

1 [Subdivision Code – Planning Commission hearings on condominium conversions.]

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3 **Ordinance amending Subdivision Code Section 1332 to require Planning Commission**
4 **hearings to address General Plan consistency for all condominium conversion**
5 **applications subject to Subdivision Code Sections 1396 et seq., the condominium**
6 **conversion lottery; and making environmental findings.**

7 Note: Additions are single-underline italics Times New Roman;
8 deletions are ~~strikethrough italics Times New Roman~~.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Environmental Findings. The Planning Department has determined that the
12 actions contemplated in this Ordinance are in compliance with the California Environmental
13 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is
14 on file with the Clerk of the Board of Supervisors in File No. and is incorporated herein
15 by reference.

16 Section 2. The San Francisco Subdivision Code is hereby amended by amending
17 Section 1332, to read as follows:

18 SEC. 1332. HEARINGS ON CONVERSIONS; ~~MASTER-GENERAL~~ PLAN.

19 (a) The City Planning Commission shall hold a public hearing in the case of
20 Conversions of ~~five-two~~ or more units which include one or more residential units and are
21 subject to Subdivision Code Sections 1396 et seq., the condominium conversion lottery. The ~~City~~
22 Planning Department shall give notice of such hearings as provided in Section 1313(b).

23 (b) Whenever a property is to be subdivided, the Department of ~~City~~ Planning
24 shall report on the question of consistency of the subdivision with the ~~Master-General~~ Plan.

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1 (c) The Director shall disapprove the proposed subdivision when the
2 Department of ~~City~~ Planning finds that the proposed subdivision is not consistent with the
3 ~~Master-General~~ Plan, subject to any decision on appeal by the Board of Supervisors.

4 (d) When the Department of ~~City~~ Planning finds, subject to any decision on
5 appeal by the Board of Supervisors, or when the Board of Supervisors finds, that a proposed
6 subdivision will be consistent with the ~~Master-General~~ Plan only upon compliance with certain
7 conditions, the Director shall incorporate said conditions in his or her conditional approval of
8 the proposed subdivision.

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10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By: _____
13 John D. Malamut
14 Deputy City Attorney

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