



RECEIVED

AUG 27 AM 10:00

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

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

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

SW

Date: October 23, 2013

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

Project ID: 7902			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
35 - 41	ROSEMONT PL	3534	018
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):

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.L.S.  
City and County Surveyor

DATE 6/20/2014

PLANNING DEPARTMENT

 For Scott Sanchez  
Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Scott Sanchez )  
Zoning Administrator )

Address: 1650 Mission Street )  
Suite 400 )

City: San Francisco )

State: California, 94103 )

CONFORMED COPY of document recorded

08/19/2014, 2014J928712

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

Mitchell S. Rosenfeld & Sachiko Hayatsu Rosenfeld &  
Michael Sorantino; Robert A. Lehmann & Alice T. Lehmann;

I (We) Eric Kim & Kelly Kim; Richard Torres & Kathleen Torres, 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: 3534; LOT: 018,**

**COMMONLY KNOWN AS: 35-41 Rosemont Place**

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. 2013.1616Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7902.

The tentative map filed with the present application indicates that the subject building at 35-41 Rosemont Place is a three-unit building (at front of lot) and a two-story, two-unit building (at rear of lot), both on the same lot, located in a RTO (Residential Transit Oriented) Zoning District. Within the RTO Zoning District, a maximum of one dwelling unit per 600 square feet of lot area can be considered legal and conforming to the Planning Code. The proposed project contains five legal, conforming dwelling units.

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

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

**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 a point on the Easterly line of Rosemont Place, distant thereon 185 feet Northerly from the Northerly line of 14<sup>th</sup> Street; running thence Northerly along the Easterly line of Rosemont Place 30 feet; thence Easterly parallel with 14<sup>th</sup> Street 130 feet; thence Southerly parallel with Rosemont Place 30 feet; thence Westerly parallel with 14<sup>th</sup> Street 130 feet to the point of commencement.

Being portion of Mission Block No. 25.


Assessor's Lot 018; Block 3534

# 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 existing 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.

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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

ERIC KIM  (Signature)  
(Print Name)

Dated: AUG 7, 20 14 at SEBASTOPOL, California.  
(Month, Day) (City)

KELLY KIM  (Signature)  
(Print Name)

Dated: 8/7/, 20 14 at Sebastopol, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Print Name) (Signature)

**ACKNOWLEDGMENT**

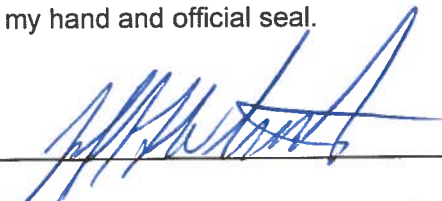
State of California  
County of Sonoma )

On August 07, 2014 before me, Jeff L Whitright, Notary Public  
(insert name and title of the officer)

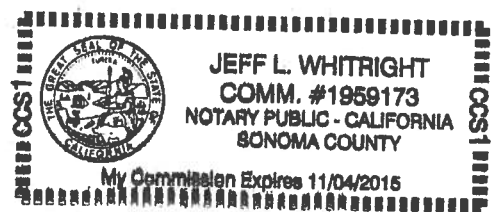
personally appeared Eric Kim and Kelly Kim  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in  
~~his/her/their~~ authorized capacity(ies), and that 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)



# 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 existing 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.

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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Richard Torres \_\_\_\_\_ (Signature)  
(Print Name)

Dated: August 7, 2014 at San Francisco, California.  
(Month, Day) (City)

Kathleen H. Torres \_\_\_\_\_ (Signature)  
(Print Name)

Dated: August 7, 2014 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Print Name) (Signature)

ACKNOWLEDGMENT

State of California  
County of SAN FRANCISCO )

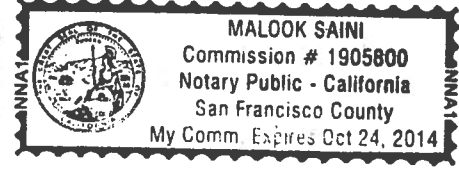
On August 07, 2014 before me, MALOOK SAINI (Notary-Public)  
(insert name and title of the officer)

personally appeared Richard Torres and Kathleen Torres  
~~Rich Torres~~ 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 (Seal)







ACKNOWLEDGMENT

State of California  
County of SAN FRANCISCO

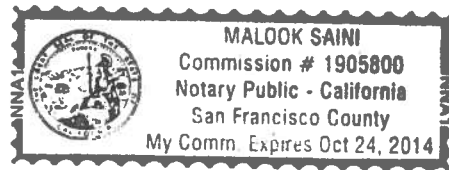
On August 07, 2014 before me, MALOOK SAINI (Notary-public)  
(insert name and title of the officer)

personally appeared Robert A. Lehmann Alice Timberlake Lehmann  
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 (Seal)




# 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 existing 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.

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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Michael Sorantino \_\_\_\_\_  \_\_\_\_\_ (Signature)  
(Print Name)

Dated: August 08<sup>th</sup>, 2014 at Tucson, Arizona, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Print Name) (Signature)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Print Name) (Signature)

**ACKNOWLEDGMENT**

State of ~~California~~ Arizona  
County of Pima

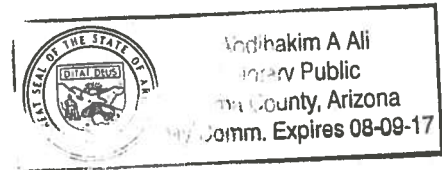
On 08-06-2014 before me, Abdihakim A Ali /public notary  
(insert name and title of the officer)

personally appeared Michael Sorantino  
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)

# 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 existing 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.

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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Sachiko Rosenfeld \_\_\_\_\_ (Signature)  
(Print Name)

Dated: Aug, 14, 2014 at San Francisco, California.  
(Month, Day) (City)

Mitchell S. Rosenfeld \_\_\_\_\_ (Signature)  
(Print Name)

Dated: Aug 16, 2014 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Print Name) (Signature)

ACKNOWLEDGMENT

State of California  
County of San Francisco

David Shaun Harlow

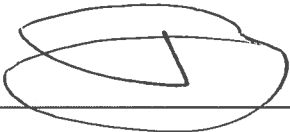
On August 17<sup>th</sup>, 2014 before me, Sachiko Rosenfeld JD 8/17/14  
(insert name and title of the officer)

personally appeared Sachiko Rosenfeld  
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)

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Francisco } SS.

On August 16<sup>th</sup>, before me, Davin Shaun Harlow, Notary Public,

personally appeared Mitchell Rosenfeld, 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.

*[Handwritten Signature]*  
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

**OPTIONAL INFORMATION**

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

- INDIVIDUAL
- CORPORATE OFFICER \_\_\_\_\_ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
OTHER

**SIGNER (PRINCIPAL) IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT  
THUMBPRINT  
OF  
SIGNER

