

File No. 130950

Committee Item No. _____

Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 19, 2013

Cmte Board

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Appeal of Application of Condominium Conversion Fee for</u>
<u>273A-29th Street</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Joy Lamug

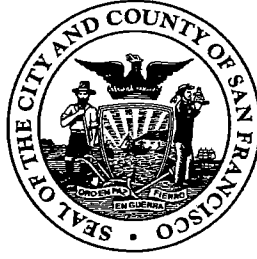
Date November 14, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

BOARD of SUPERVISORS



City Hall
1. Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

September 30, 2013

Jasmine Oberste
Anne Michele Smart
273A 29th Street
San Francisco, CA 94131

Mohammed Nuru, Director
Department of Public Works
City Hall, Room 348
San Francisco, CA 94102

**Subject: Appeal of Reduction, Adjustment, or Waiver of Condominium Conversion Fee
for a Property Located at 273A 29th Street**

Dear Appellants and Director Nuru:

The Office of the Clerk of the Board is in receipt of an appeal (copy attached) filed on September 26, 2013, of a Reduction, Adjustment, or Waiver of Condominium Conversion Fee for a property located at 273A 29th Street only, which is part of a Tenancy in Common that includes 273 and 275 29th Street.

In accordance with Subdivision Code, Section 1396.4(j), the appellant bears the burden of presenting substantial evidence to support the appeal, including comparable technical information to support the appellant's position. For this purpose, appellants are encouraged to review the City's technical report entitled "Condominium Conversion Nexus Analysis," dated January 2011, and other related documents, which are on file with the Clerk of the Board in File No. 120669 (Ordinance No. 117-13), and available on our website at the following link:

<http://sfgov.legistar.com/LegislationDetail.aspx?ID=1139030&GUID=DDAF577C-F534-42F0-8EC8-EAB8570A4FD5&Options=ID|Text|&Search=120669>

A hearing date has been scheduled on **Tuesday, November 19, 2013, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

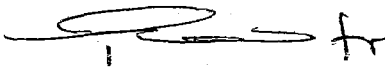
Please provide 1 electronic copy (sent to BOS.Legislation@sfgov.org) and 18 hard copies to the Clerk's Office in City Hall, Room 244 by:

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing;

11 days prior to the hearing: names and addresses of interested parties to be notified of the hearing in label format.

If you have any questions, please feel free to contact Legislative Deputy Director, Rick Caldeira, at (415) 554-7711 or Legislation Clerk, Joy Lamug, at (415) 554-7712.

Sincerely,



Angela Calvillo
Clerk of the Board

c:

Jon Givner, Deputy City Attorney

Kate Stacy, Deputy City Attorney

Marlena Byrne, Deputy City Attorney

John Malamut, Deputy City Attorney

Fuad Sweiss, City Engineer, Department of Public Works

Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping

Bruce Storrs, Surveyor, Department of Public Works

Javier Rivera, Department of Public Works

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 SEP 26 PM 12:11

Anne Michele Smart
& Jasmine Oberste
273A 29th Street
San Francisco, CA 94131
jasmine.oberste@gmail.com / 415.713.3584

September 26, 2013

To: DPW & SF Board of Supervisors
Re: Appeal for Reduction or Waiver of Condominium Conversion Fee

I address both the DPW and the Board of Supervisors because there is some confusion about how we are supposed to proceed.

The \$48,000 fee (\$16,000 per unit on a three unit property) for our TIC property was paid on Sept 11, 2013 (see attached receipt).

My mother and I live on very limited means. In 2012 my income was \$10,008.

My income for 2012 consisted of Calworks: \$1,500, State Disability: \$5,936, Paid Family Leave: \$1,272, Child Support: \$1,300. None of that income was taxable and so was advised by the IRS to not file. I returned to work part time in January 2013 but my net income is minimal. August was my highest earning month so far at \$600.

My mom and husband William Crolius' combined income for 2012 was around \$24,000. My mom, Anne Michele Smart is 65 years old and with some medical issues and is living primarily on social security and some rental income. She will submit her tax forms for proof of income prior to our hearing date.

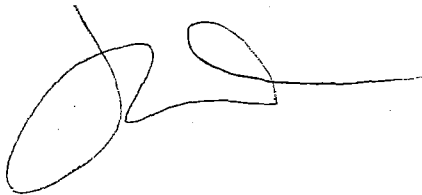
I live with my 22 month old at 273A 29th Street with renters who moved in when I was pregnant to help cover the mortgage during my maternity leave.

We had to borrow \$16,000 to pay the Condo Conversion Fee.

Please consider either a complete waiver or significant reduction in this fee as we are living hand to mouth.

Thank you

Jasmine Oberste (and Anne Michele Smart)





Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

RECEIVED
13 SEP 11 AM 10:12

Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Sirkin and Associates
388 Market Street, suite 1300
San Francisco, CA 94111

EXPEDITED CONVERSION PROGRAM INVOICE

Payment due upon receipt
Monday, August 19, 2013

Project Information

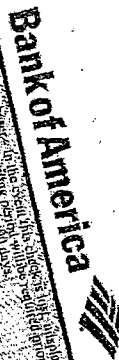
PID: 7756
Assessor's Block 6633
Lot 025
Address 273 - 275 29TH ST

Amount Due
\$48,000.00

Notes:

1. Payment is due upon receipt of this invoice.
2. Payments must be made by Bank or Cashier's Check.
 - a. Credit Cards and personal checks will not be accepted.
3. Make checks out to "Department of Public Works - ECP"
4. Please write your Assessor's Block and Lot number on your check.
5. Submit a copy of this invoice with your payment.

Number of Years of Lottery Participation	Number of Units in the Building	Expedited Conversion Fee Per Unit	Total Fee Due
2	3	\$16,000.00	\$48,000.00



Cashier's Check

SEPTEMBER 11, 2013

No. 002592030

Bank of America, N.A.
100 North Main Street, Suite 1000
Phoenix, AZ 85004

Banking Center
NOE VALLEY BRANCH
0000259 00008 0002592030

ISSUED BY
LINDA KELLER
Teller (your check is by)

02-2012
05-14-3774B
Pay to the Order of
FERRY EIGHT THOUSAND DOLLARS AND 00 CENTS
*DEPARTMENT OF PUBLIC WORKS - 302**
*ASSISTANT'S BLOCK 6633 / LOT 025**
VOID AFTER 90 DAYS

Bank of America, N.A.
Phoenix, AZ

THE ORIGINAL DOCUMENTS REFLECTIVE MARK ON THE BACK

THE ORIGINAL DOCUMENTS REFLECTIVE MARK ON THE BACK

Authorized Signature

\$ ** 48000.00 **

© 2013 BANK OF AMERICA



NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, November 19, 2013

Time: 3:00 p.m.

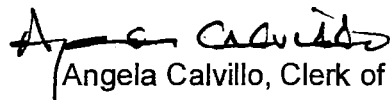
Location: Legislative Chamber, Room 250, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 130950. Hearing of persons interested in or objecting to the application of the condominium conversion fee per Subdivision Code, Section 1396.4(j), for property located at 273A 29th Street, Assessor's Block No. 6633, Lot No. 025. (District 8) (Appellants: Jasmine Oberste and Anne Michele Smart) (Filed September 26, 2013).

If you challenge, in court, the fee described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Friday, November 15, 2013.

Individuals submitting written comments or speaking at the hearing are not required to identify themselves. If an individual chooses to identify himself or herself, the individual's name – along with any information the individual provides – will become part of the public record.


(Angela Calvillo, Clerk of the Board)

DATED: November 7, 2013
MAILED/POSTED: November 8, 2013

273-273A-275 29th Street, San Francisco, CA 94131 (6633-025)

Please inform all owners (Christina Michelle Fong, D. Kirk Kepley and Linda A. Kepley, Jasmine Oberste, Anne Michele Smart) c/o

273-275 29th Street HOA c/o Linda A. Kepley
273 29th Street
San Francisco, CA 94131

Tenants:

Nathaniel Kelso
273A 29th Street
San Francisco, CA 94131

Hillary Finck
273A 29th Street
San Francisco, CA 94131

F. Expedited Conversion Program – FORMS

Form No. 1

Building History, Statement of Repairs & Improvements, Occupants, Rental History, and Proposed Prices

Assessor's Block 6633 Lot 025 Address 273-273A-275 29th St., San Francisco, CA 94131

Item No. 6 – Building History

No information known except for as detailed on Report of Residential Record

Item No. 7 – Statement of Repairs & Improvements

n/a

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

Unit	Occupant Name	Apartment Number	Is the unit vacant?		Does occupant intend to purchase unit?	
One	D. Kirk Kepley & Linda A. Kepley	273	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Two	Nathaniel Kelso & Hillary Finck	273A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Three	Christina Michelle Fong & John Wilks	275	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Four			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Five			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Six			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Total # of vacant units: 0

Item No. 9 - Five-year Occupancy History (Include all building occupants)

Five Year Occupancy History

Apartment No.	Duration	Occupants	Rent	Reason for Termination/Leaving
273	04/2008-present	D. Kirk Kepley & Linda A. Kepley	O-O	n/a
273A	07/2011-present	Nathaniel Kelso	\$2000split	n/a
	07/2012-present	Hillary Finck	\$2000split	n/a
	04/2010-07/2011	Anne Smart	O-O	rented
	04/2010-07/2011	Jasmine Oberste	O-O	rented
	1988-12/2008	Mollie Smart	\$394	deceased
	12/2004-04/2010	Anne Smart	\$394	bought
275	04/2008-present	Christina Michelle Fong & John Wilks	O-O	n/a

