

Phone: (415) 554-582 Fax: (415) 554-532

http://www.sfdpw.cor subdivision.mapping@sfdpw.or

Department of Public Work Office of the City and County Surveyo

> 1155 Market Street, 3rd Floc San Francisco, CA 9410

Bruce R. Storrs, City and County Surveyo

Edwin M. Lee, Mayor Mohammed Nuru, Director

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

TENTATIVE MAP DECISION

Date: October 29, 2013

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

Attention: Mr. Scott F. Sanchez

Project l	D: 7890		
Project Ty	pe:6 Units Residential a	and 2 Units Comm	nercial
	Condominium Conv	ersion	
Address#	StreetName	Block	Lot
601 - 605	BAKER ST	1177	010
1518	FULTON ST	1177	010
Tentative Map R	eferral		•

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): SEE ATTACHED NOR.

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, P.

City and County Surveyor

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement

	RECORDING REQUESTED BY:	
	And When Recorded Mail To:	CONFORMED COPY of document recorded
	Name: Michael Klestoff	03/25/2014.2014.1855502
	Address: 1812 Noriega Street	This document has not been compared whit the original SAN FRANCISCO ASSESSOR-RECORDER
	City: San Francisco)
	State: California 94122) Space Above this Line For Recorder's Use
David 1 Tien Va	Bonowitz, Breut Natsume, Nat n Ngugen, David Mulholland, Tiff I (We) <u>Michael Klestoff</u> and	tasha Wong, John Hang-Ngai Choi, Jany Kay Rowney, Lebecca Rais, Amy G. Feldm Kathleen Z. Klestoff the owner(s) of that
	certain real property situated in the City a particularly described as follows:	and County of San Francisco, State of California more

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) BEING ASSESSOR'S BLOCK: 1177; LOT: 010, COMMONLY KNOWN AS: 601-605 BAKER STREET & 1518 FULTON 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. 2013.1650Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7890.

The tentative map filed with the present application indicates that the subject building at 601-605 Baker Street and 1518 Fulton Street is a six (6) residential unit and two (2) commercial unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of four (4) dwelling units can be considered legal and conforming to the Planning Code. The remaining two (2) dwelling units must be considered legal, nonconforming dwelling units.

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

1. That two (2) of the dwelling units shall be designated as nonconforming dwelling units

ORDER NO.: 0222014040-HD

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 the point formed by the intersection of the Northerly line of Fulton Street with the Westerly line of Baker Street; and running thence Northerly along said line of Baker Street 37 feet and 6 inches; thence at a right angle Westerly 96 feet and 10-1/2 inches; thence at a right angle Southerly 37 feet and 6 inches to the Northerly line of Fulton Street; and thence at a right angle Easterly along said line of Fulton Street 96 feet and 10-1/2 inches to the point of beginning.

Being a portion of Western Addition Block No. 592.

Assessor's Lot 010; Block 1177

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 four (4) 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: _	March	14,2014	_ at San Francisco, Californi	ia.
		Kash	leve Z X/estof/ (Owner's Signature)	Kathleen Klestof
			(Owner's Signature)	
			(Owner's Signature)	
			4	
			(Owner's Signature)	
		2		
			(Agent's Signature)	

State of California County of San Francisco	
On March 14, 2014 before me,	Cathy Bryant, a Notary Public (insert name and title of the officer)
personally appeared Michael Y. Klestoff who proved to me on the basis of satisfactory evid subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by person(s), or the entity upon behalf of which the person with the person of the satisfactory evidence of the sati	dged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the paragraph is true and correct.	laws of the State of California that the foregoing
WITNESS my hand and official seal.	CATHY BRYANT COMM. # 1880462 DO NOTARY PUBLIC - CALIFORNIA DO
Signature College	SAN FRANCISCO COUNTY O COMM. EXPIRES MARCH 19, 2014

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Dated: 3 · /2 · / Y	at San Francisco, California.	
	David (Owner's Signature)	Bonowitz
	(Owner's Signature)	
	(Owner's Signature)	the first factors
	(Owner's Signature)	
	(Agent's Signature)	

State of California County of Sm. Traveiz Co
On Merch 12, 2014 before me, Han Marie) warry public (insert name and title of the officer)
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. ALICIA MARIE JIMENEZ Commission # 1925510 Notary Public - California Notary Public - California
Signature (Seal) Notary Turner San Francisco County San Francisco County My Comm. Expires Feb 13, 2015

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Dated:	3/17/14	at San Francisco, California.	
		(Owner's Signature)	<u>ct</u> Natscence rsha Wong
		(Owner's Signature)	_
		(Owner's Signature)	
		(Agent's Signature)	

State of California San Wancisco	
on March 17, 2014 before me, PRITI PARIKH, a notary public (insert name and title of the officer)	
personally appeared Brent Jon Natsume	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) slate subscribed to the within instrument and acknowledged to me that ne/skie/they executed the same in his/her/their authorized capacity(les), 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. PRITI PARIKH COMM. # 1934122 San Francisco county O COMM. EXPIRES MAY 24, 2015	
Signature (Seal)	

State of California County of	n cisto)
On 03/24/2014	before me, — — — — — — — — — — — — — — — — — — —
personally appeared	Nathsha Frystle Worg satisfactory evidence to be the person(s) whose name(s) is/are
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I certify under PENALTY OF PERJ paragraph is true and correct.	IURY under the laws of the State of California that the foregoing
WITNESS my hand and official sea	ALEN EDILERSKY Commission # 1947062 Notary Public - California San Francisco County My Comm. Expires Aug 6, 2015
Signature	(Seal)

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Dated:	MARCH	at San Francisco, California.	
		JOHN HANG-MAI	C110/
g.		(Owner's Signature)	
		(Owner's Signature)	
	8	(Owner's Signature)	
		(Owner's Signature)	
		(Agent's Signature)	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

subscribed to the within instrument and acknowledged to me that Are/she/they executed the same in Are/she/their authorized capacity(ies), and that by the first instrument signature (s) on the instrument the person(s), or the entity upon behalf of which 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: 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: Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Individual Individual RIGHT THUMBPRINT OF SIGNER	<u>\$6\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\</u>	<u>\$</u>
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Commission of 1981536 San Francisco County My Comm. Expires Jun 10, 2016		
Certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. Signature:		
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: Document Date: 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: 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. WITNESS my hand and-official seal. Signature: Signature: Signature: Number of Pages: Value Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Other:		tis/her/their signature(s) on the instrument the
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Dated: <u>(73 - 19 - 14)</u>	at San Francisco, California.	
	(Owner's Signature)	n Van Nguy
	(Owner's Signature)	-
	(Owner's Signature)	
	(Owner's Signature)	_
	(Agent's Signature)	_

State of California COUNTY OF SANTA CLARA STATE OF CALIFORNIA CLARA	
On 19 March; 14 before me, DOUG SHE GO Notary (insert name and title of the office	Publiz
who proved to me on the basis of satisfactory evidence to be the person(s) whose nar subscribed to the within instrument and acknowledged to me that he/she/they execute his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument person(s), or the entity upon behalf of which the person(s) acted, executed the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/their signature(s) on the instrument and acknowledged to me that he/she/they executed his/her/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 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 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) of the instrument and acknowledged to me that he/she/their signature(s) of the instrument and acknowledged to me that he/she/their signature(s) of the instrument and acknowledged to me that h	ed the same in rument the
I certify under PENALTY OF PERJURY under the laws of the State of California that to paragraph is true and correct.	the foregoing
WITNESS my hand and official seal. DOUG SH COMM. # 189 NOTARY PUBLIC - C SANTA CLARA C My Comm. Exp. Jur (Seal)	ION # 13351 #

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 four (4) 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: _	3-11-14	at San Francisco, California.		
		ARI fulholland	David	Mulhollan
		(Owner's Signature)		
	_	(Owner's Signature)		
	_	(Owner's Signature)		
		(Owner's Signature)		
		(Agent's Signature)		

State of California County of See Francisco	
On Moch U, Joly before me, Robert L Tate Notary Public (insert name and title of the officer)	
personally appeared David B Mul holland -	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he/she/they executed the his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	same in
I certify under PENALTY OF PERJURY under the laws of the State of California that the for paragraph is true and correct.	egoing
WITNESS my hand and official seal. Robert L. Tate COMM #2028268 NOTARY PUBLIC • CALIFORNI San Francisco County Commission Expires June 25 231 (Seal)	A II WAR

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Dated: 3/11/2014	at San Francisco, California.	
See Attaches	Chlary Kay Maley Titany Kay (Owner's Signature)	Romni
	(Owner's Signature)	
	(Owner's Signature)	
	(Owner's Signature)	
	(Agent's Signature)	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTCIVIL CODE § 1189

State of California			
}			
County of 12 Nerside			
On	Name and Title of the Officer		
personally appeared	Name(s) of Signer(s)		
	who proved to me on the basis of satisfactory		
CAMERON J. NEVINS COMM. #1927691 Notary Public - California RIVERSIDE My Commission Expires March 5, 2015	evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that be/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.		
My Commission Expires March 5, 2015	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.		
Place Notary Seal Above	Signature: Signature of Notary Public		
	TIONAL		
	s information can deter alteration of the document or s form to an unintended document.		
Description of Attached Document			
Title or Type of Document: NSR Doc	Document Date: 3/11/14		
Number of Pages: Signer(s) Other That	an Named Above:		
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name:		
☐ Corporate Officer — Title(s):	-		
☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐	☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator		
Signer Is Representing:	Signer Is Representing:		
© 2013 National Notary Association • www.NationalNo	tary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907		

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Dated: March 12	at San Francisco, California.	
	Robert Rebecca K	leis
	(Owner's Signature)	
	*	
	(Owner's Signature)	
9-	(Owner's Signature)	
	(Owner's Signature)	
	(Agent's Signature)	

ACKNOWLEDGMENT VIISINIA State of California County of before me. () (insert name and title of the officer) personally appeared 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)

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Dated: _	March	12	2014	at San Francisco, Califo	rnia. 94114
				Au Ivo (Owner's Signature)	Amy G. Feldmas
			- 10 - 20 - 20 M	(Owner's Signature)	
			<u> </u>	(Owner's Signature)	
				(Owner's Signature)	
				(Agent's Signature)	

(County of SAN-FRANCISCO				
	on Masch 19, 2014 before me, 1 personally appeared Amy Feld n	nann			20
;	who proved to me on the basis of satisfactory evide subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by h person(s), or the entity upon behalf of which the per	lged to me t nis/her/their	that he/she/the signature(s) or	y executed the same in the instrument the	n
	I certify under PENALTY OF PERJURY under the paragraph is true and correct.	laws of the	State of Califo	mia that the foregoing	
,	WITNESS my hand and official seal.			MALOOK SAINI Commission # 1905800 Notary Public - California San Francisco County	TANNAT
9	Signature Malook Sain:	(Seal)	М	ly Comm. Expires Oct 24, 201	4