City and County of San Francisco



MECEIVED 1-00725 AMID: 04



Phone: (415) 554-5827 Fax: (415) 554-5324

http://www.sfdpw.com subdivision.mapping@sfdpw.org

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

Date: August 6, 2013

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

TENTATIVE MAP DECISION

 Project ID:7722

 Project Type:5 Units Condo Conversion

 Address#
 StreetName
 Block
 Lot

 4752 - 4760
 17TH ST
 1286
 018

 Tentative Map Referral

1650 Mission Street, Suite 400 San Francisco, CA 94103

Department of City Planning

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:

X Application

X Print of Tentative Map

Sincerely,

Bruce R. Storrs, P.L.

City and County Surveyor

PLANNING DEPARTMENT

DATE 10.23.13

V

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement

Guillike Rums

RECORDING REQUESTED BY:)	
And When Recorded Mail To:) CONFORMED COPY of document recorded	
Name: Christine Linda EK	10/22/2013,2013J774360	
Address: 4760 17th St.	on with document no This document has not been compared with the original SAN FRANCISCO ASSESSOR-REGORDER	
City: San Francisco))	
State: California	Space Above this Line For Recorder's Use	
I (We)		
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. 2013.1105Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7722.		

The tentative map filed with the present application indicates that the subject building at 4752 4760 17TH Street is a five-unit building located in a RH-2 (Residential, House Two-Family) Zoning of District: Willing the Rif-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal post restricted to the natural conservers) and that by bishertheir significant on the entry upon bond of the person(s), or the entry upon bond of which the person(s) action, executed the instantial, i certify under PENALTY OF PERJURY gates the taws of the State of California that nonconforming dwelling whit. Comm Exprises Felt 24 PU The restrictions and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given are and conditions of which notice is hereby given and conditions of which notice is hereby given are and conditions of the c

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- 2. That the remaining two 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: _	October 19, 2013 at San Francisco, California.
	Chushiro EK
	(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.

State of California County of San Cancisco Iss.

On 192013 before me Henc Kwok

Notary Public, personally appeared Chastine Linda Ekw
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/aps subscribed to the within instrument and
actunowledged to me that pelishet/bey executed the same in
hid/her/their authorized capacity(ies), and that by bis/her/their
algnature(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 persograph is true and correct.
WITNESS my hand and official seal.



Hangler.

RECORDING REQUESTED BY:)		
And When Recorded Mail To:)		
Name:)		
Address:)		
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State: California) Space	e Above this I	Line For Recorder's Use
I (We) Brendon certain real property situated in the particularly described as follows:		f San Francisco	the owner(s) of that o, State of California more

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) BEING ASSESSOR'S BLOCK: 1286; LOT: 018, COMMONLY KNOWN AS: 4752 – 4760 17th 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).

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Dated: 10 18 13. at San Francisco, California.

(Owner's Signature)

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

CHERYL MERIL
Commission # 1990475
Notary Public - California
San Francisco County
My Comm. Expires Oct 3, 2016

State of California, County of San Francisco
On Chicago Defore me, Cheryl Medil, Notary Public,
Personally appeared
who proved to me on the basis of satisfactory evidence to be the Detson(s)
whose Remeral State subscribed to the within instrument and acknowledged
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State: California) Space Above this Line For Recorder's Use

I (We) ASTOT 10 VOS & Shanon 10 Vothe owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

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Dated: 10 17 2013 at San Francisco, California.

ASTOR 10/05 (Owner's Signature) SHAWWW TOPO

(Agent's Signature)

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

State of California. County of Sam Malee
On 10/17/2014 before me, Shridhar Gart
Notary Public, personally appeared Astor Toyos T shamon hope proved to me on the basis of salisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/their signature(s) on the instrument and acknowledged to me that he/she/their signature(s) on the instrument and acknowledged to me that he/she/their signature(s) on the instrument and 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.
WINESS my hand and official seoi.



Page 2 of 2

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State: California	Space Above this Line For Recorder's Use
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Dated: October 21, 2013 at San Francisco, California.

(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.

SEE ATTACHMENT

NOTICE OF SPECIAL RESTAIL HONS IN OBE 21 HS REAMING FORE

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SEE ATTACHMENT

Jurat

State of California County of San Francisco Subscribed and sworn to (or affirmed) before me on this 21st day of October, 20 13 by Ting Jade Yee proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. ma Empon SAN FRANCISCO COUNTY OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages _____ Document Date_ (Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- · State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- · Securely attach this document to the signed document

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com

HAMA E MOGANIAM
COMMISSION # 202879
NOTARY PUBLIC CALIFORNIA
SAN FRANCISCO COUNTY
COMM EXPIRES AUG 9 2017

RECORDING REQUESTED BY:	
And When Recorded Mail To:	
Name: MARK TISCORNIA	
Address: 4756 17tu St))
City: SAN FRANCISCO	
State: California 94117) Space Above this Line For Recorder's Use
I (We) MARK TISO certain real property situated in the City particularly described as follows:	the owner(s) of that and County of San Francisco, State of California more

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) BEING ASSESSOR'S BLOCK: 1286; LOT: 018, COMMONLY KNOWN AS: 4752 – 4760 17th STREET

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Dated: OCTOBER 18, 2013 at San Francisco, California.

(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.

State of California County of San Francisco
On O 10 13 before me, Color Color Onder Public
personally appeared MAZE Edward TSCOR ma
who proved to me on the besis of satisfactory evidence so be the personal of whose
name(sf inter subscribed to the within instrument and who acknowledged to me
that he/gloffshey executed the same in their authorized capacity(int), and by
his/her/her's signature(sf on the instrument the personal(sf, or entity upon behalf of
which the personal(sf) acted, execused the instrument.

I certify mader PENALT To of PENALTS We mader the lower of the
State of California that the foregoing paragraph is true and current.

KELSEY COOKSON
COMMISSION # 1956456
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXPIRES OCT. 14, 2015

ORDER NO.: 0227013220-HK

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:

Commencing at the point of intersection of the Northerly line of 17th Street and the Easterly line of Cole Street; running thence Northerly along said line of Cole Street 27 feet, 6 inches; thence at a right angle Easterly 96 feet, 5-1/2 inches; thence at a Southerly and parallel with the Easterly line of Cole Street 35 feet, 5-7/8 inches to the Northerly line of 17th Street; thence Westerly along said line of 17th Street 96 feet, 9-1/2 inches to the point of commencement.

Assessor's Lot 018; Block 1286

- - - -