



RECEIVED

17 NOV 20 AM 12:55 Department of Public Works
Office of the City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: August 8, 2014

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

Project ID: 8339			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
158	LAIDLEY ST	6665	056
Tentative Map Referral			

SW

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,

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

DATE 11/19/14

PLANNING DEPARTMENT
for Bohdan (Marcelle Boudreaux)
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: Sirkin Law APC)

388 Market Street, Suite 1300)

Address: San Francisco, CA 94111)

City:)

State: California)

CONFORMED COPY of document recorded

11/14/2014, 2014J972073

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

I (We) Marcus A. Hopper, Margaret M. Kessler, Anthony E. Ravitz
SCOTT R. HODGES, Lloyd F. Marinier, Vera L. Gates,
PHILLIP J. NUNEZ, Thomas R. Gluck & Julie N. Gluck, 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: 6665; LOT: 056,
COMMONLY KNOWN AS: 158 LAIDLEY 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. 2014.1353Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8339.

The tentative map filed with the present application indicates that the subject building at 158 Laidley Street consists of a five-unit building located in a RH-1 (Residential House, One-Family) Zoning District. Within the Zoning District, one dwelling unit is permitted, therefore a maximum of one (1) dwelling units can be considered legal and conforming to the Planning Code. The remaining four (4) units must be considered legal, 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 a point on the Southwesterly line of Laidley Street, distant thereon 621 feet and 6 inches Southeasterly from the Southeasterly line of Harry Street; running thence Southeasterly along said line of Laidley Street, 50 feet; thence at a right angle Southwesterly 69.46 feet to the Southwesterly boundary line of the parcel of land described in the Deed from Frederick C. Siabe to Julia Bunyan dated October 16, 1909, recorded October 23, 1909 in Book 325 of Deeds at Page 394 in the Office of the Recorder of the City and County of San Francisco, State of California; thence Northwesterly along said boundary line, 25.083 feet to a line drawn at right angles to the Southwesterly line of Laidley Street distant thereon 646 feet and 6 inches Southeasterly along said last mentioned line, 2.864 feet to the Northeasterly boundary line of the parcel of land described in the Deed from Joseph H. Pinkerton et ux, to Clayton Collins et ux, dated May 2, 1957, recorded May 6, 1957 in Book 7065 of Official Records, Page 151, in the Office of the Recorder of the City and County of San Francisco, State of California; thence Northwesterly along the said Northeasterly boundary line, 22.079 feet; thence at a right angle Northwesterly 2.921 feet; thence at a right angle Easterly 69 feet to the point of beginning.

Being a part of Block 21, Fairmont Tract.

Assessor's Lot 056; Block 6665

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

1. That four (4) 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 one (1) 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: 11.3.14 at San Francisco, California.

<u>Vera Gato</u> (Owner's Name)	<u>Vera Gato</u> (Owner's Signature)
<u>LLOYD MARINER</u> (Owner's Name)	<u>[Signature]</u> (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)

ACKNOWLEDGMENT

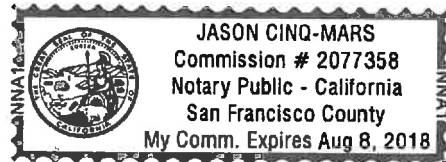
State of California
County of SAN FRANCISCO

On NOVEMBER 3, 2014 before me, Jason Cinq-Mars Notary Public
(insert name and title of the officer)

personally appeared VERA BATES AND LLOYD MARINER,
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~~ their authorized capacity(ies), and that by ~~his~~ 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: November 3, 2014 at Calabasas, California

Thomas R. Gluck, Trustee

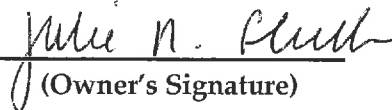
(Owner's Name)



(Owner's Signature)

Julie N. Gluck, Trustee

(Owner's Name)



(Owner's Signature)

(Owner's Name)

(Owner's Signature)

(Owner's Name)

(Owner's Signature)

(Owner's Name)

(Owner's Signature)

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On November 3, 2014 before me, Claudia A. Fortney, Notary Public
(insert name and title of the officer)

personally appeared Thomas R. and Julie N. Gluck,
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 Claudia A. Fortney (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 11/12/2014 at San Francisco, California.

<u>SCOTT R. HODGES</u> (Owner's Name)	<u>[Signature]</u> (Owner's Signature)
<u>Phillip J. Nunez</u> (Owner's Name)	<u>[Signature]</u> (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)
_____ (Owner's Name)	_____ (Owner's Signature)

ACKNOWLEDGMENT

State of California
County of Mendocino)

On November 12, 2014 before me, Evan P. Hennessey, Notary Public
(insert name and title of the officer)

personally appeared Scott R. Hodgers and Phillip J. Nunez,
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 Evan P. Hennessey (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING 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: 11/7/14 at San Francisco, California.

ANTHONY E RAVITZ
(Owner's Name)

Anthony E Ravitz
(Owner's Signature)

(Owner's Name) (Owner's Signature)

(Owner's Name) (Owner's Signature)

(Owner's Name) (Owner's Signature)

(Owner's Name) (Owner's Signature)

ACKNOWLEDGMENT

State of California
County of Santa Clara

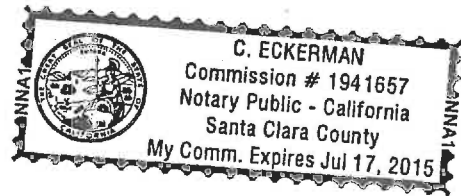
On November 7, 2014 before me, C. Eckerman, Notary Public
(insert name and title of the officer)

personally appeared Anthony E. Ravitz,
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 C. Eckerman (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: November 08, 2014 at San Francisco, California.

MARCUS A HOPPER

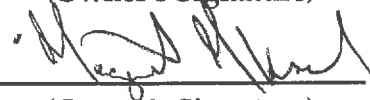
(Owner's Name)



(Owner's Signature)

MARGARET M. KESSLER

(Owner's Name)



(Owner's Signature)

(Owner's Name)

(Owner's Signature)

(Owner's Name)

(Owner's Signature)

(Owner's Name)

(Owner's Signature)

ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

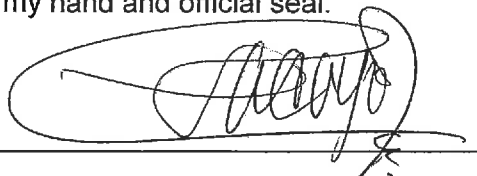
On November 08, 2014 before me, Leonard Joseph Lacayo, Notary Public
(insert name and title of the officer)

personally appeared Marcus Abraham Hopper and Margaret Mary Kessler
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)

