[Condominium conversion lottery extension to 2008.]

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Ordinance amending Subdivision Code Section 1396 to extend the annual 200-unit condominium conversion lottery until 2008; repealing Section 1396.1 to delete condominium conversion lottery provisions that are void by their own terms; adding Section 1396.1 to reenact the condominium conversion lottery process from 2005 and to establish provisions concerning the standby list selection process; and making environmental findings.

Note:

Additions are <u>single-underline italics Times New Roman</u>; deletions are <u>strikethrough italics Times New Roman</u>. Board amendment additions are <u>double underlined</u>. Board amendment deletions are <u>strikethrough normal</u>.

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this Ordinance are in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 1519 and is incorporated herein by reference.

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

SEC. 1396. ANNUAL CONVERSION LIMITATION.

This Section governing annual limitation shall apply only to conversion of residential units.

Applications for conversion of residential units, whether vacant or occupied, shall not be accepted by the Department of Public Works during the period of January 1, 1994 through December 31, 20062008, inclusive, except that a maximum of 200 units as selected

yearly by lottery by the Department of Public Works from all eligible applicants, may be approved for conversion per year during the aforementioned period for the following categories of buildings:

- (a) buildings consisting of four units or less in which one of the units has been occupied continuously by one of the applicant owners of record for three years prior to the date of registration for the lottery as selected by the Director;
- (b) Buildings consisting of six units or less in which 50 percent or more of the units have been occupied continuously by the applicant owners of record for three years prior to the date of registration for the lottery as selected by the Director; or
- (c) Community apartments as defined in Section 1308 of this Code, which, on or before December 31, 1982, met the criteria for community apartments in Section 1308 of this Code and which were approved as a subdivision by the Department of Public Works on or before December 31, 1982, and where 75 percent of the units have been occupied continuously by the applicant owners of record for three years prior to the date of registration for the lottery as selected by the Director.

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

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

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Ву:

(3)	All remaining buildings sha	ll be kept on file with	the Department. '	<u>These</u>
buildings are eligible t	to convert if selected units in	n Pools A and B and t	he standby list lott	ery are
unable to convert with	in the time limits that the De	epartment establishes	and as long as the	? maximum
number of allocated u	nits is not exceeded. In such	n an event, the Depart	ment shall conduc	<u>t a random</u>
selection lottery amon	g the remaining buildings fo	or any unallocated uni	ts.	

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

John D. Malamut Deputy City Attorney



City and County of San Francisco Tails

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Ordinance

File Number:

061519

Date Passed:

Ordinance amending Subdivision Code Section 1396 to extend the annual 200-unit condominium conversion lottery until 2008; repealing Section 1396.1 to delete condominium conversion lottery provisions that are void by their own terms; adding Section 1396.1 to reenact the condominium conversion lottery process from 2005 and to establish provisions concerning the standby list selection process; and making environmental findings.

December 12, 2006 Board of Supervisors - PASSED ON FIRST READING

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Elsbernd, Jew, Maxwell, McGoldrick,

Peskin, Sandoval

Excused: 2 - Dufty, Mirkarimi

January 9, 2007 Board of Supervisors — FINALLY PASSED

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Elsbernd, Jew, Maxwell, McGoldrick,

Peskin, Sandoval

Excused: 2 - Dufty, Mirkarimi

File No. 061519

I hereby certify that the foregoing Ordinance was FINALLY PASSED on January 9, 2007 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young

Clerk of the Bard

Mayor Gavil Newsom

1/18/07

Date Approved