

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

## RECORDING REQUESTED BY

### And When Recorded Mail To:

Christopher L. Georges  
764 Cole Street #3  
San Francisco, California  
94117

CONFORMED COPY of document recorded

07/02/2020, 2020K947897

with document no.  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

764 Cole Street #3, San Francisco, California 94117  
APN: Block: 1252, Lot: 033

(Space Above This Line For Recorder's Use)

We, Hilary Maia Grubb, Suzanne R. Raley, Erin L. Raley (who acquired title as Erin L. Henniger), Christopher L. Georges, Victoria Peach, Trustee of the Victoria Peach Living Trust dated October 23, 2006; Mei-Thieng Chan; Ciaran John Wills; the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

BEGINNING at a point on the Easterly line of Cole Street, distant thereon 210 feet Northerly from the Northerly line of Frederick Street; running thence Northerly along said Easterly line of Cole Street 25 feet; thence at a right angle Easterly 125 feet; thence at a right angle Southerly 25 feet; and thence at a right angle Westerly 125 feet to the Easterly line of Cole Street and the point of beginning.

BEING a portion of Western Addition Block No. 679.

**BEING ASSESSOR'S BLOCK: 1252, LOT: 033,**

**COMMONLY KNOWN AS: 764 Cole Street;**

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 020-001911CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: #10314.

The tentative map filed with the present application indicates that the subject building at 764 Cole 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 unit[s] can be considered legal and conforming to the Planning Code. The subject property has a maximum density of three dwelling units. The additional remaining three units must be considered legal, nonconforming dwelling units.


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

1. Three of the existing six dwelling units shall be considered legal, nonconforming dwelling units as to density. 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

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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.

  
Hilary Maia Grubb

Dated 3/13/20 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

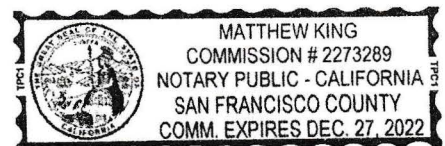
Onbefore me, Matthew King, Notary Public,  
(Name and title of the officer)

personally appeared Hilary Maia Grubb, 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: Matthew King (Seal)





# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Suzanne R. Raley  
Suzanne R. Raley  
Dated 03/07/2020 at Pittsburgh, PA  
San Francisco, CA

Erin L. Raley  
Erin L. Raley  
Dated 03/07/2020 at Pittsburgh, PA  
San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

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State of Pennsylvania  
~~California~~  
County of Allegheny

Onbefore me, Stephen R. Getchell, Notary Officer,  
(Name and title of the officer)

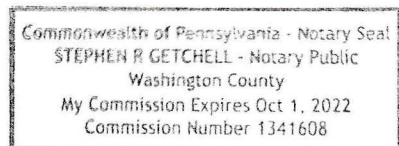
personally appeared Suzanne Raley + Erin Raley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their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

(Seal)



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Christopher L. Georges  
Christopher L. Georges

Dated 3-20-2020 at San Francisco, CA

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State of California  
County of San Francisco

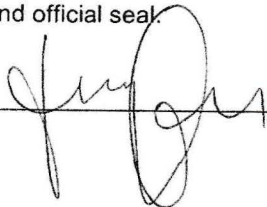
Onbefore me, Tiana Monae Madayag, Notary Public,  
(Name and title of the officer)

personally appeared Christopher L. Georges, 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: \_\_\_\_\_



(Seal)



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Victoria Peach  
Victoria Peach, Trustee

Dated 4/29/2020 at San Francisco, CA

**Each signature must be acknowledged by a notary public before recordation.**

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State of California

County of Monterey

Onbefore me, Maggie Morse, notary public  
(Name and title of the officer)

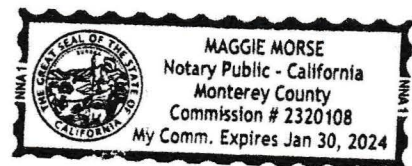
personally appeared Victoria Peach, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

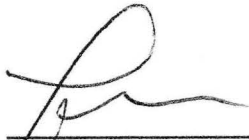
WITNESS my hand and official seal.

Signature: Maggie Morse

(Seal)



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE



Mei-Thieng Chan

Dated 6/19/2020 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

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State of California

County of San Francisco

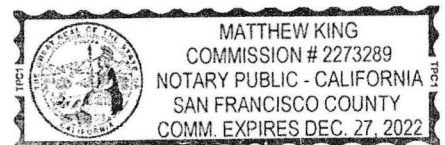
Onbefore me, Matthew King, Notary Public  
(Name and title of the officer)

personally appeared Mei Thieng Chan, 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: Matthew King (Seal)





# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Ciaran Wills  
Ciaran John Wills

Dated 5 March 2020 at San Francisco, CA

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State of California  
County of SAN FRANCISCO

Onbefore me, JANE NJOKI KANOGO,  
(Name and title of the officer)

personally appeared CIARAN JOHN WILLS, 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: Jane Njoki Kanogo (Seal)

