

1 [Administrative Code - Short-Term Residential Rental Limit of 60 Days Per Year and Private
2 Right of Action]

3 **Ordinance amending the Administrative Code to revise the Residential Unit Conversion**
4 **Ordinance to limit short-term rental of a residential unit to no more than 60 days per**
5 **calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors**
6 **outside the building at issue from filing a private right of action; allow certain nonprofit**
7 **organizations to file a private right of action prior to a final determination of a violation**
8 **by the Director of the Planning Department; shorten the waiting period for certain**
9 **interested parties to file a private right of action; and affirming the Planning**
10 **Department's determination under the California Environmental Quality Act.**

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

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

19 Section 1. Environmental Findings. The Planning Department has determined that the
20 actions contemplated in this ordinance comply with the California Environmental Quality Act
21 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with
22 the Clerk of the Board of Supervisors in File No. 161093 and is incorporated herein by
23 reference. The Board affirms this determination.

24 Section 2. The Administrative Code is hereby amended by revising Sections 41A.4
25 and 41A.5, to read as follows:

SEC. SEC. 41A.4. DEFINITIONS.

1 * * * *

2 **Interested Party.** A Permanent Resident of the building in which the Tourist or
3 Transient Use is alleged to occur, any homeowner association associated with the Residential
4 Unit in which the Tourist or Transient Use is alleged to occur, the Owner of the Residential
5 Unit in which the Tourist or Transient Use is alleged to occur, ~~a Permanent Resident or Owner of~~
6 ~~a property within 100 feet of the property containing the Residential Unit in which the Tourist or~~
7 ~~Transient Use is alleged to occur,~~ the City and County of San Francisco, or any non-profit
8 organization exempt from taxation pursuant to Title 26, Section 501 of the United States
9 Code, which has the preservation or improvement of housing as a stated purpose in its
10 articles of incorporation or bylaws.

11 * * * *

12 **41A.5. UNLAWFUL CONVERSION; REMEDIES.**

13 * * * *

14 **(d) Civil Action.**

15 (1) The City may institute civil proceedings for injunctive and monetary relief,
16 including civil penalties, against an Owner, Business Entity, or Hosting Platform for violations
17 of this Chapter 41A under any circumstances, without regard to whether a Complaint has
18 been filed or the Director has made a determination of a violation.

19 **(2) Private Rights of Action.**

20 (A) Following the filing of a Complaint and the final determination of a
21 violation by the Director, any Interested Party may institute civil proceedings for injunctive and
22 monetary relief against an Owner or Business Entity.

23 (B) An Interested Party who (i) is a Permanent Resident of the building in
24 which the Tourist or Transient Use is alleged to occur; ~~is a Permanent Resident of a property~~
25 ~~within 100 feet of the property containing the Residential Unit in which the Tourist or Transient Use is~~

1 alleged to occur, (ii) is a non-profit organization exempt from taxation pursuant to Title 26, Section
2 501 of the United States Code, which has the preservation or improvement of housing as a stated
3 purpose in its articles of incorporation or bylaws, or (iii) is a homeowner association associated
4 with the Residential Unit in which the Tourist or Transient Use is alleged to occur may institute
5 a civil action for injunctive and monetary relief against an Owner or Business Entity if

6 (i) The Interested Party has filed a Complaint with the Department;

7 (ii) The Director has not made a written determination pursuant to
8 subsection 41A.6(a) that there is no violation of this Chapter 41A or basis for an investigation
9 for an unlawful activity;

10 (iii) An administrative hearing officer has not issued a final
11 determination pursuant to subsection 41A.6(c) regarding the Complaint within ~~135~~30 days of
12 the filing of the Complaint with the Department;

13 (iv) After such ~~135~~30-day period has passed, the Interested Party
14 has provided 30 days' written notice to the Department and the City Attorney's Office of its
15 intent to initiate civil proceedings; and

16 (v) The City has not initiated civil proceedings by the end of that
17 30-day notice period or the City Attorney's Office has informed the Interested Party in writing that
18 the City Attorney's Office does not intend to initiate civil proceedings during the 30-day notice period.

19 Under this subsection 41A.5(d)(2)(B), the prevailing party shall be
20 entitled to the costs of suit, including reasonable attorneys' fees, pursuant to an order of the
21 Court.

22 * * * *

23 (g) **Exception for Short-Term Residential Rental.**

24 (1) Notwithstanding the restrictions set forth in this Section 41A.5, a Permanent
25 Resident may offer his or her Primary Residence as a Short-Term Residential Rental if:

1 (A) The Permanent Resident occupies the Residential Unit for no less
2 than 275 days out of the calendar year in which the Residential Unit is rented as a Short-Term
3 Residential Rental or, if the Permanent Resident has not rented or owned the Residential Unit
4 for the full preceding calendar year, for no less than 75% of the days he or she has owned or
5 rented the Residential Unit, and in either case the Permanent Resident submits a complete
6 application to register the Residential Unit on the Registry:

7 (i) prior to October 11, 2016, and the Residential Unit is rented as a
8 Short-Term Residential Rental for no more than 90 days per calendar year at times when the
9 Permanent Resident is not also occupying the Residential Unit and for an unlimited number of days per
10 year at times when the Permanent Resident is also occupying the Residential Unit: or

11 (ii) on or after October 11, 2016, and the Residential Unit is rented as a
12 Short-Term Residential Rental for no more than 60 days per calendar year regardless of whether the
13 Permanent Resident is also occupying the Residential Unit during a given short-term rental period;

14 (B) The Permanent Resident maintains records for two years
15 demonstrating compliance with this Chapter 41A, including but not limited to information
16 demonstrating Primary Residency, the number of days per calendar year he or she has
17 occupied the Residential Unit, the number of days per calendar year the Residential Unit has
18 been rented as a Short-Term Residential Rental, and compliance with the insurance
19 requirement in Subsection (D). These records shall be made available to the Department
20 upon request;

21 (C) The Permanent Resident complies with any and all applicable
22 provisions of state and federal law and the San Francisco Municipal Code, including but not
23 limited to the requirements of the Business and Tax Regulations Code by, among any other
24 applicable requirements, collecting and remitting all required transient occupancy taxes, and
25 the occupancy requirements of the Housing Code;

1 (D) The Permanent Resident maintains liability insurance appropriate to
2 cover the Short-Term Residential Rental Use in the aggregate of not less than \$500,000 or
3 conducts each Short-Term Residential Rental transaction through a Hosting Platform that
4 provides equal or greater coverage. Such coverage shall defend and indemnify the Owner(s),
5 as named additional insured, and any tenant(s) in the building for their bodily injury and
6 property damage arising from the Short-Term Residential Use;

7 (E) The Residential Unit is registered on the Short-Term Residential
8 Rental Registry;

9 (F) The Permanent Resident includes the Department-issued registration
10 number on any Hosting Platform listing or other listing offering the Residential Unit for use as
11 a Short-Term Residential Rental;

12 (G) For units subject to the rent control provisions of Section 37.3, the
13 Permanent Resident complies with the initial rent limitation for subtenants and charges no
14 more rent than the rent the Permanent Resident is paying to any landlord per month; and

15 (H) The Permanent Resident can demonstrate to the satisfaction of the
16 Department that the Residential Unit and the property on which it is located is not subject to
17 any outstanding Building, Electrical, Plumbing, Mechanical, Fire, Health, Housing, Police, or
18 Planning Code enforcement, including any notices of violation, notices to cure, orders of
19 abatement, cease and desist orders, or correction notices. The Department shall not include a
20 property that is subject to any such outstanding violations in the Registry. If such a violation
21 occurs once a Residential Unit has been included in the Registry, the Department shall
22 suspend the Residential Unit's registration and registration number until the violation has been
23 cured.

24 * * * *

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

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

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

15 By:


16 MARLENA BYRNE
17 Deputy City Attorney

18 n:\legana\as2016\1700095\01142593.docx

LEGISLATIVE DIGEST

[Administrative Code - Short-Term Residential Rental Limit of 60 Days per Year and Private Right of Action]

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; and shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Under Chapter 41A of the San Francisco Administrative Code, renting a residential unit for less than a 30-day term is prohibited unless it is offered by the Permanent Resident of the unit, who registers the unit with the Office of Short Term Rentals and otherwise meets the requirements, described in Chapter 41A, for renting the unit as a Short-Term Residential Rental.

Under existing law, Short-Term Residential Rentals are limited to 90 days per year for unhosted rentals (meaning the Permanent Resident is not in the unit when the unit is rented) and are unlimited for hosted rentals (which is when the Permanent Resident continues to reside in the unit during the rental period). This requirement states that the Permanent Resident must reside in the unit for no less than 275 days out of the calendar year.

Chapter 41A also provides for a private right of action, which allows an Interested Party to sue a violator of Chapter 41A, who is not a Hosting Platform (meaning they can sue an owner, tenant, or business entity that owns or leases the unit), for injunctive and monetary relief, including damages, and attorneys' fees after the Planning Director has made a final determination of violation. Interested Party is defined as a permanent resident of the building, owners or permanent residents within 100 feet of the unit, the owner of the unit at issue, any homeowners' association linked to the unit, and non-profit organizations dedicated to improvement of housing.

The Code also provides a private right of action where there has been a delay in issuance of a final determination of violation (where the Interested Party filed a complaint with the City, but a final determination of violation has not been made within 135 days of the filing of a complaint). This private right of action is provided to Interested Parties who are permanent residents of the building, owners or permanent residents within 100 feet of the unit, and any homeowners' association linked to the unit.

Amendments to Current Law

The proposed ordinance limits the number of days that units registered on or after October 11, 2016 may be rented as a Short-Term Residential Rental to no more than 60 days per calendar year, regardless of whether the rental is hosted or unhosted. Units registered prior to the October 11, 2016 will continue to be allowed to have up to 90 days per year of unhosted rentals and unlimited hosted rentals.

The proposed ordinance also removes owners and permanent residents of property within 100 feet of the building at issue from the definition of "Interested Party." This means that people who own or reside in property within 100 feet of the building that is alleged to have the Short-Term Residential Rental violation would no longer be able to bring a private right of action under Chapter 41A.

The proposed ordinance also allows certain nonprofit housing organizations to file a private right of action where there has been a delay in issuance of a final determination of violation. In these situations, the ordinance would allow nonprofit organizations and certain other interested parties to file suit if an administrative hearing officer has not issued a final determination within 30 days of the filing of a complaint—rather than 135 days under current law—and the City has not filed suit within 30 days after receiving notice of the parties' intent to sue.

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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

October 25, 2016

File No. 161093

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 18, 2016, Supervisor Breed introduced the following proposed legislation:

File No. 161093

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

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

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2016.10.26 17:30:38 -0700

From: Board of Supervisors, (BOS)
To: BOS-Supervisors
Subject: FW: Amendment to Airbnb Legislation

From: Libby Noronha [mailto:libbynoronha@gmail.com]
Sent: Sunday, October 16, 2016 1:35 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Amendment to Airbnb Legislation

46 Wawona Street
San Francisco 94127
October 16, 2016

San Francisco Board of Supervisors
Board.of.Supervisors@sfgov.org

Dear San Francisco Supervisors:

I was very pleased to read that the Board of Supervisors will consider new legislation to restrict short-term rentals to 60 days a year.

However, I was truly outraged to learn the current amendment contains language that—"to reward good behavior"—would grandfather those who have registered, thereby allowing them unrestricted short-term rentals if they live in their house. I submit to you that many of those who are now registered in fact flouted the law before the Chiu legislation went into effect and registered not out of respect for the law but to get neighbors like me, who oppose their activities, off their backs. Please consider my situation:

I bought a house in and moved to West Portal, an RH-2 district, in July 2012. When I moved in my next door neighbor, Phil Li at 42 Wawona, was renting one room upstairs on Airbnb (he started using Airbnb in 2011) and he had two long-term tenants in two units downstairs—all in violation of the zoning laws then in effect. In October of 2012 one of those tenants left and he started renting that unit short-term, and early in 2013 he *evicted* his other tenant and began renting that unit as well—all in violation of zoning laws and other city ordinances then in effect. At this point he was running a small hotel with as many as 6 people coming and going every day. In July 2013 I hired a lawyer to apprise my neighbor in writing of his liabilities. He agreed to cease short-term rentals, and he took down his Airbnb listings, but he continued to rent at least some of his rooms short-term. There were fewer people coming and going but he did not stop renting as he agreed to do.

It is naïve and without foundation to believe that the majority of those who have registered have done so out of respect for law. Many if not most of those who registered did so only to silence neighbors like me. If you grandfather those who have registered you simultaneously punish those of us who have been most adversely affected by short-term rentals. Please consider what it means for those of us living next door to a hotel:

- Unknown people in the alley between my house and the house next door
- People trespassing on my property as they enter and exit from the alley
- Legal liability if anyone is hurt on my property
- People with suitcases rolling on concrete coming and going late at night/early morning
- People talking outside (there is only six feet between my house and next door) at all hours of the night and early morning
- People sitting on my front steps smoking

Cigarette butts in my tree box
Garbage thrown in my backyard
Frequent commotion in the street with taxis, pizza deliveries, airporters, cleaning people
Cars blocking my driveway
People mistaking the house and parking IN my driveway
People emptying garbage in backyard cans in the middle of the night
People using my garbage cans before I've had a chance to bring them in after pickup

There is no foundation for grandfathering of hosts who registered with the city and I implore you to reconsider the grandfathering clause.

Sincerely,

Libby Noronha

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
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October 25, 2016

File No. 161093

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 18, 2016, Supervisor Breed introduced the following proposed legislation:

File No. 161093

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in blue ink that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

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

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

MEMORANDUM

TO: Kevin Guy, Director, Office of Short-Term Rental Administration and Enforcement
John Rahaim, Director, Planning Department

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: October 25, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Breed on October 18, 2016:

File No. 161093

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

If you have 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 or by email at: alisa.somera@sfgov.org.

c: Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department

COB, Leg. Dep.
GAO

Member, Board of Supervisors
District 3



City and County of San Francisco

AARON PESKIN

DATE: November 10, 2016

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Aaron Peskin
Chairperson

RE: Government Audit and Oversight Committee
COMMITTEE REPORT


Pursuant to Board Rule 4.20, as Chair of the Government Audit and Oversight Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on November 15, 2016, as a Committee Report:

161093 Administrative Code - Short-Term Residential Rental Limit of 60 Days per Year and Private Right of Action

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

This matter will be heard in the Special Meeting of Government Audit and Oversight Committee on November 14, 2016, at 11:00 a.m.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 NOV 10 AM 11:23
ST



President, District 5
BOARD of SUPERVISORS



BOS-11, COB,
Leg Dep., LM,
City Hall Dep. no. GAO
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-7630
Fax No. 554-7634
TDD/TTY No. 544-5227

London Breed

PRESIDENTIAL ACTION

Date: 11/10/2016
To: Angela Calvillo, Clerk of the Board of Supervisors

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SAN FRANCISCO
2016 NOV 10 AM 11:23
BY [Signature]

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 161093 Breed
(Primary Sponsor)

Title. Administrative Code - Short-Term Residential Rental Limit of 60 Days per Year and Private Right of Action

Transferring (Board Rule No 3.3)

File No. 161093 Breed
(Primary Sponsor)

Title. Administrative Code - Short-Term Residential Rental Limit of 60 Days per Year and Private Right of Action

From: Land Use & Transportation Committee

To: Government Audit & Oversight Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

[Signature: London Breed]

London Breed, President
Board of Supervisors

President, District 5
BOARD of SUPERVISORS



BOS-11, COB, Leg. Dep.
Dep. City Hall, L11
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-7630
Fax No. 554-7634
TDD/TTY No. 544-5227

London Breed

PRESIDENTIAL ACTION

Date: 11/10/2016
To: Angela Calvillo, Clerk of the Board of Supervisors

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 NOV 10 AM 10:39
BY [Signature]

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 161093 Breed
(Primary Sponsor)

Title. Administrative Code - Short-Term Residential Rental Limit of 60 Days per Year and Private Right of Action

Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

London Breed
London Breed, President
Board of Supervisors

RECEIVED
10/12/2016
@ 11:58 am
ah
Time stamp
or meeting date

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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. []
- 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; Peskin

Subject:

Administrative Code - Short-Term Residential Rental Limit of 60 Days Per Year and Private Right of Action

The text is listed below or attached:

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to limit short-term rental of a residential unit to no more than 60 days per calendar year if the unit was registered on or after October 11, 2016; prohibit neighbors outside the building at issue from filing a private right of action; allow certain nonprofit organizations to file a private right of action prior to a final determination of a violation by the Director of the Planning Department; and shorten the waiting period for certain interested parties to file a private right of action; and affirming the Planning Department's determination under the California Environmental Quality Act.

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only: