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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

SW

Date: November 8, 2013

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

Project ID: 7930			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
188 - 194	NOE ST	3540	013
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.

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): *NSP FOR LEGAL NONCONFORMING USE.*

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

PLANNING DEPARTMENT

DATE 2.27.14

Tina Chang
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: SIRKUNLAN APC)

Address: 388 MARKET # 1200)

City: SF CA 94111)

State: California)

**CONFORMED COPY of document recorded
02/25/2014, 2014J842552**

**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

WILLIAM ELLIOT, KATERINA ELLIOT, DENVER KOAH, LINDA SANJOSSE,
DANIEL ROSTER, FRANK ROGAIERI, DOUGLAS MILLER, TERESA LOISE GARNERO

I (We) Alexis Braun 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: 3540; LOT: 013,

COMMONLY KNOWN AS: 188-194 Noe 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. 2013.1687Q by the Planning Department as a referral from the Department of
Public Works, Bureau of Street-Use and Mapping, Project ID: 7930.

The tentative map filed with the present application indicates that the subject building at 188-194
Noe 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 of one dwelling units per 800 square feet of
lot area can be considered legal and conforming to the Planning Code. As the subject lot is 3,972
square feet, the subject building consists of 4 legal, conforming units. The remaining unit must be
considered a legal, nonconforming dwelling unit. According to Planning Code Section 207.1,
Fractional numbers shall be adjusted downward to the next lower whole number of dwelling units.

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

1. That two of the six dwelling units shall be designated as nonconforming dwelling units
if and when any future expansion occurs. Section 181 of the Planning Code provides

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the westerly line of Noe Street, distant thereon 34 feet 7 inches northerly from the northerly line of 15th Street; running thence northerly and along said line of Noe Street 41 feet 5 inches; thence at a right angle westerly 96 feet; thence at a right angle southerly 41 feet 5 inches; thence at a right angle easterly 96 feet to the point of beginning.

BEING part of Mission Block No. 118.

APN: Lot 013, Block 3540

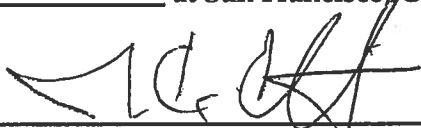
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 four 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.

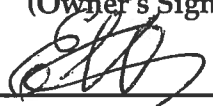
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: _____ at San Francisco, California.



WILLIAM E. ELLIOTT

(Owner's Signature)



KATERINA G. ELLIOTT

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

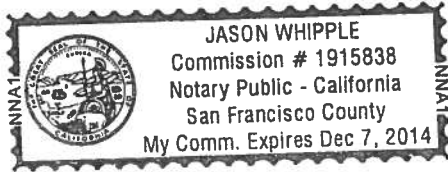
State of California

County of San Francisco

On February 20, 2014 before me, Jason Whipple, Notary Public

personally appeared William Elliott Kateryna Elliott
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under The Planning Code

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: February 17, 2014 at San Francisco, California.

DENVER POATH



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

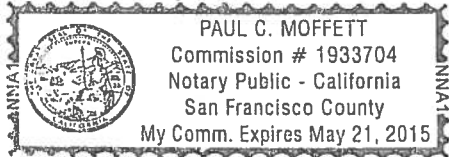
State of California

County of San Francisco

On Feb 17, 2014 before me, Paul C. Moffett, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Denver Pugh
Name(s) of Signer(s)

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
Signature of Notary Public

Place Notary Seal Above

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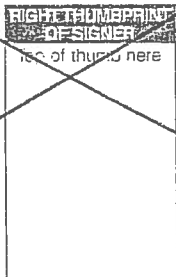
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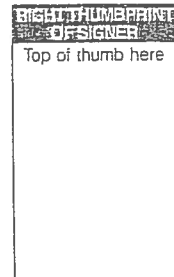
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 2/17/2014 at San Francisco, California. 94114

LYNDA SANJOSÉ

Please See Attached Certificate.

Lynnda Sanjoso
(Owner's Signature)

DANIEL RUTER

Daniel Ruter
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

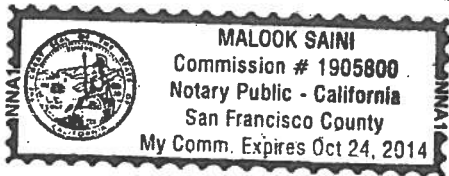
State of California

County of SAN-FRANCISCO

On Feb. 17, 2014 before me, MALOOK SINGH SAINI (Notary-Public)

personally appeared Daniel Joseph Rutter, Lynda Teresa Sanjurjo

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: Malook Saini

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Special Restrictions Under The Planning Code

Document Date: Feb 17, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Signature]

- Individual, Partner, Attorney in Fact, Trustee, Guardian or Conservator, Other



Signer Is Representing:

Signer's Name: [Signature]

- Individual, Partner, Attorney in Fact, Trustee, Guardian or Conservator, Other



Signer Is Representing:

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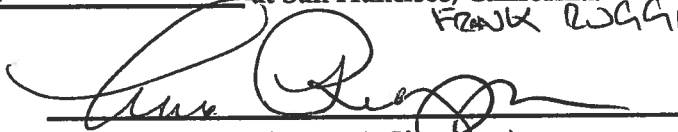
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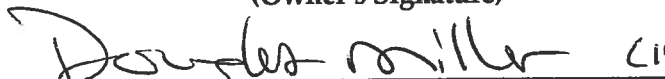
Dated: 2/17/14 at San Francisco, California.

SEE ATTACHED CERTIFICATE
DATE 2/17/14 NOTARY INITIALS ADK


(Owner's Signature)

FRANK ROGGIER (192 NOE)

DOUGLAS MILLER


(Owner's Signature)

(192 NOE)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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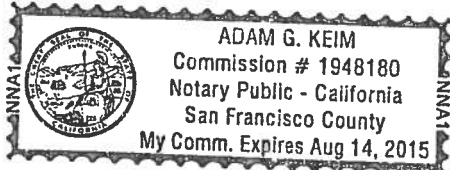
State of California

County of San Francisco

On 2/17/14 before me, Adam G. Keim, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Frank Ruggieri and Douglas Miller
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

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Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Individual Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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Dated: Feb. 17, 2014 at San Francisco, California. 94114

Please see Attached Certificate.

Theresa Louise Gardner
(Owner's Signature)

HERESA LOUISE GARDNER

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

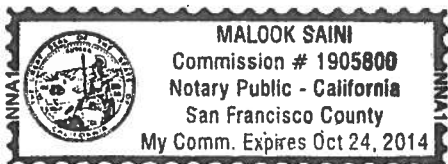
County of SAN-FRANCISCO

On Feb 17, 2014 before me, MALOOK SINGH SAINI (Notary-Public)

personally appeared Theresa Louise Garnero

Theresa Louise Garnero

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: Malook Saini

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Capacity(ies) Claimed by Signer(s)

Signer's Name: Theresa Louise Garnero Signer's Name:

- Corporate Officer, Individual, Partner, Attorney in Fact, Trustee, Guardian or Conservator, Other



Signer Is Representing:

Signer Is Representing:

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Dated: 2.17.14 at San Francisco, California.

ALEXIS BRAUN

SEE ATTACHED CERTIFICATE
DATE 2/17/14 NOTARY INITIALS AGC

Alexis Braun
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

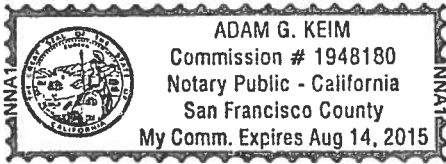
CIVIL CODE § 1189

State of California

County of San Francisco

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personally appeared Alexis Braun



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Individual

Partner -- Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other:

Signer Is Representing:

