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Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
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

TENTATIVE MAP DECISION

Date: October 16, 2013

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

Project ID: 7888			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
219	CUMBERLAND ST	3600	042
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
Bruce R. Storrs, P.L.S.
City and County Surveyor

DATE 6/20/2014

PLANNING DEPARTMENT

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

07/10/2014, 2014J906223

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

I (We) MARY LEIGH HENNEBERRY, 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: 3600; LOT: 042,

COMMONLY KNOWN AS: 219 Cumberland 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. 2013.1584Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7888.

The tentative map filed with the present application indicates that the subject building at 219 Cumberland Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered legal, nonconforming dwelling units.

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

1. That four 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,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 two 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.

MARY LEIGH HENNEBERRY Mary Leigh Henberry (Signature)
(Print Name)

Dated: JULY 3, 2014 at SAN LEANDRO, California.
(Month, Day) (City)

(Print Name) (Signature)

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

(Print Name) (Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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) below.

G:\Documents\CONDOS\2013.1584Q_219 Cumberland Street\Condo NSR 219 Cumberland Street.docx

ACKNOWLEDGMENT

State of California
County of Alameda

On July 3, 2014 before me, Manju Lal, Notary Public
(insert name and title of the officer)

personally appeared Mary Leigh Henneberry
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 Manju Lal (Seal)

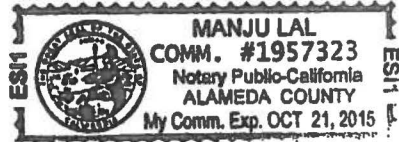


EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Southerly line of Cumberland Street, distant thereon 105 feet Westerly from the Westerly line of Church Street; running thence Westerly and along said line of Cumberland Street 25 feet, 6 inches; thence at a right angle Southerly 114 feet; thence at a right angle Easterly 25 feet; 6 inches; thence at a right angle Northerly 114 feet to the point of beginning.

Being a portion of Mission Block No. 92.

Assessor's Lot 42; Block 3600