

File No. 150525

Committee Item No. 4

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date June 15, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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Completed by: Andrea Ausberry Date June 11, 2015

Completed by: _____ Date _____

1 [Subdivision Code - Below Market Rate Condominium Conversion Program Alternatives]

2
3 **Ordinance amending the Subdivision Code to reauthorize an alternative to compliance**
4 **with the Below Market Rate Condominium Conversion Program for certain qualifying**
5 **projects subject to the Program.**

6 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
9 **Board amendment additions** are in double-underlined Arial font.
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.
11 **Asterisks (* * * *)** indicate the omission of unchanged Code
12 subsections or parts of tables.

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

14 Section 1. Findings and Purpose.

15 (a) The Board originally adopted the BMR Condo Program in 1979, and suspended
16 the Program in 1988. The Department of Real Estate and Department of Public Works
17 originally administered the Program, and in 1988 the Board designated the Mayor's Office of
18 Housing as the City department responsible for monitoring the Program. In 2008 in
19 Ordinance No. 320-08, the Board of Supervisors adopted clarifications to the Below Market
20 Rate Condominium Conversion Program, codified in Subdivision Code Section 1344 (the
21 "BMR Condo Program"). Subsection (i) of Section 1344 permitted certain owners of Below
22 Market Rate Condominium Conversion units ("BMR Units") to take advantage of two options.
23 Option 1 allowed Pre-Affidavit Owners, as defined in Section 1344, to be released from the
24 Program if they met certain conditions and paid a fee. Option 2 allowed Pre-legislation
25 Owners, as defined in Section 1344, to receive a one-time increase in the base resale price of

1 their respective units. By its terms, subsection (i) expired on January 18, 2011, 24 months
2 from the effective date of the ordinance.

3 (b) At the time the Board considered Ordinance No. 320-08, the Mayor's Office of
4 Housing and Community Development ("MOHCD") conducted extensive outreach and direct
5 noticing to owners of BMR Units subject to the BMR Condo Program. In conducting the
6 outreach, MOHCD used its database of BMR Units entitled "Condo Conversion MASTER." It
7 has since come to the MOHCD's attention that a limited number of units inadvertently may not
8 have been included in the database of BMR Units and thus owners of some or all of those
9 units may not have received direct notice or outreach relating to adoption of Ordinance No.
10 320-08. BMR Unit owners who did not receive notice of the ordinance would not have been in
11 a position to take advantage of the Alternatives to Compliance with the Program.

12 (c) The purpose of this ordinance is to rectify this notice problem by re-opening access
13 to Option 1 (for Pre-Affidavit Owners) for a limited time so that qualified Pre-Affidavit Owners
14 who were not in MOHCD's database and who confirm that they did not receive notice of
15 Ordinance No. 320-08 may take advantage of Option 1.

16
17 Section 2. The Subdivision Code is hereby amended by revising Section 1344, to read
18 as follows:

19 **SEC. 1344. BELOW MARKET RATE CONDOMINIUM CONVERSION PROGRAM.**

20 As described below, this Section is intended to supersede, to the extent described in
21 subsection (a) below, the provisions of Sections 1341, 1341B, and 1385 relating to the
22 regulation of units subject to those provisions ("Condominium Conversion BMR Units" or
23 "BMR Units").

24 * * * *

25 (i) ~~Expired.~~ Alternative To Compliance With This Section.

1 (1) Time period for application. This subsection (i) shall be effective for 12 months
2 from the effective date of the ordinance adding this subsection, at which time the subsection will expire
3 by operation of law, and the City Attorney's Office shall arrange for its removal from the Subdivision
4 Code.

5 (2) Eligibility. This subsection applies only to Owners who meet all of the following
6 criteria:

7 (A) The Owner had no notice of the alternatives to compliance with this Section
8 provided by Ordinance No. 320-08 as demonstrated by: (i) certification by MOHCD that the BMR
9 Unit was not listed on the Mayor's Office of Housing's BMR Condominium Conversion database
10 known as "Condo Conversion MASTER" as of April 15, 2008; and (ii) submission to MOHCD of an
11 affidavit, signed by the Owner under penalty of perjury, that he or she had no actual notice of the
12 availability of the alternatives to compliance during the effective period of Section 1344(i) as adopted
13 in Ordinance No. 320-08 and,

14 (B) The Owner qualifies as a Pre-Affidavit Owner, as defined in Section
15 1344(b)(15a).

16 (3) Contract. At the Owner's election and if the Owner qualifies under subsection
17 (i)(2) above, the Owner may choose to enter into a contract with the City, acting through the Mayor's
18 Office of Housing and Community Development, as further set forth in subsection (i)(4) below. To be
19 effective, such contract must be executed by all parties and approved as to form by the City Attorney's
20 Office on or before the date which is 12 months from the effective date of the ordinance adding this
21 subsection (i). Any documents deemed relevant for recordation by the City Attorney's Office must be
22 contemporaneously recorded against the property at the time of recordation of the contract. MOHCD
23 shall, within 90 days from the effective date of the ordinance adding this subsection (i), publish on its
24 website the last date for applying for this option, a form agreement, and any corresponding documents.

1 (4) Alternative to Compliance: Pre-Affidavit Owners who qualify under subsection
 2 (i)(2) may be released from the Program if they enter into an agreement with the City to pay a fee
 3 adjusted for income level and number of bedrooms as provided in the table below, or 50% of the
 4 difference between the BMR Resale Price and the Fair Market Value at the time of payment, as defined
 5 herein, whichever is less. The fee may be paid immediately upon execution of the agreement or as a
 6 City lien, provided that the lien option shall only be available if the total debt on the property
 7 (including the City lien) is determined by MOHCD to be less than 80% of the Fair Market Value at the
 8 time the agreement is executed. If the Pre-Affidavit Owner qualifies for, and elects to execute, the City
 9 lien option, such lien shall be evidenced by a promissory note and deed of trust in favor of the City
 10 recorded against the property. The promissory note will bear simple interest at 3%, which shall begin
 11 to accrue on the date the Pre-Affidavit Owner executes the agreement. Fifty percent (50%) of the
 12 difference between the BMR Resale Price and the Fair Market Value will be established at the time of
 13 repayment. Upon payment of the fee or recordation of a lien in favor of the City, a release of the
 14 restrictions under the Program will be recorded against the property. The fee shall be as follows:

15 TABLE INSET:

<u>Unit Size</u>	<u>Moderate Income Designation</u> <u>(120% AMI)</u>	<u>Low Income Designation (80% AMI)</u>
<u>1-Bedroom or</u> <u>Smaller</u>	<u>\$150,000</u>	<u>\$200,000</u>
<u>2-Bedroom</u>	<u>\$250,000</u>	<u>\$300,000</u>
<u>3-Bedroom</u>	<u>\$350,000</u>	<u>\$400,000</u>
<u>4-Bedroom</u>	<u>\$450,000</u>	<u>\$500,000</u>

23 If the Pre-Affidavit Owner qualifies for, and elects to execute, the City lien option, then upon request of
 24 the Pre-Affidavit Owner, the City will subordinate its lien to a maximum of 80% loan to value of the
 25 property at the time of subordination.

1
2 Section 3. Effective Date. This ordinance shall become effective 30 days after
3 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
4 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
5 of Supervisors overrides the Mayor's veto of the ordinance
6

7 Section 4. Undertaking for the General Welfare. In enacting and implementing this
8 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not
9 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it
10 is liable in money damages to any person who claims that such breach proximately caused
11 injury.
12

13 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
17 additions, and Board amendment deletions in accordance with the "Note" that appears under
18 the official title of the ordinance.
19

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

22 By: 
23 Susan Cleveland-Knowles
Deputy City Attorney

24 n:\legana\as2015\1500673\01016660.docx
25

LEGISLATIVE DIGEST

[Subdivision Code - Below Market Rate Condominium Conversion Program Alternatives]

Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program

Existing Law

In 2008 in Ordinance No. 320-08, the Board of Supervisors adopted clarifications to the Below Market Rate Condominium Conversion Program, Subdivision Code Section 1344 (the "BMR Condo Program"). The legislation permitted certain owners of Below Market Rate Condominium Conversion units ("BMR Units") to take advantage of two options. Option 1 allowed Pre-Affidavit Owners, as defined in Section 1344, to be released from the Program if they met certain conditions and paid a fee. Option 2 allowed Pre-legislation Owners, as defined in Section 1344, to receive a one-time increase in the base resale price of their respective units. By its terms, the provision expired on January 18, 2011, 24 months from the effective date of the ordinance.

Amendments to Current Law

The proposed legislation would reauthorize the option that allows Pre-Affidavit Owners to be released from the Program if they meet certain conditions and pay a fee. An Owner is only eligible for the option if it meets certain conditions, including that it did not receive notice of the 2008 legislation. The proposed legislation will be effective for 1 year from its effective date.

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BOARD of SUPERVISORS



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

MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing & Community Development
John Updike, Director, Real Estate
Mohammed Nuru, Director, Public Works

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: May 26, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Breed on May 19, 2015:

File No. 150525

Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:
Eugene Flannery, Secretary
Sophie Hayward, Policy and Legislative Affairs
Frank Lee, Secretary to the Director

Member, Board of Supervisors
District 10



ORIG: COB

Ln clerk

RECEIVED
CITY AND COUNTY OF SAN FRANCISCO
SUN JUN 10 2015

Leg Dep.

JUN 10 PM 4:43

BJ

MALIA COHEN
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DATE: June 10, 2015

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Malia Cohen
Chairperson

RE: Land Use and Transportation
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on June 16, 2015, as a Committee Report:

150525 – Subdivision Code – Below Market Rate Condominium Conversion Program Alternatives

Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program.

This matter will be heard in the Land Use and Transportation Committee on June 15, 2015 at 1:30 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Malia".

Malia Cohen
Member, Board of Supervisors

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. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee 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: Monday, June 15, 2015

Time: 1:30 p.m.

Location: Committee Room 263, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

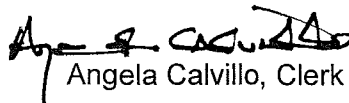
Subject: File No. 150525. Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program.

If the legislation passes, certain Pre-Affidavit owners who qualify under Subdivision Code, Section (i)(2), under the below market rate condominium conversion program shall be charged the following fee to be released from the program:

- 1) New fee as an alternative to compliance with the condominium conversion program, adjusted for income level and number of bedrooms pursuant to Subdivision Code, Section 1344 (4) (Table Inset), or 50% of the difference between the below market rate resale price and the fair market value at the time of payment, whichever is less.

The fee shall be paid immediately upon execution of the agreement or as a City lien. Upon payment of fee or recordation of a lien in favor of the City, a release of the restriction under the program will be recorded against the property.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 12, 2015.


Angela Calvillo, Clerk of the Board

DATED: May 28, 2015
PUBLISHED/POSTED: June 1 & 7, 2015

GOVERNMENT

NOTICE OF PUBLIC HEARING LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS, JUNE 15, 2015 - 1:30 PM CITY HALL, COMMITTEE RM 263 1 DR. CARLTON B. GOODLETT PL. SF, CA 94102

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee 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: File No. 150525. Ordinance amending the Subdivision Code to authorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program. If the legislation passes, certain Pre-fiduciary owners who qualify under Subdivision Code, Section 0(2), under the below market rate condominium conversion program shall be charged the following fee to be released from the program: • New fee as an alternative to compliance with the condominium conversion program, adjusted for income level and number of bedrooms pursuant to Subdivision Code, Section 1344 (4) (Table Insert), or 50% of the difference between the below market rate resale price and the fair market value at the time of payment, whichever is less. The fee shall be paid immediately upon execution of the agreement as a City lien. Upon payment of a fee or recordination of a lien in favor of the City, release of the public record under the program will be recorded against the property. In accordance with Administrative Code, Section 67.7.1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board, Agenda Information relating to this matter will be available for public review on Friday, June 12, 2015.

NOTICE OF PUBLIC HEARING LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS, JUNE 15, 2015 - 1:30 PM CITY HALL, COMMITTEE RM 263 1 DR. CARLTON B. GOODLETT PL. SF, CA 94102

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee 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: File No. 150525. Ordinance amending the Planning and Public Works Codes to shift the authority to require street trees in the case of certain types of development projects from the Planning Department to Public Works; to require a permit to perform major maintenance on street trees within a specified distance of general advertising signs, adopt a fee for such permit, and impose penalties for violations; to require a tree protection plan in advance of construction and adopt a fee for review and approval of the plan; to give special public Works staff enforcement authority; and affirming the Planning Department's determination under the California Environmental Quality Act, and making other findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. If the legislation passes, the following street tree and associated fees shall be charged and/or increased: • New fee for the application for major maintenance of street trees permit shall be \$300.00; • In-lieu fee for each required street tree the Director waives shall be paid by the applicant pursuant to Public Works Code, Section 802, Article 16, or provide an alternative landscaping, in an amount comparable to or greater than the number of street trees waived; and • New fee for review and approval of a tree protection plan shall be \$151.00. In instances where administration or processing of any permit is or will exceed the fee amount established pursuant to Public Works Code, Section 2.1.1, Article 2.1, the Director, in his or her discretion, may require an applicant or permittee to pay a sum in excess of the subject fee amounts. These fees are subject to the fee adjustment provisions of Public Works Code, Section 2.1.2, Article 2.1, and additional fee provisions of Section 2.1.3. In accordance with Administrative Code, Section 67.7.1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board, Agenda Information relating to this matter will be available for public review on Friday, June 12, 2015. Angela Calvillo, Clerk of the Board

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT File No. 265323 The following person(s) is (are) doing business as: GODWIN RICH MARKET, 130 S. Spruce Ave., S. SF, CA 94080 This business is conducted by a corporation The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Habib Sattari, Owner (President) This statement was filed with the County Clerk of San Mateo County on May 11, 2015 Mark Church, County Clerk Glenn S. Changlin, Deputy Clerk 6/15/15, 6/15/15, 6/22/15 NPEN-2767071# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-265319 The following person(s) is (are) doing business as: CODE WORLD, 460 D St., Colma CA 94014, County of San Mateo Avdiell Guzman, 460 D St., Colma CA 94014 Erick Funes, 88 Sharon St., Bay Point CA 94565 Christian Garcia, 7638 El Camarino Real, Colma CA 94014 This business is conducted by joint venture The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Avdiell Guzman This statement was filed with the County Clerk of San Mateo County on May 11, 2015 Mark Church, County Clerk Anshu Nand, Deputy Clerk 5/25/15, 6/1/15, 6/15/15 NPEN-2763981# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. 265331 The following person(s) is (are) doing business as: KATIE'S KIDS CHILD CARE, 1393 Gordon Street, Redwood City CA 94061, County of San Mateo Katherine Morello, 1363 Gordon Street, Redwood City CA 94061 This business is conducted by an individual The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Katherine Morello This statement was filed with the County Clerk of San Mateo County on May 15, 2015 Mark Church, County Clerk Glenn S. Changlin, Deputy Clerk

NPEN-276397# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. 265380 The following person(s) is (are) doing business as: P U Z L E P H A N T PRODUCTIONS, 818 Winslow St, Redwood City CA 94063, County of San Mateo James D Barton III, 1933 Gardes Apt 203, Burlingame CA 94010 This business is conducted by an individual The registrant(s) commenced to transact business under the fictitious business name or names listed above on 6/15/15 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ James D Barton III This statement was filed with the County Clerk of San Mateo County on May 15, 2015 Mark Church, County Clerk Glenn S. Changlin, Deputy Clerk 5/25/15, 6/1/15, 6/15/15 NPEN-276397# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. 265378 The following person(s) is (are) doing business as: ADRIAN'S WINDOW CLEANING, 427 Pine St., Redwood City CA 94063 Mailing address: Same Jose Ricardo Aguirre Alvarez, 427 Pine St., Redwood City CA 94063 Eliane Bork, 427 Pine St., Redwood City CA 94063 This business is conducted by a General Partnership The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Eliane Bork This statement was filed with the County Clerk of San Mateo County on May 15, 2015 Mark Church, County Clerk Glenn S. Changlin, Deputy Clerk 5/25/15, 6/1/15, 6/15/15 NPEN-276397# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. 265371 The following person(s) is (are) doing business as: ARQUELLO CATERING CO, 1757 E. Bayshore Rd., Suite 14, Redwood City CA 94063, County of San Mateo Varsity Restaurants, Inc., 1757 E. Bayshore Rd., Suite 14, Redwood City CA 94063 This business is conducted by a corporation The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Jan A. Sullivan, CFO

the County Clerk of San Mateo County on May 14, 2015 Mark Church, County Clerk Besz De La Vega, Deputy Clerk 5/25/15, 6/1/15, 6/15/15 NPEN-276396# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-265219 The following person(s) is (are) doing business as: SHORES PROPERTIES, 1162 Banyan Way, Pacifica CA 94044, County of San Mateo Richard Allen Shores, 1162 Banyan Way, Pacifica CA 94044 This business is conducted by an individual The registrant(s) commenced to transact business under the fictitious business name or names listed above on 1 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ Richard Allen Shores This statement was filed with the County Clerk of San Mateo County on May 5, 2015 Mark Church, County Clerk Anshu Nand, Deputy Clerk 5/18/15, 5/25/15, 6/1/15, 6/15/15 NPEN-276393# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0363977-00 Fictitious Business Name(s): Belvedere House, 598 Belvedere Street, San Francisco, CA 94117, County of San Francisco Registered Owner(s): Michael H. 598 Belvedere Street, San Francisco, CA 94117 The business is conducted by: An individual The registrant commenced to transact business under the fictitious business name or names listed above on 03/30/15 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Michael H. Santos This statement was filed with the San Francisco County Clerk on March 30, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of

another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-276022# SAN FRANCISCO EXAMINER

or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-276022# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. 265165 The following person(s) is (are) doing business as: FAMILY EYE CENTER OPTOMETRY, 1601 El Camino Real Ste 302, Belmont, CA 94002, County of San Mateo Alina Kagan, O.D., A Professional Corporation, 1601 El Camino Real Ste 302, Belmont, CA 94002; California This business is conducted by a Corporation The registrant(s) commenced to transact business under the fictitious business name or names listed above on 04/20/2015 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Esther Patricia Platero This statement was filed with the San Francisco County Clerk on April 23, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274677# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364401-00 Fictitious Business Name(s): After Daylight - Vampire Comedy, 8 10th St. #1609, San Francisco, CA 94103, County of San Francisco Registered Owner(s): Sarah Roark, 8 10th St. #1609, San Francisco, CA 94103 The business is conducted by: An individual The registrant commenced to transact business under the fictitious business name or names listed above on 11/19/14 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Sarah Roark This statement was filed with the San Francisco County Clerk on April 20, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of

another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274682# SAN FRANCISCO EXAMINER

in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274859# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364468-00 Fictitious Business Name(s): Botanical Esther, 5205 Mission St, SF, CA 94112, County of SF Registered Owner(s): Esther Patricia Platero, 5205 Mission St, SF, CA 94112 The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on 04-23-15 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Esther Patricia Platero This statement was filed with the San Francisco County Clerk on April 23, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274854# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364527-00 Fictitious Business Name(s): Elizabeth R. Larrega, 1006 Santa Lucia Drive, Pittsburg, CA 94855 The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on 04/27/2015 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Elizabeth R. Larrega This statement was filed with the San Francisco County Clerk on April 27, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274682# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364327-00 Fictitious Business Name(s): Filbert St., San Francisco, CA 94123, County of San Francisco Registered Owner(s): Debrae San Francisco LLC, 200 Park Rd., Burlingame, CA 94010, (CA) The business is conducted by: a limited liability company The registrant commenced to transact business under the fictitious business name or names listed above on 4/16/15 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.))

S/ Ramon Casirion, CEO Debrae San Francisco LLC This statement was filed with the San Francisco County Clerk on April 16, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274682# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364527-00 Fictitious Business Name(s): Elizabeth R. Larrega, 1006 Santa Lucia Drive, Pittsburg, CA 94855 The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on 04/27/2015 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ Elizabeth R. Larrega This statement was filed with the San Francisco County Clerk on April 27, 2015 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not in itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code), 5/11/15, 5/18/15, 5/25/15, 6/1/15 CNS-274682# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364327-00 Fictitious Business Name(s): Filbert St., San Francisco, CA 94123, County of San Francisco Registered Owner(s): Debrae San Francisco LLC, 200 Park Rd., Burlingame, CA 94010, (CA) The business is conducted by: a limited liability company The registrant commenced to transact business under the fictitious business name or names listed above on 4/16/15 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.))

New Order



Your Order is sent.

Customer Information

Customer Name	S.F. BD OF SUPERVISORS (NON-CONSECUTIVE)	Master Id	52704
Address	1 DR CARLTON B GOODLETT PL #244	Phone	4155547704
City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

Product Information

Legal GOVERNMENT - GOVT PUBLIC NOTICE

Order Information

Attention Name Andrea A.

Billing Reference No.

Save

Ad Description Fee Ad 150525 6/15/15

Sale/Hrg/Bid Date

Special Instructions

Orders Created

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
2757861	SAN FRANCISCO EXAMINER 10%, CA Billed To: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) Created For: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)	06/01/2015, 06/07/2015	Depth : 6.98" Lines : 85	\$3.75 85 lines * 2 Inserts[\$637.50] \$ 10% set aside [\$-63.75]	\$573.75	Sent
Order No.	Newspaper			View		
2757861	SAN FRANCISCO EXAMINER 10%			View Ad In PDF		

NOTICE OF PUBLIC HEARING LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS JUNE 15, 2015 - 1:30 PM CITY HALL, COMMITTEE RM 263 1 DR. CARLTON B. GOODLETT PL. SF, CA 94102

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee 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: File No. 150525. Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program. If the legislation passes, certain Pre-Affidavit owners who qualify under Subdivision Code, Section (i)(2), under the below market rate condominium conversion program shall be charged the following fee to be released from the program:

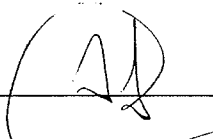
- New fee as an alternative to compliance with the condominium conversion program, adjusted for income level and number of bedrooms pursuant to Subdivision Code, Section 1344 (4) (Table Inset), or 50% of the difference between the below market rate

resale price and the fair market value at the time of payment, whichever is less.

The fee shall be paid immediately upon execution of the agreement or as a City lien. Upon payment of fee or recordation of a lien in favor of the City, a release of the restriction under the program will be recorded against the property.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 12, 2015.

**BOS
NOTICE REVIEW**

Legislative File No. 150525
Subdivision Code - Below Market Rate Condominium Conversion Program
Alternatives
Initial:  Initial: AD w/ changes
Date: May 27, 2015

Publishing Logistics

Hearing Date: Jun 15
Notice Must be Submitted: Jun 3
Notice Must be Mailed: N/A
Notice Will Publish: June 5 & 11

President, District 5
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-7630
Fax No. 554-7634
TDD/TTY No. 544-5227

BOS 11, COB, Leg Dep.
LN, Dep City Atty,
Mayor's

London Breed

PRESIDENTIAL ACTION

Date: 5/26/15

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 150525 Breed
(Primary Sponsor)

Title. Below Market Rate Condominium Conversion

Transferring (Board Rule No. 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

London Breed, President
Board of Supervisors

RECEIVED
CITY CLERK
MAY 27 11:10 AM '15

Print Form

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
MAY 18 PM 4:53
BT Time stamp
or meeting date

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Breed

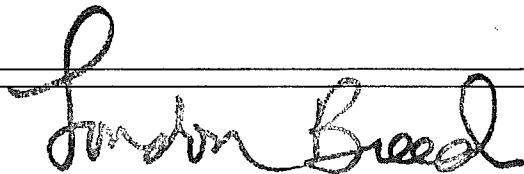
Subject:

Subdivision Code - Below Market Rate Condominium Conversion Program Alternatives

The text is listed below or attached:

Ordinance amending the Subdivision Code to reauthorize an alternative to compliance with the Below Market Rate Condominium Conversion Program for certain qualifying projects subject to the Program.

Signature of Sponsoring Supervisor: _____



For Clerk's Use Only: