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BOARD OF SUPERVISORS
SAN FRANCISCO

2023 NOV 13 PM 4: 47

BY AK

November 13, 2023

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place,
Room 244 San Francisco, CA 94102

Deepa Varma
1369 York Street
San Francisco, CA 94110

RE: Letter of appeal of a Tentative Map approval of a 2 Lot Subdivision project
parcel 1365-1371 York Street

APN: 4275-028
PID: 11200

To Whom it May Concern:

I am appealing the tentative parcel map and 11200.

I am a tenant at 1369 York Street, where I have lived with my partner for over 14 years. My home is part of a 4 unit lot that I share with my neighbors who are San Francisco natives, also of 14 years, and several tenants in the other units, including a family with small children.

I am appealing this proposed subdivision on three bases: Lack of notice, risk of displacement of myself and other tenants, and the long standing history of our home as a single lot, which includes a shared water meter as well as our beautiful shared garden of many years, which provides needed green space. I understand there may be other bases for appeal as well. I hope to amend this appeal, if so. Given the lack of notice I had for this subdivision, I am still researching the implications of this project, and hope that the board allows me every chance to voice my concerns as a long term tenant who is impacted by this change to my home.

Lack of Notice

I did not learn about either the subdivision application or approval until a few days ago, from a homeowner neighbor who received the notice, and happened to ask me about it when she saw me on the street. She gave me the document I am attaching, which was the first time I learned of the subdivision application. To my knowledge, none of the tenants at 1365-1371 have received any of these documents from either our landlord, Virginia Lopez, or the planning department. San Francisco Subdivision code §1313 names the notice requirements to neighboring property owners, and names that property owners within 300 feet of the tentative map, suggesting that this is a change that might impact them. It also states that the public and interested parties of each application for a Tentative Map should receive notice. As an

interested party actually living on the lot in question, I and the other tenants should have received notice, or at least been told of this proposed change.

Risk of Displacement and loss of Rent Controlled Units

Given the lack of communication from the landlord, or the planning department, I am not sure what the plans of the landlord are in seeking a subdivision. However, I am aware that a lot with one dwelling unit, or two dwelling units have less protections for tenants in San Francisco than one with four dwelling units.

Two unit buildings are exempt from condo conversion limitations, and are therefore attractive investments for would-be real estate speculators, as well as high income individuals who wish to buy and evict current tenants in order to move in themselves. I have personally known many long term tenants who have been displaced by owner move-in evictions, particularly from two unit buildings. Many of these owners never even actually moved in themselves, but used the process to make more money through a condo conversion. Given these risks, I want to at least have a chance to learn what is being planned for my home.

The Subdivision Code recognizes the “impact on the City’s population and housing stock” of condo conversions §1302(c) and names that the protections and limitations that do exist are to “prevent the displacement of existing tenants” §1302 (c)(3) and to “To prevent the effective loss of the City’s low or moderate income housing stock.” §1302(c)(7).

The code covering subdivisions therefore clearly recognizes that subdivision can create displacement, and that displacement and loss of moderate income housing should be prevented. I am concerned about condo conversion if the lot size is changed, and I know that could mean my neighbors and I could lose our homes,

History as a single lot

From the time my partner and I moved into our home in 2009, we have shared a garden, a breezeway, and a water meter with our neighbors in 1365, 1367, and 1371. The lot has two buildings on it, with two units each, but we have been told by our neighbors who have lived in the neighborhood all their lives, that the buildings were once connected, and were owned together even before they were purchased by our landlord in the 1980’s.

To my knowledge, through that time there has been a shared water meter, and we each pay a fixed rate for water each month. We know that if the lot is divided, an entirely new (and unnecessary) system would need to be put in place, and we could have financial impacts immediately from this.

These units were built in 1930, according to the assessor’s records. The backyard has mature fruit trees that have been here for at least two decades, including a lemon tree, a fig tree, and an apricot tree that bears the most incredible apricots I have ever tasted. My

neighbors and I have tended the backyard for 14 years together. We grow vegetables, flowers, and watch hummingbirds, bees, and other pollinators also thrive in the space we play backyard games with our neighbors' nieces and nephews and friends (several of them are from San Francisco originally and have extended family in the city). We play music and make art in this space in a time where there is less and less space for culture in the city. I am worried that all of this would be lost in the division of the land, a division which would benefit no one who actually lives here and uses the space.

We love our home and our neighborhood, and hope that the planning department supports the ability for tenants to stay in homes they can afford.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Deepa Varma', with a long horizontal stroke extending to the right.

Deepa Varma, Tenant, 1369 York Street

ATTACHED:

- A. Notification Letter
- B. Tentative Map Decision from the Department of Public Works
- C. Check for \$402.00

Additional Evidence, if any will be provided as soon as it is collected.



Date: Nov 1, 2023
PID: 11200

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BY Ak

THIS IS NOT A BILL.

London N. Breed
Mayor

This is a notice regarding the approval of a subdivision of real property at the following location:

Carla Short
Acting Director

Address: 1365-1371 York Street
APN: 4275-028

Public Works has approved Tentative Parcel Map and 11200, being a 2 Lot Subdivision project on stated parcel.

Nicolas Huff
Bureau of Street-Use and
Mapping Manager

This notification letter is to inform you of your right to appeal this Tentative Map approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$402.00, payable to SF Public Works.

Office of the
City and County Surveyor

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
<http://sfbos.org/>

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
<http://sfbos.org/appeal-information>

sfpublicworks.org
[facebook.com/sfpublicworks](https://www.facebook.com/sfpublicworks)
twitter.com/sfpublicworks

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org.

Sincerely,

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Jacob F. Rems
JACOB F. REMS, PLS 4636
CHIEF SURVEYOR



City and County of San Francisco
 San Francisco Public Works - Bureau of Street Use and Mapping
 49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
 sfpublishworks.org - tel (628) 271-2000



Date: Aug 11, 2022

TENTATIVE MAP DECISION

Department of City Planning
 49 South Van Ness Avenue
 14th Floor, Suite 1400
 San Francisco, CA 94103

Project ID: 11200			
Project Type: 2 Lot Subdivision			
Address#	StreetName	Block	Lot
1365 - 1371	YORK ST	4275	028
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,

William Blackwell Jr Digitally signed by William Blackwell Jr
 Date: 2022.08.11 12:49:28 -07'00'

William Blackwell, PLS Acting 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: 15, CEQA Determination Date: 27.Oct.23, 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 **Claire Feeney** Digitally signed by Claire Feeney
 Date: 2023.10.27 11:53:00 -07'00'

Date: 27.Oct.23

Planner's Name **Claire Feeney**
 for, Corey Teague, Zoning Administrator

DEEPA A VARMA

255

11-7650/3210

11/13/23

Date

Pay to the
Order of

Department of Public Works \$ 402.00

Four hundred and two and ⁰⁰/₁₀₀

Dollars

Photo
Safe
Deposit
Details on back



SF Fire Credit Union
3201 California Street
San Francisco, CA 94118-1903
(888) 499 FIRE www.sffirecu.org

For

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