Executive Summary Condominium Conversion Subdivision

HEARING DATE: MAY 24, 2018 CONSENT CALENDAR

Record No.: **2018-004612CND**

Project Address: 228-230 CLAYTON STREET

Zoning: RH-3 (Residential – House, Three Family) District

40-X Height and Bulk District

Block/Lot: 1210 / 024

Applicant: Rosemarie MacGuinness

Sirkin Law

388 Market Street, Suite 1300 San Francisco, Ca 94111

Staff Contact: David Weissglass – (415) 575-9177

David.Weissglass@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project is a Condominium Conversion Subdivision 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.

REQUIRED COMMISSION ACTION

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. 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.

ISSUES AND OTHER CONSIDERATIONS

Existing Tenant & Eviction History: All units are occupied by owners who intend to purchase their units. While there is evidence of evictions since 2000, there is no known evidence of any evictions on the subject property since May 1, 2005. See Exhibit C for Eviction History documentation.

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

CASE NO. 2018-004612CND 228-230 CLAYTON STREET

Executive Summary Hearing Date: May 24, 2018

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain the existing supply of housing while allowing for home ownership opportunities for San Francisco residents.

ATTACHMENTS:

 $\begin{array}{l} {\rm Draft\ Motion-Condominium\ Conversion\ Subdivision} \\ {\rm Exhibit\ A-Exhibits} \\ {\rm Exhibit\ B-Eviction\ History\ Documentation} \end{array}$

Planning Commission Draft Motion

HEARING DATE: MAY 24, 2018

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377**

2018-004612CND

Project Address: 228-230 CLAYTON STREET

Zoning: RH-3 (Residential-House, Three Family) District

40-X Height and Bulk District

Block/Lot: 1210 / 024

Case No.:

Project Sponsor: Rosemarie MacGuinness

Sirkin Law

388 Market Street #1300 San Francisco, CA 94111

Staff Contact: David Weissglass – (415) 575-9177

david.weissglass@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDOMINIUM CONVERSION SUBDIVISION OF A FOUR-STORY, FIVE-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN A RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 2, 2018, Rosemarie MacGuinness of Sirkin Law (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 four-story, five-unit building into residential condominiums within a RH-3 (Residential-House, Three Family) 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 is a five-unit dwelling.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-004612CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

On May 24, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Condominium Conversion Subdivision Application No. 2018-004612CND.

Section 1396.4, 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 Section 1396.4. 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 six years prior to the annual April 15 triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
 - ii. Buildings consisting of five or six units in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15 triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

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 and applicable provisions of the Subdivision Code 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 recorded offer of a lifetime lease for all tenants as a condition of final map approval, and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

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.

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. 2018-004612CND based on the following findings:

SAN FRANCISCO
PLANNING DEPARTMENT

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 1396.4 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 six years prior to the annual April 15 triggering date for this proposed conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- 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 no-fault 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.

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.

The Project allows San Franciscans to achieve affordable homeownership by 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 property owners will be 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.

- 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 complies 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. 2018-004612CND**.

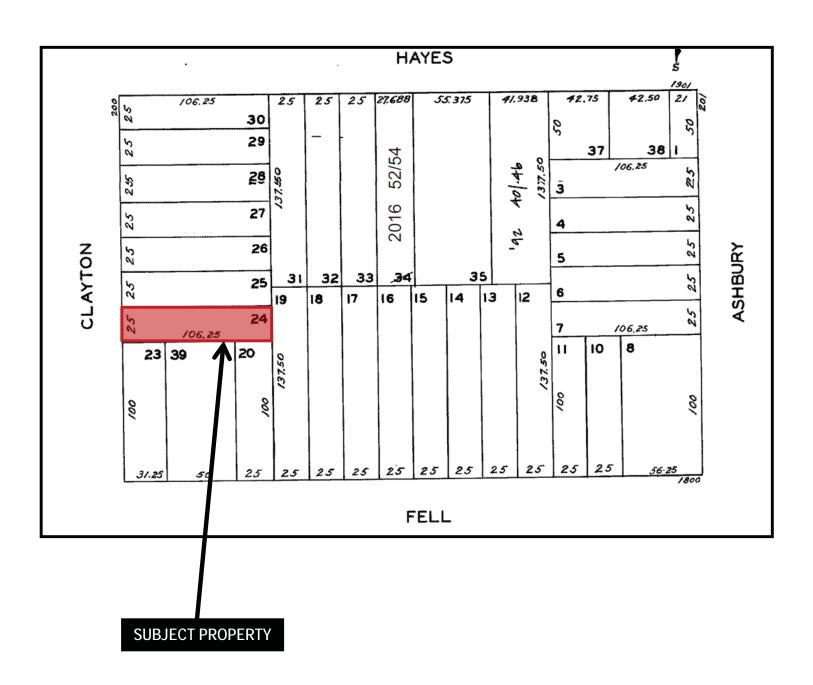
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 2, 2018.

Jonas P. Ionin Commission Secretary	
AYES:	
NAYS:	
ABSENT:	

May 2, 2018

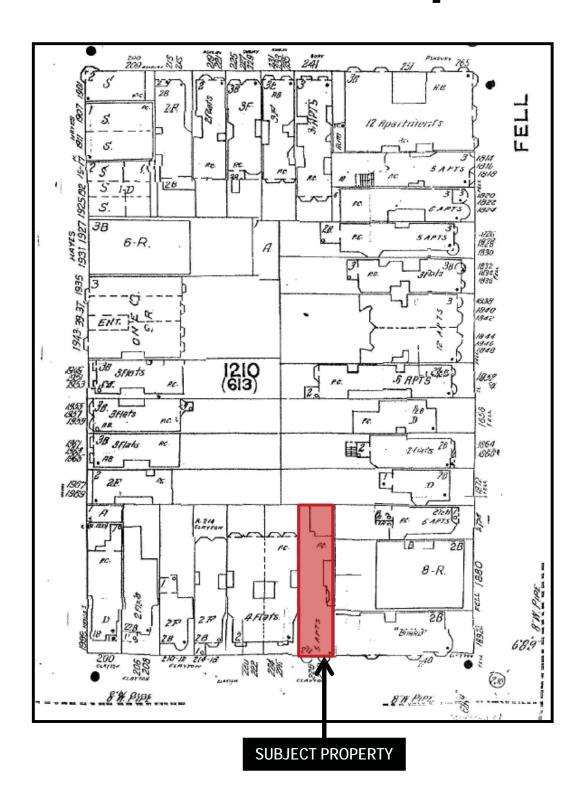
ADOPTED:

Block Book Map



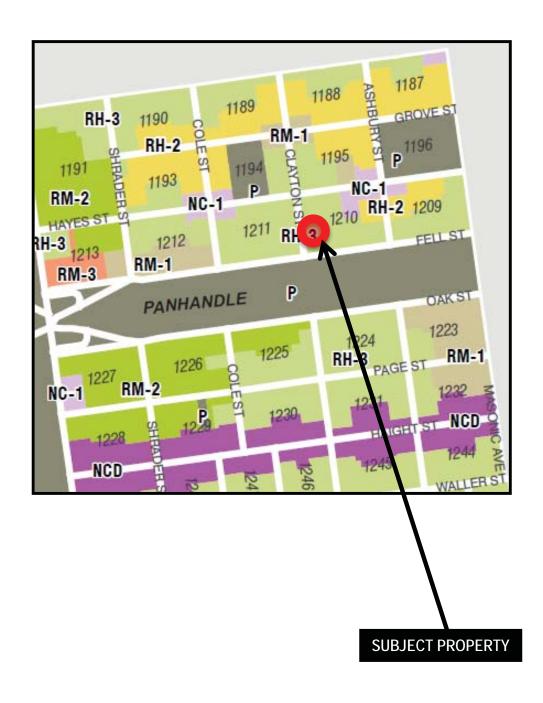


Sanborn Map



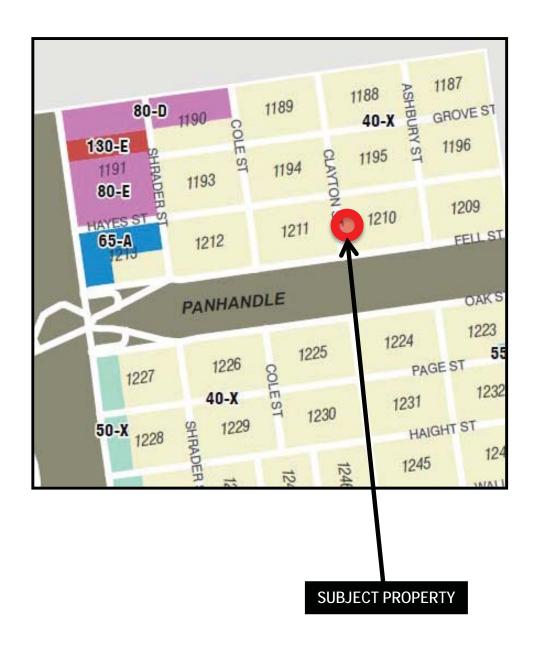


Zoning Map





Height and Bulk Map





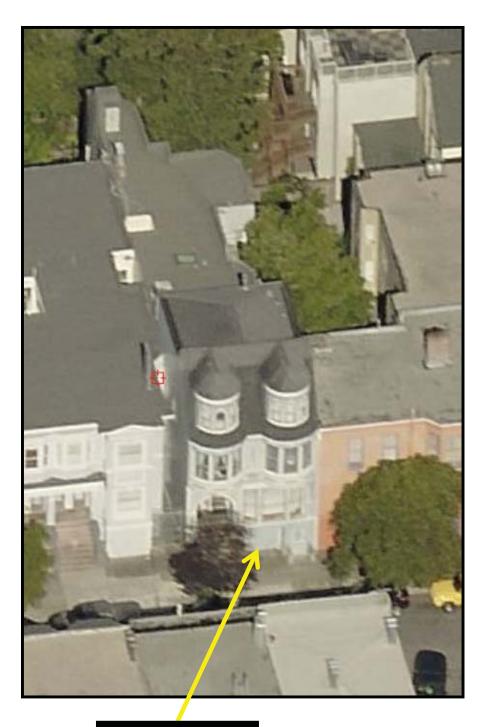
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

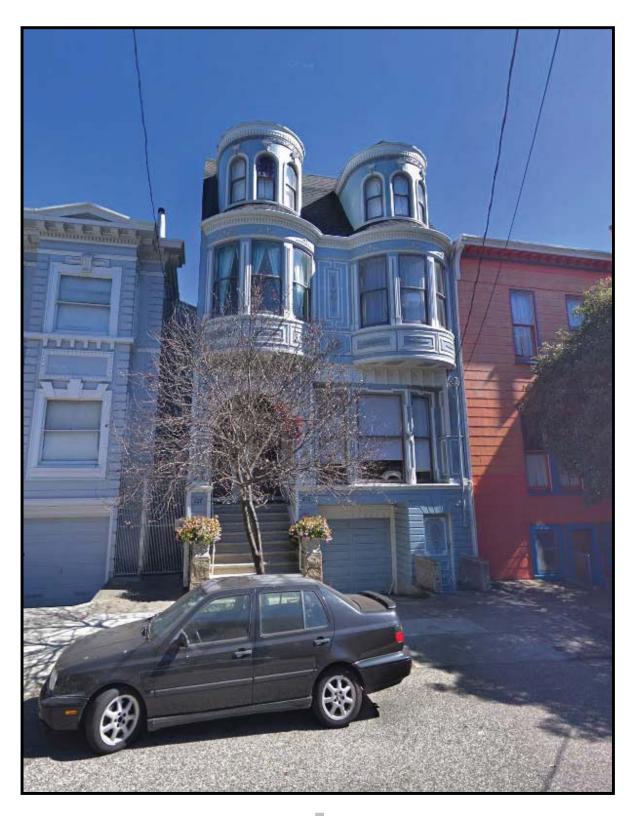


SUBJECT PROPERTY





Site Photo







Condominium Conversion Hearing Case Number 2018-004612CND 228-230 Clayton Street Block 1210 Lot 024



City and County of San Francisco

San Francisco Public Works - Bureau of Street-Use and Mapping

1155 Market Street, 3rd Floor - San Francisco, CA 94103 sfpublicworks org - tel 415-554-5810 - fax 415-554-6161



Date: March 9, 2018

Rent Stabilization and Arbitration Board 25 Van Ness Avenue, Suite 320 San Francisco, CA 94102-6033

Project I	D:9607		
Project Typ	e:5 Units Condo Con	version	
Address#	StreetName	Block	Lot
228 - 230	CLAYTON ST	1210	024
Tentative Map R	eferral		

Attention Van Lam

Pursuant to Sections 1359(d), 1396.2(a) & (b) and 1396.3(1) of the City and County of San Francisco Subdivision Code concerning building eviction status, the list below is submitted to your Department for review of any evictions on or after January 1, 2000. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application. Thank you for your timely review of this Tentative Map.

Sincerely,

ADRIAN

VERHAGEN

Bruce R. Storrs, P.L.S.

City and County Surveyor # 2 Alleged Nongful

Evictions filed m:

No Eviction(s) have occurred on or after January 1,

2000.

An Eviction has occurred on or after January 1, 2000.

Date(s) of 6-19-02

Eviction:

This confirms that the Rent Stabilization and Arbitration Board has reviewed the above buildings for any eviction on or after January 1, 2000. If evictions have occurred supporting documents have been attached to this form.

Processed on

Date 3/23/18

Signed

Van Lam

Rent Stabilization and Arbitration Board

Rent Stabilization and Arbitration Board

Property Addres	ss		100			A KADAD
228 Number	Clayton Street Name	Street Suffix	1 Unit#	M020832 Eviction_ID	06/19/02 File Date	Rent Paid
228-230 Clay	ton Street	5 # of Units	94117 Zip		.9(i) Estoppel Filed? ed Status Claimed	
Complex			1900 Yr Built	OMI Co Date:	onstraints Until	
•				☐ Addition	nal 37.9C Relocation	Claim Filed?
Cause For Evic	tion					
☐ Breach of Le ☐ Nuisance ☐ Illegal Use of	e Payment of Rent ease Agreement of Unit	☐ Unapproved S☐ Owner Move☐ Condo Conve☐ Demolition☐ Capital Impro	In ersion vement	☐ Devel	Remediation opment Agreeme Samaritan Tenal mate Living in Sa	ncy Ends
☐ Failure to Si☐ Denial of Ac	gn Lease Renewal cess to Unit	☐ Substantial R ☑ Ellis Act With		☐ Sever	ance of Housing	Service

Players	Related	d Files	Documents			Actio	ns
Name (First. Ml. Last)	Primary Phone	Other Phone	Role	Strt #	Unit#	Active	167
Clarence So			Tenant	228	1	O Yes	⊗ No
Virginia Giamo			Landlord	228	1	O Yes	No No No
Michael Plotkowski			Landlord	228	1	O Yes	No No
Denise A. Leadbetter	(415) 956-8100		Landlord's Agent/Atty/Rep	228	1	O Yes	No No No
						O Yes	O No

Property Addre	SS			80 - 10 (10) V. A. C 10 - 17 (17) A22		4 < > 1
228 Number	Clayton Street Name	Street Suffix	2 Unit#	M020833 Eviction_ID	06/19/02 File Date	Rent Paid
228-230 Clay Building	ton Street	5 # of Units	94117 Zip		'.9(i) Estoppel Filed ed Status Claimed	?
Complex			1900 Yr Built	OMI Co Date:	onstraints Until	
				☐ Additio	nal 37.9C Relocatio	n Claim Filed?
Cause For Evic	tion					
☐ Non-paymer	nt of Rent	☐ Unapproved S	Subtenant	☐ Lead	Remediation	
☐ Habitual Late	e Payment of Rent	Owner Move I	in	☐ Devel	opment Agreeme	ent
☐ Breach of Le	ease Agreement	Condo Conve	rsion		Samaritan Tena	
☐ Nuisance		□ Demolition		_	mate Living in Sa	=
☐ Illegal Use o	f Unit	☐ Capital Improv	vement	☐ Other	•	
☐ Failure to Signature	gn Lease Renewal	☐ Substantial Re	ehabilitation			
☐ Denial of Ac	_	☑ Ellis Act Witho	Irawal	☐ Sever	ance of Housing	Service

Players	Related	d Files	Documents			Actio	ns
Name (First, MI, Last)	Primary Phone	Other Phone	Role	Strt #	Unit#	Active	
John Gough			Tenant	228	2	O Yes	No
Virginia Giamo	19.00		Landlord	228	2	O Yes	⊚ No
Michael Plotkowski			Landlord	228	2	O Yes	No
Denise A. Leadbetter	(415) 956-8100		Landlord's Agent/Atty/Rep	228	2	O Yes	⊙ No
Marca Salasan Salasan						O Yes	O No
		The second secon		-		THE RESERVE AND ADDRESS OF THE PARTY NAMED IN	
					5.63		

Property Addres	5\$	TO BOTH				4 < > >
228 Number	Clayton Street Name	Street Suffix	3 Unit#	M020834 Eviction_ID	06/19/02 File Date	Rent Paid
228-230 Clayl Building	ton Street	5 # of Unils	94117 Zip		.9(I) Estoppel Filed? ed Status Claimed	7
Complex			1900 Yr Built	OMI Co Date:	onstraints Until	
				☐ Additio	nal 37.9C Relocation	n Claim Filed?
Cause For Evic	tion					
☐ Breach of Le ☐ Nuisance ☐ Illegal Use o ☐ Failure to Sig	e Payment of Rent ease Agreement f Unit gn Lease Renewal	☐ Unapproved S ☐ Owner Move I ☐ Condo Conve ☐ Demolition ☐ Capital Improv	In ersion vement	☐ Devel	Remediation opment Agreeme Samaritan Tenai mate Living in Sa	ncy Ends
☐ Denial of Acc	cess to Unit	☑ Ellis Act Without	irawai	☐ Sever	ance of Housing	Service

Players	Relate	ed Files	Documents			Actio	ns	
Name (First MI Last)	Primary Phone	Other Phone	Role	Strt #	Unit #	Active		
Johnny Lewis			Tenant	228	3	O Yes	No	
Curtis Burns			Tenant	228	3	O Yes	No No ■ N	
Janie Butler			Tenant	228	3	O Yes	No	
Virginia Giamo			Landlord	228	3	O Yes	No	
Michael Plotkowski			Landlord	228	3	O Yes	⊕ No	
Denise A. Leadbetter	(415) 956-8100		Landlord's Agent/Atty/Rep	228	3	O Yes	⊕ No	
					-	O Yes	O No	

Property Addres	SS					AKND
230 Number	Clayton Street Name	Street Suffix	1 Unit#	M020835 Eviction_ID	06/19/02 File Date	Rent Pald
228-230 Clayt Building	on Street	5 # of Units	94117 Zip		.9(i) Estoppel Filed? ed Status Claimed	
Complex			1900 Yr Buill	☐ OMI Co Date:	onstraints Until	
				☐ Addition	nal 37.9C Relocation	n Claim Filed?
Cause For Evic	tion					
☐ Non-paymer	nt of Rent	☐ Unapproved S	Subtenant	☐ Lead I	Remediation	
☐ Habitual Late	e Payment of Rent	☐ Owner Move	in	☐ Devel	opment Agreeme	ent
☐ Breach of Le	ase Agreement	☐ Condo Conve	ersion	☐ Good	Samaritan Tenai	ncy Ends
□ Nuisance	5.1	□ Demolition		☐ Room	mate Living in Sa	ame Unit
☐ Illegal Use o	f Unit	☐ Capital Impro	vement	□ Other	_	
☐ Failure to Signature	gn Lease Renewal	☐ Substantial Re	ehabilitation			
☐ Denial of Ac	cess to Unit	☑ Ellis Act Witho	drawal	☐ Sever	ance of Housing	Service

Players	Relate	d Files	Documents		4	Actio	ns	
Name (First, MI, Last)	Primary Phone	Other Phone	Role	Strt #	Unit#	Active		
Josephine R. Franklin			Tenant	230	1	O Yes	No No	
Christopher Franklin			Tenant	230	1	O Yes	No No	
Virginia Giamo			Landlord	230	. 1	O Yes	@ No	
Michael Plotkowski			Landlord	230	1	O Yes	No No No	
Denise A. Leadbetter	(415) 956-8100		Landlord's Agent/Atty/Rep	230	1	O Yes	No No	
						O Yes	O No	000
						10 572		-
								_

Property Addres	8				100	
230 Number	Clayton Street Name	Street Suffix	2 Unit#	M020836 Eviction_ID	06/19/02 File Date	Rent Paid
228-230 Clayto Building	on Street	5 # of Units	94117 Zip		.9(i) Estoppel Filed ed Status Claimed	?
Complex			1900 Yr Built	☐ OMI Co Date:	onstraints Until	
				☐ Addition	nal 37.9C Relocatio	n Claim Filed?
Cause For Evicti	on					
☐ Breach of Lea ☐ Nuisance ☐ Illegal Use of ☐ Failure to Sig	Payment of Rent ase Agreement Unit n Lease Renewal	☐ Unapproved S ☐ Owner Move I ☐ Condo Conve ☐ Demolition ☐ Capital Improv ☐ Substantial Re	In ersion vement ehabilitation	☐ Develo	Remediation opment Agreeme Samaritan Tena mate Living in S	ncy Ends ame Unit
☐ Denial of Acc	ess to Unit		irawal	☐ Sever	ance of Housing	Service

Monika Jessel Tenant 230 2 O Yes ⊚ No William Whittaker Tenant 230 2 O Yes ⊚ No	Players	Related	d Files	Documents			Action	15
Monika Jessel Tenant 230 2 O Yes ⊚ No William Whittaker Tenant 230 2 O Yes ⊚ No Gary Engelberg Tenant 230 2 O Yes ⊚ No Virginia Giamo Landlord 230 2 O Yes ⊚ No Michael Plotkowski Landlord 230 2 O Yes ⊚ No Denise A. Leadbetter (415) 956-8100 Landlord's Agent/Atty/Rep 230 2 O Yes ⊚ No	Name (First, MI, Last)	Primary Phone	Other Phone	Role	Strt #	Unit#	Active	
William Whittaker Gary Engelberg Tenant 230 2 O Yes ⊚ No Tenant 230 2 O Yes ⊚ No Virginia Giamo Landlord 230 2 O Yes ⊚ No Landlord 230 2 O Yes ⊚ No Michael Plotkowski Landlord 230 2 O Yes ⊚ No Landlord 230 2 O Yes ⊚ No Landlord 230 2 O Yes ⊚ No Denise A. Leadbetter (415) 956-8100 Landlord's Agent/Atty/Rep 230 2 O Yes ⊚ No	Monika Jessel			Tenant		1		No
Gary Engelberg Tenant 230 2 O Yes ⊚ No Virginia Giamo Landlord 230 2 O Yes ⊕ No Michael Plotkowski Landlord 230 2 O Yes ⊕ No Denise A. Leadbetter (415) 956-8100 Landlord's Agent/Atty/Rep 230 2 O Yes ⊕ No	William Whittaker			Tenant	230			
Michael Plotkowski Landford 230 2 O Yes ⊚ No Denise A. Leadbetter (415) 956-8100 Landford's Agent/Atty/Rep 230 2 O Yes ⊚ No	Gary Engelberg			Tenant	230	2		
Michael Plotkowski Landford 230 2 O Yes ⊚ No Denise A. Leadbetter (415) 956-8100 Landford's Agent/Atty/Rep 230 2 O Yes ⊚ No	Virginia Giamo			Landlord	230	2	O Yes	⊕ No
	Michael Plotkowski			Landford	230	2	O Yes	⊕ No
O Yes O No	Denise A. Leadbetter	(415) 956-8100		Landlord's Agent/Atty/Rep	230	2	O Yes	No
						i	O Yes	O No

Landlord Petitio	n L021051						3/2:	3/2018	
Property Address								4 (> 1
228-230 Number	•	itreet Suffix Ur	nit#	L021051 Petition	6/19 Date			Ellis Priority	
228-230 Clayton S	treet	5 94117		Tim Lee				Prop I	
Building			Zip	Co	unselor			ADR	
Complex		5 19 Pet Units Yr	900 Built	Date	Assigned			Interpre	eter
☐ Captmp ☐ Seismic	☐ Comparable Rents	☐ Costa Haw	kins	A L J:	Hearing	Date			
Oper & Maint Exp	☑ Intent to Withdraw Constraints Recorded	R&R 6.150	C(3)		Start	Time:			
☐ Ext of Time	UPT Petition	SubRehab			nt Record C	iosed:			
Other Ground	☐ UPT Worksheet	☐ OMI Rescission		Landlord Record Clo Decision S					
☑ Tenant Requests Re	e-Rental - Ellis CI Cos	t without Interes	st		Estimate	or Fee			
Players Relate	ed Files Document	s Action:	s ind	ex Codes	Wang D	ata	Сар	Imp C	alc
Name (First, MI, Last)	Primary Phone	Other Phone	Role		Strt #	Unit #	Active		
Clarence So				Respondent	228	228	@ Yes	O No	E
John Gough				Respondent	228	228	② Yes	O No	
Johnny Lewis				Respondent	228	228	● Yes	O No	
Curtis Burns				Respondent	228	228	@ Yes	O No	
Janie Butler			Tenant	Respondent	228	228	⊚ Yes	O No	*****
Josephine R. Frankl	in			Respondent	228	230	Yes	O No	
Christopher Franklin)		Tenant	Respondent	228	230	Yes	O No	
Monika Jessel			Tenant	Respondent	228	230	Yes	O No	
William Whittaker			Tenant	Respondent	228	230	Yes	O No	
Garry Engelberg			Tenant	Respondent	228	230	④ Yes	O No	
Virginia Giamo			Landlor	d Petitioner	228		Yes	O No	
Michael Plotkowski		(415) 572-6826	Landlor	d Petitioner	228		Yes	O No	
Denise A. Leadbette	er (415) 956-8100		Landlor	d Attorney	228		② Yes	O No	

O Yes O No

								412012010	
Property Addres	is							$\langle \langle \langle \rangle \rangle \rangle$	
228 Number	Clayton Street Name		Street Suffix	3 Unit#		20366 Petition	3/4/02 Date Filed	Priority	
228-230 Clayto Building	on Street		5 # of Units	94117 Zip 1900 Yr Built		Rod V Couns	selor	☐ Prop I ☐ Sec 8 ☐ ADR ☐ Interpreter	
☐ Decrease in ☐ Failure to Re ☐ Passthrough ☐ Res. Hotel V ☐ R&R 6.15C() ☐ Unlawful Re ☐ Tenant Hard ☐ CI ☐ O&M	epair Challenge /isitor Policy 3) ent Increase		Summary Petition Other Ground Wrongful Eviction Wrongful Severand Case Close Eviction Date Se # of Kids	ed ept-June D	A L	Tenant I	Hearing Date: Start Time: End Time: Record Closed: Record Closed: Decision Sent:		
			Eviction Sc	creens			Move-in Date:	11/01	1
Players	Related File	28	Documents		Actions	Ind	ex Codes	Wang Data	

-	Related Files Documents Actions In		Index Cod	les	į VV	lang Da	a		
Name (First, MI, La	st)	Primary Phone	Other Phone	Role	Strt#	Unit#	Active		
Curtis Burns		(415) 468-9066	(415) 235-7716	Tenant Petitioner	228	3	O Yes	● No	
Johnny Lewis	152-14		(415) 752-2638	Master Tenant	228	3	O Yes	No No	
Sally Morin		(415) 392-2800	1	Landlord Attorney	228	3	O Yes	No No	
							O Yes	O No	
						6			
				1000					
									_
									_
									_
									_
									_

	File Date	Assigned on	Assigned to		Status	
se# E020366	3/4/02		Rod Wong		Case Closed	
yers			, ,		,	
Name (First, MI, Last) Curtis Burns		Primary Phone	Other Phone	Role	D-MC	Active O Yes No
		(415) 468-9066	(415) 235-7716			
Johnny Lewis			(415) 752-2638	-j	Tenant	O Yes No
Sally Morin		(415) 392-2800	1	Landlo	rd Altorney	O Yes O No
	!					
t Causes Non-payment of Rei		_	Move In		☐ Master Tenant Livin	
Habitual Late Paymo			Conversion		☐ Owner Living in Sai ☐ Foreclosure	me Unit
☐ Breach of Lease Age ☐ Nuisance	reement	☐ Demoliti	ion al from Housing U		☐ Foreclosure ☐ Section 8	
Illegal Use of Unit			improvement		Sale of property	
☐ Failure to Sign Leas	e Renewal		itial Rehabilitation		☐ No Just Cause	
☐ Denial of Access to	Unit	☐ Ellis Act	Withdrawal	i	☐ No Advice Clause	
Unapproved Subten	ant	☐ Lead Re	emediation	ĺ	Retaliation	
		_				
<u> </u>			ment Agreement		Oral Notice	
Owner Move in Attachment Sheet The tenant contends t	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
Owner Move In Attachment Sheet The tenant contends the Rent Ordinance § 37.	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
Owner Move In Attachment Sheet The tenant contends the Rent Ordinance § 37.	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
Owner Move In Attachment Sheet The tenant contends the Rent Ordinance § 37.	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
Owner Move In Attachment Sheet The tenant contends the Rent Ordinance § 37.	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
Owner Move In Attachment Sheet The tenant contends the Rent Ordinance § 37.	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of
☐ Owner Move In Attachment Sheet	that the No	Other	is defective as i	t fails to	Good Samaritan Te	uirements of

©

Tenant Petit	ion E020685										3/2:	3/2018	
Property Address	SS		200-201						-			KIKA	>
228 Number	Clayton Street Name		Stree Suffi		3 Unit#		E0206			3/02 Filed		Priority	
228-230 Clayt Building	on Street		#	5 of Units	94117 Zip	7	Ма	ria M Couns	artine:	Z		Prop I Sec 8	
Complex					1900 Yr Buil		0	2/25 ate As				l ADR Interpre	eter
☐ Decrease in		☐ Sur	mmary P	etition			A L J:						
	☐ Failure to Repair ☐ Passthrough Challenge			٠					Hearin	g Date);		
Res. Hotel Visitor Policy		☐ Oth	ner Grour	nd					Start Time:				
						1			En	d Time	ı:		
,	☐ R&R 6.15C(3) ☐ Unlawful Rent Increase		☑ Wrongful Eviction ☐ Wrongful Severance					Tenant Record Closed:					
☐ Tenant Hard			Petiti	on Clos	sed		Landlord Record Closed:						
□CI □O&M	I □WRB □UPT		Eviction (Date Se	•				Decisio	n Seni	· •		
				tion Sc					Move-		277.20	6/86	
Players	Related File	s	Docu	ments		Actio	ons	Inde	ex Cod	les	W	ang Da	ta
				Emicha (C)								Grand and	
Name (First, MI, I		imary Pho		ther Pho	-	Role			Strt #		Active		
Johnny L. Lew			(4	115) 752	2-2312	-	t Petitioner	-	228	3	O Yes		^
Mike Plotkows							ord Respon		228	3	O Yes		
Virginia Giamo							ord Respon		228	3	O Yes		_
Andrew M. Za	cks (4	15) 956	-8100			Landic	ord Attorney	/	228	3	O Yes		
Denise Leadb	etter			V		Landlo	ord Attorney	/	228	3	O Yes	7.1.2.10	
					night (chil)					-	O Yes	O No	
											_		
									-	1000			
-								300					

	File Date	Assigned on	Assigned to		Status	XIV.	> >
Case # E020685	4/23/02	2/25/02	Maria Marti	nez	Petition Closed		
Players Name (First, Mt, Last)	- ·	Deleneral Obassa	Other Dhass	0.1			
Johnny L. Lewis			Other Phone (415) 752-2312	Role	Petitioner	The second desired the second de	No 4
Mike Plotkowski			(415) 732-2312	-	d Respondent	O Yes	-
Virginia Giamo					d Respondent	O Yes	
Andrew M. Zacks	- 1/	415) 956-8100		<u> </u>	d Attorney	O Yes	_
Denise Leadbetter		713/ 330-0100		 	d Attorney	O Yes	
Definise Leadbettel			1	Landioi	a Attorney	O Yes	
				. 1			0.10
Just Causes	31%						
☐ Non-payment of Re	nt	☐ Relative	Move In	r	☐ Master Tenant Living	in Same Uni	ł
☐ Habitual Late Paym		☐ Condo C		i	Owner Living in Sam		•
☐ Breach of Lease Ag		□ Demoliti		į	Foreclosure		
☐ Nuisance		☐ Remova	l from Housing U	se [Section 8		
Illegal Use of Unit			mprovement	[☐ Sale of property		
Failure to Sign Leas		_	tial Rehabilitation	ו [☐ No Just Cause		
☐ Denial of Access to		_	Withdrawal		No Advice Clause		
☐ Unapproved Subter	iant	Lead Re	mediation ment Agreement		Retaliation		
CAHELMOVE III		☐ Develop	ment vårsemen		☐ Oral Notice☐ Good Samaritan Tenancy Ends		
Attachment Sheet						ancy Lines	
The longterm tenant since ulleges that the eviction is i		leged that he is a d	isubled person, and	that repa	irs had to be made to his ur	it. The tenant	
"the landlord's domi TO LANDLORD: Repenalties for ANY per violation of Rent Ord serious violation of	inant moti nt Ordinar erson who dinance § state and the tenant	ve for recover nce §§37.9 (e) a endeavors to 37.9(a). IN Al local law for a t's peaceful ex	ing possessio and (f) provide recover posse DDITION, the la landlord to re ercise of any l	n" (emp for sub ession c andlord taliate -	n the eviction notice phasis supplied). Whe stantial criminal and or recovers possessi should be aware that or threaten to retaliants. See, e.g., Remitted.	ARNING L civil on in It it is a	
1						- 1	
ł							
						And the	