

1 [Public Works Code - Public Works Graffiti Abatement Pilot Program]

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3 **Ordinance amending the Public Works Code to require Public Works to create a pilot**
 4 **program allowing property owners in commercial areas to opt into graffiti abatement by**
 5 **Public Works at no cost to the property owner; and affirming the Planning**
 6 **Department's determination under the California Environmental Quality Act.**

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

11

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

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14 Section 1. Land Use Findings.

15 The Planning Department has determined that the actions contemplated in this
 16 ordinance comply with the California Environmental Quality Act (California Public Resources
 17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 18 Supervisors in File No. 220538 and is incorporated herein by reference. The Board affirms
 19 this determination.

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21 Section 2. Article 23 of the Public Works Code is hereby amended by revising
 22 Sections 2304, and 2306, to read as follows:

23 **SEC. 2304. VIOLATIONS.**

24 (a) **Notice of Violation.** Where the Director determines that any property contains
 25 graffiti in violation of Section 2303, the Director may issue a notice of violation to the property

1 owner and/or any Offending Party. At the time the notice of violation is issued, the Director
2 shall take one or more photographs of the alleged graffiti, and shall make copies of the
3 photographs available to the property owner and/or any Offending Party upon request. The
4 photographs shall be dated and retained as a part of the file for the violation. The notice shall
5 give the owner and/or any Offending Party 30 calendar days from the date of the notice to
6 either remove the graffiti or request a hearing on the notice of violation, and shall set forth the
7 procedure for requesting the hearing. The notice shall also inform the owner and/or any
8 Offending Party that where the owner and/or any Offending Party fail to either remove the
9 graffiti or request a hearing within 30 calendar days from the date of the notice, the Director
10 may initiate proceedings in accordance with this Article 23 to enter upon the property and
11 abate the graffiti. The notice shall inform the owner and/or any Offending Party that should the
12 Director need to abate the graffiti, ~~that~~ the owner and/or any Offending Party shall be liable for
13 all costs of enforcement and abatement. The notice shall further inform the owner and/or any
14 Offending Party that the minimum charge for removing graffiti is the greater of either \$500 or
15 the actual cost to the City, including overhead and administrative costs, as well as attorneys'
16 fees where the Director has elected to seek recovery of attorneys' fees. The Director shall
17 serve the notice of violation as follows:

18 (1) One copy of the Notice shall be posted in a conspicuous place upon the
19 building or property.

20 (2) One copy of the Notice shall be served upon each of the following:

21 (A) The person, if known, in real or apparent charge and control of the
22 premises or property involved;

23 (B) The owner of record; and

24 (C) Any Offending Party.

25

1 (3) The Director shall serve one copy of the Notice upon any Community Benefits
2 District, Business Improvement District, or Green Benefits District., as those districts are defined in
3 Articles 15 and 15A of the Business and Tax Regulation Code, in the neighborhood where the Notice is
4 posted. The Director may also serve one copy of the notice upon any other parties with a
5 recorded interest.

6 Service required by subsections (a)(2) and (3) may be made by personal service or by
7 certified mail.

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9 **SEC. 2306. ABATEMENT BY DIRECTOR.**

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11 (d) The following procedures shall apply to actions by the Director to abate and
12 recover costs for abatement of graffiti on private property:

13 (1) **Abatement Action.** After obtaining a court order, the Director shall implement
14 the Abatement Order. The Director may enter upon the property and cause the removal,
15 painting over, or other eradication of the graffiti as the Director deems appropriate. The
16 Director shall not authorize or undertake to provide for the painting or repair of any more
17 extensive area than that where the graffiti is located, except where the Director determines in
18 a written notice to the owner that a more extensive area is required to be repainted or repaired
19 in order to avoid an aesthetic disfigurement to the neighborhood or community. Where the
20 Director removes graffiti in accordance with the requirements of this Article 23, the owner
21 and/or any Offending Party shall pay the greater of either \$500 or the actual cost (including
22 overhead and administrative costs, as well as attorneys' fees where the Director has elected
23 to seek recovery of attorneys' fees) of removing the graffiti. The Director shall provide an
24 accounting to the owner and/or any Offending Party of the costs of the abatement action
25 (Abatement Accounting) on a full cost recovery basis not later than 10 days from the date the

1 abatement action is completed. The Abatement Accounting shall include all administrative
2 costs incurred by the City in abating graffiti on the property. The total amount set forth in the
3 Abatement Accounting shall be due and payable by the owner and/or any Offending Party
4 within 30 days from the date of mailing of the Abatement Accounting.

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6 (e) **Abatement in Commercial Areas: Pilot Program.** Within 90 days of the effective date of the
7 ordinance in Board File No. 220538 adding this subsection (e), the Director shall create a pilot
8 program that allows property owners in Commercial Corridors to provide written consent authorizing
9 Public Works to enter onto their property and remove graffiti. The scope of any graffiti abatement
10 shall be consistent with the scope of abatement provided in subsection (d)(1). Such removal and
11 abatement shall be offered at no cost to the property owner, provided that the owner waives any claims
12 arising from the work, other than any claims for damages arising from negligence or non-compliance
13 with laws. The pilot program is an alternative to the other abatement procedures in this Article 23, and
14 a property owner may enroll in the pilot program at any time, including upon receipt of a Notice of
15 Violation; provided, however, that a property owner who contests the Notice of Violation shall be
16 ineligible to participate in the program. The Director is authorized to issue regulations consistent with
17 this subsection (e).

18 (1) **Commercial Corridors.** For purposes of this subsection (e), Commercial Corridors
19 shall include properties in the following areas: Neighborhood Commercial Districts, Named
20 Neighborhood Commercial Districts, Neighborhood Commercial Transit Districts, and Named
21 Neighborhood Commercial Transit Districts, listed in Section 201 of the Planning Code, and defined in
22 Section 702 of the Planning Code; the Chinatown Community Business District, as defined in Planning
23 Code Section 810; the Chinatown Residential/Neighborhood Commercial District, as defined in
24 Planning Code Section 812; and the Chinatown Visitor Retail District, as defined in Planning Code
25 Section 811.

1 (2) **Relationship to Community Benefits Districts and Green Benefits Districts.** The
2 owner of any property located in a Community Benefits District or Green Benefits District, as defined
3 in Articles 15 and 15A of the Business and Tax Regulations Code, must first demonstrate to the
4 Director's satisfaction that the relevant district lacks funding for graffiti abatement, or has exhausted
5 all available funding for graffiti abatement, in order to participate in the pilot program established in
6 this subsection (e).

7 (3) **Expiration of Pilot Program.** Unless the Board of Supervisors by ordinance
8 extends the term of the Pilot Program, this subsection (e) shall expire by operation of law 27 months
9 following the effective date of the ordinance in Board File No. 220538 establishing the Pilot Program.
10 After that date, the City Attorney is authorized to remove this subsection (e) to be removed from the
11 Public Works Code.

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

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