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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: October 16, 2013

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

TENTATIVE MAP DECISION

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

San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

Project	ID: <mark>7887</mark>	* * *	
Project Ty	pe:6 Units Condo Conv	ersion	
Address#	StreetName	Block	Lot
718	CHURCH ST	3600	001C
Tentative Map Referral			

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.S.

City and County Surveyor

DATE SIMIY

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

Scott Sanchez

RECORD	ING REQUESTED BY:)		
)	CONFORMED COPY of document recorded	
And Whe	n Recorded Mail To:)	05/30/2014,2014J889475 onwith document no	
Name:	Scott Sanchez)	This document has not been compared with the original SAN FRANCISCO ASSESSOR-RECORDER	
	Zoning Administrator)	The state of the s	
Address:	1650 Mission Street)		
	Suite 400)		
City:	San Francisco)		
)		
State:	California, 94103)	Space Above this Line For Recorder	
Gis	EA MEYERS, AREN	i) L	WILLIAM GERSTEN, JAMES	NOTOHOE W.
	ve) Richard Soft	5		
I (V	Ve) Fichara 2047	Juc	the owner(s)	of that
certain rea	l property situated in the Ci	ity and	County of San Francisco, State of California	a more
particularl	y described as follows:			

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 3600; LOT: 001C, COMMONLY KNOWN AS: 718 Church 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. 2013.1585Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7887.

The tentative map filed with the present application indicates that the subject building at 718 Church 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 unit per 800 square feet of lot area can be considered legal and conforming to the Planning Code. The lot area allows for five units; the remaining one unit must be considered a legal, nonconforming dwelling unit.

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

1. That one of the dwelling units shall be designated as a nonconforming dwelling unit 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,

EXHIBIT "A"

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

Beginning at a point on the westerly line of Church Street, distant thereon 97 feet, southerly from the southerly line of Nineteenth Street; running thence southerly along said line of Church Street 30 feet; thence at a right angle westerly 155 feet; thence at a right angle northerly 30 feet; and thence at a right angle easterly 155 feet to the point of beginning.

Being part of Mission Block No. 92.

APN: Lot 1-C, Block 3600

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 five 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.

Dated: May 2313	2014 at San Francisco Californi	RICHARD
SEE ATTACHED CERTIFICATE DATE 523 124 NOTARY INITIALS	at San Francisco, Californi (Owner's Signature)	OTT SWANSON
	(Owner's Signature)	
	(Owner's Signature)	
	(Owner's Signature)	
E.	(Owner's Signature)	
	(Owner's Signature)	
	(Agent's Signature)	

ACKNOWLEDGMENT

County of Son Francisco
on May 23, 2014 before me, Jasan Whipple, Notang (insert name and title of the officer) personally appeared Richard Scott Swansan.
personally appeared Richard Scott Swansan
who proved to me on the basis of satisfactory evidence to be the person(e) 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. JASON WHIPPLE Commission # 1915838 Notary Public - California San Francisco County My Comm. Expires Dec 7, 2014 Signature (Seal)

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Dated: 5/21/2014	at San Francisco, Califo	rnia.	
SEE ATTACHED CERTIFICATE DATE 5/21/14 NOTARY INITIALS PM	(Owner's Signature)	GISELA	MYERS
	(Owner's Signature)		
	(Owner's Signature)	8	
	(Owner's Signature)		
	(Owner's Signature)		
	(Owner's Signature)		
	(Agent's Signature)		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
County of San Francisco	
On May 21, 2014 before me, Paul C. Moffett, Notary Public	
personally appeared Gisela Meyevs	
Name(a) of Signer(a)	
who proved to me on the basis of satisfactor be the person(x) whose name(x) is/ark subwithin instrument and acknowledged pe/she/they executed the same in pis/her/they capacity(iex), and that by his/her/their signal instrument the person(x), or the entity upwhich the person(x) acted, executed the instrument the person(x) acted	oscribed to the to me that neir authorized ature(s) on the pon behalf of strument.
Prace Notary Seal Apove Signature of Notary Public	
Though the information below is not required by law, it may prove valuable to persons relying on the docume and could prevent fraudulent removal and reattachment of this form to another document.	ını
Description of Attached Document Notice of Special Restrictions V.	ade the Plann
	Code
Document Date: 5 2 1 1 9 Number of Pages: 7	
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Attorney in Fact	umpamaskumuskushva izr sigmuskumus Top of thumb here
Signer Is Representing:	

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Dated: 5/21/2014 SEE ATTACHED CERTIFICATE DATE 5/21/14 NOTARY INITIALS 7 ^{PM}	at San Francisco, California. AZENÍ Quenel hanhart Lijpt (Owner's Signature)) 13et
	(Owner's Signature)	
	(Agent's Signature)	
	(Agent a Dighature)	

CALIFORNIA ALL-PURPOSE ACKINOMILEDOMENT

State of California	, commented to
County ofSan Francisco	· · · · · · · · · · · · · · · · · · ·
On May 21, 2014 before me	Paul C. Moffett, Notary Public
On May 21, 2014 before me. Frequency personally appeared Avend	Liphart
	Viamers) of Signeris
PAUL C. MOFFETT Commission # 1933704 Notary Public - California San Francisco County My Comm. Expires May 21, 2015	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/arg subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ips), 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.
Piecs Notary Seal Above	Signature Signature of Notary Public
Though the information below is not required by law, i	TONAL i may prove valuable to persons relying on the document eatlachment of this form to another document.
Description of Attached Document	
Title or Type of Document: Notice, of S	pecial Restrictions Under the Mannie
Document Date: 5/2/	Number of Pages: Z Cade
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: Individual Corporate Officer — Title(s): Partner — Title(s): Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	型 Cattorney in Fact

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- 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: May 19, 2014	at San Francisco, California.	
		K HENDO
SEE ATTACHED CERTIFICATE DATE 5/19/14 NOTARY INITIALS	(Owner's Signature) ALV	IN JOHNSON
	(Owner's Signature)	_
	(Owner's Signature)	_
	(Owner's Signature)	_
	(Owner's Signature)	
	(Owner's Signature)	_
	(Agent's Signature)	_

Page 2 of 2

ACKNOWLEDGMENT

State of California County of Sm Frmasco		
on May 19, 2014 before me, John personally appeared Mark G. Heat	(insert name and title of the	otany Public officer) I Tolonson
who proved to me on the basis of satisfactory evider subscribed to the within instrument and acknowledge his/her/their authorized capacity(ies), and that by his person(s), or the entity upon behalf of which the per	nce to be the person(s) whosed to me that he/she/they ex ther/their signature(s) on the	se name(s).is/are recuted the same in a instrument the
I certify under PENALTY OF PERJURY under the la paragraph is true and correct.	ws of the State of California	that the foregoing
WITNESS my hand and official seal.	Commiss Notary Pu	N WHIPPLE ion # 1915838 iblic - California ncisco County
Signature	My Comm. E	xpires Dec 7, 2014

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Dated:	5/23/17	at San Francisco, California.	
		WILLIAM	GERSTEN
		(Owner's Signature)	
	-	(Owner's Signature)	
		(Agent's Signature)	

Page 2 of 2

CALIFORNIA ALL-PURPOSE ACRICOVILEDOMENT

State of California	A LEGEL AND	
County of San Francisco	A Commencer	
On May 22, 2014 before me. P:	aul C. Moffett. Notary Public	
on May ZZ, 2014 before me. Page 10 liam	B. Gers Le n	
	Nametaj di Signeria:	
PAUL C. MOFFETT Commission # 1933704 Notary Public - California San Francisco County My Comm. Expires May 21, 2015	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.	
Piecs Noiary Seal Above	WITNESS my hand and difficial seal. Signature Signature of Notary Public	
Though the information below is not required by law, it and could prevent iraudulent removal and re.	may prove valuable to persons relying on the document attachment of this form to another document.	
Description of Attached Document Title or Type of Document: Notice of Sp	Decial Restrictions Under the Planton Number of Pages: Z Cz	annin
Document Date: 5/23/14	Number of Pages: Z	ode
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s)		
Signer's Name: Individual Corporate Officer — title(s): Partner — Limited Conserval Attorney in Fact Trustee Guardian or Conservator Other:		
Signer Is Representing:	Signe: 's Representing:	

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Dated: May 19	2014 at San Francisco, California.	
SEE ATTACHED CERTIFICATE NOTARY INITIALS	James J. Moldovan MO. (Owner's Signature)	LOOVAN
	(Owner's Signature)	
	(Agent's Signature)	

ACKNOWLEDGMENT

State of California County of Trincisco
On May 19, 2014 before me, Jasan Whipple, Notary (insert name and title of the offider) personally appeared James B. Moldovan
personally appeared James B. Moldovan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ere 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. JASON WHIPPLE Commission # 1915838 Notary Public - California San Francisco County
Signature (Seal)