

File No. 120191

Committee Item No. 2  
Board Item No. 3

### COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 4, 2012

Board of Supervisors Meeting Date 7/10/12

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <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                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                     |                                     |                                                                   |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Environmental Review Determination, dtd 3/5/12</u>             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Building Inspection Commission Recommendation, dtd 4/24/12</u> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                                             |
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Completed by: Alisa Miller Date June 1, 2012  
Completed by: Denell Evans Date June 7, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

[Building Code - Definition of Efficiency Unit]

Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code; and making environmental findings.

NOTE: Additions are single-underline italics Times New Roman;  
deletions are ~~strike through italics Times New Roman~~.  
Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings.

(a) Section 17958.1 of the California Health & Safety Code authorizes a city or county to reduce the required square footage of Efficiency Dwelling Units, as defined in Section 1208.4 of the California Building Code, notwithstanding the requirement to make local findings under Health & Safety Code Sections 17922, 17958, and 17958.5.

(b) On April 18, 2012, at a duly noticed public hearing, the Building Inspection Commission considered this legislation.

(c) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 120191 and is incorporated herein by reference.

Section 2. The San Francisco Building Code is hereby amended by amending Section 1208.4, to read as follows:

1           **SEC. 1208.4. Efficiency dwelling units.** Efficiency dwelling units shall comply with  
2 the following:

3           1. The unit shall be occupied by no more than two persons and have a living room of not  
4 less than ~~220~~ 150 square feet (~~20.4 m<sup>2</sup>~~) of floor area. ~~An additional 100 square feet (9.3 m<sup>2</sup>) of~~  
5 ~~floor area shall be provided for each occupant of such unit in excess of two.~~

6           2. The unit shall be provided with a separate closet.

7           3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration  
8 facilities, each having a clear working space of not less than 30 inches (762 mm) in front.  
9 Light and ventilation conforming to this code shall be provided.

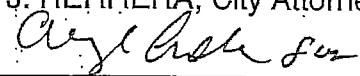
10           4. The unit shall be provided with a separate bathroom containing a water closet,  
11 lavatory and bathtub or shower.

12           5. The total area of the unit shall be no less than 220 square feet, which area shall be  
13 measured from the inside perimeter of the exterior walls of the unit and shall include closets,  
14 bathrooms, kitchen, living, and sleeping areas.

15           Section 3. Effective Date. This ordinance shall become effective 30 days from the  
16 date of passage.

17           Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to  
18 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
19 punctuation, charts, diagrams, or any other constituent part of the Building Code that are  
20 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
21 Board amendment deletions in accordance with the "Note" that appears under the official title  
22 of the legislation.

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

25 By:   
JUDITH A. BOYAJIAN, Deputy City Attorney

Supervisor Wiener  
BOARD OF SUPERVISORS

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

March 5, 2012

File No. 120191

Bill Wycko  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Mr. Wycko:

On February 28, 2012, Supervisor Wiener introduced the following proposed legislation:

**File No. 120191**

Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code; and making environmental findings.

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Miller".

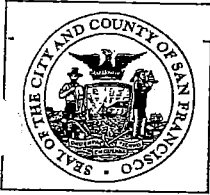
By: Alisa Miller, Committee Clerk  
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis  
Brett Bollinger, Major Environmental Analysis

*Not a project per CEQA,  
CEQA Guidelines Sections  
15060(c)(3) and 15378.*

*Nannie Turrell  
March 5, 2012  
2012, 0237E*



**BUILDING INSPECTION COMMISSION (BIC)**

Department of Building Inspection Voice (415) 558-6164 - Fax (415) 558-6509  
1660 Mission Street, San Francisco, California 94103-2414

April 24, 2012

Edwin M. Lee  
Mayor

**COMMISSION**

Angus McCarthy  
President

Warren Mar  
Vice-President

Kevin Clinch  
Frank Lee  
Dr. James McCray, Jr.  
Myrna Melgar  
Debra Walker

Ms. Angela Calvillo  
Clerk of the Board  
Board of Supervisors, City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4694

**RE: Proposed ordinance amending the San Francisco Building Code by amending Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code, and making environmental findings.**

Dear Ms. Calvillo:

On April 18, 2012 the Building Inspection Commission held a public hearing on the proposed amendment to the San Francisco Building Code referenced above. The Commissioners voted unanimously to support this proposed amendment. The Commissioners voted as follows:

President McCarthy	Aye	Vice-President Mar	Aye
Commissioner Clinch	Aye	Commissioner Lee	Aye
Commissioner McCray, Jr.	Aye	Commissioner Melgar	Aye
Commissioner Walker	Aye		

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris  
Commission Secretary

cc: Director Vivian L. Day  
Supervisor Scott Wiener

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2012 APR 25 AM 11:14  
*MLL*



Student Housing Impacts have NOT been adequately assessed on family rental housing stock. - Land-Use / SFBOS

Aaron Goodman to: alisa.miller

03/24/2012 08:24 AM

Cc: scott.wiener, eric.l.mar, malia.cohen, board.of.supervisors,  
john.rahaim

SF Board of Supervisors Land-Use Committee (Monday March 26th meeting)

I am unable to attend the next hearings on

Items 113374 and 120191 (efficiency units) and 120220 (regarding signage on privately owned open-space areas that are publicly accessible) all affect areas of student housing and land owned in Parkmerced that is publicly accessible from the street, and would promote signage changes on site that are un-sightfull (see large signs placed on SFSU owned property in Parkmerced). The imposed signage changes are unnecessary and cause urban blight in terms of urban character. Trees were also removed in parkmerced that were notable species along Font for signage entry features to the open-space medians in Parkmerced. Efficiency unit legislation also will allow denser student housing on prior low-scale density housing on University Park South. This will also adversely affect housing meant for families in Parkmerced. Stonestown will also be affected further if plans for redensification by the university progress.

please see the attached memo on the impacts of Student Housing on Family Housing and existing communities. regarding 113374.

Thank you for your attention to this issue and impacts un-assessed by the city in terms of student housing impacts. Please study the impacts of growth changes by universities and adequately assess impact fees that correct the issues through densification of existing campus areas vs. demolition and destruction of sound units.

The study of CSU impacts and fee increases connect DIRECTLY to the purchase of land in 2000-2004 of Stonestown and UPS, and proposals to develop this land, hiring of consultants and costs of capital planning staff. The proposal for a "creative-arts-center" on prior open-space of Parkmerced tenants violates the SF General Plan and indicates a lack of adequate compensation to residents for the loss of there open-space and public ammenities in Parkmerced (play-field, basketball courts, tennis and hardball courts, shoe-horse area, garden areas, and community building.)

Although the deal was in the past, it is imperative that the impacts be adequately assessed in terms of impacts on families, and rental housing stock in the city and county of San Francisco.

Sincerely

A.Goodman

~~2012\_3\_26\_landusememo.pdf~~

(attachment is in reference to File No. 11374 and not included with this file.)