

1 [Housing Code - Allowing the Storage of Items Other Than Automobiles in Private Garages of Residential Buildings]

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3 **Ordinance amending the Housing Code to allow the storage of tenants' personal**
4 **items other than automobiles in the garages of homes, apartment buildings, and**
5 **residential hotels; and making environmental findings.**

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

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

12 Section 1. Findings.

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

17 (b) Pursuant to Charter Section D3.750-5, the Building Inspection Commission
18 considered this ordinance on _____, 2014, at a duly noticed public hearing.

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20 Section 2. The Housing Code is hereby amended by revising 401, to read as follows:

21 **CHAPTER 4**
22 **DEFINITIONS**

22

* * * *

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24 **Garage.** A building or portion thereof in which a motor vehicle containing flammable or
25 combustible liquids or gas in its tank is stored, repaired or kept, or in which bicycles, scooters,

1 and other personal items used by the tenants of the building or buildings on the premises are stored or
2 kept.

3 **Garage, Private.** A building or a portion of a building, not more than 1,000 square feet
4 in area, in which ~~only~~ motor vehicles, bicycles, scooters, and other personal items used by the
5 tenants of the building or buildings on the premises are stored or kept.

6 * * * *

7 Section 3. The Housing Code is hereby amended by revising Section 603, to read as
8 follows:

9 **SEC. 603. GARAGES.**

10 (a) No automobile or other motor vehicle shall occupy any portion of an apartment
11 house or hotel except in a garage which meets the requirements of the Building Code and
12 other provisions of the Municipal Code.

13 (b) **Use.** Private and public storage garages ~~in apartment houses and hotels~~ shall be
14 used only for storage of automobiles.

15 **EXCEPTION:**

16 In buildings defined as a dwelling or apartment house in this Code, or buildings defined as a
17 residential hotel in the Residential Hotel Unit Conversion and Demolition Ordinance (Chapter 41 of
18 the San Francisco Administrative Code), garages may also be used for the storage of bicycles,
19 scooters, and other personal items of the tenants.

20 (c) **Separation.** See Section 406.1 of the Building Code. When approved, existing
21 separations in existing buildings may be acceptable.

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23 Section 4. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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

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

13 By: _____
14 JUDITH A. BOYAJIAN
15 Deputy City Attorney

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