

1 [Extending the annual condominium conversion limitation.]

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3 **Ordinance amending the San Francisco Subdivision Code section 1396 to extend the**
4 **annual condominium conversion limitation for two additional years until December 31,**
5 **2006, and making environmental findings.**

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

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

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

15 Section 2. The San Francisco Subdivision Code is hereby amended by amending
16 Section 1396, to read as follows:

17 **SEC. 1396. ANNUAL CONVERSION LIMITATION.** This Section governing annual
18 limitation shall apply only to conversion of residential units.

19 Applications for conversion of residential units, whether vacant or occupied,
20 shall not be accepted by the Department of Public Works during the period of January 1, 1994
21 through December 31, ~~2004~~2006, inclusive, except that a maximum of 200 units, as selected
22 yearly by lottery by the Department of Public Works from all eligible applicants, may be
23 approved for conversion per year during the aforementioned period for the following
24 categories of buildings:

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1 (a) Buildings consisting of four units or less in which one of the units has
2 been occupied continuously by one of the applicant owners of record for three years prior to
3 the date of registration for the lottery as selected by the Director; or

4 (b) Buildings consisting of six units or less in which 50 percent or more of the
5 units have been occupied continuously by the applicant owners of record for three years prior
6 to the date of registration for the lottery as selected by the Director; or

7 (c) Community apartments as defined in Section 1308 of this Code, which,
8 on or before December 31, 1982, met the criteria for community apartments in Section 1308
9 of this Code and which were approved as a subdivision by the Department of Public Works on
10 or before December 31, 1982, and where 75 percent of the units have been occupied
11 continuously by the applicant owners of record for three years prior to the date of registration
12 for the lottery as selected by the Director.

13 The conversion of a stock cooperative as defined in Section 1308 of this Code to
14 condominiums shall be exempt from the annual limitation imposed on the number of
15 conversions in this Section and from the requirement to be selected by lottery where 75
16 percent of the units have been occupied continuously by the applicant owners of record for
17 three years prior to the date of registration for the lottery as selected by the Director.

18 No application for conversion of a residential building submitted by a registrant
19 shall be approved by the Department of Public Works to fill the unused portion of the 200-unit
20 annual limitation for the previous year.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 John D. Malamut
25 Deputy City Attorney