



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

September 9, 2016

Pat Buscovich
Patrick Buscovich & Associates
235 Montgomery Street, Suite 1140
San Francisco, CA 94104-2906
patrick@buscovich.com

Site Address:	1335 Mariposa Street
Assessor's Block/Lot	4003 / 030
Zoning District:	RH-3 / 40-X (Residential House, Three-Family)
Staff Contact:	Ming Yeung, (415) 575-9183 or ming.yeung@sfgov.org
Record No.:	2016-011391ZAD

Dear Mr. Buscovich:

This letter is in response to your request for a Letter of Determination regarding the property at 1335 Mariposa Street. The subject property is located in an RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District. The property currently contains 11 units and a guestroom in a 3-story building.

The request seeks a release of the Notice of Special Restrictions recorded on the land records by Al Baldini on September 26, 1988 as Document No. E249973 which restricts the structure to 11 residential dwelling units and a guestroom, and which restricts the guestroom from containing cooking facilities, and requires it to contain a full bath, clothes closet and sleeping area. The request seeks to remove the guestroom on the ground floor by authorizing the conversion of the guestroom into a dwelling unit (with cooking facilities) and the merging of two dwelling units on the second floor into one dwelling unit, resulting in a total of 11 dwelling units within the building (and resulting in no change in the total number of dwelling units in the subject building).

Attached is a copy of a Notice of Special Restrictions (NSR) releasing Document E249973. Please record the document, provide a copy of the recorded NSR to our staff, and include the recorded NSR on full-size sheets attached to your plan set needed to process your building permit application. If you have any questions, please feel free to contact Ming Yeung, the planner assigned to your project.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

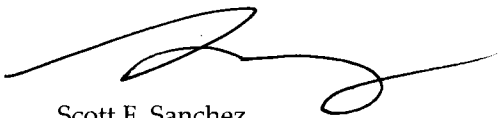
Pat Buscovich
Patrick Buscovich & Associates
235 Montgomery Street, Suite 1140
San Francisco, CA 94104-2906

September 9, 2016
Letter of Determination
1335 Mariposa Street

of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Property Owner
Neighborhood Groups
Ming Yeung, Planner

RECORDING REQUESTED BY:)
)

And When Recorded Mail To:)

Name: Scott Sanchez)
Zoning Administrator)

Address: 1650 Mission Street)
Suite 400)

City, State: San Francisco, CA 94109)
)

) Space Above this Line For Recorder's Use

**RELEASE OF NOTICE OF SPECIAL RESTRICTIONS
UNDER THE PLANNING CODE**

Property Address: 1335 Mariposa Street
Block and Lot: 4003 / 030

Notice is hereby given that the Notice of Special Restrictions recorded on the land records by **Al Baldini on September 26, 1988 as Document No. E249973** of the Official Records is hereby **RELEASED** as it pertains to the property situated in the City and County of San Francisco, State of California, more particularly described as follows:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT A)

Said Notice of Special Restrictions is no longer necessary for the reason that **Building Permit Application No. 2016.04.05.3916** will remove the guestroom on the ground floor by authorizing the conversion of the guestroom into a dwelling unit and the merging of two dwelling units on the second floor into one dwelling unit, resulting in a total of eleven dwelling units within the building (resulting in no change in the number of dwelling units in the subject building). The restrictions and conditions in Notice of Special Restrictions E249973, listed above, shall be superseded by this Notice of Special Restrictions and no longer apply to the property.

Dated: 8.8.16 at San Francisco California

By: 
Scott F. Sanchez
Zoning Administrator
PLANNING DEPARTMENT
CITY AND COUNTY OF SAN FRANCISCO

F528250

EXHIBIT 'A'

Beginning at the point of intersection of the southerly line of Mariposa Street and the easterly line of Connecticut Street; running thence southerly and along said line of Connecticut Street 45 feet; thence at a right angle easterly 100 feet; thence at a right angle northerly 45 feet to the southerly line of Mariposa Street; thence at a right angle westerly along said line of Mariposa Street 100 feet to the point of beginning.

Being part of POTRERO NUEVO BLOCK NO. 244.

Lot 30, Block 4003.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

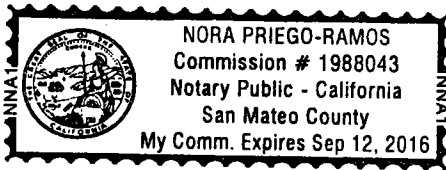
On August 11, 2016 before me, Nora Priego-Ramos, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Scott Sanchez
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 this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Release Document Date: 8/8/16
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott Sanchez
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Zoning Administrator
Signer Is Representing: _____

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

Patrick Buscovich & Associates Structural Engineers, Inc.

235 MONTGOMERY STREET, SUITE 1140, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 760-0636 E-Mail: patrick@buscovich.com

DCP
1650 Mission
San Francisco, CA 94103

Job # 15.195

Attn: Scott Sanchez Z.A.

RE: Letter of Determine

Subject: 1335 Mariposa

(4003/030)

R # 2016 - 011391 ZAD
CK # 17501 \$645 -
R. SUCRE (SE)

Dear Z.A Sanchez,

I am requesting a formal Letter Of Determination (LOD) by the Zoning Administrator (ZA) to release the Notice of Special Restriction (NSR).

E249973
Permit 8715643
09/26/1988

Sincerely,



Pat Buscovich

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: S B Investments
Street Address: P.O. Box 191207
City & State: San Francisco CA 94119

MAIL TAX STATEMENTS TO

Name: S B Investments
Street Address: P.O. Box 191207
City & State: San Francisco, CA 94119

RE: 201 Connecticut
1335 Mariposa St.

San Francisco, Co Recorder's Office
Bruce Jamison, County Recorder

DOC - 94-F528250-00
Check Number 09
Friday, JAN 14, 1994 14:51:37
REC \$6.00; PAG \$4.00; MIC \$1.00
STP \$3.00;
Total- \$14.00 Nbr-0000082364
REEL 6048 IMAGE 0618 ofa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Interspousal Transfer Deed

ITD 877 HC

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

Grant Deed (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor (s) declare (s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$ 0.00

Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale, or is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgement or order.

Other exemptions:

Unincorporated area: City of SAN FRANCISCO and

This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

A transfer which takes effect upon the death of a spouse,

A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

Other:

GRANTOR(S): Al Baldini & Susan Baldini, husband & wife as community property hereby GRANT(S) to SUSAN BALDINI, an unmarried woman, as her sole and separate property the following described real property in the _____ City _____ and _____ County of San Francisco State of California.

See Exhibit "A" attached hereto and made a part hereof.

*Deed is exempt from transfer tax under section # 1108.1.
x Susan Baldini*

Dated September 15, 1993

Al Baldini
Al Baldini

State of California
County of San Francisco
On this the _____ day of _____ 19____,
before me,
the undersigned Notary Public, personally appeared _____

Susan Baldini
Susan Baldini

personally known to me
 proved to me on the basis of satisfactory evidence to be (the person(s) whose name(s) _____ subscribed to the within instrument, and acknowledged that _____ executed it. WITNESS my hand and official seal.

Notary's Signature: _____

(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

F528250

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco }

On 9/24/93 before me, Jennifer Gee
personally appeared Susan Baldini

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are indicated 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



WITNESS my hand and official seal

J. Gee
NOTARY PUBLIC

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Through which I have not signed the history to fill in the blank below. (though it may derive much of its authority regarding the document)

- INDIVIDUAL
- CORPORATE OFFICER(S)
- PARTNER (S)
- LIMITED GENERAL
- ATTORNEY AT LAW
- TRUSTEE(S)
- FINANCIAL INSTITUTION
- OTHER

SIGNER IS REPRESENTING:
NAME OF ENTITY (PLEASE PRINT)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Through the state deposited here to be used required by law, if not all proved beneficial under laws of this state

OPTIONAL SECTION

TITLE OR TYPE OF INSTRUMENT

NUMBER OF PAGES DATE OF INSTRUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

F528250

No. 519

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco

On 11/11/93 before me, Jennifer Gee
DATE NAME, TITLE OF OFFICER - E.G., JUDGE, NOTARY PUBLIC
personally appeared Al Baldini
NAME(S) OF SIGNER(S)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Jennifer Gee
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove available to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

TITLE(S)

- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

F528250

EXHIBIT 'A'

Beginning at the point of intersection of the southerly line of Mariposa Street and the easterly line of Connecticut Street; running thence southerly and along said line of Connecticut Street 45 feet; thence at a right angle easterly 100 feet; thence at a right angle northerly 45 feet to the southerly line of Mariposa Street; thence at a right angle westerly along said line of Mariposa Street 100 feet to the point of beginning.

Being part of POTRERO NUEVO BLOCK NO. 244.

Lot 30, Block 4003.

First American Title Co.
Order No.
Escrow No. M-160306
Loan No.
LOT 30 Block 4003

SAN FRANCISCO, CA
RECORDER'S OFFICE

DOC- E887275
First American Title Company
Friday, November 13, 1987 08:00:00am
Rec 3.00 --- Pg 1.00
Mic 1.00 --- Amt 5.00
TOTAL -> \$5.00

WHEN RECORDED MAIL TO:
Al Baldini and Susan Baldini
c/o Century/21 Baldini Realty
4977 Mission Street
San Francisco, Ca. 94112

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
THIS DEED IS TO CORRECT
VESTING IN TITLE

DOCUMENTARY TRANSFER TAX \$ -0-
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
First American Title Co. of S.F.
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
AL BALDINI and SUSAN BALDINI, husband and wife, as community property and
AL BALDINI, a married man, who acquired title as an unmarried man

hereby GRANT(S) to

AL BALDINI and SUSAN BALDINI, husband and wife, as community property

the real property in the City of San Francisco
County of San Francisco, State of California, described as

BEGINNING at the point of intersection of the southerly line of Mariposa Street and the
easterly line of Connecticut Street; running thence southerly and along said line of
Connecticut Street 45 feet; thence at a right angle easterly 100 feet; thence at a right
angle northerly 45 feet to the southerly line of Mariposa Street; thence at a right angle
westerly along said line of Mariposa Street 100 feet to the point of beginning.

BEING part of Potrero Nuevo Block No. 244. *OK*

Dated November 4, 1987

STATE OF CALIFORNIA
COUNTY OF San Francisco ss.
On November 6, 1987

before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared Al Baldini and
Susan Baldini

personally known to me (or 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.

WITNESS my hand and official seal.
Signature Stella N. Cozenza

X [Signature]
AL BALDINI
X [Signature]
SUSAN BALDINI



(This area for official notarial seal)

OFFICIAL COPY



RECEIVED
DAHI - E249973 RECORDED 9 26 88

3/8

0871564
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS FOR A PERMIT TO BUILD IN ACCORDANCE WITH THE RULES AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DATE RECEIVED: OCT 30 1987
PLUMBING FEE RECEIPT NO: 193443
STREET ADDRESS OF JOB: 1335 Mariposa 4003/30
BLOCK & LOT: 4003/30

PERMIT NO: 549193
ISSUED: 0 1 2 0 1988
ESTIMATED COST OF JOB: \$500
REVISED COST: 715000
DATE: 10/30/87

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

1. TYPE OF CONSTRUCTION: SN
2. NO. OF STORIES OR OCCUPANCY: 3
3. NO. OF BASEMENTS AND CELLARS: 0
4. PRESENT USE: APT
5. OCCUP. CLASS: R-1
6. NO. OF DWELLING UNITS: 12 APT

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

1. TYPE OF CONSTRUCTION: SN
2. NO. OF STORIES OR OCCUPANCY: 3
3. NO. OF BASEMENTS AND CELLARS: 0
4. PRESENT USE: APT
5. OCCUP. CLASS: R-1
6. NO. OF DWELLING UNITS: 12 APT

110. IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? YES NO
111. WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
112. ELECTRICAL WORK TO BE PERFORMED? YES NO
113. PLUMBING WORK TO BE PERFORMED? YES NO
114. GENERAL CONTRACTOR: VISTA LINDA CONSTR 31 FARRAGUT ST SF 5877393
115. OWNER - LESSEE (CHECK ONE): AL BALDINI 4961 Mission SF 94112
116. WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS PERMIT TO PLUMBING NOT WITHIN THE PERMITTING JURISDICTION OF THE CITY AND COUNTY OF SAN FRANCISCO.
* City Planning Review Required

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

117. DOES THIS ALTERATION CREATE AN ADDITIONAL STORY TO BUILDING? YES NO
118. IF "17" IS YES, STATE CENTER LINE OF FRONT: 47'
119. DOES THE ALTERATION CREATE DECK OR HOBBY EXTENSION TO BUILDING? YES NO
120. IF "19" IS YES, STATE NEW GROUND FLOOR AREA: 100 sq ft
121. WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
122. WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
123. ANY OTHER EXISTING BLDG ON LOT? YES NO
124. ARCHITECT OR ENGINEER DESIGN? CONSTRUCTION
125. CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")
ADDRESS: 1335 Mariposa 4003/30

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be taller than 60' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cut and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS 110, 111, 12, 13, 22 or 24. THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The Permittee, by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, on file with the Central Permit Bureau, either Certificate I, or II, or III designated below or shall indicate item IV or V or VI, below, whichever is applicable. If however, item VI is checked then item V must be checked as well. Mark the appropriate method of compliance below:

- Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- An exact copy or duplicate of I certified by the Director or II certified by the insurer.
- The cost of the work to be performed is \$100 or less.
- I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- I certify as the owner, or the agent of the owner, that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file with the Central Permit Bureau evidence that workman's compensation insurance is covered.

APPLICANT'S SIGNATURE: *Al Baldini* 10/30/87
DATE

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF CITY PLANNING
BUILDING PERMITS SECTION

RECORDING REQUESTED BY

And When Recorded Mail to

Name: Al Baldini

Address: 4977 Mission St

City: S.F. 94112

State: California

CONFIRMED COPY of document recorded on SEP 26 1988
at 9:21 as No. E249973
This document has not been compared with
the original
SAN FRANCISCO COUNTY RECORDER

Space Above This Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I (We) Al Baldini, 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 (or see attached sheet marked Exhibit A on which property is more fully described):

BEGINNING at the point of intersection of the southerly line of Mariposa Street and the easterly line of Connecticut Street; running thence southerly and along said line of Connecticut Street 45 feet; thence at a right angle easterly 100 feet; thence at a right angle northerly 45 feet to the southerly line of Mariposa Street; thence at a right angle westerly along said line of Mariposa Street 100 feet to the point of beginning.

BEING part of Potrero Nuevo Block No. 244.

BEING Assessor's Block 4003, Lot 30, 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 (City Planning Code).

Said restrictions consist of conditions attached to the approval of Building Permit Application No. 8715643 by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 5).

The plans filed with the present application indicate an eleven (11)-family dwelling and separate ground floor (first floor) guest room at 1335 Mariposa Street.

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

1. That the structure contains eleven (11) dwelling units and one (1) separate guest room on three (3) floors of occupancy; and
2. That, as under the RH-3 zoning of the subject property, Section 209.1(e) of the City Planning Code provides that not more than one (1) three-family dwelling shall occupy a lot AND said property is authorized for an eleven-family dwelling with separate guest room AND that Section 151 of said Code provides that one (1) independently accessible, on-site, off-street parking space shall be provided for any new dwelling unit and the subject property contains no (0) such additional space(s); and
3. That the first floor (ground floor) shall contain three (3) studio apartments and one (1) guest room; and
4. That the kitchen cabinets, facilities and utilities be removed to source in the guest room; that the former kitchen area in the guest room be utilized as a clothes closet; and

NOTICE OF SPECIAL RESTRICTIONS UNDER CITY PLANNING CODE

Page 2

- 5. That said guest room shall contain no cooking facilities; that said guest room shall contain a full bath, clothes closet, and sleeping area; and
- 6. That for the purposes of this restriction and the City Planning Code, installation of any appliances for cooking, such as a stove or hot plate shall be deemed creation of a kitchen and therefore creation of an additional separate dwelling unit as defined in Section 102.6 of the City Planning Code.

The use of said property contrary to these special restrictions shall constitute a violation of the City 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 herein restricted are thereby permitted and in conformity with the provisions of the City Planning Code, this document would no longer be in effect and would be null and void.

Dated: Sept. 23, 1988 at San Francisco, California

[Signature]
(signature of owner)

Al Baldini

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO)
SS.

On Sept. 23, 1988, before me, Hester D. Candee, the undersigned, a Notary Public, in and for said City and County and State, personally appeared Al Baldini personally known to me (or 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 or she (they) executed the same.

WITNESS my hand and official seal.

Signature [Signature] (This area for official notarial seal)

PLM/a11/71

