



SAN FRANCISCO PLANNING DEPARTMENT

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Executive Summary Condominium Conversion Subdivision

HEARING DATE: AUGUST 24, 2017
CONSENT CALENDAR

Date: August 17, 2017
Case No.: **2017-007082CND**
Project Address: **758 HAIGHT STREET**
Zoning: RH-3 (Residential-House, Three Family) District
40-X Height and Bulk District
Block/Lot: 0846 / 015
Project Sponsor: Zachary Cohen, Stephanie Moore, Yael Shrager, Dale Gillespie, Cairn Grace Wu, Karim N. Gargour
758 Haight Street
San Francisco, CA 94117
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Approval**

PROJECT DESCRIPTION

The project proposes to convert a four-story, five-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	715	1
2	665	1
3	1,152	2
4	984	1
5	1,028	2

Rental History:

- All five 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	Unknown	Alex Appelqvist	N/A, owner	Sale	
1	03/29/2013 - 12/16/2013	Viraseni Wu / Cairn Grace Wu	N/A, owner	N/A, daughter of owner	
1	12/17/13 – Present	Cairn Grace Wu	Own	N/A, owner	Yes
2	09/01/2010 - Present	Karim N. Gargour	Own	N/A, owner	Yes
3	Unknown	758 Haight Street LLC	N/A, owner	Sale	
3	03/15/2014 – Present	Yael Shrager	Own	N/A, owner	Yes
4	04/05/2010 – 05/20/2015	Nicholas Syrett	N/A, owner	Sale	
4	05/29/2015 – Present	Zachary Cohen / Stephanie Moore	Own	N/A	Yes
5	03/30/2010 – Present	Dale Gillespie	Own	N/A	Yes

SITE DESCRIPTION AND PRESENT USE

The project site is located at 758 Haight Street on the north side of Haight Street between Scott and Pierce Streets on Assessor’s Block 0846, Lot 015. The project site is located within a RH-3 (Residential-House, Three Family) Zoning District, 40-X Height and Bulk District, and is approximately 4,125 square feet in size (approximately 30 feet wide by 137 feet 6 inches deep). The four-story building is occupied by five dwelling units and was constructed circa 1900.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Western Addition neighborhood. The surrounding development consists mainly of multi-unit residential buildings, and the scale of development predominantly consists of two-to four-story buildings. There are a few commercial frontages on the block, with the blocks of Haight Street between Steiner and Webster Streets, located a few blocks to the east, containing a higher concentration of commercial frontages. The project site is within 1,000 feet of the Divisadero Street Neighborhood Commercial Transit District, located about two blocks to the west of the subject property.

ENVIRONMENTAL REVIEW STATUS

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 14, 2017	August 14, 2017	11 days
Mailed Notice	10 days	August 14, 2017	August 14, 2017	10 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 RH-3 Zoning District, a maximum density of three dwelling units per lot can be considered legal and conforming to the Planning Code. One unit per 1,000 square feet of lot area can be permitted in the Zoning District with Conditional Use Authorization. The Report of Residential Building Record (3-R) shows that the legal use of the subject building is a five-family dwelling. As the property was never granted Conditional Use Authorization to allow a density above three dwelling units per lot, the subject property is considered legally nonconforming with respect to the density limits of Planning Code Section 209.1.

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

DNW
Planner's Initials

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