


Department of Public Works
Office of the City and County Surveyor

 875 Stevenson Street, Room 410
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor

Mohammed Nuru, Director

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

Date: July 23, 2012

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

Attention: Mr. Scott F. Sanchez

Project ID: 7300			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
230 - 234	HERMANN ST	0868	009A
230	HERMANN ST	0868	009
Tentative Map Referral			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- ☒ Print of Parcel Map
- ☒ List "B"
- ☒ Proposition "M" Findings
- ☒ Photos

Sincerely,

Bruce R. Storrs, P.L.S.

City and County Surveyor

 RECEIVED
 13 AUG 11 PM 1:23

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 NOTICE
OF SPECIAL RESTRICTIONS.

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):

DATE 03-07-13

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

 C. LAMORENA
FOR

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
David Gellman, Esq.)

And When Recorded Mail To:)

Goldstein, Gellman, et al.,)
Name:)

Address: 1388 Sutter St.)
Ste. #1000)

City: San Francisco)

State: California 94109)

CONFORMED COPY of document recorded

03/05/2013, 2013J614636

on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSessor-RECORDED

Space Above this Line For Recorder's Use

Dirk C. Tacke, Trustee of the Dirk C. Tacke 2010 Revocable Trust; Stefan M. Eder, an unmarried man;
Idel J. Dorleans, a married woman, as her sole and separate property and Leonard A. Marsh and
Karen J. Hamme, husband and wife

I (We) _____, 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: 0868; LOT: 009,

COMMONLY KNOWN AS: 230 HERMANN 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. 2012.1057q by the Planning Department as a referral from the Department of Public
Works, Bureau of Street-Use and Mapping, Project ID: 7300.

The tentative map filed with the present application indicates that the subject building at 230 Hermann
Street is a two-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the
RTO Zoning District, a maximum of one dwelling units can be considered legal and conforming to the
Planning Code. 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 nonconforming dwelling units 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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining one dwelling unit 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: _____ at San Francisco, California.

Steven A. Marsh 2/26/13
(Owner's Signature)

Karen J. Hamme 2/26/13
(Owner's Signature)

Sham taw 2/28/13
(Owner's Signature)

Paul Dorkins 3/2/13
(Owner's Signature)

Dr. Trace 3/2/13
(Owner's Signature)

(Agent's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

EXHIBIT "A"

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

PARCEL A:

BEGINNING at a point on the Northerly line of Hermann Street, distant thereon 118 feet, 9 inches Westerly from the Westerly line of Webster Street; running thence Westerly, along said line of Hermann Street, 13 feet; thence at a right angle Northerly 49 feet, 6 inches; thence at a right angle Easterly 6 feet; thence at a right angle Northerly 13 feet, 6 inches; thence at a right angle Easterly 7 feet; thence at a right angle Southerly 63 feet to the point of beginning.

BEING a portion of Western Addition Block No. 294

Assessor's Parcel No: Lot 9, Block 868

PARCEL B:

BEGINNING at a point on the Northerly line of Hermann Street, distant thereon 131 feet, 9 inches Westerly from the Westerly line of Webster Street; running thence Westerly, along said line of Hermann Street, 24 feet, 6 inches; thence at a right angle Northerly 71 feet; thence at a right angle Easterly 24 feet, 6 inches; thence at a right angle Northerly 9 feet; thence at a right angle Easterly 2 feet; thence at a right angle Northerly 40 feet to the Southerly line of Germania Street; thence Easterly, along said line of Germania Street 11 feet; thence at a right angle Southerly 57 feet; thence at a right angle Westerly 7 feet; thence at a right angle Southerly 13 feet, 6 inches; thence at a right angle Westerly 6 feet; thence at a right angle Southerly 49 feet, 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 294

Assessor's Parcel No: Lot 9-A, Block 868

APN: Lots 9 and 9A, Block 868

ACKNOWLEDGMENT

State of California

County of San Mateo

On FEB. 24, 2013 before me,
Va Hoang, Notary Public, personally appeared

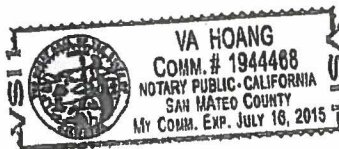
Leonard A. Marsh and Karen J. Hanne

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)

ACKNOWLEDGMENT

State of California

County of San Francisco)

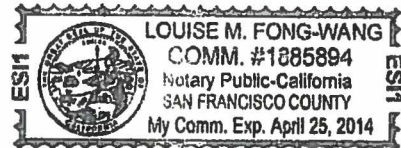
On Feb. 28. 2013 before me, Louise M. Fong-Wang, Notary Public
(insert name and title of the officer)

personally appeared Stefan Edex
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 Louise M. Fong-Wang (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On Mar. 2, 2013 before me, Paul C. Moffett, Notary Public

Date Here insert Name and Title of the Officer

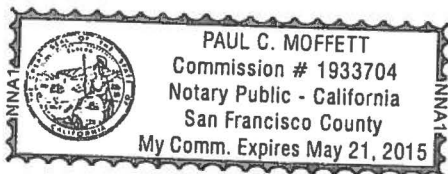
personally appeared

Dirk C. Tacke

Name(s) of Signer(s)

Idel Doreans

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

Paul C. Moffett

Signature of Notary Public

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:

Notice of Special Restrictions Under the Planning Code

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing: