



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Condominium Conversion Subdivision

HEARING DATE: JANUARY 15, 2013
CONSENT CALENDAR

Date: January 15, 2015
Case No.: **2014-001537CND**
Project Address: **2152-54 Market Street**
Zoning: NCT (Upper Market Neighborhood Commercial Transit)
40-X & 50-X Height and Bulk District
Block/Lot: 3542/012
Project Sponsor: Cam Perridge
Sirkin and Associates
388 Market Street, Suite 1300
San Francisco, CA 94111
Staff Contact: Todd Kennedy– (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to convert two three-story, three-unit buildings into residential condominiums. No alterations to the buildings 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
2152A	1400	3
2152B	1400	3
2152C	1325	3
2154A	1100	2
2154B	580	1
2154C	455	1

Rental History:

- Three 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
2152A	04/2012-present	Leah Spohn, Ryan Spohn	\$4,350	n/a	No
	09/2007-03/2012	David Papandrew & Pamela Chan	O-O	n/a	n/a
2152B	01/2008-present	Heather Linkous & Jean-Philippe Castro	O-O	n/a	Yes
2152C	04/2008-present	Randolph E. Smith, Jeff Ting Yann Lu	O-O	n/a	Yes
2154A	01/2009-present	Thaddius La Rue, Melissa Huseby	O-O	n/a	Yes
2154B	01/2014-present	John Bergert, James Hall	\$3,100	n/a	No
	07/2008-01/2014	Thomas E. Owens	O-O	n/a	n/a
2154C	07/2008-present	Pavithra Venkat	\$0.00	n/a	No

SITE DESCRIPTION AND PRESENT USE

The project site is located at 2152-2154 Market Street on the northwest side of Market Street between Sanchez Street and Church Street on Assessor's Block 3542, Lot 012 and was constructed in 1907. The project site is located within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District, 40-X and 50-X Height and Bulk District, and is approximately 4,487 square feet in size (approximately 25 feet wide by 190 feet deep). The three-story buildings are occupied by three dwelling units per building making for 6 units in total onsite.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Upper Market Street Neighborhood Commercial Transit District (NCT). The surrounding development consists mainly of multi-unit buildings. A transit corridor is located along market to provide a transportation option to and from downtown and to areas in the west side of the city. There is a new multi-story building being constructed directly across Market Street that is next to an existing fitness center. Other uses consist of professional office and retail.

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	January 5, 2015	January 5, 2015	10 days
Mailed Notice	10 days	January 5, 2015	December 26, 2014	20 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 NCT District, there is no residential density limit by lot area. Housing density is limited by the regulations on the built envelope of buildings that include height, bulk, setbacks and lot coverage. In this case, the units already exist and no additional units are being proposed. The proposal is only a conversion from rental units to privately owned units.

REQUIRED COMMISSION ACTION

The proposed project requires Planning Commission approval under 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:

Draft Motion
Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map
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

TK
Planner's Initials

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