COMMITTEE/BOARD OF SUPERVISORS
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Committee: Land Use and Economic Development Date June 4, 2012
Board of Supervisors Meeting Date June 12, 2012

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- Legislative Analyst Report
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- Introduction Form (for hearings)
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OTHER (Use back side if additional space is needed)

- Environmental Review Determination, dtd 3/5/12
- Building Inspection Commission Recommendation, dtd 4/24/12

Completed by: Alisa Miller Date June 1, 2012
Completed by: Derek Evans Date June 7, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.
Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code; and making environmental findings.

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

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

Section 1. Findings.

(a) Section 17958.1 of the California Health & Safety Code authorizes a city or county to reduce the required square footage of Efficiency Dwelling Units, as defined in Section 1208.4 of the California Building Code, notwithstanding the requirement to make local findings under Health & Safety Code Sections 17922, 17958, and 17958.5.

(b) On April 18, 2012, at a duly noticed public hearing, the Building Inspection Commission considered this legislation.

(c) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 120191 and is incorporated herein by reference.

Section 2. The San Francisco Building Code is hereby amended by amending Section 1208.4, to read as follows:
SEC. 1208.4. Efficiency dwelling units. Efficiency dwelling units shall comply with the following:

1. The unit shall be occupied by no more than two persons and have a living room of not less than 220 150 square feet (20.4 m²) of floor area. An additional 100 square feet (9.3 m²) of floor area shall be provided for each occupant of such unit in excess of two.

2. The unit shall be provided with a separate closet.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

5. The total area of the unit shall be no less than 220 square feet, which area shall be measured from the inside perimeter of the exterior walls of the unit and shall include closets, bathrooms, kitchen, living, and sleeping areas.

Section 3. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Building Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the legislation.

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

By: [Signature]
JUDITH A. BOYAJIAN, Deputy City Attorney

Supervisor Wiener
BOARD OF SUPERVISORS
March 5, 2012

File No. 120191

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

Dear Mr. Wycko:

On February 28, 2012, Supervisor Wiener introduced the following proposed legislation:

File No. 120191

Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code; and making environmental findings.

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis
   Brett Bollinger, Major Environmental Analysis

Yes a project per CEQA,
CEQA Guidelines Sections 15060 (c),(3) and 15378.

Nannie Turrell
March 5, 2012
2012, 0239E
April 24, 2012

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: Proposed ordinance amending the San Francisco Building Code by amending Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units pursuant to Section 17958.1 of the California Health & Safety Code, and making environmental findings.

Dear Ms. Calvillo:

On April 18, 2012 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. The Commissioners voted as follows:

President McCarthy  Aye  Vice-President Mar  Aye
Commissioner Clinch  Aye  Commissioner Lee  Aye
Commissioner McCray, Jr.  Aye  Commissioner Melgar  Aye
Commissioner Walker  Aye

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

Sincerely,

Sonya Harris
Commission Secretary

cc: Director Vivian L. Day
Supervisor Scott Wiener
SF Board of Supervisors Land-Use Committee (Monday March 26th meeting)

I am unable to attend the next hearings on

Items 113374 and 120191 (efficiency units) and 120220 (regarding signage on privately owned open-space areas that are publicly accessibly) all affect areas of student housing and land owned in Parkmerced that is publicly accessible from the street, and would promote signage changes on site that are unsightful (see large signs placed on SFSU owned property in Parkmerced). The imposed signage changes are unnecessary and cause urban blight in terms of urban character. Trees were also removed in Parkmerced that were notable species along Font for signage entry features to the open-space medians in Parkmerced. Efficiency unit legislation also will allow denser student housing on prior low-scale density housing on University Park South. This will also adversely affect housing meant for families in Parkmerced. Stonestown will also be affected further if plans for redensification by the university progress.

please see the attached memo on the impacts of Student Housing on Family Housing and existing communities. regarding 113374.

Thank you for your attention to this issue and impacts un-assessed by the city in terms of student housing impacts. Please study the impacts of growth changes by universities and adequately assess impact fees that correct the issues through densification of existing campus areas vs. demolition and destruction of sound units.

The study of CSU impacts and fee increases connect DIRECTLY to the purchase of land in 2000-2004 of Stonestown and UPS, and proposals to develop this land, hiring of consultants and costs of capital planning staff. The proposal for a "creative-arts-center" on prior open-space of Parkmerced tenants violates the SF General Plan and indicates a lack of adequate compensation to residents for the loss of there open-space and public amenities in Parkmerced (play-field, basketball courts, tennis and hardball courts, shoe-horse area, garden areas, and community building.)

Although the deal was in the past, it is imperative that the impacts be adequately assessed in terms of impacts on families, and rental housing stock in the city and county of San Francisco.

Sincerely

A.Goodman