

File No. 141298

Committee Item No. 3

Board Item No. 2

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date April 20, 2015

Board of Supervisors Meeting

Date MAY 12 2015

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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Completed by: Andrea Ausberry Date April 16, 2015

Completed by: _____ Date _____

[Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment]

1
2 **Ordinance amending the Building, Administrative, Planning, and Police Codes to**
3 **require attenuation of exterior noise for new residential structures and acoustical**
4 **analysis and field testing in some circumstances; to provide that a Place of**
5 **Entertainment (POE) not become a public or private nuisance on the basis of noise for**
6 **nearby residents of residential structures constructed or converted on or after January**
7 **1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed**
8 **residential use near a POE, and require the project sponsor's participation in the**
9 **hearing; to authorize the Entertainment Commission to measure noise conditions at**
10 **such project sites and provide comments and recommendations regarding noise to the**
11 **Planning Department and Department of Building Inspection; to require lessors and**
12 **sellers of residential property to disclose to lessees and purchasers potential noise**
13 **and other inconveniences associated with nearby POEs; to require that such**
14 **disclosure requirements be recorded against all newly approved residential projects in**
15 **a Notice of Special Restrictions; to require the Planning Department and Commission**
16 **to consider noise issues when reviewing proposed residential projects; and to specify**
17 **factors concerning noise for the Entertainment Commission to review when**
18 **considering granting a POE permit; and making environmental findings, and findings**
19 **of consistency with the General Plan, and the eight priority policies of Planning Code,**
20 **Section 101.1; and findings of local conditions under California Health and Safety**
21 **Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward**
22 **the Ordinance to the State Building Standards Commission upon final passage.**
23
24
25

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

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

9 Section 1. Environmental and Other Findings.

10 (a) The Planning Department has determined that the actions contemplated in this
11 ordinance comply with the California Environmental Quality Act (California Public Resources
12 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
13 Supervisors in File No. 141298 and is incorporated herein by reference. The Board hereby
14 affirms this determination.

15 (b) On March 19, 2015, the Planning Commission, in Resolution No. 19336, adopted
16 findings that the actions contemplated in this ordinance are consistent, on balance, with the
17 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
18 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
19 Board of Supervisors in File No. 141298, and is incorporated herein by reference.

20 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
21 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
22 in Planning Commission Resolution No. 19336 and the Board incorporates such reasons
23 herein by reference.

24 (d) At a duly noticed hearing held on March 18, 2015, the Building Inspection
Commission considered this ordinance, pursuant to San Francisco Charter § 4, Appendix
D.3.750-5.

1
2 Section 2. Findings of Local Conditions Under California Health and Safety Code
3 Section 17958.7.

4 (a) San Francisco is a small and unusually dense city, in which residential,
5 commercial, and industrial uses are often located close to each other. San Francisco is
6 approximately 49 square miles, located on a peninsula and bounded on three sides by water.
7 Therefore, the opportunities for new development are largely limited to vertical development.
8 To accommodate all desirable uses, San Francisco has many mixed use zoning districts.
9 Modification of the State Building Code is necessary to maximize the compatibility of those
10 diverse uses.

11 (b) San Francisco is currently experiencing a high demand for housing. Residential
12 vacancy rates are approximately 7%. As a result, in recent years there has been a significant
13 increase in residential development in the City, including in areas that traditionally have not
14 had substantial residential development.

15 (c) Due to the unusual density and topography of San Francisco's built environment,
16 including the proximity of residential, commercial, and industrial uses, as well as the design
17 and zoning of San Francisco's neighborhoods, new residential developments may be located
18 close to existing Places of Entertainment, which may generate nighttime noise.

19 (d) In San Francisco, current California building standards for new residential
20 development often do not adequately attenuate interior noise created by or associated with
21 nearby Places of Entertainment.

22 (e) The City's Entertainment Commission and Department of Public Health have
23 received numerous complaints from residents who have moved into new developments near
24 existing licensed Places of Entertainment about nighttime noise created by or associated with
25 those Places of Entertainment.

1 (f) Because of San Francisco's topography, the modifications to the California Building
2 Code contained in this ordinance are reasonably necessary to increase compatibility between
3 existing Places of Entertainment and new residential development, and to promote the health,
4 safety, and welfare of the residents of San Francisco.

5
6 Section 3. Legislative Findings.

7 (a) During evening and nighttime hours, noise generated by or associated with
8 permitted Places of Entertainment may sometimes be heard by nearby residents in their
9 homes, and, from time to time, levels of interior noise may reach undesirable levels for some
10 residents.

11 (b) Even so, many residents of San Francisco wish to live close to commercial uses,
12 including Places of Entertainment, and the City's zoning regulations allow for mixed uses in
13 the same zoning district in many areas.

14 (c) Places of Entertainment are an important part of the City's cultural fabric and
15 provide an important amenity to its residents.

16 (d) In addition, according to a 2012 report by the Office of the Controller, "The
17 Economic Impact of San Francisco's Nightlife Businesses," Places of Entertainment and other
18 nightlife businesses are a major source of employment, economic activity, and tax revenue for
19 San Francisco, as well as an economic driver, drawing new visitors and spending to San
20 Francisco. In 2010, nightlife establishments, including live music venues, nightclubs,
21 restaurants, bars, live theater and other performance venues, and art galleries, generated
22 \$4.2 billion in spending within San Francisco. Furthermore, in 2010, live music venues,
23 nightclubs, bars, and theaters hosted approximately 16 million customers and generated \$820
24 million in spending within San Francisco; 43% of Bay Area residents who visited the City did

1 so primarily to patronize live music venues, nightclubs, bars, and theaters; and 47% of tourists
2 from outside the Bay Area visited the City for that reason.

3 (e) Some Places of Entertainment have been the subject of numerous noise
4 complaints and as a result have been required to undertake costly noise attenuation
5 measures. The imposition of these requirements may impose a significant financial burden on
6 those Places of Entertainment, threatening their continued operation.

7 (f) Developers of residential projects routinely communicate with and perform
8 outreach to neighbors and neighborhood groups prior to construction of the projects, but do
9 not always similarly engage with or about neighboring Places of Entertainment.

10
11 Section 4. The Building Code is hereby amended by adding new Sections 1207.4
12 through 1207.9, to read as follows:

13 **SECTION 1207.4. RESERVED.**

14
15 **SECTION 1207.5. Definitions.**

16 *The following definitions apply to Sections 1207.4 through 1207.8 of this Code.*

17 **COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)** *is a metric similar to the Ldn, except*
18 *that a 5 dB adjustment is added to the equivalent continuous sound exposure level for evening hours (7*
19 *p.m. to 10 p.m.) in addition to the 10 dB nighttime adjustment used in the Ldn.*

20 **DAY-NIGHT AVERAGE SOUND LEVEL (Ldn)** *is the A-weighted equivalent continuous*
21 *sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring*
22 *during nighttime hours (10 p.m. to 7 a.m.).*

23 **NORMALIZED A-WEIGHTED SOUND LEVEL DIFFERENCE (Dn)** *means for a specified*
24 *source room sound spectrum, the difference, in decibels, between the average sound levels produced in*
25

1 two rooms after adjustment to the expected acoustical conditions when the receiving room under test is
2 normally furnished.

3
4 **SECTION 1207.6. Exterior sound transmission control.**

5 **1207.6.1 Application.** Residential structures located in noise critical areas, such as in
6 proximity to highways, county roads, city streets, railroads, rapid transit lines, airports, nighttime
7 entertainment venues, or industrial areas, shall be designed to prevent the intrusion of exterior noises
8 beyond levels prescribed by the Municipal Code. Proper design to accomplish this goal shall include,
9 but not be limited to, orientation of the residential structure, setbacks, shielding, and sound insulation
10 of the building.

11 **1207.6.2. Allowable interior noise levels.** Interior noise levels attributable to exterior sources
12 shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average
13 sound level (Ldn) or the community noise equivalent level (CNEL), whichever results in a higher
14 measurement of noise level.

15 **1207.6.3. Other noise sources.** Residential structures to be located where the Ldn or CNEL
16 exceeds 60 dB shall require an acoustical analysis showing that the proposed design will limit exterior
17 noise to the prescribed allowable interior level. The Planning Department's map titled Areas
18 Potentially Requiring Noise Insulations, and similar maps and guidance produced by the Planning
19 Department, shall be used where possible to identify sites with noise levels potentially greater than 60
20 dB.

21
22 **SECTION 1207.7. Compliance.**

23 (a) Evidence of compliance with Section 1207.6 shall consist of submittal of an acoustical
24 analysis report, prepared under the supervision of a person experienced in the field of acoustical
25 engineering, with the application for a building permit. The report shall show topographical

1 relationships of noise sources and dwelling sites, identification of noise sources and their
2 characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure
3 considering present and future land usage, the basis or bases for the prediction (measured or obtained
4 from published data), noise attenuation measures to be applied, and an analysis of the noise insulation
5 effectiveness of the proposed construction showing that the prescribed interior noise level requirements
6 are met.

7 (b) If interior allowable noise levels are met by requiring that windows be unopenable or
8 closed, the design for the structure must also specify a ventilation or air-conditioning system to provide
9 a habitable interior environment. The ventilation system must not compromise the dwelling unit or
10 guest room noise reduction.

11
12 **SECTION 1207.8. Field testing.**

13 (a) When inspection indicates that the construction is not in accordance with the approved
14 design, or that the noise reduction is compromised due to sound leaks or flanking paths, field testing
15 may be required. A test report showing compliance or noncompliance with prescribed interior
16 allowable levels shall be submitted to the building official.

17 (b) Field measurements of outdoor sound levels shall generally follow the guidelines prepared
18 by the American Society for Testing and Materials (ASTM) in ASTM E 1014.

19 (c) Field measurements of the A-weighted airborne sound insulation of buildings from exterior
20 sources shall generally follow the guidelines prepared by the American Society for Testing and
21 Materials (ASTM) in ASTM E 966.

22 (d) For the purpose of this Section 1207.7, sound level differences measured in unoccupied
23 units shall be normalized to a receiving room reverberation time of one-half second. Sound level
24 differences measured in occupied units shall not be normalized to a standard reverberation time.
25

1 **SECTION 1207.9.** *The Department of Building Inspection shall consult with the Planning*
2 *Department to ensure that notice to sponsors of residential development projects affected by Sections*
3 *1207.5 through 1207.8 are provided with notice of the requirements of this Section as soon as*
4 *practicable in the project approval process.*

5
6 Section 5. The Administrative Code is hereby amended by adding new Chapter 116,
7 consisting of Sections 116.1 through 116.10, to read as follows:

8
9 **CHAPTER 116: COMPATIBILITY AND PROTECTION**
10 **FOR RESIDENTIAL USES AND PLACES OF ENTERTAINMENT**
11

12 **SECTION 116.1. DECLARATION OF POLICY.**

13 *It shall be the policy of the City to protect existing Places of Entertainment from potential*
14 *conflicts with adjacent and nearby residential development uses, provided that such Places of*
15 *Entertainment are operated and maintained in accordance with all applicable federal, state, and local*
16 *laws and regulations, including applicable noise restrictions. The City encourages the use by*
17 *developers of residential projects of best available noise control technologies and best management*
18 *practices whenever possible to reduce the potential for conflict with Places of Entertainment.*

19 *Furthermore, it shall be the policy of the City to protect the future residents of industrial,*
20 *commercial, and mixed-use neighborhoods in which Places of Entertainment operate, by providing*
21 *notification processes to inform such residents of the possible noise levels in such neighborhoods and*
22 *by requiring design features in new residential construction to promote the compatibility of residential*
23 *uses and entertainment uses in adjacent or nearby Places of Entertainment.*
24

1 **SECTION 116.2. DEFINITIONS.**

2 For the purposes of this Chapter 116, the following definitions shall apply.

3 "City" means the City and County of San Francisco.

4 "Development Permit" means any land use permit or entitlement, including but not limited to
5 any building permit, site permit, Conditional Use authorization, variance, or decision based on
6 discretionary review of a proposed project, where the project meets at least one of the following
7 criteria:

8 (1) the project is subject to the Planning Department's requirement for a Preliminary Project
9 Assessment for residential use, pursuant to Planning Department policy;

10 (2) the project is subject to the Planning Department's requirement that a Pre-Application
11 Meeting be held for new construction, pursuant to Planning Department policy; or

12 (3) the project proposes a conversion of a structure from non-residential use to residential use.

13 "Place of Entertainment" is defined in Section 1060 of the Police Code.

14 "Project" means a structure for Residential Use, where the structure's exterior boundaries are
15 within 300 radial feet of a Place of Entertainment that has been permitted for 12 or more consecutive
16 months prior to the filing of the first complete application for a Development Permit for construction of
17 the Project structure or for its conversion to Residential Use.

18 "Project Site" means the lot or lots on which a Project is located.

19 "Residential Use" means the use of any real property as a dwelling unit or units, regardless of
20 whether it is a primary residence or a mixed use property.

21 "Transfer" means sale or lease.

22 "Transferee" means a purchaser or lessee of all or any portion of a structure for Residential
23 Use, the exterior boundaries of which are within 300 radial feet of a Place of Entertainment, and
24 includes but is not limited to the purchaser or lessee's partners, employees, assigns, successors,
25 representatives, and heirs.

1 "Transferor" means an owner of a structure for Residential Use, the exterior boundaries of
2 which are within 300 radial feet of a Place of Entertainment, who sells or leases all or any portion of
3 the structure to a Transferee, and includes but is not limited to the owner's partners, employees,
4 assigns, successors, representatives, and heirs.

5
6 **SECTION 116.3. EXEMPTIONS AND NONAPPLICATION.**

7 (a) This Chapter 116 does not supersede or limit any other provision of the Municipal Code,
8 including but not limited to the Police Code, Building Code, Health Code and Planning Code,
9 regarding the regulation and control of Nighttime Entertainment Uses as defined in the Planning Code.

10 (b) This Chapter 116 does not authorize a change in use or uses where such is otherwise
11 controlled or prohibited by the Municipal Code or state or federal law.

12 (c) This Chapter 116 does not authorize the continuation or expansion of a nonconforming use
13 where such is otherwise controlled or prohibited by the Municipal Code.

14
15 **SECTION 116.4. PROTECTION FOR EXISTING PLACES OF ENTERTAINMENT.**

16 No establishment that has held a permit to operate as a Place of Entertainment within 300
17 radial feet of a building for which construction or conversion for Residential Use was completed on or
18 after January 1, 2005, shall be or become a public or private nuisance on the basis of noise
19 disturbance for a resident of that building, if the Place of Entertainment operates in compliance with
20 the Municipal Code and the terms of its permits.

1 **SECTION 116.5. PLANNING DEPARTMENT NOTIFICATION TO PROJECT**
2 **SPONSORS AND ACCEPTANCE OF DEVELOPMENT PERMITS.**

3 (a) The Planning Department shall maintain a list of permitted Places of Entertainment,
4 available to the public on its website, received from and updated by the Entertainment Commission
5 pursuant to Police Code Section 1060.5.

6 (b) Based on the list described in subsection (a), the Planning Department shall notify a
7 sponsor of a proposed Project that the Project is within 300 radial feet of a Place of Entertainment at
8 the earliest practicable time.

9 (c) For any application for a Development Permit submitted after the effective date of
10 this Chapter 116, The Planning Department will not consider an application for a Development
11 Permit to be complete until the following has occurred:

12 (1) pursuant to Section 116.7, the Entertainment Commission has provided written
13 notification to the Planning Department either that the Entertainment Commission did not hold a
14 hearing, or that it held a hearing and the Project sponsor attended the hearing; and

15 (2) pursuant to Section 116.7, the Entertainment Commission has provided written
16 comments and recommendations, if any, or the time provided in this Section 116.7 for doing so has
17 elapsed.

18
19 **SECTION 116.6. ACOUSTICAL MEASUREMENTS BY ENTERTAINMENT**
20 **COMMISSION STAFF.**

21 (a) In addition to any acoustical analysis required by the Building Code, prior to any hearing
22 by the Entertainment Commission on a Project pursuant to Section 116.7, Entertainment Commission
23 staff may take exterior acoustical measurements of conditions at the Project Site, to determine normal
24 daytime conditions, normal nighttime conditions when no performance is taking place at any Place of
25 Entertainment within 300 radial feet of the proposed Project, and conditions during a performance at

1 any Place of Entertainment within 300 radial feet of the proposed Project. The Project sponsor shall
2 provide Entertainment Commission staff with reasonable access to the Project Site for this purpose.
3 This information may be made available to the Entertainment Commission to inform the Entertainment
4 Commission's consideration of the Project pursuant to Section 116.7.

5 (b) The acoustical measurements required by this Section 116.6 shall not constitute
6 determinations or findings of the Entertainment Commission.

7 (c) A report of the acoustical measurements required by this Section 116.6 shall be forwarded
8 to the Department of Public Health within five business days after the measurements are taken, and at
9 least five business days prior to any Entertainment Commission hearing on the Project.

10
11 **SECTION 116.7. ENTERTAINMENT COMMISSION HEARING.**

12 (a) Prior to submitting an application for a Development Permit to the Planning Department,
13 the Project sponsor shall notify the Entertainment Commission of its intent to submit such an
14 application, and may provide materials describing the proposed Project.

15 (b) Upon receipt of the notice described in subsection (a), the Entertainment Commission shall
16 determine whether to hold a hearing on noise issues related to the proposed Project and any Place of
17 Entertainment within 300 radial feet of the proposed Project. The Entertainment Commission, or its
18 staff as delegated by the Entertainment Commission, may, in its discretion, determine that a hearing is
19 not required, if the available evidence indicates that noise from the Place of Entertainment is not likely
20 to create a significant disturbance for residents of the Project.

21 (c) If the Entertainment Commission determines that a hearing is required, it shall hold that
22 hearing within 30 calendar days after a Project sponsor provides notice to the Entertainment
23 Commission pursuant to subsection (a). The Entertainment Commission, or its staff as delegated by the
24 Commission, may extend this 30-day period for up to 15 additional days to accommodate scheduling
conflicts between the Entertainment Commission and Project sponsor.

1 (d) For any such hearing:

2 (1) the Entertainment Commission shall invite any Place of Entertainment that is within
3 300 radial feet of the Project to attend the hearing and present evidence, including testimony,
4 regarding noise issues related to the Place of Entertainment and the Project; and

5 (2) the Project sponsor shall attend the hearing and present evidence, including
6 testimony, regarding current noise levels in the area of the proposed Project, including all acoustical
7 analysis conducted to date; the Project's proposed noise attenuation features; other possible noise
8 attenuation measures, including voluntary collaboration with the Place of Entertainment; the projected
9 level of interior noise for residential units in the Project; and the Project sponsor's engagement or
10 plans for engagement with the Place(s) of Entertainment.

11 (e) Within two business days after the Entertainment Commission holds a hearing pursuant to
12 this Section 116.7, or if no hearing is to be held, within 30 calendar days after receiving notice
13 pursuant to subsection (a) of this Section 116.7, the Entertainment Commission shall provide in writing
14 to the Planning Department and/or Department of Building Inspection, as appropriate, a notice
15 regarding whether a hearing was held and whether the Project sponsor attended the hearing, and shall
16 provide written comments and recommendations, if any, pertaining to noise issues for the proposed
17 Project, including but not limited to the following:

18 (A) a report of any acoustical measurements taken pursuant to Section 116.6, and

19 (B) any recommendations regarding whether Development Permits should be issued
20 and whether conditions relating to noise attenuation should be imposed.

21 (f) The Project sponsor shall indicate its compliance with Section 116.7(b) on the face of any
22 building plans submitted to the Planning Department and Department of Building Inspection.

23 (g) The Project sponsor shall include with its application for a Development Permit any date(s)
24 on which an Entertainment Commission hearing on the proposed Project was held, and shall include a
25

1 copy of any comments and/or recommendations provided by the Entertainment Commission regarding
2 the proposed Project.

3 (h) For purposes of this Section 116.7, any required writing by the Entertainment Commission
4 may be transmitted by electronic means.

5 (i) This Section 116.7 does not give the Entertainment Commission approval authority over any
6 Development Permit.

7
8 **SECTION 116.8. DISCLOSURE REQUIREMENTS FOR TRANSFER OF REAL**
9 **PROPERTY FOR RESIDENTIAL USE.**

10 **(a) Disclosure Requirement.**

11 Any Transferor shall provide a disclosure notice to any Transferee as follows:

12 (1) Timing of Disclosure.

13 The Transferor shall provide the disclosure notice described in this Section 116.8 on a separate
14 written document. This disclosure notice shall be provided as follows:

15 (A) for a lease, prior to the Transferee(s) signing the lease; and

16 (B) for a purchase agreement, at the time required by California Civil Code

17 Section 1102.3.

18 (2) Contents of Disclosure Notice.

19 The disclosure notice shall include a citation to this Chapter 116 and a statement containing
20 substantially the following language in at least 12-point font, with appropriate terms to be inserted in
21 place of the bracketed language:

22 "DISCLOSURE OF NEIGHBORING PLACE OF ENTERTAINMENT.

23 You are purchasing or leasing property that is adjacent or nearby to [name and address of the
24 Place(s) of Entertainment]. This venue is an existing Place of Entertainment, as defined in Police Code
Section 1060, which includes establishments such as live music venues, nightclubs and theaters. This

1 establishment may subject you to inconveniences or discomfort arising from or associated with its
2 operations, which may include, but are not limited to, nighttime noise, odors, and litter. One or more
3 of the inconveniences or discomforts may occur even if the Place of Entertainment is operating in
4 conformance with existing laws and regulations and locally accepted customs and standards for
5 operations of such use. If you live near a Place of Entertainment, you should be prepared to accept
6 such inconveniences or discomforts as a normal and necessary aspect of living in a neighborhood with
7 mixed commercial and residential uses."

8 (3) Copy of Chapter 116 to Be Provided.

9 The Transferor shall provide each Transferee with a copy of this Chapter 116 as is in effect
10 when the disclosure notice required by this Section 116.8 is provided.

11 (4) Affidavit of Disclosure.

12 (A) Contents of Affidavit.

13 The Transferor shall sign, upon penalty of perjury, an affidavit containing the following
14 information, with appropriate terms to be inserted in place of the bracketed language, as specified:

15 (i) the identity of the Transferor, and any entity on whose behalf the
16 Transferor is acting;

17 (ii) the identity of the Transferee;

18 (iii) the address, including unit number, of the portion of the Project
19 being transferred;

20 (iv) whether the Transfer is a sale or lease; and

21 (v) the following language:

22 "I have provided to the [purchaser or lessee] the disclosure required by San Francisco
23 Administrative Code Chapter 116. Attached is a true and correct copy of the notice provided to the
24 [purchaser or lessee].

1 I declare under penalty of perjury under the laws of the State of California that the foregoing is
2 true and correct. Executed on [date] in [city and state]."

3 (B) Affidavit Transmitted to Entertainment Commission.

4 The Transferor shall transmit to the Entertainment Commission, by any means acceptable to the
5 Entertainment Commission, the Affidavit and a copy of the disclosure notice provided to each
6 Transferee; provided, however, that the attachment need not also include a copy of the then-current
7 text of this Chapter 116. Upon request of the Transferee, the Transferor shall also provide a copy of
8 this Affidavit, with an attached copy of the disclosure notice referenced in the Affidavit, to the
9 Transferee.

10 (C) Affidavits Available to the Public.

11 Pursuant to state and local law, upon request, the Entertainment Commission shall provide a
12 copy of the Affidavit and attached notice to any member of the public, including a representative of a
13 Place of Entertainment.

14 (5) Covenants, Conditions & Restrictions for Condominium Projects.

15 If the Project will be subdivided into condominiums, the requirements of this Section 116.8(a)
16 must be included as terms of the Covenants, Conditions, & Restrictions ("CC&Rs") that will be filed
17 with the State and that govern owners of the property. Upon request, a copy of the CC&Rs must be
18 provided to the Planning Department.

19 (b) Enforcement.

20 The Planning Department may enforce this Section 116.8 through the application of Planning
21 Code Sections 176 and 176.1.

22 (c) Complaints Regarding Failure to Provide Disclosure Notice.

23 Any member of the public, including any Place of Entertainment, may file a complaint with the
24 Planning Department regarding a Transferor's failure to provide the notice required by this Section
25 116.8.

1
2 **SECTION 116.9. NOTICE OF SPECIAL RESTRICTIONS.**

3 At the time a proposed Project is approved, a Notice of Special Restrictions (NSR) must be
4 recorded with the Assessor-Recorder that states all of the restrictions of Section 116.8 and any other
5 conditions that the Planning Commission or Department places on the property. The Planning
6 Department may enforce the terms of the NSR, including but not limited to enforcement for any failure
7 to comply with the provisions of Section 116.8, through the application of Planning Code Sections 176
8 and 176.1.

9
10 **SECTION 116.10. NO PRIVATE RIGHT OF ACTION AGAINST CITY.**

11 This Chapter 116 shall not create any private right of action against the City. The City shall
12 have no duty or liability based on any failure to achieve the disclosure required by this Chapter or
13 based on the City's failure to enforce or prosecute pursuant to this Chapter.

14
15 **SECTION 116.11. PROJECTS FOR WHICH COMPLETE DEVELOPMENT PERMIT**
16 **APPLICATIONS HAVE A FIRST CONSTRUCTION DOCUMENT HAS NOT BEEN**
17 **ISSUED BEEN SUBMITTED BEFORE THE EFFECTIVE DATE OF CHAPTER 116 THIS**
18 **ORDINANCE.**

19 For any proposed Project for which, as of the effective date of this Chapter 116, a
20 Project sponsor has applied for a Development Permit but for which a first construction
21 document, as that term is defined in Section 107A.13.1 of the Building Code, has not been
22 issued, a complete Development Permit application has been submitted, but for which no
23 Development Permit has been issued, before the effective date of this ordinance, the following
24 provisions shall apply, notwithstanding any contrary provisions of this Chapter 116:

25 (a) The proposed Project shall be subject to this Chapter 116.

1 **(b) The Planning Department shall notify the Entertainment Commission and the Project**
2 **sponsor as soon as practicable that the proposed Project is within 300 radial feet of a Place of**
3 **Entertainment, to provide the Entertainment Commission with an opportunity to determine whether to**
4 **hold a hearing pursuant to Section 116.7.**

5 **(c) Notwithstanding subsection (a) above, any previously scheduled hearing on a Development**
6 **Permit application for the Proposed project shall not be delayed by the Entertainment Commission's**
7 **consideration of whether to hold a hearing pursuant to Section 116.7, or the Entertainment**
8 **Commission's holding of such a hearing.**

9 **(d) If the Entertainment Commission holds a hearing pursuant to Section 116.7 on a proposed**
10 **Project for which a complete Development Permit application has been submitted before the**
11 **effective date of this ordinance, the Project sponsor shall immediately thereafter provide to the**
12 **Planning Department and/or Department of Building, as appropriate, any date(s) on which the**
13 **Entertainment Commission held a hearing and a copy of any comments and/or recommendations**
14 **provided by the Entertainment Commission regarding the proposed Project.**

15 **(e) This Section 116.11 shall cease to be effective three years after the effective date**
16 **of this ordinance. If the Planning Department or Planning Commission has not received**
17 **comments or recommendations from the Entertainment Commission about the proposed**
18 **Project at the time of its review pursuant to Section 314 of the Planning Code, no additional**
19 **review or rehearing of the proposed Project by the Planning Department or Planning**
20 **Commission shall be required due to the absence of such comments or recommendations.**

21
22 Section 6. The Planning Code is hereby amended by adding new Section 314, to read
23 as follows:

24 **SECTION 314. REVIEW OF RESIDENTIAL PROJECTS.**

1 In addition to any other factors appropriate for consideration under the Planning Code, the
2 Planning Department and Commission shall consider the compatibility of uses when approving
3 Residential Uses adjacent to or near existing permitted Places of Entertainment and shall take all
4 reasonably available means through the City's design review and approval processes to ensure that the
5 design of such new residential development project- takes into account the needs and interests of both
6 the Places of Entertainment and the future residents of the new development. Such considerations may
7 include, among others:

8 (a) The proposed project's consistency with applicable design guidelines;

9 (b) any proceedings held by the Entertainment Commission relating to the proposed Project,
10 including but not limited to any acoustical data provided to the Entertainment Commission, pursuant to
11 Administrative Code Section 116.6; and

12 (c) any comments and recommendations provided to the Planning Department by the
13 Entertainment Commission regarding noise issues related to the project pursuant to Administrative
14 Code Section 116.7.

15
16 Section 7. The Police Code is hereby amended by revising Sections 1060.5, 1060.15,
17 and 1060.24.1, to read as follows:

18
19 **SEC. 1060.5. DETERMINATION OF APPLICATION FOR A PLACE OF**
20 **ENTERTAINMENT PERMIT.**

21 * * * *

22 (b) (1) The applicant shall cause a notice of the hearing to be conspicuously and
23 continuously posted for at least 30 days before the scheduled hearing date on the premises of
24 the Business. Where the Business is located in a neighborhood-commercial or mixed
25 residential district, as defined in Article 7 and 8 of the ~~San Francisco~~ Planning Code, the

1 applicant shall also make a good faith effort to distribute leaflets at each residence located
2 within 150 feet of the Business, unless the Entertainment Commission finds that a Business
3 located in a district is not likely to significantly generate nighttime noise and traffic to the
4 detriment of residences located in that immediate area. Applicants subject to the requirement
5 of distributing leaflets shall do so at least 30 days before the scheduled hearing date and the
6 distribution shall be done in compliance with the provisions of Article ~~575.7~~ (beginning with
7 Section 184.69) of the ~~San Francisco~~ Public Works Code. The Director shall provide notice of
8 the hearing at least 30 days before the hearing to any Person who has filed a written request
9 for such notice, which notice may be given electronically if the Person has provided electronic
10 contact information, or by mail.

11 * * * *

(d) (1) The Entertainment Commission shall hold a hearing and determine whether to
13 grant or deny the permit within 45 City business days of the date that the applicant has
14 submitted a complete application under Section 1060.5(a), except that this 45 day period shall
15 be extended for such period or periods of time that apply under the following circumstances:

(A~~i~~) If the Entertainment Commission finds that an extension of time is
17 necessary to obtain additional information for its review of the application under the standards
18 set forth in Subsection (f) of this Section, the time period shall be extended for an additional
19 amount of time as the Commission determines appropriate, up to 15 additional days; and

(B~~ii~~) Upon the applicant's request, the Entertainment Commission shall
21 continue the hearing for an additional period of time to allow the applicant an opportunity to
22 comply with the requirements of this Article, in which case the time period is extended for that
23 additional period; and

(C~~iii~~) If the applicant fails to post or maintain notice of the hearing, or
24 make a good faith effort to distribute leaflets to residences, as required by Subsection (b) of

1 this Section, the Director shall have the hearing before the Entertainment Commission
2 continued for such period or periods of time that the Director determines necessary for the
3 applicant to comply with the posting requirement, in which case the time period is extended
4 for that additional period or periods of time; and

5 (D~~iv~~) If the Director finds that the Commission is unable to meet during
6 the 45 day time period or any permitted time extension due to exigent circumstances, the time
7 period shall be extended until the Commission is able to meet; the Commission shall consider
8 the matter at the first meeting that it conducts following such circumstances.

9 * * * *

10 (g) Conditions on Permits.

11 (1) When the Commission grants or conditionally grants a permit, it shall require
12 the applicant as a condition of the permit to comply with the Security Plan that has been
13 approved as provided under this Article.

14 (2) Pursuant to its authority under subsection (e) of Section 2909 of this Code, when the
15 Commission grants, conditionally grants, or amends a permit, it may require the Permittee as a
16 condition of the permit to comply with noise limits that are lower or higher than those set forth in
17 Article 29 of this Code. In considering whether to impose noise limits that are different from those in
18 Article 29, the Commission may consider any or all of the following factors:

19 (A) Noise generated by licensed Places of Entertainment generally Citywide, as
20 determined by Commission staff;

21 (B) Noise generated by the Place of Entertainment in the evening and nighttime;

22 (C) In the case of an amendment to an existing permit, the length of time the
23 Place of Entertainment has operated, either under the current operator or prior operators;

1 (D) In the case of an amendment to an existing permit, whether the Commission,
2 Police Department, and/or Department of Public Health have received noise complaints related to the
3 operation of the Place of Entertainment;

4 (E) The proximity of the Place of Entertainment to other Places of
5 Entertainment or commercial uses;

6 (F) The proximity of the Place of Entertainment to existing residential buildings;
7 and

8 (G) In the case of an amendment to an existing permit, whether the Place of
9 Entertainment's operations preceded the construction or current use of the buildings in which
10 complainants reside or work.

11 (3) The Commission may impose additional reasonable time, place and manner
12 conditions on the permit. In considering whether to impose said conditions, the Commission
13 shall consider where relevant the circumstances surrounding any previous denial of a permit
14 application or previous suspension or revocation of a permit, under this Article or Article 15.2,
15 for the same permit applicant or Permittee.

16 * * * *

17 (i) The Entertainment Commission shall maintain an updated list of all currently permitted
18 Places of Entertainment, and shall provide that list, with updates as appropriate, to the Planning
19 Department.

20
21 **SEC. 1060.15. SOUND TEST.**

22 As a condition of any permit issued under this Article, the Commission or the Director
23 shall have the authority to require a sound test to ensure compliance with the allowable noise
24 limits under Section 49 and Article 29 of the San Francisco Police Code or any alternative noise
25 limits set by the Commission in the permit as authorized by subsection (e) of Section 2909 of this Code.

1
2 **SEC. 1060.24.1. COMPLIANCE WITH CONDITIONS; AMENDMENT OF PERMIT TO**
3 **CHANGE CONDITIONS.**

4 No Permittee shall operate a Business in any manner inconsistent with any condition
5 imposed on the permit. A Permittee may request an amendment to a permit to remove or
6 change a condition, *including but not limited to, an amendment to increase the noise limits contained*
7 *in the permit as authorized by subsection (e) of Section 2909 of this Code*, by filing a request with the
8 Secretary of the Commission and paying the fee for an Amendment to a Permit required
9 under Police Code Section 2.26. The Entertainment Commission shall conduct a hearing and
10 determine whether to approve the application to amend the permit according to the
11 procedures governing the initial application as set forth in Section 1060.5 and the standards
12 set forth in Section 1060.5(f).

13
14 Section 8. Effective Date; Inapplicability to Pending Building Permit
15 Applications Projects Having First Construction Document.

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

20 (b) Inapplicability to Projects Having First Construction Document. Administrative
21 Code Sections 116.2 through 116.3, 116.5 through 116.7, and 116.9 and 116.11 of this
22 ordinance shall not apply to any Project for which a first construction document, as that term is
23 defined in Section 107A.13.1 of the Building Code, has been issued as of complete application
24 for a building or site permit that was submitted to the Department of Building Inspection before
25 the effective date of this ordinance.

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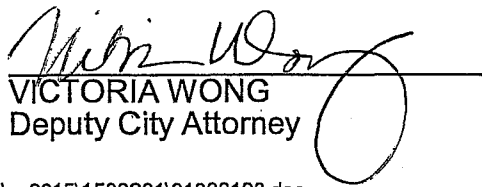
Section 9. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in 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.

Section 10. 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.

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Section 11. Directions to Clerk of the Board. The Clerk of the Board of Supervisors is directed to forward this ordinance to the State Building Standards Commission after final passage, as required by Health and Safety Code Section 17958.7.

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

By: 
VICTORIA WONG
Deputy City Attorney

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LEGISLATIVE DIGEST

(4/14/15 - Substituted)

[Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment]

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

Existing Law

Under the Police Code, a Place of Entertainment (POE), such as a live music venue or nightclub, may obtain a permit to operate, which includes maximum allowable noise levels due to the POE's operation. The Entertainment Commission issues these permits after a public hearing. (Police Code § 1060.5.)

Applications for the construction and conversion of residential buildings are reviewed by the Department of Building Inspection and Planning Department, as appropriate. Neither the Building Code nor the Planning Code specifically addresses conflicts related to noise between POEs and nearby residential uses.

Under the Planning Code, residential development is permitted in certain mixed use (commercial and residential) zoning areas. The Building Code does not include an upper limit for interior noise levels in habitable rooms of residential units, although it did contain such a provision in the past.

Amendments to Current Law

This ordinance would amend various codes, including the Building, Administrative, Planning and Police Codes, to address noise associated with POEs that impacts nearby residents of newly constructed or converted residential buildings.

First, the ordinance would amend the Building Code to set a 45-decibel limit for interior noise levels, based on a weighted average measurement. In addition, for projects where average exterior noise levels exceed 60 decibels, the ordinance would require an acoustical analysis and report regarding interior noise levels, to demonstrate how interior noise limits would be satisfied. (Building Code §§ 1207.5-1207.8.) The ordinance would require the Department of Building Inspection, in consultation with the Planning Department, to notify project sponsors of these requirements as soon as practicable. (Building Code § 1207.9.)

Second, the ordinance would create a new Administrative Code Chapter 116. Chapter 116 would provide that a permitted POE shall not constitute a public or private nuisance on the basis of noise for residents of residential buildings constructed or converted for residential use on or after January 1, 2005. Chapter 116 would also create a hearing process at the Entertainment Commission for new residential construction and conversion within 300 feet of a permitted POE, which a project sponsor would be required to attend; would authorize the Entertainment Commission to measure noise generated by such POEs; and would prohibit the issuance of development permits until the Entertainment Commission hearing process has been completed and the Entertainment Commission has submitted its comments and recommendations, if any, to the Planning Department and Department of Building Inspection. However, for proposed projects for which a development permit application has been submitted before the effective date of the ordinance, any previously scheduled hearing on the permit application shall not be delayed by the Entertainment Commission's consideration of whether to hold a hearing, or its holding of a hearing. In addition, Chapter 116 would require that all owners of residential property within 300 feet of a POE provide a disclosure notice to new purchasers and lessees that the nearby POE may subject them to inconveniences such as noise, odor and litter. A notice of special restriction shall be recorded against newly approved residential developments containing this notice requirement.

Third, the ordinance would direct the Planning Commission and Planning Department to take all reasonably available means through the City's design review and approval processes to ensure that the design of new residential development projects takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development. Such considerations may include, among other things, the proceedings before the Entertainment Commission and any recommendations or comments by the Entertainment Commission based on those proceedings. (Planning Code § 314.)

Fourth, the ordinance would clarify that, pursuant to Police Code Section 2909(e), the Entertainment Commission, when issuing a permit to a POE, may set noise limits that are

higher or lower than those provided in Police Code Article 29, taking into account a number of factors, and may test for compliance with those limits. (Police Code §§ 1060.5 & 1060.15.) In addition, the ordinance would clarify that a permitted POE may request an increase in its permitted noise level. (Police Code § 1060.24.1.)

Background Information

As residential development increases in areas that formerly were predominantly commercial in character, there has been an increase in conflicts between POEs and new residents, based on nighttime noise associated with POEs. The City has received numerous noise complaints from these residents, and POEs have undertaken costly noise attenuation measures in response to complaints.

The State Building Code, which is part of the City's Building Code, formerly included a 45-decibel interior noise limit. However, that provision was removed from the most recent version of the State Building Code and thus is not part of the current City Building Code. This ordinance would reinstate that provision at the local level, while adding a new provision that interior noise levels shall be established using the higher result of two standard methods of calculating interior noise levels.

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Major, Erica

From: Major, Erica
Sent: Wednesday, March 25, 2015 1:16 PM
To: Navarrete, Joy (CPC)
Cc: Jones, Sarah (CPC); Navarrete, Joy (CPC); Poling, Jeanie (CPC)
Subject: REFERRAL Status - Environmental Review - (BOS File No. 141298) Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment
Attachments: 141298 ER.pdf

Greetings,

Just checking on the status of File No. 141298's environmental review, please forward as soon as it is available.

Thank you in advance,

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

From: Major, Erica
Sent: Tuesday, January 13, 2015 11:31 AM
To: Jones, Sarah (CPC)
Cc: Somera, Alisa (BOS); Navarrete, Joy (CPC); Poling, Jeanie (CPC)
Subject: REFERRAL - Environmental Review - (BOS File No. 141298) Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment

Greetings:

Attached is a referral for the Planning Department's environmental review. Please forward your determination to me as soon as possible.

Thank you.

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163



SAN FRANCISCO PLANNING DEPARTMENT

March 23, 2015

Ms. Angela Calvillo, Clerk
Honorable Supervisor Breed
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2015-000180PCA:
Noise Regulations Relating to Residential Uses Near Places of Entertainment
Board File No. 141298
Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Breed,

On March 19, 2015, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed amendments to the Noise Regulations Relating to Residential Uses Near Places of Entertainment Ordinance introduced by Supervisor Breed. At the hearing, the Planning Commission recommended approval with modification.

The Commission recommended modifications are:

1. Refine the universe of residential projects subject to the new Entertainment Commission outreach process.

The following would amend proposed Section 116.2 of the Administrative Code:

"Development Permit" means any land use permit or entitlement, including but not limited to any building permit, site permit, Conditional Use authorization, variance, or decision based on discretionary review of a proposed project, where the project meets at least one of the following criteria:

- (1) The project is subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department Policy;
- (2) The project is subject to the Planning Department's requirement that a Pre-Application Meeting be held for new construction, pursuant to Planning Department policy; or
- (3) The project proposes a conversion of a structure from non-residential use to residential use

2. Require sponsors of residential projects subject to the new Entertainment Commission outreach process to conduct it prior to submitting a development application to the Planning Department.

The following would amend proposed Section 116.5 of the Administrative Code:

Section 116.5 Planning Department Notification to Project Sponsors and Acceptance of Development Permits

(b) When a Project sponsor submits an application for Development Permit for a Project, Based on the list described in subsection (a), the Planning Department shall notify in writing the a sponsor of a proposed Project that the Project is within 300 radial feet of a Place(s) of Entertainment at the earliest practicable time, and the Entertainment Commission of the Project application, and shall provide the Project sponsor with a copy of the provisions of this Ordinance.

(c) The Planning Department will not consider an application for a Development Permit to be complete until the following has occurred:

(1) pursuant to Section 116.7, the Entertainment Commission has provided written notification to the Planning Department either that the Entertainment Commission did not hold a hearing, or that it held a hearing and the Project sponsor attended the hearing; and

(2) pursuant to Section 116.7, the Entertainment Commission has provided written comments and recommendations, if any, or the time provided in this Section 116.7 for doing so has elapsed.

3. Reduce the timeframe for the Planning Department to receive comments or recommendations from the EC from 45 days to 30 days, in most cases.

The following would compose the proposed Section 116.7 of the Administrative Code:

Section 116.7 Entertainment Commission Hearing

(a) Prior to submitting an application for a Development Permit to the Planning Department, the Project sponsor shall notify the Entertainment Commission of its intent to submit such an application, and may provide materials describing the proposed Project.

(b) Upon receipt of the notice described in subsection (a), the Entertainment Commission shall determine whether to hold a hearing on noise issues related to the proposed Project and any Place of Entertainment within 300 radial feet of the proposed Project. The Entertainment Commission, or its staff as delegated by the Entertainment Commission, may, in its discretion, determine that a hearing is not required, if the available evidence indicates that noise from the Place of Entertainment is not likely to create a significant disturbance for residents of the Project.

(c) If the Entertainment Commission determines that a hearing is required, it shall hold that hearing within 30 calendar days after a Project sponsor provides notice to the Entertainment Commission pursuant to subsection (a). The Entertainment Commission, or its staff as delegated by the Commission, may extend this 30-day period for up to 15 additional days to accommodate scheduling conflicts between the Entertainment Commission and Project sponsor.

(d) For any such hearing:

(1) the Entertainment Commission shall invite any Place of Entertainment that is within 300 radial feet of the Project to attend the hearing and present evidence, including testimony, regarding noise issues related to the Place of Entertainment and the Project; and

(2) the Project sponsor shall attend the hearing and present evidence, including testimony, regarding current noise levels in the area of the proposed Project, including all acoustical analysis conducted to date; the Project's proposed noise attenuation features; other possible noise attenuation measures, including voluntary collaboration with the Place of Entertainment; the projected level of interior noise for residential units in the Project; and the Project sponsor's engagement or plans for engagement with the Place(s) of Entertainment.

(e) Within two business days after the Entertainment Commission holds a hearing pursuant to this Section 116.7, or if no hearing is to be held, within 30 calendar days after receiving notice pursuant to subsection (a) of this Section 116.7, the Entertainment Commission shall provide in writing to the Planning Department and/or Department of Building Inspection, as appropriate, a notice regarding whether a hearing was held and whether the Project sponsor attended the hearing, and shall provide written comments and recommendations, if any, pertaining to noise issues for the proposed Project, including but not limited to the following:

(A) a report of any acoustical measurements taken pursuant to Section 116.6, and

(B) any recommendations regarding whether Development Permits should be issued and whether conditions relating to noise attenuation should be imposed.

(f) The Project sponsor shall indicate its compliance with Section 116.7(b) on the face of any building plans submitted to the Planning Department and Department of Building Inspection.

(g) The Project sponsor shall include with its application for a Development Permit any date(s) on which an Entertainment Commission hearing on the proposed Project was held, and shall include a copy of any comments and recommendations provided by the Entertainment Commission regarding the proposed Project.

(h) For purposes of this Section 116.7, any required writing by the Entertainment Commission may be transmitted by electronic means.

(i) This Section 116.7 does not give the Entertainment Commission approval authority over any Development Permit.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3) and 15308.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Planning Commission.

Please find attached documents relating to the actions of the Planning Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc:

Victoria Wong, Deputy City Attorney
Conor Johnston, Aide to Supervisor Breed
Andrea Ausberry, Board of Supervisors

Transmittal Materials

**CASE NO. 2015-000180PCA
Noise Regulations Relating to Residential Uses
Near Places of Entertainment**

Attachments:

Planning Commission Resolution

Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Change HEARING DATE: MARCH 19, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Noise Regulations Relating to Residential Uses Near Places of Entertainment

Case Number: 2015-000180PCA [Board File No. 141298]

Initiated by: Supervisor Breed / Introduced December 16, 2014

Staff Contact: Diego R Sánchez, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082

Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: Recommend Approval with Modifications

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Building Code to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances.

The proposed Ordinance would amend the Administrative Code to provide that a Place of Entertainment (POE) shall not become a public or private nuisance on the basis of noise for nearby residents of newly constructed, or converted residential structures if that POE has had permits to operate for 12 months or longer; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE and require the sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs and authorize civil penalties for not providing disclosure; and to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions.

The proposed Ordinance would amend the Planning Code to add a Section 314 to require the Planning Department and the Planning Commission to consider the compatibility of uses when approving residential uses near existing POE.

The proposed Ordinance would amend the Police Code to specify additional considerations for the Entertainment Commission when granting or amending a POE permit.

The Way It Is Now:

1. The Planning Department does not notice the Entertainment Commission (EC) of proposed residential projects located within 300 feet of a POE.

2. There is no formal process for the Planning Department or the Planning Commission to consider comments and recommendations from the EC about proposed residential projects located within 300 feet of existing POEs.
3. There is no Code requirement for the Planning Department or Planning Commission to consider EC comments or recommendations about proposed residential projects located within 300 feet of existing POEs.
4. The Planning Department does not require the recordation of a Notice of Special Restrictions (NSR) on residential projects that discloses that a POE is located within a 300 foot distance.

The Way It Would Be:

1. The Administrative Code would be amended to require the Planning Department to notice the EC of proposed residential projects located within 300 feet of a POE. Notice would occur upon acceptance of an application for any residential project located within 300 feet of an existing POE. In addition, the Planning Department would notice adjacent POEs of the project application and would provide project applicants with a copy of the proposed Ordinance.
2. The Administrative Code would be amended to provide a formal process for the Planning Department or the Planning Commission to consider comments and recommendations from the EC about proposed residential projects located within 300 feet of existing POEs. The process would occur as follows:
 - a. After noticing the EC of the residential project, the Planning Department would hold the application until the EC provides notice of its decision to hold a hearing on the project. The EC will provide this notice within 14 calendar days after receiving notice of the application from the Planning Department.
 - b. The Planning Department would not approve or deny a project application until it receives written notice from the EC about its decision to hold a hearing. Should the EC decide to hold a hearing, the Planning Department would abstain from providing a project approval or denial until after that hearing. If the EC decides against holding a hearing, the Planning Department would continue its review of the project.
 - c. Should the EC decide to hold a hearing, it would occur within 30 calendar days of notifying the Planning Department of that decision. The EC would also provide the Planning Department with written comments and recommendations arising from that hearing. Comments would include, but not be limited to, a report on any acoustical measurements taken by EC staff. Recommendations would include whether project approvals should be granted or noise attenuation measures be imposed.
3. The Planning Code would be amended to include a new Section 314. This section would require the Planning Department or the Planning Commission to consider comments and recommendations from the EC about proposed residential projects located within 300 feet of an existing POE.
4. The Planning Department would require the recordation of a Notice of Special Restrictions (NSR) on approved projects subject to the proposed Ordinance. The NSR would require transferors to provide a disclosure statement to purchasers or lessees. This disclosure statement would indicate that the

property transferred is adjacent to a POE and note the possibility of associated inconveniences with living in proximity to a POE.

ISSUES AND CONSIDERATIONS

The Importance of the Nightlife and Entertainment Industry to San Francisco

San Francisco owes its allure and reputation as a global destination in part to its storied nightlife and entertainment scene. Over the years, many different social groups have enriched this scene. Since the early 1900's the LGBT community has established famed bars and entertainment venues across the City. These serve as safe havens for the community and to bring LGBT culture into the mainstream. During the 1940's and 1950's the Fillmore District enjoyed a jazz music scene rivaled only by Harlem. The jazz greats of that era played at the numerous Fillmore jazz clubs that supported the scene. North Beach was the location of the beatnik poetry movement and the exploration of other live performance art such as cabaret and striptease. The 1960's and 1970's saw the Haight Ashbury neighborhood take center stage of the popular rock scene. The local bands of that moment emerged playing at a number of entertainment venues throughout the City. The success of those local bands attracted musicians from outside San Francisco, further enriching the entertainment scene and San Francisco's reputation as a locale for such endeavors. Today San Francisco continues to host a number of popular entertainment venues as well as outdoor festivals and events. Taken together, the live performances and the venues that support them add to the character of San Francisco and make the City a desirable location to live, work and play.

The nightlife and entertainment industry is also a significant contributor to the City economy. A recent study by the San Francisco Office of the Controller, Office of Economic Analysis highlights its significant impact.¹ The study found that in 2010 entertainment venues/nightclubs hosted 3,200,000 customers who spent \$220,000,000 in San Francisco. Patronage from outside of San Francisco was also found to be a significant contributor. The study found that tourists from outside of San Francisco made patronizing entertainment venues/nightclubs the reason for their visit approximately one third of the time. These tourists, on average spent three times what a San Franciscan resident would spend on a similar visit.

Without question, the nightlife and entertainment industry is an integral part of the City fabric. This industry makes San Francisco an alluring destination, filled with cultural attractions. These attractions are also financially beneficial to the City.

Compatibility of Uses: Housing and Nighttime Entertainment

San Francisco, like many other major US cities, is experiencing a growth in population that will continue into the coming decades.² However, the amount of land available to develop new housing is constrained by the City's land mass and other land use restrictions. As a result, many new housing projects are being constructed in neighborhoods of the City that were typically reserved for industrial, office and nighttime entertainment uses. Nighttime entertainment venues tend to produce noise from performances and from

¹ The Economic Impact of San Francisco's Nightlife Businesses. City and County of San Francisco, Office of the Controller-Office of Economic Analysis. March 5, 2012.

² <http://www.bayareacensus.ca.gov/counties/SanFranciscoCounty70.htm>;

<http://quickfacts.census.gov/qfd/states/06/06075.html>; "San Francisco at 1 million: City's population is booming once again." Dan Schreiber. San Francisco Examiner. Dec 29, 2013.

exiting patrons at levels atypical for wholly residential areas. When residential uses locate in close proximity to nighttime entertainment venues noise complaints and conflicts often arise.

It is understandable for those having recently purchased or leased a residence to expect a certain quality of life, irrespective of their proximity to a nighttime entertainment venue. It is also reasonable for an established nighttime entertainment operator in good standing to expect to continue in business despite the concerns of new neighbors. One method for potentially lessening noise complaints and conflicts is an outreach and notification process. Informing prospective developers that they are adjacent to an existing nighttime entertainment venue can help shape the design of the project and persuade them to include noise mitigating features. Informing purchasers or lessees of residential property that they are purchasing or renting a unit in close proximity to a nighttime entertainment use can help better inform prospective residents before they invest significant sums into a property that may not be right for them. And informing venue operators of a new residential development would provide them with an opportunity to fine tune their crowd control and community relations policies.

Residential Permit Review and Outreach

Another, related benefit of an early outreach process is the potential time saved during the entitlement process. Time devoted to resolving community concerns about forthcoming development during Planning review and prior to entitlement can be significant. In certain instances it may add months to an already lengthy process. As of the date of this report, a small residential project may need five months to secure entitlements. Providing a forum for airing concerns prior to the Planning Department's review can result in a project the community can support through the entitlement process. This can reduce the time a project spends securing land use entitlements.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. **Refine the universe of residential projects subject to the new Entertainment Commission outreach process.** The Department proposes limiting the types of projects that are subject to this new process to residential projects that are 1) subject to the Department's Preliminary Project Assessment (PPA) process (projects with seven or more units), 2) residential projects subject to the Department's pre-application meeting requirement for new construction, and 3) converting a building from a non-residential use to a residential use. This would specifically exclude projects that are adding dwelling units to existing residential buildings, and which are likely to be approved over the counter.

The following would amend proposed Section 116.2 of the Administrative Code:

"Development Permit" means any land use permit or entitlement, including but not limited to any building permit, site permit, Conditional Use authorization, variance, or decision based on discretionary review of a proposed project, where the project meets at least one of the following criteria:

- (1) The project is subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department Policy;
- (2) The project is subject to the Planning Department's requirement that a Pre-Application Meeting be held for new construction, pursuant to Planning Department policy; or
- (3) The project proposes a conversion of a structure from non-residential use to residential use

2. Require sponsors of residential projects subject to the new Entertainment Commission outreach process to conduct it prior to submitting a development application to the Planning Department. The following would amend proposed Section 116.5 of the Administrative Code:

Section 116.5 Planning Department Notification to Project Sponsors and Acceptance of Development Permits

(b) When a Project sponsor submits an application for Development Permit for a Project, Based on the list described in subsection (a), the Planning Department shall notify in writing the a sponsor of a proposed Project that the Project is within 300 radial feet of a Place(s) of Entertainment at the earliest practicable time, and the Entertainment Commission of the Project application, and shall provide the Project sponsor with a copy of the provisions of this Ordinance.

(c) The Planning Department will not consider an application for a Development Permit to be complete until the following has occurred:

(1) pursuant to Section 116.7, the Entertainment Commission has provided written notification to the Planning Department either that the Entertainment Commission did not hold a hearing, or that it held a hearing and the Project sponsor attended the hearing; and

(2) pursuant to Section 116.7, the Entertainment Commission has provided written comments and recommendations, if any, or the time provided in this Section 116.7 for doing so has elapsed.

3. Reduce the timeframe for the Planning Department to receive comments or recommendations from the EC from 45 days to 30 days, in most cases. The following would compose the proposed Section 116.7 of the Administrative Code:

Section 116.7 Entertainment Commission Hearing

(a) Prior to submitting an application for a Development Permit to the Planning Department, the Project sponsor shall notify the Entertainment Commission of its intent to submit such an application, and may provide materials describing the proposed Project.

(b) Upon receipt of the notice described in subsection (a), the Entertainment Commission shall determine whether to hold a hearing on noise issues related to the proposed Project and any Place of Entertainment within 300 radial feet of the proposed Project. The Entertainment Commission, or its staff as delegated by the Entertainment Commission, may, in its discretion, determine that a hearing is not required, if the available evidence indicates that noise from the Place of Entertainment is not likely to create a significant disturbance for residents of the Project.

(c) If the Entertainment Commission determines that a hearing is required, it shall hold that hearing within 30 calendar days after a Project sponsor provides notice to the Entertainment Commission pursuant to subsection (a). The Entertainment Commission, or its staff as delegated by the Commission, may extend this 30-day period for up to 15 additional days to accommodate scheduling conflicts between the Entertainment Commission and Project sponsor.

(d) For any such hearing:

(1) the Entertainment Commission shall invite any Place of Entertainment that is within 300 radial feet of the Project to attend the hearing and present evidence, including testimony, regarding noise issues related to the Place of Entertainment and the Project; and

(2) the Project sponsor shall attend the hearing and present evidence, including testimony, regarding current noise levels in the area of the proposed Project, including all acoustical analysis conducted to date; the Project's proposed noise attenuation features; other possible noise attenuation measures, including voluntary collaboration with the Place of Entertainment; the projected level of interior noise for residential units in the Project; and the Project sponsor's engagement or plans for engagement with the Place(s) of Entertainment.

(e) Within two business days after the Entertainment Commission holds a hearing pursuant to this Section 116.7, or if no hearing is to be held, within 30 calendar days after receiving notice pursuant to subsection (a) of this Section 116.7, the Entertainment Commission shall provide in writing to the Planning Department and/or Department of Building Inspection, as appropriate, a notice regarding whether a hearing was held and whether the Project sponsor attended the hearing, and shall provide written comments and recommendations, if any, pertaining to noise issues for the proposed Project, including but not limited to the following:

(A) a report of any acoustical measurements taken pursuant to Section 116.6, and

(B) any recommendations regarding whether Development Permits should be issued and whether conditions relating to noise attenuation should be imposed.

(f) The Project sponsor shall indicate its compliance with Section 116.7(b) on the face of any building plans submitted to the Planning Department and Department of Building Inspection.

(g) The Project sponsor shall include with its application for a Development Permit any date(s) on which an Entertainment Commission hearing on the proposed Project was held, and shall include a copy of any comments and recommendations provided by the Entertainment Commission regarding the proposed Project.

(h) For purposes of this Section 116.7, any required writing by the Entertainment Commission may be transmitted by electronic means.

(i) This Section 116.7 does not give the Entertainment Commission approval authority over any Development Permit.

BASIS FOR RECOMMENDATION

The Department supports the proposed Ordinance because it helps initiate communication between neighbors and project sponsors at an early stage in the development process. This can help identify potentially problematic issues and allows ample time for all parties to address concerns. It is expected that such a process will help reduce complaints, conflicts and misunderstandings between residential and entertainment uses. The preservation and expansion of both of these uses is paramount to the health and vibrancy of the City. Promotion of processes that allow these competing uses to coexist is therefore an important endeavor.

Recommendation 1: Refine the universe of residential projects subject to the new Entertainment Commission outreach process.

Applying the new outreach process only to projects that are of a larger scope or currently require an outreach process is in line with Mayor Lees Executive Directive 13-01, which he issued on December 18, 2013. This Directive orders City departments with authority over the permitting of new housing to prioritize the development of all new housing. Included in this prioritization is the implementation of policies that provide incentives to foster the development of small scale, infill rental units.

In compliance with Directive 13-01, the Planning Code was amended to facilitate the production of dwelling units in residential buildings. Amendments were made to three Planning Code Sections. The first section amended was Planning Code Section 207.3. This Section provides a formalized route to add secondary units to the City's supply of affordable housing. Planning Code Section 311 was the second section amended. This section was amended to expedite the production of new units in existing residential buildings. The third section amended was Planning Code Section 715, the Castro NCD. The amendment allows the addition of in-law units within the Castro NCD and generally 1,750 feet around it, irrespective of a zoned maximum density. These units must also be within an existing residential building envelope.

Recommendation 2: Require sponsors of residential projects subject to the new Entertainment Commission outreach process to conduct it prior to submitting a development application to the Planning Department.

An early outreach process allows project sponsors ample time to refine proposals in response to community concerns. It also provides an opportunity for project sponsors to build relations with existing neighbors, which can help build support for their project. Projects that have community support tend to complete the planning process faster and encounter fewer delays at the Planning Commission.

Further, conducting this outreach process prior to submitting an entitlement application reduces the time the project is under Planning Department review. Reducing this is especially critical given the current timeframe experienced in residential permit review. As mentioned previously, Planning review for smaller residential projects can last five months. For larger residential projects that timeframe can easily reach 12 to 14 months. Increasing public outreach while reducing Planning Department review timeframes is a worthy goal that satisfies multiple aims.

Recommendation 3: Reduce the timeframe for the Planning Department to receive comments or recommendations from the EC.

The proposed Ordinance provides the EC with a total of 45 days to provide the Planning Department with written comments or recommendations on a project with the option of a 60-day extension. The length of this timeframe was discussed with Supervisor Breed's office and the EC. All parties agreed that a total of 32 days would be sufficient to provide the Planning Department with comments. It was also agreed that a 15 day extension to the 32 day period would provide sufficient time to accommodate scheduling conflicts with Project Sponsors.

This new timeframe is acceptable for two reasons. First, the EC believes that they are provided with sufficient time. This is key because they are the agency that will lead the new outreach process. Second, the new timeframe allows the Planning Department review to begin at an earlier date. This may help

expedite the total time spent securing entitlements and is in conformance with Mayoral direction to expedite the production of housing.

ADDITIONAL CONSIDERATIONS

Forthcoming Substitute Legislation

Since introduction of the proposed Ordinance the Office of Supervisor London Breed has proposed revisions to original amendments to the Administrative Code. The majority of these amendments do not have implications for the Planning Department or its procedures. The changes that do affect Planning Department procedures include:

- A refinement in the types of residential projects that are subject to the new Entertainment Commission outreach process
- A requirement that the Planning Department not consider an application for a project subject to the new outreach process as complete until the Project Sponsor has contacted the Entertainment Commission and the Entertainment Commission has provide comments, if any, about the project.
- A reduction in the time allotted for the Entertainment Commission to provide comments, if any, to the Planning Commission on a project subject to the new outreach process

For reference, the forthcoming substitute legislation is included as an exhibit to this Executive Summary.

ENVIRONMENTAL REVIEW

The proposal to amend the Building Code, Administrative Code, Planning Code and Police Code to address noise related issues arising when considering development proposals that would place either residential land uses or Places of Entertainment (POEs) in close proximity to one another is exempt from environmental review under Sections 15061(b)(3) and 15308 of the CEQA Guidelines.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment in regard to the proposed Ordinance.

RECOMMENDATION:	Recommendation of Approval with Modification
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 141298
- Exhibit C: Submittal from the Office of Supervisor London Breed



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution 19336

HEARING DATE MARCH 19, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

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Information:
415.558.6377

Project Name: Noise Regulations Relating to Residential Uses Near Places of Entertainment

Case Number: 2015-000180PCA [Board File No. 141298]

Initiated by: Supervisor Breed / Introduced December 16, 2014

Staff Contact: Diego R Sánchez, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082

Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: Recommend Approval with Modifications

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE BUILDING, ADMINISTRATIVE PLANNING AND POLICE CODES TO REQUIRE ATTENUATION OF EXTERIOR NOISE FOR NEW RESIDENTIAL STRUCTURES AND ACOUSTICAL ANALYSIS AND FIELD TESTING IN SOME CIRCUMSTANCES; TO PROVIDE THAT A PLACE OF ENTERTAINMENT (POE) PERMITTED FOR 12 MONTHS NOT BECOME A PUBLIC OR PRIVATE NUISANCE ON THE BASIS OF NOISE FOR NEARBY RESIDENTS OF NEWLY CONSTRUCTED OR CONVERTED RESIDENTIAL STRUCTURES; TO AUTHORIZE THE ENTERTAINMENT COMMISSION TO HOLD A HEARING ON A PROPOSED RESIDENTIAL USE NEAR A POE, AND REQUIRE THE PROJECT SPONSOR'S PARTICIPATION IN THE HEARING; TO AUTHORIZE THE ENTERTAINMENT COMMISSION TO MEASURE NOISE CONDITIONS AT SUCH PROJECT SITES AND PROVIDE COMMENTS AND RECOMMENDATIONS REGARDING NOISE TO THE PLANNING DEPARTMENT AND DEPARTMENT OF BUILDING INSPECTION; TO REQUIRE LESSORS AND SELLERS OF RESIDENTIAL PROPERTY TO DISCLOSE TO LESSEES AND PURCHASERS POTENTIAL NOISE AND OTHER INCONVENIENCES ASSOCIATES WITH NEARBY POES AND AUTHORIZE CIVIL PENALTIES FOR NOT PROVIDING DISCLOSURE; TO REQUIRE THAT SUCH DISCLOSURE REQUIREMENTS BE RECORDED AGAINST A RESIDENTIAL PROPERTY IN A NOTICE OF SPECIAL RESTRICTIONS; TO REQUIRE THE PLANNING DEPARTMENT AND COMMISSION TO CONSIDER NOISE ISSUES WHEN REVIEWING PROPOSED RESIDENTIAL PROJECTS; AND TO SPECIFY FACTORS CONCERNING NOISE FOR THE ENTERTAINMENT COMMISSION TO REVIEW WHEN CONSIDERING GRANTING A POE PERMIT; AND MAKING ENVIRONMENTAL FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND DIRECTING THE CLERK OF THE BOARD OF SUPERVISORS TO FORWARD THE ORDINANCE TO THE STATE BUILDING STANDARDS COMMISSION UPON FINAL PASSAGE.

WHEREAS, on December 16, 2014, Supervisor Breed introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 141298, which would amend the Building, Administrative, Planning and Police Code to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Commission upon final passage;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on March 19, 2015; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3) and 15308; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve, with modification, the proposed ordinance.

The Commission recommended modifications are:

1. Refine the universe of residential projects subject to the new Entertainment Commission outreach process. The following would amend proposed Section 116.2 of the Administrative Code:

"Development Permit" means any land use permit or entitlement, including but not limited to any building permit, site permit, Conditional Use authorization, variance, or decision based on discretionary review of a proposed project, where the project meets at least one of the following criteria:

- (1) The project is subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department Policy;
- (2) The project is subject to the Planning Department's requirement that a Pre-Application Meeting be held for new construction, pursuant to Planning Department policy; or
- (3) The project proposes a conversion of a structure from non-residential use to residential use

2. Require sponsors of residential projects subject to the new Entertainment Commission outreach process to conduct it prior to submitting a development application to the Planning Department. The following would amend proposed Section 116.5 of the Administrative Code:

Section 116.5 Planning Department Notification to Project Sponsors and Acceptance of Development Permits

(b) When a Project sponsor submits an application for Development Permit for a Project, Based on the list described in subsection (a), the Planning Department shall notify in writing the a sponsor of a proposed Project that the Project is within 300 radial feet of a Place(s) of Entertainment at the earliest practicable time, and the Entertainment Commission of the Project application, and shall provide the Project sponsor with a copy of the provisions of this Ordinance.

(c) The Planning Department will not consider an application for a Development Permit to be complete until the following has occurred:

(1) pursuant to Section 116.7, the Entertainment Commission has provided written notification to the Planning Department either that the Entertainment Commission did not hold a hearing, or that it held a hearing and the Project sponsor attended the hearing; and

(2) pursuant to Section 116.7, the Entertainment Commission has provided written comments and recommendations, if any, or the time provided in this Section 116.7 for doing so has elapsed.

3. Reduce the timeframe for the Planning Department to receive comments or recommendations from the EC from 45 days to 30 days, in most cases. The following would compose the proposed Section 116.7 of the Administrative Code:

Section 116.7 Entertainment Commission Hearing

(a) Prior to submitting an application for a Development Permit to the Planning Department, the Project sponsor shall notify the Entertainment Commission of its intent to submit such an application, and may provide materials describing the proposed Project.

(b) Upon receipt of the notice described in subsection (a), the Entertainment Commission shall determine whether to hold a hearing on noise issues related to the proposed Project and any Place of Entertainment within 300 radial feet of the proposed Project. The Entertainment Commission, or its staff as delegated by the Entertainment Commission, may, in its discretion, determine that a hearing is not required, if the available evidence indicates that noise from the Place of Entertainment is not likely to create a significant disturbance for residents of the Project.

(c) If the Entertainment Commission determines that a hearing is required, it shall hold that hearing within 30 calendar days after a Project sponsor provides notice to the Entertainment Commission pursuant to subsection (a). The Entertainment Commission, or its staff as delegated by the Commission, may extend this 30-day period for up to 15 additional days to accommodate scheduling conflicts between the Entertainment Commission and Project sponsor.

(d) For any such hearing:

(1) the Entertainment Commission shall invite any Place of Entertainment that is within 300 radial feet of the Project to attend the hearing and present evidence, including testimony, regarding noise issues related to the Place of Entertainment and the Project; and

(2) the Project sponsor shall attend the hearing and present evidence, including testimony, regarding current noise levels in the area of the proposed Project, including all acoustical analysis conducted to date; the Project's proposed noise attenuation features; other possible noise attenuation measures, including voluntary collaboration with the Place of Entertainment; the projected level of interior noise for residential units in the Project; and the Project sponsor's engagement or plans for engagement with the Place(s) of Entertainment.

(e) Within two business days after the Entertainment Commission holds a hearing pursuant to this Section 116.7, or if no hearing is to be held, within 30 calendar days after receiving notice pursuant to subsection (a) of this Section 116.7, the Entertainment Commission shall provide in writing to the Planning Department and/or Department of Building Inspection, as appropriate, a notice regarding whether a hearing was held and whether the Project sponsor attended the hearing, and shall provide written comments and recommendations, if any, pertaining to noise issues for the proposed Project, including but not limited to the following:

(A) a report of any acoustical measurements taken pursuant to Section 116.6, and

(B) any recommendations regarding whether Development Permits should be issued and whether conditions relating to noise attenuation should be imposed.

(f) The Project sponsor shall indicate its compliance with Section 116.7(b) on the face of any building plans submitted to the Planning Department and Department of Building Inspection.

(g) The Project sponsor shall include with its application for a Development Permit any date(s) on which an Entertainment Commission hearing on the proposed Project was held, and shall include a copy of any comments and recommendations provided by the Entertainment Commission regarding the proposed Project.

(h) For purposes of this Section 116.7, any required writing by the Entertainment Commission may be transmitted by electronic means.

(i) This Section 116.7 does not give the Entertainment Commission approval authority over any Development Permit.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. San Francisco enjoys a storied nighttime entertainment industry. It is an industry with a long history and broad participation from various social groups. It forms part of the City's social and cultural fabric and is indispensable to the City's identity.
2. The nighttime entertainment industry is a significant contributor to the economic well-being of the City. The San Francisco Office of the Controller-Office of Economic Analysis reports that live music venues and nightclubs alone contributed \$220,000,000 in spending in 2010. Live music venues and nightclubs are also a large attractor of visitors from outside of San Francisco. The San

Francisco Office of the Controller-Office of Economic Analysis reports that approximately one third of visits to San Francisco from tourists were to patronize the City's live music venues and nightclubs.

3. San Francisco is also a city without vacant lands to develop new residential neighborhoods. As a result, many new housing projects are being constructed in neighborhoods of the City that were typically reserved for industrial, office and nighttime entertainment uses.
4. It is common that nighttime entertainment venues produce noise from performances and from exiting patrons at levels atypical for wholly residential areas. When residential uses locate in close proximity to nighttime entertainment venues noise complaints and conflicts often arise.
5. One method for potentially lessening noise complaints and conflicts is an outreach and notification process. Informing prospective developers that they are adjacent to an existing nighttime entertainment venue can help shape the design of the project and persuade them to include noise mitigating features. Informing purchasers or lessees of residential property that they are purchasing or renting a unit in close proximity to a nighttime entertainment use can help better inform prospective residents before they invest significant sums into a property that may not be right for them. And informing venue operators of a new residential development would provide them with an opportunity to fine tune their crowd control and community relations policies.
6. **General Plan Compliance.** The proposed amendments to the Planning Code are not addressed in the General Plan; the Commission finds that the proposed Ordinance is not inconsistent with the Objectives and Policies of the General Plan.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The outreach process between residential developers and adjacent Places of Entertainment will help identify potentially undesirable aspects of new developments, create a route to discuss improvements and result in development that is sensitive to its context.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

Through an early outreach process, owners and operators of Places of Entertainment will become aware of new residential development. The outreach process will allow these owners and operators to meet with residential developers and discuss community context. Through this process it is expected that future conflicts, including those related to noise, would be avoided. This would allow two competing land uses – residential and nighttime entertainment – to coexist. This business climate is favorable to the City and helps it attract and retain commercial activity.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1

Maintain and enhance a favorable business climate in the city.

The outreach process will help create a favorable business climate by connecting owners and operators of Places of Entertainment with residential developers at a public commission hearing. This public venue offers the opportunity for the all members of the business community to feel that they have a "receptive ear" when they approach City government.

7. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have an effect upon neighborhood retail serving uses as the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would help conserve and protect neighborhood character through the implementation of an outreach process between residential developers and existing Places of Entertainment.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance can help preserve and enhance the City's supply of affordable housing by requiring an outreach process between forthcoming residential development and existing Places of Entertainment.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not cause impediments to MUNI transit service or would it cause an overburdening of City streets or neighborhood parking because the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired as the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an impact on City's preparedness against injury and loss of life in an earthquake because the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an impact on the City's Landmarks and historic buildings because the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an impact on the City's parks and open space and their access to sunlight and vistas because the proposed Ordinance concerns itself with increasing the compatibility of residential uses with Places of Entertainment.

8. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

Resolution 19336
March 19, 2015

CASE NO. 2015-000180PCA
Noise Regulations Relating to Residential Uses
Near Places of Entertainment

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 19, 2015.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Antonini, Fong, Hillis, Moore, Richards, Wu

NOES:

ABSENT: Commissioner Johnson

ADOPTED: March 19, 2015

RECEIVED VIA EMAIL
03/25/2015



BUILDING INSPECTION COMMISSION (BIC)

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

March 23, 2015

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: Ordinance various Codes: Noise Regulations Relating to Residential Uses near Places of Entertainment. File #141298

Dear Ms. Calvillo:

Sonya Harris
Secretary

On March 18, 2015 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.

Tom C. Hui
Director

The Commissioners voted as follows:

President McCarthy	Aye	Vice-President Mar	Aye
Commissioner Melgar	Aye	Commissioner McCray	Aye
Commissioner Walker	Aye		

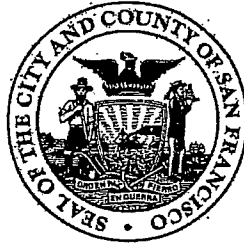
Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Ann Aherne for Sonya Harris
Commission Secretary

cc: Tom C. Hui, S.E., Director
Mayor Edwin M. Lee
Board of Supervisors
Supervisor Breed
Kirk Means

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

April 10, 2015

File No. 141298

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On March 24, 2015, Supervisor Breed introduced the following SUBSTITUTE legislation:

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk

Attachment

cc: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

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

April 10, 2015

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On March 24, 2015, Supervisor Breed introduced the following SUBSTITUTE legislation:

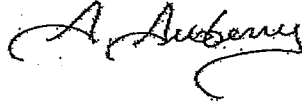
File No. 141298

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The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use

and Transportation Committee and will be scheduled for hearing upon receipt of your response.

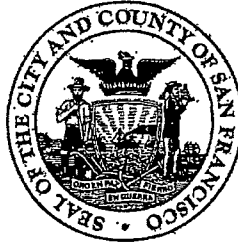
Angela Calvillo, Clerk of the Board



By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- AnMarie Rodgers, Senior Policy Manager
- Scott Sanchez, Zoning Administrator
- Sarah Jones, Chief, Major Environmental Analysis
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

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: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

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

DATE: April 10, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following SUBSTITUTE legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

____ No Comment

____ Recommendation Attached

Chairperson, Small Business Commission

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: Greg Suhr, Chief, Police Department
Ben Rosenfield, City Controller
Carmen Chu, City Assessor-Recorder
Barbara Garcia, Director, Department of Public Health
Jocelyn Kane, Executive Director, Entertainment Commission

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

DATE: April 10, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following SUBSTITUTE legislation, introduced by Supervisor Breed on March 24, 2015:

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

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: Christine Fountain, Police Department
John Monroe, Police Commission
Juliet Ellis, Asst. Public Utilities Commission
Crystal Stewart, Entertainment Commission
Todd Rydstrom, Deputy City Controller
Ted Egan, Chief Economist
Edward McCaffrey, Office of the Assessor-Recorder
Colleen Chawla, Department of Public Health

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
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TDD/TTY No. 554-5227

MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: January 13, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, introduced by Supervisor Breed on December 16, 2014:

File No. 141298

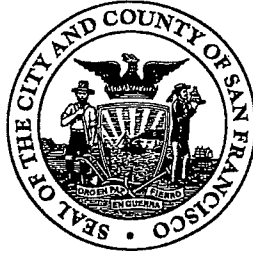
Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) permitted for 12 months not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to specified state agencies upon final passage.

The proposed ordinance is being transmitted pursuant to Charter Section D3.750-5 for public hearing and recommendation. It is pending before the Government Audit and Oversight Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

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

January 13, 2015

File No. 141298

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On December 16, 2014, Supervisor Breed introduced the following legislation:

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) permitted for 12 months not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to specified state agencies upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Committee Clerk
Government Audit and Oversight Committee

Attachment

- c: Joy Navarrete, Environmental Planning
- Jeanie Poling, Environmental Planning

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: Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder
Ben Rosenfield, City Controller, Office of the Controller
Greg Suhr, Chief, Police Department
Jocelyn Kane, Executive Director, Entertainment Commission
Barbara A. Garcia, Director, Department of Public Health

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: January 13, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Breed on December 16, 2014:

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) permitted for 12 months not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to specified state agencies upon final passage.

Referral from the Board of Supervisors
Government Audit and Oversight Committee
January 13, 2015
Page 2

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:
Edward McCaffrey, Office of the Assessor-Recorder
Todd Rydstrom, Office of the Controller
Christine Fountain, Police Department
Crystal Stewart, Entertainment Commission
Greg Wagner, Department of Public Health
Colleen Chawla, Department of Public Health

BOARD of SUPERVISORS



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January 13, 2015

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On December 16, 2014, Supervisor Breed introduced the following legislation:

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) permitted for 12 months not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to specified state agencies upon final passage.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Government Audit and Oversight Committee and will be scheduled for hearing upon receipt of your response.

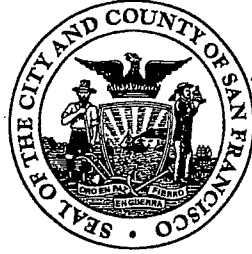
Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Committee Clerk
Government Audit and Oversight Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- AnMarie Rodgers, Senior Policy Manager
- Scott Sanchez, Zoning Administrator
- Sarah Jones, Chief, Major Environmental Analysis
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



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

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: January 13, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Government Audit and Oversight Committee

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 141298

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) permitted for 12 months not become a public or private nuisance on the basis of noise for nearby residents of newly constructed or converted residential structures; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's and authorize civil penalties for not providing disclosure; to require that such disclosure requirements be recorded against a residential property in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to specified state agencies upon final

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

Ausberry, Andrea

From: Board of Supervisors, (BOS)
Sent: Monday, April 20, 2015 11:31 AM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 141298 FW: support for London Breed's legislation

-----Original Message-----

From: joe [mailto:jzarmin@yahoo.com]
Sent: Monday, April 20, 2015 11:12 AM
To: Board of Supervisors, (BOS)
Subject: support for London Breed's legislation

Hi,

I would like to express my support for London Breed's legislation to protect nightlife in San Francisco. I live in Bernal Heights, first moved here in 1989 and nightlife, live music is a big reason I moved to this city. None of my friends nor myself have any understanding how new residential developments that are allowed to be built next to already existing nightlife venues are allowed to complain and sometimes harass the establishments which were already there to begin with. Not every neighborhood should become residential. If this is not allowed to remain a mixed use city, then it will become a residential suburb.

thank you

Joe Armin
Bernal Heights

Ausberry, Andrea

From: Board of Supervisors, (BOS)
Sent: Monday, April 20, 2015 10:14 AM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 141298 FW: Land Use and Transportation Comm Meeting Item (Agenda #141298 - Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment)

From: Catherine Lee [mailto:videovision_cml@yahoo.com]
Sent: Sunday, April 19, 2015 12:35 PM
To: Board of Supervisors, (BOS); Kim, Jane (BOS); Wiener, Scott; Cohen, Malia (BOS)
Cc: BreedStaff, (BOS); Catherine Lee
Subject: Land Use and Transportation Comm Meeting Item (Agenda #141298 -Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment)

To: Board.of.Supervisors@sfgov.org ; Jane.Kim@sfgov.org; Scott.Wiener@sfgov.org;
Malia.Cohen@sfgov.org;

CC: Breedstaff@sfgov.org

Subject: Land Use and Transportation Comm Meeting Item (Agenda #141298 -Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment)

Dear members of the Land Use Committee Supervisor Weiner, Supervisor Kim and Supervisor Cohen,

I cannot attend the 4/20/15 meeting of the Land Use Committee so please accept these comments in advance of the meeting via email.

I strongly support the planning code change proposed for the benefit of live music and entertainment in San Francisco, for both the residents of the City across all neighborhoods, and for the visitors to SF who understand The City to be a place of culture with entertainment and the arts.

The existing clubs, venues, and various places that we gather in to play music, perform in, and to enjoy arts and culture deserve our support. They are vital to each neighborhood. We usually only live in one neighborhood, but enjoy the bounty of many neighborhoods in all the districts when we participate in cultural events.

Each venue has someone willing to risk time and money to present performances which benefit The City as a whole - not just as a neighborhood. Venues need all the protections and benefits we can give them, and if they already exist and have labored to be successful, they have given TO San Francisco as a community.

We shouldn't punish them for success, like when many patrons attend, and a neighbor dislikes the gathering of people outside the venue. The minor inconvenience that neighbors to a venue cite as problems are a single interest versus the cultural interests of many who attend, pay, and enjoy music, entertainment, and cultural events.

Please update the planning code to reflect the value of our existing venues and make the burden of noise and gathering issues be part of the developers and sellers/buyers burden. They need to respect the community they are building into.

Planning for the culture of a neighborhood should be part of their planning process and new housing should do NO HARM to our cultural venues and traditions, which includes many forms of art: from drag shows to rap battles to literary readings.

Please do not be deceived by the developers argument that it will cost too much - that's simply part of the building budget they need to manage. This bill is NOT relevant to a housing discussion. It IS vitally important to maintain the character of The City to support venues of all sizes and aspirations to maintain San Francisco as a cultural destination.

I support and attend music and cultural events in the neighborhoods at all of the following on a regular basis: Bottom of the Hill, The Elbo Room, The Independent, Benders, Milk Bar, Hemlock, Thee Parkside, Cafe du Nord, The Fillmore, Amnesia, Club 1015, and more. I regularly attend Litquake, Hardly Strictly Bluegrass, Phono del Sol, and more.

Sincerely,
Catherine Lee
Registered Voter - District 10 (94110)

Details:

Land Use Committee hearing at City Hall, 4/20/15 (Agenda item #3) and the public is encouraged to provide in-person *or written comments, to be submitted by the time of the hearing.*

Bill Language (Agenda #141298 -Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment):

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POEs; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to specify factors concerning noise for the Entertainment Commission to review when considering granting a POE permit; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

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. [141293]
- 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; Wiener

Subject:

Various Codes - Noise Regulations Relating to Residential Uses Near Places of Entertainment

The text is listed below or attached:

Ordinance amending the Building, Administrative, Planning, and Police Codes to require attenuation of exterior noise for new residential structures and acoustical analysis and field testing in some circumstances; to provide that a Place of Entertainment (POE) not become a public or private nuisance on the basis of noise for nearby residents of residential structures constructed or converted on or after January 1, 2005; to authorize the Entertainment Commission to hold a hearing on a proposed residential use near a POE, and require the project sponsor's participation in the hearing; to authorize the Entertainment Commission to measure noise conditions at such project sites and provide comments and recommendations regarding noise to the Planning Department and Department of Building Inspection; to require lessors and sellers of residential property to disclose to lessees and purchasers potential noise and other inconveniences associated with nearby POE's; to require that such disclosure requirements be recorded against all newly approved residential projects in a Notice of Special Restrictions; to require the Planning Department and Commission to consider noise issues when reviewing proposed residential projects; and to

specify factors concerning noise for Entertainment Commission to review when considering granting a POE permit; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of local conditions under California Health and Safety Code, Section 17958.7; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the State Building Standards Commission upon final passage.

Signature of Sponsoring Supervisor: _____

A handwritten signature in black ink that reads "Jordan Breed". The signature is written in a cursive style and is positioned over a horizontal line.

For Clerk's Use Only:

