAL RESTRICTIONS UNDER**  
**THE PLANNING CODE**

02 (two)  
NUMBER OF PAGES

08/06/2014  
DATE OF DOCUMENT

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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[Signature] (Signature) CHONI YAN GZOM (Printed Name)

Dated: August 8, 2014 (Month, Day) at LOS GATOS (City), California.

~~\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)~~

~~Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)~~

~~\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)~~

~~Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)~~

~~\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)~~

~~Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)~~



**ACKNOWLEDGMENT**

State of California  
County of SANTA CLARA )

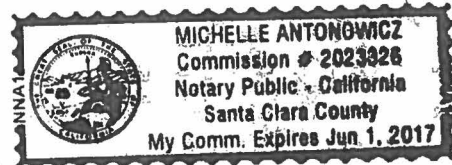
On August 8, 2004 before me, Michelle Antonowicz, Notary Public  
(insert name and title of the officer)

personally appeared CHONI YANGZOM,  
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 Michelle Antonowicz (Seal)




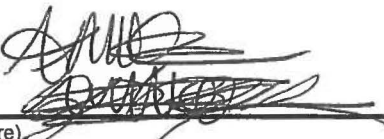
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 (Signature)      Justin Rooks Dudack (Printed Name)  
Dated: 8/12, 2014 at San Mateo, California.  
(Month, Day) (City)

 (Signature)      AVRA WINGARD-HUTNER DUDACK (Printed Name)  
Dated: 8/12, 2014 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)

**ACKNOWLEDGMENT**

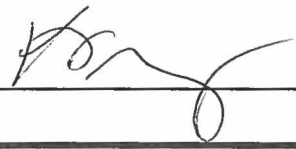
State of California  
County of San Mateo )

On 8/12/2014 before me, Kim Truong, Notary Public  
(insert name and title of the officer)

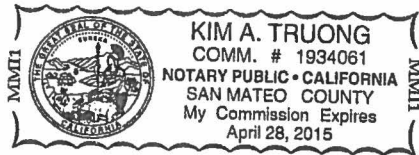
personally appeared Justin Rooks Durack, Aura Winograd-Hutner Durack  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in  
his/~~her~~/their authorized 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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\_\_\_\_\_  
(Signature)

ROSANNA VENTRONE  
\_\_\_\_\_  
(Printed Name)

**Dated:** AUGUST 8, 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)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

**Dated:** \_\_\_\_\_, 20 at \_\_\_\_\_, California.  
(Month, Day) (City)

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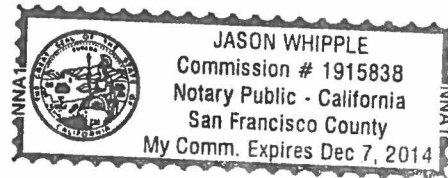
State of California  
County of San Francisco

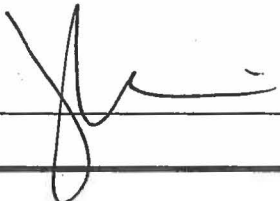
On August 8, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared Rosanna Ventrone,  
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  
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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)



## ACKNOWLEDGMENT

State of California

County of Alameda

On July 31<sup>st</sup> 2014 before me, P.P. MISTRY notary public  
(insert name and title of the officer)

personally appeared Manish Dubey and Aarti Patil  
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  
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WITNESS my hand and official seal.

Signature P.P. Mistry (Seal)

