

1 [Police Code – Security Plans for Commercial Parking Garages and Lots]

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3 **Ordinance amending the San Francisco Police Code Sections 1215 through 1215.4 and**  
4 **adding Section 1215.7 to: 1) require a security plan as part of an application for a**  
5 **commercial parking permit; 2) set requirements for security plans; 3) authorize the**  
6 **Chief of Police to suspend or revoke a commercial parking permit for violation of an**  
7 **approved security plan; 4) authorize the Chief of Police to promulgate rules that set**  
8 **requirements for security plans; and 5) authorize enforcement by the City Attorney in a**  
9 **civil action; and making environmental findings.**

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

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

14 Section 1. Environmental Findings. The Planning Department has determined that the  
15 actions contemplated in this ordinance comply with the California Environmental Quality Act  
16 (California Code Section 21000 et seq.). Said determination is on file with the Clerk of the  
17 Board of Supervisors in File No. 111077 and is incorporated herein by reference.

18  
19 Section 2. Factual Findings.

20 (a) Parking garages and lots provide a great service by allowing San Francisco  
21 residents and visitors access to businesses and other destinations in the City. But they can  
22 create a substantial safety risk to individuals in or near those garages and lots, as well as to  
23 vehicles and other personal property, based on the nature of the parking garage or lot, its  
24 crime history, its location, and other factors. Parking garage and lot operators can reduce this  
25 risk by identifying and implementing reasonable security measures.

1 (b) Businesses with a Place of Entertainment or an Extended Hours Premises permit  
2 issued by the Entertainment Commission may attract crowds that spill over onto the adjacent  
3 sidewalks and into nearby parking garages and parking lots, either before, during or at the  
4 end of events at those businesses. Incidents of violence and other criminal conduct in parking  
5 garages and parking lots in proximity to these businesses have raised awareness of the issue  
6 of and need for security in those parking garages and lots.

7 (c) By requiring commercial parking permittees to identifying the likely security threats  
8 and crime risks associated with their parking garages and lots, and to develop and implement  
9 a reasonable security plan to address those threats and risks, the City and parking garage  
10 and parking lot operators can reduce the risks of violence and other criminal incidents in or  
11 near parking garages and parking lots, and better protect the public safety and welfare.

12  
13 Section 3. The San Francisco Police Code is hereby amended by amending Sections  
14 1215 through 1215.4 and adding Section 1215.7, to read as follows:

15  
16 **SEC. 1215 COMMERCIAL PARKING PERMITS.**

17 (a) **Definitions.** The following definitions shall apply in Police Code Sections 2.9, 2.26  
18 and 1215 through 1215.76 and Business and Tax Regulations Code Section 22.

19 (1) Chief of Police. The Chief of the San Francisco Police Department, or  
20 designee.

21 (2) Commercial parking permit. A permit the Chief of Police issues under this  
22 Section to operate a parking garage or parking lot.

23 (3) Covered crimes. The crimes of assault, battery, burglary, robbery, theft  
24 including identity theft, receipt of stolen property, breaking or removing parts from a vehicle,  
25 malicious mischief to a vehicle, unlawful use or tampering by bailee of a vehicle, altering a

1 vehicle identification, tax fraud or evasion, and any offense related to the use of alcohol,  
2 narcotics or controlled substances while operating or in connection with a vehicle, committed  
3 anywhere in the United States of America.

4 (4) Entertainment Establishment. Any building, space, or structure operating under a  
5 “Place of Entertainment” permit issued pursuant to San Francisco Police Code section 1060 et seq. or  
6 operating under an “Extended Hours Premises” permit issued pursuant to San Francisco Police Code  
7 section 1070 et seq.

8 (45) Parking garage. Any building or structure, or any portion of a building or  
9 structure, where members of the public may park or store motor vehicles for a charge. This  
10 definition does not include any parking garage in a residential building or development that  
11 provides parking for a charge as a convenience or amenity for residents or their guests only.

12 (56) Parking lot. Any outdoor or uncovered space, including any plot, place, lot,  
13 parcel, yard or enclosure, or any portion of such a space, where members of the public may  
14 park or store motor vehicles for a charge. This definition does not include any outdoor or  
15 uncovered space that is part of a residential building or development that provides parking for  
16 a charge as a convenience or amenity for residents or their guests only.

17 (67) Person. Any individual, firm, company, corporation, partnership, joint  
18 venture, association, organization or other legal entity. When Sections 1215 through 1215.6  
19 require a person to provide or list a name, the person must provide or list any prior names and  
20 aliases.

21 (8) Prevailing Party. Prevailing Party has the same meaning as set forth in California  
22 Code of Civil Procedure Section 1032, or any successor provision. “Prevailing Party” includes the  
23 City in actions where the City obtains an injunction and/or civil penalties or other monies under  
24 Sections 1215 through 1215.6 or under State law.

1 (b) Permit Requirement. A person may not operate a parking garage or parking lot,  
2 directly or indirectly, unless the person holds a commercial parking permit issued by the Chief  
3 of Police. This Section requires a separate commercial parking permit for each parking  
4 garage and parking lot. The Chief of Police shall close immediately any parking garage or  
5 parking lot operating without the required commercial parking permit.

6 (c) Annual Permit. Each commercial parking permit shall authorize the permittee to  
7 operate the permitted parking garage or parking lot for one year from the date the Chief of  
8 Police issues the permit, unless the Chief of Police suspends or revokes the permit. Each  
9 commercial parking permit shall expire by operation of law at the end of the one year period.  
10 Notwithstanding Section 2.10 of the Police Code, a permittee wishing to operate beyond the  
11 one year permit term must obtain a new commercial parking permit before the existing permit  
12 expires.

13  
14 **SEC. 1215.1 APPLICATION FOR PERMIT.**

15 (a) **Application Requirements.** An applicant for a commercial parking permit shall  
16 use the application form the Chief of Police provides, and shall supply the following  
17 information:

18 (1) The applicant's business name and address, and the address of the parking  
19 garage or parking lot for which the applicant seeks a commercial parking permit;

20 (2) The name, residence address, and business contact information of an  
21 individual the applicant has authorized to serve as the point of contact for the application and  
22 any commercial parking permit the Chief of Police issues;

23 (3) The names and residence addresses of every officer and partner of the  
24 applicant and every person with 10 percent or larger ownership interest in the applicant;  
25

1 (4) The name and residence address of the individual whom the applicant has  
2 authorized to manage, direct, or control the operations of the parking garage or parking lot for  
3 which the applicant seeks a commercial parking permit;

4 (5) For all individuals listed in subsections (2) through (4), a list of each  
5 conviction of or plea of guilty or no contest to a covered crime in the ten years preceding the  
6 application, including the nature of the offense and the place and date of the conviction or  
7 plea;

8 (6) If the applicant does not own the building, structure or space where the  
9 parking garage or parking lot for which the applicant seeks a commercial parking permit  
10 operates or will operate, the name, business address and contact information of the owner,  
11 and documentation demonstrating the nature of the applicant's interest in the building,  
12 structure or space;

13 (7) A copy of a current and valid business registration certificate that the Office  
14 of the Treasurer and Tax Collector has issued to the applicant under Business and Tax  
15 Regulations Code Section 853. The name on the business registration certificate must match  
16 the name of the applicant on the application for the commercial parking permit;

17 (8) A copy of a current and valid certificate of authority for the parking garage or  
18 parking lot for which the applicant seeks a commercial parking permit that the Office of the  
19 Treasurer and Tax Collector has issued to the applicant under Business and Tax Regulations  
20 Code Section 6.6-1, or documentation demonstrating that the applicant has applied to the  
21 Office of the Treasurer and Tax Collector for a certificate of authority for the parking garage or  
22 parking lot for which the applicant seeks a commercial parking permit and has obtained the  
23 bond required for that certificate. The name on the certificate of authority or on the application  
24 for a certificate of authority and bond must match the name of the applicant on the application  
25 for the commercial parking permit;

1 (9) A copy of plans for the parking garage or parking lot for which the applicant  
2 seeks a commercial parking permit. The plans must include the name and business address  
3 of the applicant; the address of the parking garage or parking lot; the name and business  
4 address of the owner of the building, structure or space where the garage or lot is located, if  
5 the applicant is not the owner; all pedestrian and vehicular entrances and exits to the garage or  
6 lot; the dimensions and types of construction of all structures, fences or other improvements;  
7 and any features that may affect street traffic;

8 (10) The total motor vehicle capacity of the parking garage or parking lot for  
9 which the applicant seeks a permit, including the number of designed spaces and the motor  
10 vehicle capacity of all undesignated areas the applicant could use for overflow parking;

11 (11) Certificates of insurance and endorsements evidencing insurance in the  
12 amounts and coverages the Chief of Police sets under Section 1215.4(b);

13 (12) A list of all employees or other individuals working at the parking garage or  
14 parking lot, or whom the applicant proposes for employment or work at the parking garage or  
15 parking lot including hours and duties of employment, and a declaration signed by the applicant  
16 under penalty of perjury certifying that the applicant has verified that in the preceding ten  
17 years, none of the employees or other individuals has been convicted of or plead guilty or no  
18 contest to a covered crime, or for any employee or other individual who has been convicted of  
19 or plead guilty or no contest to a covered crime in the preceding ten years, written  
20 authorization from the Chief of Police under Section 1215.6(b) allowing the employee or  
21 individual to work at the parking garage or parking lot;

22 (13) The proposed design of the identification badge for employees or other  
23 individuals working at the parking garage or parking lot for which the applicant seeks a permit;

24 (14) A security plan for the parking garage or parking lot. The security plan must  
25 specify the hours of operation for the parking garage or parking lot and meet the requirements set in

1 Section 1215.2(c). The security plan shall include a certification from the applicant that the applicant  
2 shall operate the parking garage or parking lot in compliance with the security plan for the duration of  
3 any commercial parking permit issued by the Chief of Police;

4 (~~1415~~) The name and address of the person authorized to accept service of  
5 process for the applicant; and

6 (~~1615~~) Any other information that the Chief of Police finds reasonably necessary  
7 to investigate the application.

8 (b) **Fees.** The applicant shall submit any filing fee with the application, as well as any  
9 fees for inspections or services provided by other City departments in investigating the  
10 application.

11  
12 **SEC. 1215.2. INVESTIGATION, HEARING AND ISSUANCE OF PERMITS.**

13 (a) **Complete Application.** The Chief of Police may not accept an application for filing  
14 until it is complete. An application is not complete until the Chief of Police determines that it  
15 includes all information and documentation that Section 1215.1(a) requires. After determining  
16 that an application includes all required information and documentation, the Chief of Police  
17 shall accept the application for filing.

18 (b) **Investigation of Application.** Once the Chief of Police accepts an application for  
19 filing, the Chief of Police shall conduct an appropriate investigation of the application. As part  
20 of the investigation, the Chief of Police shall make any necessary referrals to other City  
21 departments, including referrals to the Planning Department, Fire Department and  
22 Department of Building Inspections for their determination of compliance with zoning, building,  
23 fire and safety requirements, and to the Municipal Transportation Authority to identify any  
24 traffic impacts. The Chief of Police shall conduct a criminal history background check on the  
25 persons listed in Sections 1215.1(a)(2) through (4).

1           (c) **Security Plan.**

2           (1) The Chief of Police shall review the applicant's security plan to ensure that the plan meets  
3 the minimum requirements set in Subsection (c)(2) below and any additional requirements set by the  
4 Chief of Police in rules promulgated under Section 1215.4(a), and is reasonably calculated to protect  
5 individuals and vehicles in the parking garage or parking lot and within 25 feet of any pedestrian or  
6 vehicular entrance or exit to the parking garage or parking lot. The Chief's evaluation of the security  
7 plan shall consider all relevant factors including, but not limited to, the parking garage's or parking  
8 lot's location, size, hours of operation, proximity to an Entertainment Establishment, and history of  
9 incidents resulting in Police Department response in the two years before the date of the application.  
10 The Chief of Police may approve a security plan, or may specify alternate or additional security  
11 measures required for approval of the security plan. The Chief of Police shall disapprove any security  
12 plan that the Chief determines does not adequately address the safety of individuals and vehicles in the  
13 parking garage or parking lot and within 25 feet of any pedestrian or vehicular entrance or exit to the  
14 parking garage or parking lot, notwithstanding the compliance of the proposed security plan with the  
15 minimum requirements of Subsection (c)(2) below. The Chief of Police shall not issue a commercial  
16 parking permit for any parking garage or parking lot unless the Chief approves the security plan for  
17 that parking garage or parking lot. The Chief of Police may waive or alter the minimum requirements  
18 listed Subsection (c)(2) below if the Chief determines that the parking garage or parking lot has no  
19 history of criminal, nuisance, or public safety incidents in the previous two years. If, after the Chief  
20 grants a waiver or alteration of the minimum requirements listed in subsection (c)(2) below, a  
21 criminal, nuisance or public safety incident occurs, the Chief may revoke that waiver or  
22 alteration of the minimum requirements.

23           (2) The security plan shall meet the following minimum requirements:

24                   (A) If any pedestrian or vehicular entrance or exit to the parking garage or  
25 parking lot is within 1000 feet of any entrance or exit to an Entertainment Establishment, provide for



1 an attendant, security guard or other individual retained by the permittee to remain on site for all  
2 hours of operation until any operating hours between 7:00 p.m and 3:00 a.m. An attendant,  
3 security guard or other individual is not required on site if all vehicular entrances and exits to the  
4 parking garage or parking lot are closed and secured so that vehicles may not enter or exit the garage  
5 or lot. The phrase "1000 feet" in this Subsection (c)(2)(A) shall mean 1000 feet in all directions,  
6 including across a street, from any pedestrian or vehicular entrance or exit to the parking garage or  
7 parking lot;

8 (B) Provide for measures to ensure that when the parking garage or parking lot  
9 is not open for business, the vehicular entrances and exits are closed and secured so that vehicles may  
10 not enter or exit the garage or lot; and

11 (C) Identify the number, type, and location of all light sources located on the  
12 premises including lighting located within pedestrian stairwells and entrances and provide for at least  
13 the minimum lighting specified in Fire Code Section 5003.4.

14 (3) The security plan may include additional measures to protect the safety of  
15 individuals and vehicles in the parking garage or parking lot and within 25 feet of any pedestrian or  
16 vehicular entrance or exit to the parking garage or parking lot, including, but not limited to, additional  
17 personnel, additional lighting, security cameras, emergency call boxes or phones, mirrors, barriers,  
18 and other physical improvements, or plans to close and secure one or more pedestrian or vehicular  
19 entrances or exits to the parking garage or parking lot for certain hours of operation.

20 (4) If the parking garage or parking lot leases spaces to either a certified car- share  
21 organization as defined by Planning Code Section 166(b)(2) or to patrons who rent spaces on a long-  
22 term basis, the security plan must describe how those patrons will retain access during hours when the  
23 parking garage or parking lot is not open for business.

24 (5) The authority of the Chief of Police to review and approve security plans for  
25 parking garages and parking lots does not restrict in any way the authority of the Entertainment

1 Commission to place security requirements on any business with a Place of Entertainment or Extended  
2 Hours Premises permit.

3 (ed) **Action on Application.** The Chief of Police shall hear and decide the application  
4 within a reasonable time after accepting the application for filing. In deciding the application,  
5 the Chief of Police may exercise his or her sound discretion as to whether the permit should  
6 be granted or denied. The Chief of Police may consider the following:

7 (1) Whether the parking garage or parking lot complies with applicable zoning,  
8 building, fire and safety requirements of the laws of the State of California and the City and  
9 County of San Francisco;

10 (2) Any traffic impacts of the parking garage or parking lot;

11 (3) Whether in the preceding ten years, the applicant or any person listed in  
12 Sections 1215.1(a)(2) through (4) has been convicted of or plead guilty or no contest to a  
13 covered crime, or has committed a covered crime. A conviction, plea or commission of a  
14 covered crime is not an automatic bar to granting the permit. The Chief of Police shall  
15 consider criminal history on a case-by-case basis with due consideration given to the following  
16 factors: (a) the nature and gravity of the offense; (b) the time elapsed since the offense; (c)  
17 age at the time of the offense; (d) frequency of covered criminal offenses; (e) evidence of  
18 rehabilitation; and (f) any other mitigating circumstances;

19 (4) Whether in the preceding ten years, the applicant or any person listed in  
20 Sections 1215.1(a)(2) through (4) has engaged in or committed any fraudulent or misleading  
21 business practices;

22 (5) Whether the security plan, if necessary, meets the minimum requirements in  
23 Subsection (2)(c) above and any other requirement imposed by the Chief pursuant to 1215.2(c)(1), and  
24 is reasonably calculated to protect individuals and vehicles in the parking garage or parking lot and  
25 within 25 feet of any pedestrian or vehicular entrance or exit to the parking garage or parking lot;

1                   (~~5~~) Whether the application contains intentionally false or misrepresented  
2 information; and

3                   (~~7~~) Whether granting the permit is consistent with the public interest, health,  
4 safety and welfare.

5                   (e) Reporting. The Chief will make an annual report to the Entertainment Commission giving  
6 information regarding permits granted where the Chief of Police has waived or altered the minimum  
7 requirements listed in Subsection (c)(2) above.

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9 **SEC. 1215.3. PERMIT REVOCATION OR SUSPENSION.**

10                   (a) **Discretionary Revocation or Suspension.** The Chief of Police may revoke or  
11 suspend a commercial parking permit if, after a hearing on the matter, he or she finds that:

12                   (1) Grounds exist that would have constituted a basis to deny the permit  
13 application;

14                   (2) The permittee has failed to operate the parking garage or parking lot in compliance  
15 with the security plan approved by the Chief of Police;

16                   (3) The permittee, or any employee or agent of the permittee, has created, caused, or  
17 contributed to the creation or maintenance of a public nuisance in the operation of the parking garage  
18 or parking lot;

19                   (~~4~~) The permittee, or any employee or agent of the permittee, has failed to  
20 comply with any requirements imposed by Sections 1215 through 1215.6, or any rules the  
21 Chief of Police issued under Section 1215.4(a); or

22                   (~~5~~) The permittee, or any employee or agent of the permittee, has operated the  
23 parking garage or parking lot in a manner contrary to the public interest, health, safety or  
24 welfare.

1           (b) **Mandatory Revocation or Suspension.** The Chief of Police shall revoke or  
2 suspend a commercial parking permit, after a hearing on the matter, promptly upon receiving  
3 notice from the Office of the Treasurer and Tax Collector that it has revoked a permittee's  
4 business registration certificate or certificate of authority, or has determined that the permittee,  
5 or any person listed in Sections 1215.1(a)(2) through (4), is not in compliance with the  
6 Business and Tax Regulations Code. If the Chief of Police suspends the permit, the Chief of  
7 Police shall continue the permit suspension until the Office of the Treasurer and Tax Collector  
8 notifies the Chief of Police that he or she may end the suspension.

9           (c) **Notice.** The Chief of Police shall serve written notice of a revocation or suspension  
10 hearing on the permittee at the business address listed in the permit application, no fewer  
11 than 10 days before the hearing. The notice shall include the time and place of the hearing  
12 and a brief statement of the reasons for the proposed revocation or suspension.

13           (d) **Appeal.** Notwithstanding Section 8(i)(5) of the Business and Tax Regulations  
14 Code, the filing of an appeal with the Board of Appeals from a decision of the Chief of Police  
15 to revoke or suspend a commercial parking permit shall not effect a suspension of the Chief of  
16 Police's action.

17           (e) **Board of Appeal.** On any appeal from a decision of the Chief of Police to revoke  
18 or suspend a commercial parking permit under Section 1215.3(b), consistent with the vital City  
19 policy regarding advance payment of disputed taxes and the exclusive remedies and  
20 procedures available to resolve tax disputes under Article 6 of the Business and Tax  
21 Regulations Code, the Board of Appeal shall have no jurisdiction to review any determination  
22 of the Office of the Treasurer and Tax Collector that the applicant, or any person listed in  
23 Sections 1215.1(a)(2) through (4), is not in compliance with the Business and Tax Regulations  
24 Code. Nor shall the Board of Appeal have jurisdiction to review a decision of the Office of the  
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1 Treasurer and Tax Collector to revoke a permittee's business registration certificate or  
2 certificate of authority.

3 (f) **Three-Year Ban.** If the Chief of Police revokes a commercial parking permit, the  
4 permittee, and any person listed in Sections 1215.1(a)(2) through (4), may not apply for a  
5 commercial parking permit for three years from the date the Chief of Police revokes the  
6 permit.

7 **SEC. 1215.4. RULES; INSURANCE REQUIREMENTS.**

8 (a) **Rules.** After a noticed hearing, the Chief of Police may promulgate rules to  
9 effectuate the purposes of Sections 1215 through 1215.6 or to facilitate the permit process.

10 *The Chief may promulgate rules that set additional requirements for security plans under this*  
11 *Subsection (a), but only after consultation with the Entertainment Commission Executive Director.*

12 (b) **Insurance Requirements.** In consultation with the City Risk Manager, the Chief of  
13 Police shall determine the insurance coverages and amounts necessary to protect members  
14 of the public using parking garages and parking lots, and the City and County of San  
15 Francisco and its officers, agents and employees, against injuries, damages, claims or  
16 liabilities arising from or related to the permit or to a permittee's operation of a parking garage  
17 or parking lot. The insurance shall include, at a minimum, (1) workers' compensation, with  
18 employer's liability limits not less than \$1,000,000 each accident, but only if the permittee has  
19 employees as defined by the California Labor Code, (2) comprehensive general liability  
20 insurance with limits not less than \$1,000,000 each occurrence, (3) comprehensive  
21 automobile liability insurance with limits not less than \$1,000,000 each occurrence, and (4)  
22 garagekeeper's legal liability insurance with limits set based on the motor vehicle capacity of  
23 the parking garage or parking lot. The Chief of Police shall post the current insurance  
24 requirements at the location where applicants submit permit applications and on the Police  
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1 Department website. In consultation with the City Risk Manager, the Chief of Police may  
2 review and revise the insurance requirements set under this Section.

3  
4 **SEC. 1215.7. OTHER ENFORCEMENT.**

5 (a) In addition to the remedies and enforcement mechanism provided above, the City Attorney  
6 may enforce the provisions of Sections 1215 through 1215.6 through a civil action in any court of  
7 competent jurisdiction.

8 (b) The City Attorney may apply to any court of competent jurisdiction for an order seeking  
9 injunctive relief to abate any nuisance caused by a failure to comply with Sections 1215 through  
10 1215.6.

11 (c) In any civil court action brought by the City Attorney to enforce Sections 1215 through  
12 1215.6 in which the City succeeds in obtaining any order from the Court, the City shall be entitled to  
13 recover from any and all applicable Persons all of its costs of investigation, enforcement, abatement,  
14 and litigation.

15 (d) The Prevailing Party in any court action to abate a violation pursuant to Sections 1215  
16 through 1215.6 shall be entitled to reasonable attorneys' fees.

17 (e) Nothing in Sections 1215 through 1215.6 shall be interpreted as restricting or otherwise  
18 limiting the enforcement authority conferred upon other City employees, City agencies, or state  
19 agencies by other provisions of the Municipal Code or state law.

20  
21 Section 4. Transition. A permittee with a current commercial parking permit is not  
22 required to submit a security plan to the Police Department while that permit is in effect, but  
23 shall submit a security plan as required under this ordinance when applying for a new annual  
24 commercial parking permit.

1           Section 5. Effective Date. This ordinance shall become effective 30 days from the  
2 date of passage.

3  
4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6 By: \_\_\_\_\_  
7       KATHARINE HOBIN PORTER  
8       Deputy City Attorney