

### Summary of PID 7534 Application

On April 30, 2013, the Department of Public Works received an application for a 2 lot Parcel Map at 655 Fell Street (Assessor's Block 0829 Lot 024).

This property currently consists of a two unit (two stories) wood and stucco building on a 25.00' x 120.00' lot. The subdivision would split Lot 024 into 2 parcels:

Parcel A would be 25.00' x 70.00' lot including the existing two unit residence.

Parcel B would be 25.00' x 50.00' lot fronting on Hickory Street.



### Chronology of Events:

April 30, 2013 – applications received, assigned Project ID No. 7534

May, 20, 2013 – application deemed submittable.

June 6, 2013 – conditional approval received from DBI. DBI conditions include removal of approximately 4 feet of main building at the rear. This is shown on the tentative map.

March 26, 2014 – conditional approval received from DCP. DCP conditions include recording of a Notice of Special Restrictions (NSR) (Document No. 2014-J850120-00) (attached). The NSR includes conditions limiting future development of the proposed lot on Hickory Street to one dwelling unit.

April 7, 2014 – Tentative Map Approval granted for tentative map PID 7534.

April 13, 2014 – DPW receives copy of Appeal to Board of Supervisors.

May 7, 2014 – BOS hearing continued until June 3, 2014.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE



RECORDING REQUESTED BY: )  
RWW PROPERTIES, LLC. )  
And When Recorded Mail To: )  
Name: RWW PROPERTIES, LLC. )  
Address: 6114 La Salle Ave #535 )  
City: Oakland )  
STATE: CALIFORNIA )

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J850120-00  
Check Number 4678  
Thursday, MAR 13, 2014 15:29:29  
Ttl Pd \$24.00 Rcpt # 0004902975  
REEL L103 IMAGE 0529  
onf/NF/1-4

) Space Above this Line For Recorder's Use

I(We) RWW PROPERTIES, LLC., the owner(s) of  
that certain 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: 0829; LOT: 024

COMMONLY KNOWN AS 653-655 FELL STREET

Hereby give notice that there are special restrictions on the use of said property under section 305(c) of the San Francisco Planning.

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on January 6<sup>th</sup>, 2014, Case 2013.0712V, to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage fronting on Hickory Street. The existing structure fronting Fell Street would continue to contain two dwelling units and will be reduced by approximately six feet in depth at the rear.

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


1. Any further physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, The Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.

**CERTIFIED COPY**

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The newly created lot fronting on Hickory Street will be limited to one dwelling unit.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. The Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference the Variance Case Number 2013.0712V.

DATED: 3/11/14 at Oakland, California.

  
(Owner's Signature) R. W. W. SETTLEMIER

  
(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation: add Notary Public Certification and Official Notarial Seal.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

**COMMENCING AT A POINT ON THE SOUTHERLY LINE OF FELL STREET, DISTANT THEREON 164 FEET 6 INCHES EASTERLY FROM THE EASTERLY LINE OF WEBSTER STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FELL STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF HICKORY STREET; THENCE WESTERLY ALONG SAID LINE HICKORY STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF COMMENCEMENT.**

**BEING A PART OF WESTERN ADDITION BLOCK NO. 287**

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**ACKNOWLEDGMENT**

State of California  
County of Alameda

On March 11, 2014 before me, Carmela Gonzales Pena  
(insert name and title of the officer)

personally appeared B. Reid Settlemier  
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)

