File No. <u>150525</u>

Committee		
Board Item	No.	. 8

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST					
Committee:	Land Use & Transportation	Date June 1	<u>5, 2015</u>		
Board of Su	pervisors Meeting	Date June :	23, 2015		
	rd Motion Resolution Ordinance Legislative Digest Budget and Legislative Analys Youth Commission Report Introduction Form Department/Agency Cover Le MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commission	tter and/or Report			
	Award Letter Application Public Correspondence	•			
OTHER	(Use back side if additional sp	bace is needed)			
Completed Completed		June 11, 2015			

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

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

- TO: Supervisor Malia Cohen, Chair Land Use and Transportation Committee
- FROM: Andrea Ausberry, Assistant Clerk

DATE: June 15, 2015

SUBJECT: COMMITTEE REPORT, BOARD MEETING Tuesday, June 16, 2015

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, June 16, 2015. This item was acted upon at the Committee Meeting on Monday, June 15, 2015, at 1:30 p.m., by the votes indicated.

Item No. 39 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.

RECOMMENDED AS A COMMITTEE REPORT Vote: Supervisor Malia Cohen - Aye Supervisor Scott Wiener - Aye Supervisor Jane Kim - Aye

c: Board of Supervisors Angela Calvillo, Clerk of the Board Rick Caldeira, Deputy Legislative Clerk Jon Givner, Deputy City Attorney FILE NO.150525

ORDINANCE INJ.

[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.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in <u>single-underline italics Times New Roman font</u>. Deletions to Codes are in <u>strikethrough italics Times New Roman font</u>. Board amendment additions are in <u>double-underlined Arial font</u>. Board amendment deletions are in <u>strikethrough Arial font</u>. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings and Purpose.

(a) The Board originally adopted the BMR Condo Program in 1979, and suspended the Program in 1988. The Department of Real Estate and Department of Public Works originally administered the Program, and in 1988 the Board designated the Mayor's Office of Housing as the City department responsible for monitoring the Program. In 2008 in Ordinance No. 320-08, the Board of Supervisors adopted clarifications to the Below Market Rate Condominium Conversion Program, codified in Subdivision Code Section 1344 (the "BMR Condo Program"). Subsection (i) of Section 1344 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

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

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

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

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

SEC. 1344. BELOW MARKET RATE CONDOMINIUM CONVERSION PROGRAM.

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

*

(i) *Expired Alternative To Compliance With This Section.*

Supervisor Breed BOARD OF SUPERVISORS

Page 2

Time period for application. This subsection (i) shall be effective for 12 months (1) from the effective date of the ordinance adding this subsection, at which time the subsection will expire by operation of law, and the City Attorney's Office shall arrange for its removal from the Subdivision Code. Eligibility. This subsection applies only to Owners who meet all of the following (2)criteria: (A) The Owner had no notice of the alternatives to compliance with this Section provided by Ordinance No. 320-08 as demonstrated by: (i) certification by MOHCD that the BMR Unit was not listed on the Mayor's Office of Housing's BMR Condominium Conversion database known as "Condo Conversion MASTER" as of April 15, 2008; and (ii) submission to MOHCD of an affidavit, signed by the Owner under penalty of perjury, that he or she had no actual notice of the availability of the alternatives to compliance during the effective period of Section 1344(i) as adopted in Ordinance No. 320-08 and, (B) The Owner qualifies as a Pre-Affidavit Owner, as defined in Section 14 15 1344(b)(15a). Contract. At the Owner's election and if the Owner qualifies under subsection 16 (3) 17 (i)(2) above, the Owner may choose to enter into a contract with the City, acting through the Mayor's Office of Housing and Community Development, as further set forth in subsection (i)(4) below. To be 18 19 effective, such contract must be executed by all parties and approved as to form by the City Attorney's Office on or before the date which is 12 months from the effective date of the ordinance adding this 20 subsection (i). Any documents deemed relevant for recordation by the City Attorney's Office must be 21 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.

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1	(4)	Alternative to Compliance: Pre-A	ffidavit 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 pr	ovided in the table below, or 50% of the		
4	difference between t	he BMR Resale Price and the Fair N	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 t	hat the lien option shall only be avai	lable if the total debt on the property		
7	(including the City l	ien) 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 Own	<u>er qualifies for, and elects to execute, the City</u>		
9	lien option, such lie	n shall be evidenced by a promissory	note and deed of trust in favor of the City		
10	recorded against th	e property. The promissory note wil	l bear simple interest at 3%, which shall begin		
11	to accrue on the dat	e the Pre-Affidavit Owner executes t	he agreement. Fifty percent (50%) of the		
12	difference between i	the BMR Resale Price and the Fair N	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 th	he Program will be recorded against	the property. The fee shall be as follows:		
15	TABLE INSET:				
16	<u>Unit Size</u>	Moderate Income Designation	Low Income Designation (80% AMI)		
17		(120% AMT)			
18	<u>1-Bedroom or</u>	<u>\$150,000</u>	<u>\$200,000</u>		
19	<u>Smaller</u>				
20	<u>2-Bedroom</u>	<u>\$250,000</u>	<u>\$300,000</u>		
21 [°]	<u>3-Beđroom</u> i	<u>\$350,000</u>	<u>\$400,000</u>		
22	<u>4-Bedroom</u>	<u>\$450,000</u>	<u>\$500,000</u>		
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If the Pre-Affidavit Owner qualifies for, and elects to execute, the City lien option, then upon request of the Pre-Affidavit Owner, the City will subordinate its lien to a maximum of 80% loan to value of the property at the time of subordination.

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Page 4

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

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

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

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

Deputy City Attorney

Susan Cleveland-Knowles

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Supervisor Breed

Bv:

FILE NO. 150525

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 reathorize 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

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

TO:

C:

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.

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

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	ard of Supervisors strict 10		Ln c H R H C H City and County of San Francisco	•
		MALIA COHEN 馬莉亞郭嫻	1915 J21 10 PM 4:43	•
DATE:	June 10, 2015			
TO:	Angela Calvillo Clerk of the Board	d of Supervisors		•••
FROM:	Supervisor Malia Chairperson	Cohen	· ·	. * -
RE:	Land Use and Tra COMMITTEE RE			

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,

Malin

Malia Cohen Member, Board of Supervisors

> City Hall • 1 Dr. Carlton B. Goodlett Place • Room 244 • San Francisco, California 94102-4689 • (415) 554-7670 Fax (415) 554-7674 • TDD/ITY (415) 554-5227 • E-mail: malia.cohen@sfgov.org



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

BOARD of SUPERVISORS

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:

 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

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The Examiner stekenirar.com

PUBLIC NOTICES

SAN MATED COUNTY: 650-556-1556 SAN FRANCISCO CALL: 415-314-1835

SAN FRANCISCO EXAMINER • DALY CITY INDEPENDENT • SAN MATED WEEKLY • REDWOOD CITY TRIBUNE • ENDURGER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE • SAN BRUND SUM • BOUTIQUE & VILLAGER,

GOVERNMENT

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be hald as follows, at which imme all interested parties may attend and be heart? File No. 150221. Ordinare anending the Planthog and Photo Works Cockes be still treas in the case of contain types of development policies from the Planting Department to Fulde Works to require a birmanare on strom major within a special distance of general advertising signs, adopt a field for such permit within a special distance of general advertising signs, adopt a field for such permit or such a strong signal adopt a field for such permit or review and approval of the plant to give special construction and stops a field for review and motion development of advertising Departments distantiation under the plant to give special Public Wuithofty, Tif He lightanto distantiation and stops a field for review and motion development distantiation and stops a field for review and motion development distantiation and stops at the california Environmental Onling Act and motion development plants of the signification (The lightantiation passas, the following stread these for the application for major matterpart development of stread the signification of the application of the second treas permit shall be South for valves shall be partied by the application of the review and approved of the second plant or greater than the number of streat besching on the south streament and stream of providing the second providing the south streament of stream of providing to review and a spectra the stream of the second plants and the south streament of stream of providing to review and approviding to will be dead by the applicant or percensing of any permit lab the second the field motion of the south be streament streament of stream the streament of streament of the second providing to the streament streament of the streaments and the streament of the streaments and the comments will be mades approved the streament of the streaments and the comments will be mades approved the streaments of the streaments and the streament of the streaments and the comme NAME STATEMENT NAME STATEMENT File No. 25523 The following person(s) is (and blog business as: GODD N RICH MARKET, 130 S. Spruce Ava., S. SF, CA 94080 Anone Vent FICTITIOUS B NAME STAT

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BUSINESS NAMES

15 THE SAN FRANCISCO EXAMINER · SFEXAMINER.COM · MONDAY, JUNE 1, 2015

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the County Clerk of San Meleo County on May 14, 2015 Mark Church, County Clerk Beaz De La Vega, Deputy Clerk Reille SZS, 64, 66, 6415/15 NPEN-27539688 EXAMINER - BOUTIQUE & MLLAGER NPEN-2763978# EXAMINER ~ BOUTIQUE & VILLAGER

or common law (See Section 14411 et seq., Business and Professions Code). 5/11, 5/18, 5/26, 5/1/15 CNS-2/50/228# SAN FRANCISCO EXAMINER NAME STATENENT HIGTITIOUS BUSINESS NAME STATEMENT File No. 225155 The following person(s) is (ard totap business as: FAMLY EVE CENTER OPTOMETRY, 1891 E) Generational Refine Solo San Mateo Alina Kagara, C.D., A Professional Comportion, 1801 E) Carino Real Sta 302 Belimort, CA \$6002; California The mightanfits) commercial to transate business under the failbout business name runness stated above on

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In violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professiona Code), 5/11, 5/18, 5/25, 5/1/15 CNS-27/4856018

SAN FRANCISCO FICTITIOUS BUSINESS NAME STATEMENT File No. A-0364466-00 Ficilitous Business Name(s) Botanica Esther, 520 Miselon St. SF. Cd. 9411

Patino-Bolanica Miselon St, SF, Ca County of SF Registered Owner(s); Esther Patrick Patient, 5205 Mission SI, SFCO, CA 9412 Mission SI, SFCO, CA 94

Mission burst and the burst of the burst as a conducted by: an individual The registrant commenced to transact business under the fieldious business name or names fisted above on 04-23-45

Includus 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.

The rigiditant(is) commenced to transact business under the ficilitous business name or mance statistics under a statistic statistic statistics and obstatistics and statistics and which he or she known to be isolution gring of particular business and the statistic statistics business and the statistics and the statistics and the business and the statistics and the statistics and the statistics and the business and the statistics and the statistics and the business and the statistics and the statistics and the business and the statistics and the statistics and the statistics and the business and the statistics and the statistics and the statistics and the business and the statistics and the statistics and the statistics and the business and the statistics and the statistics and the statistics and the business and the statistics and the stat deciars as a second protocol of the Business and Professions code that the registrant knows to be felse is guilty of a misdemeenor punishable by a fine not to exceed one housand dollars

us to failed a misicinemenor punishable by a line not to secced on the housand dollars (51,000).) Si Esthar Patricia Plataro This satement was lifed with the San Francisco Courty Clark on April 23, 2015 NOTICE-In accordance with Subdytsion (a) of (2320.

This salarment was field with las Ban Francisco County COULDENT 222, 2015. With County Provided and COULDENT 222, 2015. With County Provided in 17520, a Ficilitous Name Statement generally explore at the and of the Years from the the address of the County Clefk, except, as provided in Subdivision (b) of Section 17920, where II explores 40 days attler exp Change at the address of the County Clefk, except, as provided in Subdivision (b) of Section 17920, where II explores 40 days attler exp Change attement pursuant to Steefson 17913 other than a change in the neckence address of a registered count. A new Finitions Business Manne the exploritor. The lifts of the statement does not al Usel muthorize the use hist state or common law (See Section 14411 at sey, Business and Professions Code). STI, 6715, 8725 (6/115 CASTRESCO

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The biothesis is conclused by: a limited liabilly company the registrant commenced to transact business mane of biothom husiness mane of the biothom husiness mane of the biothom husiness mane of declares have a biothom husiness declares that histornation and the subserved to be declares as two any material matter pursuent to beclare the biothom husiness and the pursuent to beclare pursuent to be and the subserved to be the subserved to be the biothom of non-the subserved biothom subserved the functional distances in the pursuent of beclares and the subserved biothom biothom pursuent biothom to be the subserved one through the subserved set room 1

Sy Hamon Cambon (CEO) Sy Hamon Cambon (CEO) The schemestra Income tha San Frencisco County Cierk on April 16, 2015 NOTICE-in accordance with Subdivision (a) of Section 17820, a Fellician Name at the end of five years from the date on which it was liked in the office of the County Cierk, except, as provided in Subdivision (b) of Section 17920, and the apopter of the facts set forth in the schement purchast to Section 17921 other than a change in the residence advects of the schement purchast of the schement purchas authorize the use in this of a Fieldhous Business i in violation of the ntp another under lederal, or common law (Bee St 14411 et seq., Business Professions Code), SN1, 5/18, 5/25, 5/1/15 CNS-27485464 SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. 4705627-00 Fidfious Business Name(s): Kidlat Transfort & Transport, 870 Market, 81, 4805, San Francisco, LA 94102, County Replacend Owner(s): Bizabuth R. Luranga, 1006 Santa Lucia Diña, Pilisburg, OA 94565 The business is conducted by: an Individual organization

The Dusmess a summaries an individual an individual The registrant commanced to transact business inder the fictiticus business name or names fisted above on 04227/2015 I declare thei al information to declare their al information

Over222015 deckner bint all krigmetion in this statement is true and correct. (A registrati who decknes de true any material motion provident is declared robustion in the declared robustion is and the declared robustion is a final state is guildy of a material guildhabe by a fine not be is guildhabe by a fine not declared by a f

use in fais Biomina due to the lise in this of a ficilitous Business I in violation of the righ profiber Under Sederal, or common law (See Se 14411 et sec, Business Professions Code). Stit, 5/18, 5/25, 5/1/15 CMS-2748642# SAN FRANCISCO EXAMINER

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AdTech Advertising System

New Order	• • • •		8
•	Your Order is sent	. .	
Customer Inf	ormation		•
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 Infor	mation		•
Legal .	GOVERNMENT - GOVT PUBLIC NOTICE		
Order Inform	ation		
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.	Newspape Name	1	olishing Dates	Ad -	Price Descriptior	ı Price	Ad Status
2757861	SAN FRANCISCO EXAMINER 10%, CA Billed To: CCSF B OF SUPERVISO (OFFICIAL NOTICES) Created For: CCSF I OF SUPERVISO (OFFICIAL NOTICES)	D PRS 06/0 06/0 BD	1/2015, 7/2015	Depth : 6.98" Lines : 85	\$3.75 85 lines * 2 Inserts[\$637.50] \$ 10% set aside [\$-63.75]	\$573.75	Sent
Orde	er No.	Newspaper			View		
· 275	7861	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 AdTech Advertising System

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, Cierk 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 Cierk 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
$\left(\right)$	Subdivision Code - Below Market Rate Condominium Conversion Program Alternatives
Initial:	Initial: Q1 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

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	SUPERVISORS	BOS LM City Hall rlton B. Goodlett Pl in Francisco 94102- Tel. No. 554-763 Fax No. 554-76 TDD/TTY No. 544-	-4689 60 34
· .	PRESIDENTIAL ACTION		RA ID
Date:	5/26/15		
To:	Angela Calvillo, Clerk of the Board of Supervisors		. ·
Madam Cl Pursuant t	erk, o Board Rules, I am hereby:		
\mathbf{X}	Waiving 30-Day Rule (Board Rule No. 3.23)		
	File No. 150525 Breed	·	
	(Primary Spons Title. Below Market Rate Condominium Conve		
·□	Transferring (Board Rule No. 3.3)		
	File No (Primary Sponso	<u></u>	· .
	Title	~	
	From:		ttoo.
•	То:	Commit	
	Assigning Temporary Committee Appointment (Bo		
	Supervisor		
	Replacing Supervisor	•	
·	For:(Date) (Committee	<u></u>	Meeting
	(Date) (Committee	bn B	reed
× .	London Breed, P Board of Supervi		

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PrintForm	RECEIVE
Introduction Form	BOARD OF SUPERVISORS SALEEL VISORS
By a Member of the Board of Supervisors or the Mayor	1015 AY 18 FH 4: 53
I hereby submit the following item for introduction (select only one):	BT or meeting date
1. For reference to Committee. (An Ordinance, Resolution, Motion, or Ch	narter 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	
	Ethics Commission
Note: For the Imperative Agenda (a resolution not on the printed agenda), us Sponsor(s):	se a imperative rorm.
Breed	
Subject:	
Subdivision Code - Below Market Rate Condominium Conversion Program Alter	natives
The text is listed below or attached:	I
Ordinance amending the Subdivision Code to reauthorize an alternative to compl Condominium Conversion Program for certain qualifying projects subject to the I	,
Signature of Sponsoring Supervisor:	
For Clerk's Use Only:	In Breed

/50525 Page 1 of 1