



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
 sfpbpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: March 6, 2020

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 10354			
Project Type: 5 Residential Units New Condominiums			
Address#	StreetName	Block	Lot
34	LANGTON ST	3730	096
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

*(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)*

Sincerely,

 for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class _____, CEQA Determination Date _____, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed _____ Date _____

Planner's Name _____
 for, Corey Teague, Zoning Administrator



NEW CONDOMINIUM CONVERSION

San Francisco Public Works Referral Checklist

Property Information

ProjectAddress:

Block/Lot(s):	Zoning:
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Related Applications

Public Works' ID No.:	Planning Case No.:
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PUBLIC WORKS:

Tentative Parcel/Final Map*	Preliminary Title Report	Previous Land Use
Permit numbers for any approved building permits		Photographs of subject property
Prop M Findings	3R Report	Form 1: BMR units/designation (NSR)

****Notify Public Works of non-complying maps, incomplete applications or evidence of illegal structures.**

PLANNING:

PLANNING CODE COMPLIANCE

- Consistent with approved BPA/entitlement conditions, MMRP
- Dwelling Units Quality: Max 5% increase, 10% decrease in units to avoid CPC re-hearing.
- BMR Quantity: Matches recorded NSR. If approved as rental housing, condition on referral units for rent only and not owner-occupied. Condominium ownership does not preclude tenant occupancy.
- Enforcement: ENF cases, windows, etc.
- Open Space access and amount unchanged. Variance may be required if common OS becomes private OS or is reduced.
 - Verify spatial requirements for obstructions in required open spaces (§135 & 136).

EXISTING UNITS ON SITE CONVERTIBLE IF:

- 1 existing DU + new DUs; or
- Up to 2 existing DU + New DUS; if at least one unit is owner occupied for at least 1 year; or
- ≥ 2 existing units + new DU = convertible separately from existing dwelling units (cannot mix existing/new; existing must remain aggregated unless converted through bypass, ECP, lottery).

NEW UNITS NOT CONVERTIBLE IF:

- New unit is ADU. Exception: if new ADU was constructed on property with existing condos that were converted prior to 7/11/16.
- New units were not permitted under Planning Code §207.3 cannot be converted to be sold/separately financed(but can be a part of an existing unit) per Subdivision Code § 1380.1
- Units are the reestablishment of nonconforming dwellingsand/or reconstruction of noncomplying structures under Planning Code §186(d) and 188(b); they are subject to Subdivision Code conversion rules and are not considerednew construction.

CATEGORICAL EXEMPTION

- Reference CatEx clearance covering new construction
- Class 3: New construction or conversion of small structures no more than 4 units
- "Not a Project under CEQA"** No activity subject to a building permit, activities are limited to permitted work that is not considered a project under CEQA (interior)

SAVE PDF

Date Reviewed