Executive Summary
Condominium Conversion Subdivision
Hearing Date: April 18, 2019

CONSENT CALENDAR

Record No.: 2019-000475CND
Project Address: 863 Haight Street
Zoning: RH-3 (Residential-House, Three-Family) District
Block/Lot: 1239/029
Applicant: Rosemarie MacGuiness
Sirkin Law APC
388 Market Street, Suite 300, San Francisco, CA 94111
Staff Contact: Katherine Wilborn – (415) 575-9114
Katherine.Wilborn@sfgov.org
Recommendation: Approval With Conditions

PROJECT DESCRIPTION

The Project proposes to convert a three-story, five-unit building into residential condominiums. No alterations to the building are proposed. Conditions include a Notice of Special Restrictions for the two existing units that are legal, nonconforming dwelling units above the density within the Subject Property’s zoning district.

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 Project requires Planning Commission approval under Section 3.527 of the Charter and Sections of five to six residential unit buildings. Findings must be made that the proposal is consistent with the General Plan and Subdivision Code.

ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach. To date, the Department has not received any public comments on the proposed project.
- Existing Tenant & Eviction History: All five units are owner-occupied. All units are occupied by owners who intend to purchase their units. All prospective owners have signed under penalty of perjury that no evictions have occurred on the subject property on or after January 1, 2000.
ENVIRONMENTAL REVIEW

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

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.

Residential Unit Description

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>Square-Feet</th>
<th>No. of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>839</td>
<td>1</td>
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<tr>
<td>2</td>
<td>1063</td>
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<tr>
<td>3</td>
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<td>1</td>
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<tr>
<td>5</td>
<td>363</td>
<td>0</td>
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</tbody>
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ATTACHMENTS:

Draft Motion – Condominium Conversion Subdivision
Exhibit A – Maps and Context Photographs
Exhibit B – Selected Project Sponsor Submittals
  • Application Statement
  • Report of Residential Record (3R)
  • Form 1: Building and Owner/Occupancy History
  • Rent Stabilization and Arbitration Board’s Eviction History Report
ADOPTING FINDINGS RELATING TO THE CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, FIVE-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 1, 2019, Rosemarie MacGuinness (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, 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 and use is a five-unit dwelling.

On April 18, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2019-000475CND.

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.
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 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

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 six years prior to the annual April 15th 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. 2019-000475CND 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. 2019-000475CND.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 18, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:
Parcel Map

SUBJECT PROPERTY

Condominium Conversion Hearing
Case Number 2019-000475CND
863 Haight Street, San Francisco CA 94117
Block 1239 Lot 029
Condominium Conversion Hearing
Case Number 2019-000475CND
863 Haight Street, San Francisco CA 94117
Block 1239 Lot 029

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

Condominium Conversion Hearing
Case Number 2019-000475CND
863 Haight Street, San Francisco CA 94117
Block 1239 Lot 029
Site Photo
(Front Façade, Haight Street)
Applicant Statement

Assessor’s Parcel Number: 1239-029

Property Address: 863 Haight Street, San Francisco, CA 94117

Owner Information
Michael Ferber; Susan Arnold; Lucile Ferber Arnold; Michael M. Mizono, as Trustee of the Michael M. Mizono
Name(s): Trust Agreement, dated January 7, 2016; Benjamin Robert Hirsch; Jenna Elizabeth Carstens and Chris A.
Carstens, Trustee(s) of The Jenna Elizabeth Carstens Trust Under Agreement dated May 30, 2007; Amelia
Cline; and Terry B. Cline

Address: 863 Haight Street, San Francisco, CA 94117

Application Contact (if different from Owner)
Name(s): Rosemarie MacGuinness, Sirkin Law, APC
Address: 388 Market Street, Suite 1300, San Francisco, CA 94111
Phone: (415) 839-6406
Email: condoconversion@andysirkin.com

Firm or Agent Preparing Subdivision Map
Name(s): Lou Clem, Geomatrix Surveying Engineering Inc.
Address: 5436 California Street, San Francisco, CA 94118
Phone: (415) 422-0527
Email: lou@geomatrixsurvey.com

Number of Units in Project: 5

Number of Tenant Occupied Units: 0

Choose One:

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<td>Number of commercial:</td>
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I (We) declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Michael K. Ferber  
Signature of Applicant

Printed Name: Michael Ferber  
Date: 7/5/18

Susan Arnold  
Printed Name: Susan Arnold  
Date: 7/5/18

Lucile Ferber Arnold  
Printed Name: Lucile Ferber Arnold  
Date: 7/12/18

Michael M. Mizono  
Printed Name: Michael M. Mizono

Signature of Applicant

Benjamin Robert Hirsch  
Printed Name: Benjamin Robert Hirsch

Jenna Elizabeth Carstens  
Printed Name: Jenna Elizabeth Carstens

Signature of Applicant

Chris A. Carstens  
Printed Name: Chris A. Carstens

Signature of Applicant

Amelia Cline  
Printed Name: Amelia Cline

Signature of Applicant

Terry B. Cline  
Printed Name: Terry B. Cline

Signature of Applicant
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Michael Ferber
Printed Name
Date

Susan Arnold
Printed Name
Date

Lucie Ferber Arnold
Printed Name
Date

Michael M. Mizono
Printed Name
Date

Benjamin Robert Hirsch
Printed Name
Date

Jenna Elizabeth Carstens
Printed Name
Date

Chris A. Carstens
Printed Name
Date

Amelia Cline
Printed Name
Date

Terry B. Cline
Printed Name
Date
Report of Residential Building Record (3R)  
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building  863 HAITHT ST  Block 1239  Lot 029

Other Addresses

1. A. Present authorized Occupancy or use:  FIVE FAMILY DWELLING

2. B. Is this building classified as a residential condominium?  Yes  No ✔

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code?  Yes  No ✔


4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property?  Yes  No ✔

If Yes, what date?  The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.

5. Building Construction Date (Completed Date):  UNKNOWN

6. Original Occupancy or Use:  UNKNOWN

7. Construction, conversion or alteration permits issued, if any:

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<td>1038124</td>
<td>Oct 06, 2004</td>
<td>UNIT #2 - REPLACE BATH AND KITCHEN FIXTURES, APPLIANCES, CABINETS (NO PLUMBING, NO ELECTRICAL)</td>
<td>I</td>
</tr>
<tr>
<td>201604275877</td>
<td>1390182</td>
<td>Apr 27, 2016</td>
<td>ADMINISTRATIVE PERMIT TO ESTABLISH LEGAL USE AND OCCUPANCY OF BUILDING AS 5 UNIT RESIDENTIAL APARTMENT PER CITY RECORDS (ASSessor'S &amp; DEPARTMENT OF BUILDING INSPECTION) WITH A SITE VISIT - CFC 5FD</td>
<td>C</td>
</tr>
<tr>
<td>201610281426</td>
<td>1408115</td>
<td>Oct 28, 2016</td>
<td>REPLACEMENT OF 14 WINDOWS TOTAL, FRONT FACING</td>
<td>C</td>
</tr>
<tr>
<td>201705106216</td>
<td>1424964</td>
<td>May 10, 2017</td>
<td>REROOFING</td>
<td>C</td>
</tr>
<tr>
<td>201706088846</td>
<td>1427953</td>
<td>Jun 08, 2017</td>
<td>TO COMPLY WITH PHYSICAL INSPECTION REPORT #CC-8055</td>
<td>I</td>
</tr>
<tr>
<td>201706088847</td>
<td>1427954</td>
<td>Jun 08, 2017</td>
<td>RENEW EXPIRED BUILDING PERMIT APPLICATION #200410066043. ALL WORK IS COMPLETE</td>
<td>I</td>
</tr>
<tr>
<td>201706129083</td>
<td>1428197</td>
<td>Jun 12, 2017</td>
<td>DEMOLITION OF PENTHOUSE COVERING THE STAIRWELL TO COMPLY WITH BUILDING AND HOUSING REPORT CC-8055. PHYSICAL INSPECTION REPORT (COMMON AREA, ITEM #3)</td>
<td>I</td>
</tr>
<tr>
<td>201801098175</td>
<td>1449234</td>
<td>Jan 09, 2018</td>
<td>UNIT #4 - BATHROOM REMODEL. REPLACE ALL FIXTURES IN-KIND. NO FIXTURES WILL BE MOVED</td>
<td>I</td>
</tr>
</tbody>
</table>
Address of Building  863 Haight St

Other Addresses

<table>
<thead>
<tr>
<th>Application #</th>
<th>Permit #</th>
<th>Issue Date</th>
<th>Type of Work Done</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>201802272357</td>
<td>1454038</td>
<td>Feb 27, 2018</td>
<td>UNIT #3 - GUEST BATHROOM REMODEL LIKE FOR LIKE, NEW TUB, NEW FAUCET, NEW TILE, NEW VANITY, NEW TOILET</td>
<td>I</td>
</tr>
</tbody>
</table>

8. A. Is there an active Franchise Tax Board Referral on file?  Yes ☑ No  
   B. Is this property currently under abatement proceedings for code violations? Yes ☑ No ☑

9. Number of residential structures on property?  1

10. A. Has an energy inspection been completed?  Yes ☑ No  
    B. If yes, has a proof of compliance been issued?  Yes ☑ No

11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes ☑ No  
    B. If yes, has the required upgrade work been completed?  Yes ☑ No

Date of Issuance: 04 APR 2018
Date of Expiration: 04 APR 2019
By: BETTY LEE

Report No: 201803303644

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)
Item No. 6 – Building History

No information known except for detailed on Report of Residential Record

Item No. 7 – Statement of Repairs & Improvements

N/A

Item No. 8 – List of occupants, their apartment numbers, vacant units, and owners and tenants who intend to purchase

<table>
<thead>
<tr>
<th>Unit</th>
<th>Occupant Name</th>
<th>Apartment No.</th>
<th>Unit Vacant?</th>
<th>Intend to Purchase?</th>
</tr>
</thead>
<tbody>
<tr>
<td>One</td>
<td>Lucile Ferber Arnold</td>
<td>1</td>
<td>□ YES □ NO</td>
<td>☑ YES □ NO</td>
</tr>
<tr>
<td>Two</td>
<td>Michael M. Mizo no</td>
<td>2</td>
<td>□ YES □ NO</td>
<td>☑ YES □ NO</td>
</tr>
<tr>
<td>Three</td>
<td>Benjamin Robert Hirsch</td>
<td>3</td>
<td>□ YES □ NO</td>
<td>☑ YES □ NO</td>
</tr>
<tr>
<td>Four</td>
<td>Jenna Elizabeth Carstens</td>
<td>4</td>
<td>□ YES □ NO</td>
<td>☑ YES □ NO</td>
</tr>
<tr>
<td>Five</td>
<td>Amelia Cline</td>
<td>5</td>
<td>□ YES □ NO</td>
<td>☑ YES □ NO</td>
</tr>
</tbody>
</table>

Item No. 9 – Six year occupancy history

<table>
<thead>
<tr>
<th>Apt. No.</th>
<th>Duration</th>
<th>Occupants</th>
<th>Rent ($)</th>
<th>Reason for Termination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Oct 2006 - Feb 2015</td>
<td>Andy Tran</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>2</td>
<td>Feb 2015 - Current</td>
<td>Lucile Ferber Arnold</td>
<td>Owner Occupant</td>
<td>N/A</td>
</tr>
<tr>
<td>2</td>
<td>Oct 2006 - Apr 2014</td>
<td>John Hudson</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>2</td>
<td>April 2014 - Current</td>
<td>Michael M. Mizo no and Jeannette Christine Mizo no</td>
<td>Owner Occupant</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>Oct 2006 - July 2017</td>
<td>Timothy Suscev and Diana Faraj</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>3</td>
<td>July 2017 - Current</td>
<td>Benjamin Robert Hirsch</td>
<td>Owner Occupant</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>Dec 2006 - July 2014</td>
<td>Dean Atchison</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>4</td>
<td>Aug 2014 - Current</td>
<td>Jenna Elizabeth Carstens</td>
<td>Owner Occupant</td>
<td>N/A</td>
</tr>
<tr>
<td>5</td>
<td>Oct 2006 - Jan 2012</td>
<td>Warren Fourie</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>5</td>
<td>Jan 2012 - Nov 2017</td>
<td>Allen Kerr</td>
<td>Owner Occupant</td>
<td>Sold</td>
</tr>
<tr>
<td>5</td>
<td>Nov 2017 - Current</td>
<td>Amelia Cline</td>
<td>Owner Occupant</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Are there any evictions associated with this building since May 1, 2005? [Sec. 1396.2, 1396.4(10)]

☑ YES □ NO  if yes, provide details:

On July 18, 2005, an Ellis Act Withdrawal was filed with the Rent Board. Tenants were evicted from Unit 1 and Unit 5 (File No. M051482 and M051483). The tenants did not claim protected status. All five units of this building have been occupied continuously by owners of record for at least ten years. Section 1396.4 (b)(9)(B).
<table>
<thead>
<tr>
<th>Apt. No.</th>
<th>No. Bedrooms</th>
<th>Square Feet</th>
<th>Current Rental Rate</th>
<th>Proposed Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>839</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>1063</td>
<td>Owner Occupied</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>3</td>
<td>1</td>
<td>842</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>4</td>
<td>1</td>
<td>830</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>363</td>
<td>Owner Occupied</td>
<td>$700,000</td>
</tr>
</tbody>
</table>

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

# ______________
# ______________
# ______________
# ______________

Michael K. Ferber
Signature of Applicant

Michael Ferber
Printed Name

Susan Arnold
Printed Name

Lucile Ferber Arnold
Printed Name

Michael M. Mizono
Printed Name

Benjamin Robert Hirsch
Printed Name

Jenna Elizabeth Carstens
Printed Name

Chris A. Carstens
Printed Name

Amelia Cline
Printed Name

Terry B. Cline
Printed Name

7/5/18
Date

7/5/18
Date

7/12/18
Date

Date

Date

Date

Date

Date

Date
**Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices**

<table>
<thead>
<tr>
<th>Apt. No.</th>
<th>No. Bedrooms</th>
<th>Square Feet</th>
<th>Current Rental Rate</th>
<th>Proposed Sales Price</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
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<td>1</td>
<td>842</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>4</td>
<td>1</td>
<td>830</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>363</td>
<td>Owner Occupied</td>
<td>$700,000</td>
</tr>
</tbody>
</table>

**Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below**

# # # # # #

Michael Ferber
Printed Name

Susan Arnold
Printed Name

Lucile Ferber Arnold
Printed Name

Michael M. Mizon
Printed Name

Benjamin Robert Hirsch
Printed Name

Jenna Elizabeth Carstens
Printed Name

Chris A. Carstens
Printed Name

Amelia Cline
Printed Name

Terry B. Cline
Printed Name

Date

1/14/18

Date
Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

<table>
<thead>
<tr>
<th>Apt. No.</th>
<th>No. Bedrooms</th>
<th>Square Feet</th>
<th>Current Rental Rate</th>
<th>Proposed Sales Price</th>
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</thead>
<tbody>
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<tr>
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<td>4</td>
<td>1</td>
<td>830</td>
<td>Owner Occupied</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
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<td>Owner Occupied</td>
<td>$700,000</td>
</tr>
</tbody>
</table>

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

# # # # #

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

__________________________  ____________________________  ____________________________  ____________________________  ____________________________
Signature of Applicant

Michael Ferber
Printed Name
Date

Susan Arnold
Printed Name
Date

Lucie Ferber Arnold
Printed Name
Date

Michael M. Mizono
Printed Name
Date

Benjamin Robert Hirsch
Printed Name

6-26-18
Date

Jenna Elizabeth Carstens
Printed Name

6-17-18
Date

Chris A. Carstens
Printed Name

6-17-18
Date

Amelia Cline
Printed Name

6-20-18
Date

Terry B. Cline
Printed Name

6-20-18
Date
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

☐ No Eviction(s) have occurred on or after January 1, 2000.

☒ An Eviction has occurred on or after January 1, 2000. Date(s) of Eviction: 7-18-05

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.

Date 10-5-18 Signed Van Lam
Rent Stabilization and Arbitration Board
Eviction Notice M051482

Property Address

863 Haight Street

Street 1

Number Street Name Suffix Unit# Eviction ID File Date Rent Paid

863 Haight Street 5 94117 07/18/05

Building

Complex

1900 Yr Built


Cause For Eviction

☐ Non-payment of Rent ☐ Unapproved Subtenant ☐ Lead Remediation
☐ Habitual Late Payment of Rent ☐ Owner Move In ☐ Development Agreement
☐ Breach of Lease Agreement ☐ Condo Conversion ☐ Good Samaritan Tenancy Ends
☐ Nuisance ☐ Demolition ☐ Roommate Living in Same Unit
☐ Illegal Use of Unit ☐ Capital Improvement ☐ Other
☐ Failure to Sign Lease Renewal ☐ Substantial Rehabilitation ☐ Severance of Housing Service
☐ Denial of Access to Unit ☐ Ellis Act Withdrawal

Players

<table>
<thead>
<tr>
<th>Name (First, MI, Last)</th>
<th>Primary Phone</th>
<th>Other Phone</th>
<th>Role</th>
<th>Strt #</th>
<th>Unit #</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Turner</td>
<td></td>
<td></td>
<td>Tenant</td>
<td>863</td>
<td>1</td>
<td>☐ Yes  ☐ No</td>
</tr>
<tr>
<td>Stephen Bjorgan</td>
<td></td>
<td></td>
<td>Landlord</td>
<td>863</td>
<td>1</td>
<td>☐ Yes  ☐ No</td>
</tr>
<tr>
<td>Denise A. Leadbetter, Esq</td>
<td>(415) 956-8100</td>
<td></td>
<td>Landlord's Agent/Atty/Rep</td>
<td>863</td>
<td>1</td>
<td>☐ Yes  ☐ No</td>
</tr>
</tbody>
</table>
**Eviction Notice M051483**

**Property Address**

<table>
<thead>
<tr>
<th>Number</th>
<th>Street Name</th>
<th>Suffix</th>
<th>Unit#</th>
</tr>
</thead>
<tbody>
<tr>
<td>863</td>
<td>Haight</td>
<td>5</td>
<td>863</td>
</tr>
</tbody>
</table>

**Building**

<table>
<thead>
<tr>
<th>Complex</th>
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<tbody>
<tr>
<td>1940</td>
</tr>
</tbody>
</table>

**Rent Paid**

<table>
<thead>
<tr>
<th>Number</th>
<th>Street Name</th>
<th>Suffix</th>
<th>Unit#</th>
</tr>
</thead>
<tbody>
<tr>
<td>863</td>
<td>Haight</td>
<td>5</td>
<td>1940</td>
</tr>
</tbody>
</table>

**Eviction ID**

| M051483 | 07/18/05 |

**Cause For Eviction**

- Non-payment of Rent
- Habitual Late Payment of Rent
- Breach of Lease Agreement
- Nuisance
- Illegal Use of Unit
- Failure to Sign Lease Renewal
- Denial of Access to Unit
- Unapproved Subtenant
- Owner Move In
- Condo Conversion
- Demolition
- Capital Improvement
- Substantial Rehabilitation
- Lead Remediation
- Development Agreement
- Good Samaritan Tenancy Ends
- Roommate Living in Same Unit
- Other
- Ellis Act Withdrawal
- Severance of Housing Service

**Players**

<table>
<thead>
<tr>
<th>Name (First, M., Last)</th>
<th>Primary Phone</th>
<th>Other Phone</th>
<th>Role</th>
<th>Unit #</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sabryna Chase</td>
<td></td>
<td></td>
<td>Tenant</td>
<td>863</td>
<td>Yes</td>
</tr>
<tr>
<td>Eva-Maria Chase</td>
<td></td>
<td></td>
<td>Tenant</td>
<td>863</td>
<td>Yes</td>
</tr>
<tr>
<td>Stephen Bjorgan</td>
<td></td>
<td></td>
<td>Landlord</td>
<td>863</td>
<td>Yes</td>
</tr>
<tr>
<td>Densie A. Leadbetter, Esq</td>
<td>(415) 956-8100</td>
<td></td>
<td>Landlord's Agent/Atty/Rep</td>
<td>863</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Related Files**

- Yes
- No