

1 [Adopting findings related to the disapproval of the Tentative Parcel Map for 4344 17th Street.]

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3 **Motion adopting findings related to the disapproval of a 3-lot Tentative Parcel Map for**
4 **4344 17th Street, Assessor's Block 2646, Lot 054.**

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6 WHEREAS, On July 10, 2007, the Board, at a duly notice public hearing, considered
7 an appeal of the Department of Public Works' denial of a 3-lot tentative parcel map at 4344
8 17th Street, Assessor's Block 2646, Lot 054; and,

9 WHEREAS, The Planning Department has made no determination that the Tentative
10 Parcel Map complied with the California Environmental Quality Act (California Public
11 Resources Code sections 21000 et seq.) but did find that it was not consistent with the City's
12 General Plan and priority policy findings of Planning Code Section 101.1. In addition, the
13 Department of Building Inspection, on December 28, 2006, found the proposed tentative
14 parcel map inconsistent with the Building Code. Said documents are on file with the Clerk of
15 the Board of Supervisors in File No. 070876 and are incorporated herein by reference; and,

16 WHEREAS, The Department of Public Works, in a decision dated May 30, 2007,
17 disapproved a Tentative Parcel Map to subdivide an existing lot into three legal lots of record
18 at 4344 17th Street, Lot 054 in Assessor's Block No. 2646. Said determination is on file with
19 the Clerk of the Board of Supervisors in File No. 070876 and is incorporated herein by
20 reference; and,

21 WHEREAS, The Planning Department also submitted supplemental information on its
22 findings of inconsistency with the General Plan in a letter dated July 10, 2007 to the Board of
23 Supervisors. Said letter included information indicating the map's inconsistency with both the
24 1990 Residence Element and 2004 Housing Element of the City's General Plan, including
25 conflicts with:

1 Objective 3 – To retain the existing supply of housing, Policy 4: Restrict the conversion
2 of rental housing to condominiums or other forms of tenure or occupancy of the 1990
3 Residence Element;

4 Objective 2 – Retaining the existing supply of housing, Policy 2.3: Restrict the
5 conversion of rental housing to other forms of tenure or occupancy of the 2004 Housing
6 Element;

7 Objective 13 - To provide maximum housing choice; Policy 6: Provide adequate rental
8 housing opportunities and Policy 7: Expand opportunities for home ownership without
9 significantly diminishing the supply of rental housing of the 1990 Residence Element; and

10 Objective 8 – Ensure equal access to housing opportunities; Policy 8.1: Encourage
11 sufficient and suitable rental housing opportunities and emphasize permanently affordable
12 units wherever possible and Policy 8.10: Encourage the provision of new home ownership
13 opportunities through new construction so that increases owner occupancy does not diminish
14 the supply of rental housing of the 2004 Housing Element.

15 Said letter is on file with the Clerk of the Board of Supervisors in File No. 070876 and is
16 incorporated herein by reference; and,

17 WHEREAS, In reviewing the appeal of the tentative parcel map disapproval, this Board
18 reviewed and considered the written record before the Board and all of the public comments
19 made in support of and opposed to the appeal. Following the conclusion of the public
20 hearing, the Board affirmed the Department of Public Works disapproval of the subject
21 tentative parcel map on the written record before the Board as well as all of the testimony at
22 the public hearing in support of and opposed to the appeal. Said Motion and written record is
23 in the Clerk of the Board of Supervisors File Nos. 070876 and 070877 and are incorporated
24 herein as though set forth in their entirety now, therefore, be it
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MOVED, For the foregoing reasons, the Board found that the tentative parcel map for 4344 17th Street, Assessor's Block 2646, Lot 054 was inconsistent with the General Plan, priority policies of Planning Code Section 101.1, and the Building Code, and therefore, upholds the Department of Public Works' disapproval of the tentative parcel map.



City and County of San Francisco

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

Tails Motion

File Number: 071046

Date Passed: July 24, 2007

Motion adopting findings related to the disapproval of a 3-lot Tentative Parcel Map for 4344 17th Street, Assessor's Block 2646, Lot 054.

July 13, 2007 Board of Supervisors — REFERRED: Board of Supervisors

July 24, 2007 Board of Supervisors — APPROVED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Jew, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 071046

I hereby certify that the foregoing Motion was APPROVED on July 24, 2007 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board