


**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

Date: June 26, 2014

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

Project ID: 8284			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1580	LOMBARD ST	0497	007A
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.

X 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):

PLEASE MOTION # 19341; NSR 2015K054084

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,

[Signature]
 Bruce R. Storrs, P.L.S.
 City and County Surveyor

RECEIVED
15 MAY -5 AM 11:20

PLANNING DEPARTMENT

 DATE MAY 4, 2015

LAL LAURA AJELLO FOR

Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19341

HEARING DATE: MARCH 26, 2015

Date: March 16, 2015
Case No.: **2014.1029Q**
Project Address: **1580 LOMBARD STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) District
40-X Height and Bulk District
Block/Lot: 0497/007A
Project Sponsor: Cam Perridge
388 Market Street, Suite 1300
San Francisco, CA 94111
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A TWO-STORY OVER GARAGE, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 18, 2014, Cam Perridge (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a two-story-over-garage, six-unit building into residential condominiums within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On March 26, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2014.1029Q.

2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: SIKIN LAW APC

Address: 388 MARKET #1300

City: SAN FRANCISCO

State: CA ZIP: 94111

CONFORMED COPY of document recorded

04/30/2015, 2015K054684

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)

DARREN R GENSTIN, TAMILA FONG
We ALEXANDER ZANTSEV, KEVIN HARPER, Allen J. Chow

the owners 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):

BEING ASSESSOR'S BLOCK: 0497, LOT: 007A;

COMMONLY KNOWN AS: 1580 LOMBARD 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. 2014.1029Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8284.

The tentative map filed with the present application indicates that the subject building at 1580 Lombard Street is a six-unit building located in a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District. Within the NC-3 Zoning District on a parcel less than 3,600 square feet in area, a maximum of five dwelling units can be considered legal and conforming to the Planning Code. The one remaining 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

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 Northerly line of Lombard Street, distant thereon 87 feet 6 inches Easterly from the Easterly line of Gough Street; running thence Easterly and along said line of Lombard Street 25 feet; thence at a right angle Northerly 137 feet 6 inches; thence at a right angle Westerly 25 feet; thence at a right angle Southerly 137 feet 6 inches to the point of commencement.

Being a portion of Western Addition Block No. 113.

Assessor's Lot 007A; Block 0497

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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 owners 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.


(Signature)

DARREN GENSTIL
(Printed Name)

Dated: April 27th, 2015 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature)

(Printed Name)

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

(Signature)

(Printed Name)

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

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

ACKNOWLEDGMENT

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 04/27/2015 before me, T. Lewis/Notary Public
(insert name and title of the officer)

personally appeared DARREN GENSTIL,
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.

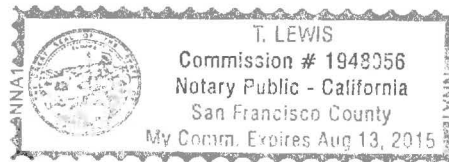
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

T. Lewis

(Seal)




NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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(Signature)  (Printed Name) Tamilyn Fong
Dated: 4-27, 20 15 at San Francisco, California.
(Month, Day) (City)

(Signature) _____ (Printed Name) _____
Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

(Signature) _____ (Printed Name) _____
Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

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ACKNOWLEDGMENT

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State of California

County of San Francisco

On April 27th 2015 before me, Anthony Guerrero Notary Public
(insert name and title of the officer)

personally appeared Tamilyn Fong
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.

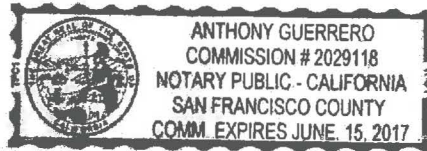
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Alex R
(Signature)

Alexander Zaytsev
(Printed Name)

Dated: 04/23/, 20 15 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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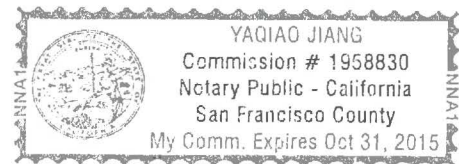
On 04/23/2015 before me, YAQIAO JIANG (Notary Public)
(insert name and title of the officer)

personally appeared Alexander Zaytsev,
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 YAQIAO JIANG (Seal)




NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 Kevin Harper
(Signature) (Printed Name)
Dated: April 26, 2015 at San Francisco, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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ACKNOWLEDGMENT

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State of California

County of San Francisco

On 4/26/15 before me, Davin Shaun Harlow
(insert name and title of the officer)

personally appeared Kevin Harper,
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.

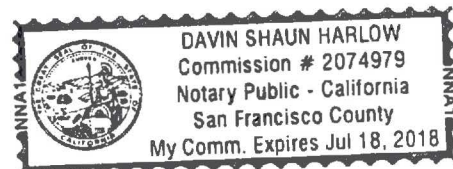
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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(Signature) Allen J. Chung (Printed Name) Allen J. Chung
Dated: April 24, 2015 at San Francisco, California.
(Month, Day) (City)

(Signature) _____ (Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) _____ (Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

ACKNOWLEDGMENT

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State of California

County of San Francisco

On April 24, 2015 before me, Peppina Rayna Harlow
(insert name and title of the officer)

personally appeared Allen J. Chung
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)

