



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Condominium Conversion Subdivision

HEARING DATE: FEBRUARY 13, 2013
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 6, 2013
Case No.: **2013.1688Q**
Project Address: **47-49 Noe Street**
Zoning: RTO (Residential, Transit-Oriented Neighborhood) District
40-X Height and Bulk District
Block/Lot: 3538/043
Project Sponsor: Cam Perridge
Sirkin and Associates
388 Market Street, Suite 1300
San Francisco, CA 94111
Staff Contact: Tina Chang- (415) 575-9197
tina.chang@sfgov.org
Recommendation: **Approval**

PROJECT DESCRIPTION

The project proposes to convert a three-story, six-unit building into residential condominiums. No alterations to the building are proposed other than those that result from the Department of Building Inspection’s Physical Inspection Report. The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six residential units for consistency with the General Plan.

Residential Unit Description

Unit No.	Square-Feet	No. of Bedrooms
1	492	1
2	916	2
3	430	1
4	880	2
5	526	1
6	800	2

Rental History:

- Six of the six dwelling units are owner-occupied.
- There are no households with persons that are aged 62 or older or permanently disabled.

Five-Year Rental History

Unit #	Duration	Occupant	Rent	Reason for Leaving	Purchaser
1	7/2011-present	Hassan M. Makki	O-O	n/a	Yes
	01/2007-07/2011	Michael Steadman	O-O	n/a	Yes
2	01/2007-present	Wendy Baker	O-O	n/a	Yes
3	01/2007-present	Barbara Del Rio	O-O	n/a	Yes
	02/1994-01/2007	Barbara Del Rio	O-O	n/a	Yes
4	01/2007-present	Dean Michael Militello	O-O	n/a	Yes
5	08/2013-present	Vacant	O-O	n/a	n/a
	09/2010-07/2013	Jeanne Maen-Walsh	\$2,150	Voluntary	No
	06/2010-08/2010	Esther Khym	\$2,150	Voluntary	No
	02/2010-05/2010	Spencer Shimada	\$2,150	Voluntary	No
	01/2010-02/2010	Marc Berjarano	\$2,450	Voluntary	No
	08/2009-12/2009	Jakob Tolstrup & Tine Ottensen-Stride	\$2,450	Voluntary	No
	07/2009-08/2009	Mark Walden & Elizabeth Stone	\$2,450	Voluntary	No
	06/2009-07/2009	Vacant	n/a	n/a	n/a
	05/2002-05/2009	Yosh Han	\$1,385	Voluntary	No
	6	07/2013-present	Luana Plunkett & Neal Morrison	O-O	n/a
08/2012-07/2013		Robert Kramer & Molly Fletcher	\$3,200	Voluntary	No
02/2012-07/2012		Morten Persson & Trine Madsen	\$3,300	Voluntary	No
07/2011-01/2012		Manuel Martina DeSilva	\$3,200	Voluntary	No
06/2010-06/2011		Ashish Mahajan & Beth Hart	\$2,900	Voluntary	No
12/2009-06/2010		Valerie Hunting	\$3,200	Voluntary	No
01/2007-12/2009		Luana Plunkett & Neal Morrison	O-O	Voluntary	Yes
03/1990-01/2007		Luana Plunkett & Neal Morrison	\$1,650	n/a	Yes

SITE DESCRIPTION AND PRESENT USE

The project site is located at 47-49 Noe Street on the east side of Noe Street between Duboce Street and 14th Street on Assessor's Block 3538, Lot 043. The project site is located within a RTO (Residential, Transient-Oriented Neighborhood) Zoning District, 40-X Height and Bulk District, and is approximately 4,516 square feet in size (approximately 25 feet wide by 68 feet deep). The three-story building is occupied by six dwelling units and was constructed circa 1900.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Castro / Upper Market neighborhood. The surrounding development consists mainly of multi-unit buildings and the scale of development in the area consists of two-three story residential structures, with a hospital across the street.

The property immediately adjacent to the north at 43-45 Noe Street is a two-story-over-garage building containing four residential units. The property immediately adjacent to the south at 51-53 Noe Street is a three-story building containing three residential units.

ENVIRONMENTAL REVIEW STATUS

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 3, 2014	January 31, 2014	13 days
Mailed Notice	10 days	February 3, 2014	January 23, 2014	21 days

PUBLIC COMMENT

- To date, the Department has not received any letters or phone calls in support of or in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units, where at least one unit is residential, for consistency with the General Plan. Similar projects with four or fewer units are approved administratively. This provision requiring Planning Commission review for larger projects may be a residual of former rent control regulations.
- In 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 unless a conditional use permit is approved, permitting one dwelling unit per 400 square feet. The remaining dwelling units must be considered legal, nonconforming dwelling units and will be subject to the limitations under Planning Code Section 181. The proposed project situated on a 3,746 square foot lot contains six legal, conforming dwelling units.

REQUIRED COMMISSION ACTION

The proposed project requires Planning Commission approval under Section 3.527 of the Charter and Sections 1332 and 1381 of the Subdivision Code to allow the condominium conversion subdivision of five to six residential unit buildings. Findings must be made that the proposal is consistent with the General Plan and the Subdivision Code.

BASIS FOR RECOMMENDATION

- The proposed project is consistent with the Housing Element of the General Plan in that the existing supply of housing will be maintained, the condominium subdivision application is subject to the restrictions of the Subdivision Code, and the subdivision will allow for home ownership opportunities for San Francisco residents.
- The eight priority planning policies set forth by City Planning Code Section 101.1 are met.
- The project meets the requirements for condominium conversions under the California State Map Act and the San Francisco Subdivision Code.

RECOMMENDATION: Approval
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph

Exhibit Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

Exhibits above marked with an "X" are included in this packet

TC
Planner's Initials

TC: G:\DOCUMENTS\2013\CONDO CONVERSIONS\2013-1688Q_47-49Noe\47-49NoeSt_Condo Executive Summary 122613.doc

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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 |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RTO (RESIDENTIAL, TRANSIT-ORIENTED NEIGHBORHOOD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 18, 2013, 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 three-story, six-unit building into residential condominiums within a RTO (Residential, Transit-Oriented Neighborhood) 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 February 13, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2013.1688Q.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.
- B. The following categories of buildings may be converted to condominiums:
 - i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for five years prior to the date of application for conversion.
 - ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for five years prior to the date of application for conversion.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium *conversion* subdivisions containing five to six units for consistency with the General Plan where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a lifetime lease for all tenants aged 62 years or older and/or are permanently disabled, and requires that no less than 40 percent of the tenants either have signed Intent to Purchase forms or be in a position of accepting such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2013.1688Q based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

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.

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed for this project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

- G. That landmarks and historic buildings be preserved.

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.

DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2013.1688Q.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2014.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 13, 2014

Exhibits

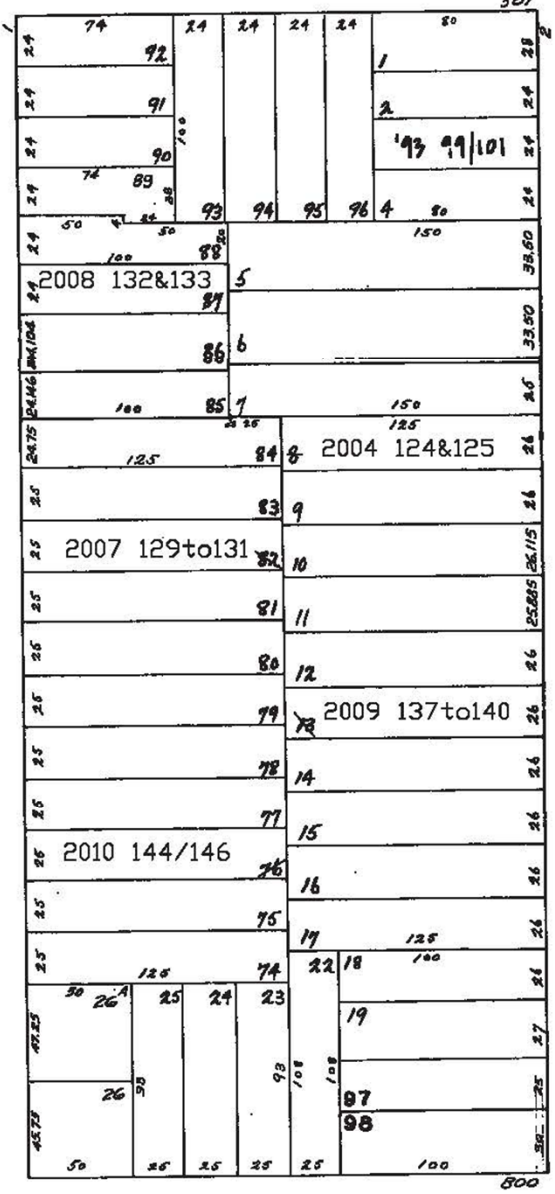
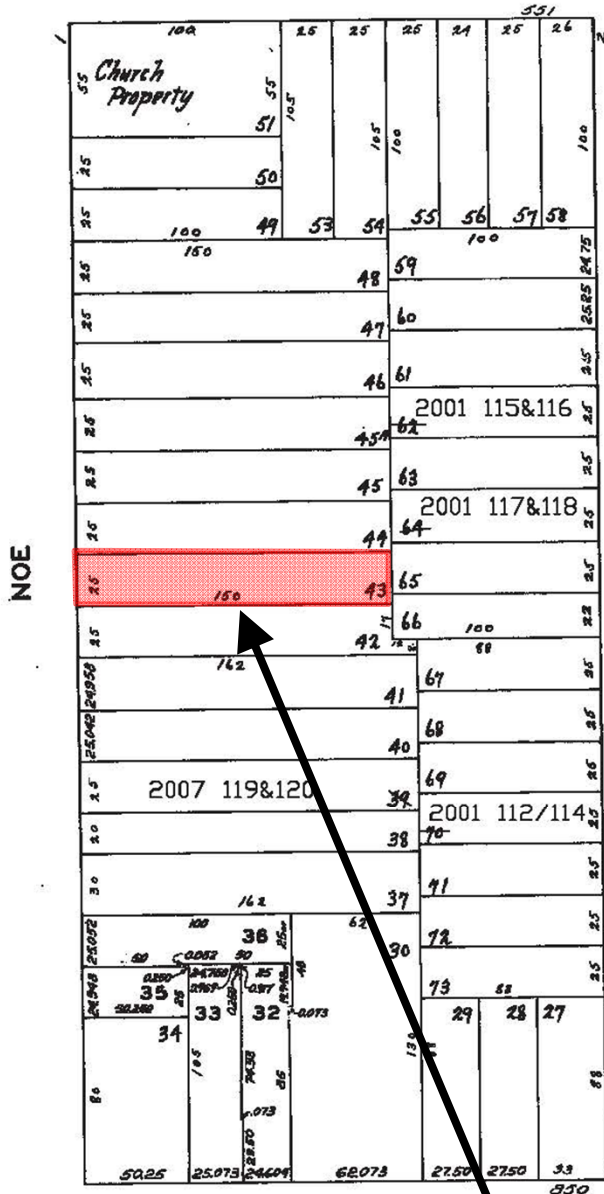


Block Book Map

Lot 51 merged into 50
 " 85A " " 86 " 49"
 " 52 " " 51 " 50

DUBOCE

AVE.



30-32 WALTER ST. A CONDOMINIUM
 LOT UNIT % COMM. AREA
 62-62A-64 WALTER ST. A CONDOMINIUM
 LOT UNIT % COMM. AREA

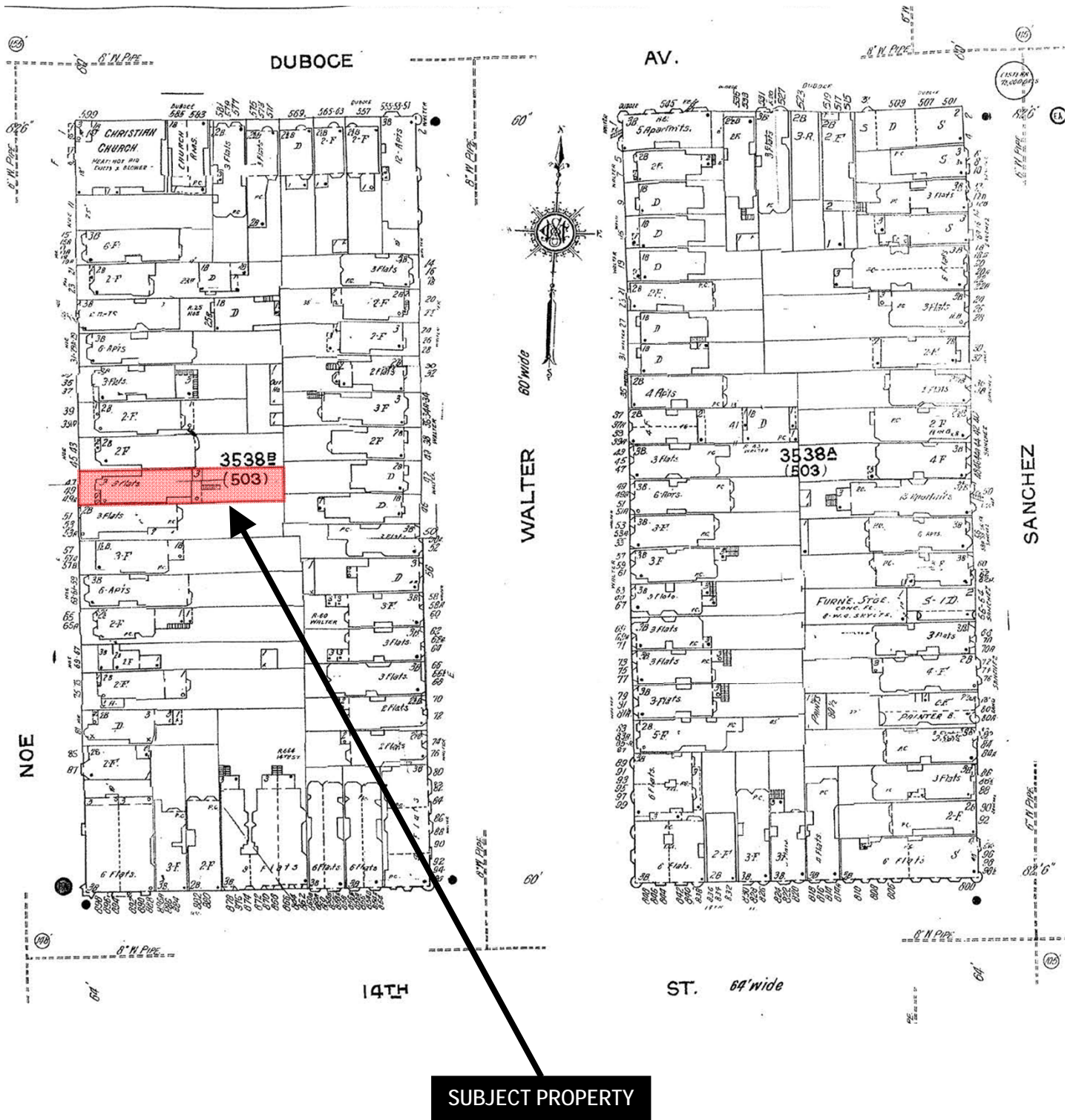
14 TH

SUBJECT PROPERTY



Condominium Conversion Hearing
 Case Number 2013.1688Q
 47-49 Noe Street
 Block 3538 Lot 043

Sanborn Map*

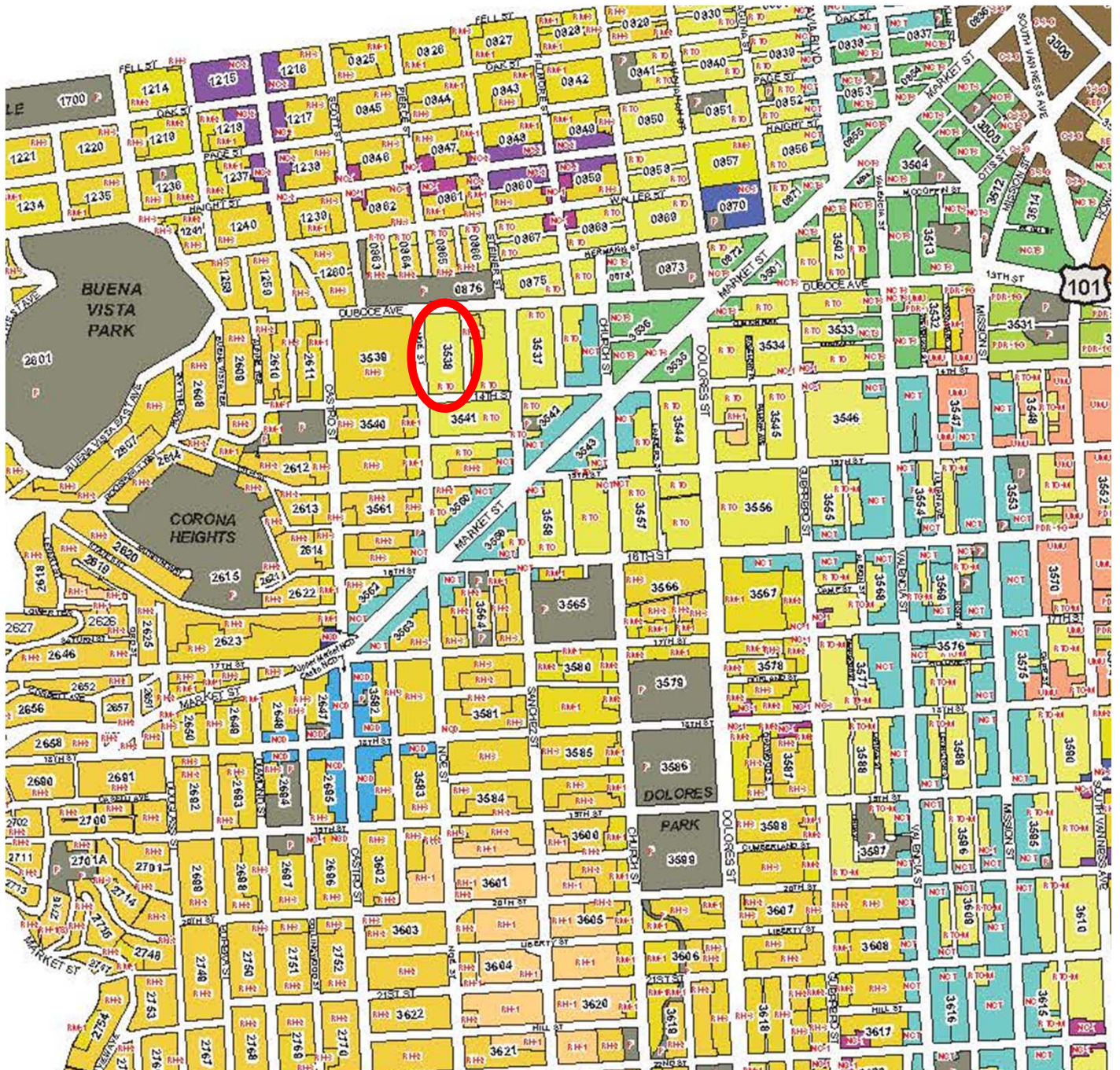


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Condominium Conversion Hearing
 Case Number 2013.1688Q
 47-49 Noe Street
 Block 3538 Lot 043

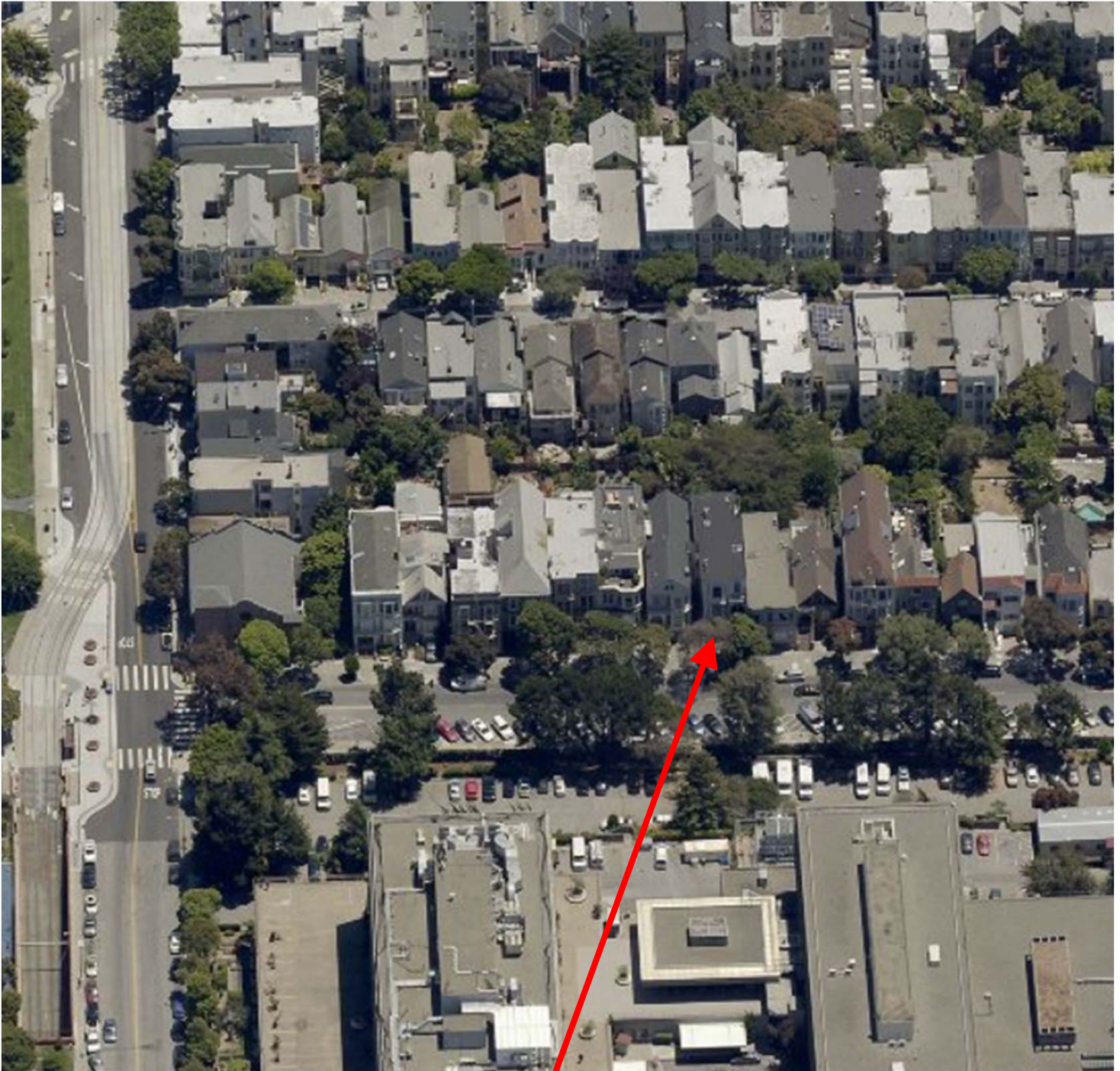
Zoning Map



Condominium Conversion Hearing
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47-49 Noe Street
Block 3538 Lot 043



Aerial Photo (looking west)

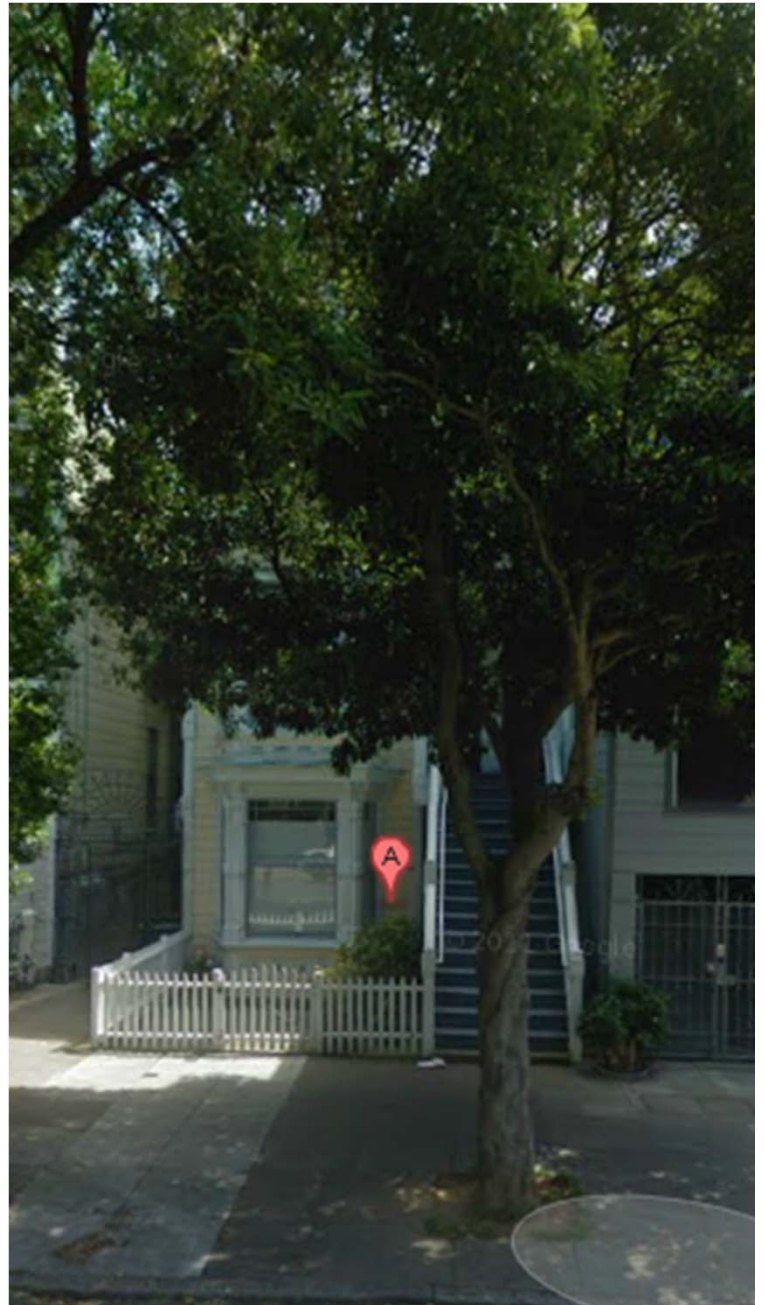


SUBJECT PROPERTY



Condominium Conversion Hearing
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Block 3538 Lot 043

Site Photos



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Block 3538 Lot 043