

File No. 120631

Committee Item No. 8

Board Item No. 15

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date 09/12/2012

Board of Supervisors Meeting

Date September 18, 2012

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
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Completed by: Victor Young Date September 7, 2012

Completed by: Victor Young Date 9-13-12

1 [Business and Tax Regulations, Police, and Planning Codes - Parking Tax Simplification for
Residential Properties]

2 Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by
3 adding Section 609 to establish Parking Tax Simplification for Residential Properties to
4 relieve residential property owners and managers renting five or fewer parking spaces
5 in ~~Parking Stations~~ physically attached to or otherwise associated with the building
6 from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax
7 prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking
8 taxes, interest, penalties and fees owed for tax periods ending before April 1, 2011; 2)
9 amending the Business and Tax Regulations Code Section 2219.7 to exempt property
10 owners and managers registered pursuant to Section 609 from the requirement to pay
11 the Revenue Control Equipment compliance fee; 3) amending the Planning Code
12 Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to
13 be leased to persons living off-site anywhere in the City; 4) making conforming
14 changes to the Planning Code Section 150(d); 5) amending the Police Code Section
15 1215 to eliminate the requirement to hold a commercial parking permit for property
16 owners and managers registered pursuant to Section 609 of the Business and Tax
17 Regulations Code; and 6) making environmental findings and findings of consistency
18 with the general plan.

19 NOTE: Additions are single-underline italics Times New Roman;
20 deletions are ~~strike-through italics Times New Roman~~.
21 Board amendment additions are double-underlined;
22 Board amendment deletions are ~~strikethrough normal~~.

23 Be it ordained by the People of the City and County of San Francisco:
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1 Section 1. FINDINGS.

2 (a) The Planning Department has determined that the actions contemplated in this
3 Ordinance comply with the California Environmental Quality Act (California Public Resources
4 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
5 Supervisors in File No. 120631 and is incorporated herein by reference.

6 (b) Pursuant to Planning Code Section 302, this Board finds that the Planning Code
7 amendments will serve the public necessity, and welfare for the reasons set forth in Planning
8 Commission Resolution No. 18697 and the Board incorporates such reasons herein by
9 reference. A copy of Planning Commission Resolution No. 18697 is on file with the Clerk of
10 the Board of Supervisors in File No. 120631.

11 (c) This Board finds that these amendments are consistent with the General Plan and
12 with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning
13 Commission Resolution No. 18697, and the Board hereby incorporates such reasons herein
14 by reference.

15
16 Section 2. The San Francisco Business and Tax Regulations Code is hereby amended
17 adding Section 609, to read as follows:

18 **SEC. 609. PARKING SPACE OCCUPANCY TAX SIMPLIFICATION FOR RESIDENTIAL**
19 **PROPERTIES**

20 (a) Findings.

21 (1) San Francisco's parking tax generates revenue for the City's general fund, which in
22 turn funds the provision of many vital services for residents.

23 (2) Any person who rents parking space in a Parking Station, as defined in Article 9 of
24 the Business and Tax Regulations Code, must collect parking tax from the individual parking the car
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1 and remit it to the City. Current City law treats large commercial operators of garages and small
2 property owners the same for purposes of this tax.

3 (3) It is estimated that hundreds, if not thousands, of small property owners rent at least
4 one parking space to non-residents, but do not register with the City or collect and remit parking tax.

5 (4) Many small property owners are ignorant of the legal requirements.

6 (5) Some small property owners may wish to comply with the law, but fear substantial
7 tax liabilities, including penalties and interest, and therefore, do not come forward.

8 (6) The City desires to maximize the collection of required taxes.

9 (7) Therefore, in order to encourage small property owners to come forward, to register
10 with the City, and to start collecting parking tax, this Ordinance will forgive taxes owed earlier than 24
11 months prior to the effective date of the Ordinance.

12 (8) The Board of Supervisors finds that by providing a period of amnesty and by
13 simplifying the registration process, many small property owners will begin to comply with the law,
14 resulting in an overall increase-in tax revenue remitted to the City.

15 (b) Notwithstanding any other provision of this Code, the owner or manager of a residential
16 building, that operates a Parking Station that is a part of the residential building and, is located on the
17 same parcel, or within 50 feet of the property line of the building, shall be relieved of certain
18 requirements for Parking Stations as enumerated below, provided the owner or manager meets all of
19 the requirements of and registers under Subsection (c) below.

20 The aforesaid building owner or manager:

21 (1) Shall not be required to obtain a certificate of authority from the Tax Collector
22 pursuant to Article 6, Section 6.6-1(a) or to execute a bond pursuant to Section 6.6-1(h), or to comply
23 with any requirement to obtain insurance to operate a Parking Station.

24 (2) Shall not be required to make monthly tax prepayments pursuant to Section 6.9-
25 3(a)(1), provided that the gross revenues of the Parking Station from Rent collected from individuals

1 that do not reside at the property do not exceed \$4,000 in a quarterly reporting period or \$15,000
2 annually. At any time that the gross revenues of the Parking Station from Rent exceed \$4,000 during
3 any quarterly reporting period, the building owner or manager must report and file monthly tax
4 prepayments as required by Section 6.9-3(a)(1) beginning with the following month.

5 (3) Is registered under Subsection (c) below, and if eligible for parking tax
6 simplification for a specific Parking Station, shall not be required to pay the Revenue Control
7 Equipment Compliance Fee in Article 22, Section 2219.5 for that Parking Station.

8 (4) Shall not be required to hold a commercial parking permit under Section 1215(b) of
9 the Police Code.

10 (c) In order to be eligible for the relief authorized under this Section, the building owner or
11 manager must register for relief using a simple form prescribed by the Tax Collector for that purpose,
12 and provide information required by the Tax Collector. The owner or manager shall demonstrate to
13 the satisfaction of the Tax Collector that the residential property and Parking Station rentals meet all
14 of the following requirements:

15 (1) No more than 5 spaces in the Parking Station are rented to individuals who do not
16 reside at the residential property.

17 (2) Spaces are rented to individuals who do not reside at the property on a monthly
18 basis only.

19 (3) The building owner or manager complies with the Revenue Control Equipment
20 requirements in Article 22, Section 2207.

21 (4) Total gross receipts from the rental of parking space to individuals who do not
22 reside at the property does not exceed \$4,000 in any quarter or \$15,000 annually.

23 (d) In addition, the owner or manager must:
24
25

1 (1) Maintain documents and records of all parking transactions in a manner acceptable
2 to the Tax Collector. Such documents and records must objectively substantiate any relief claimed
3 under this Section and be provided to the Tax Collector or designee upon request.

4 (2) Timely file with the Tax Collector ~~a quarterly~~ annually a parking space occupancy
5 tax return, regardless of the amount of tax liability shown on the return. All returns shall be filed by
6 the due date set forth in Article 6 of the San Francisco Business and Tax Regulations Code.

7 (3) Any owner or manager who makes a material misrepresentation in a registration or
8 fails to amend a registration within 7 days of a material change or who fails to comply with a rule or
9 regulation promulgated by the Tax Collector in a timely manner shall, in addition to any other liability
10 that may be imposed under the provisions of this Article, be ineligible to claim relief under this Section.

11 (e) The Office of the Treasurer and Tax Collector may adopt forms, rules and regulations
12 regarding the relief provided under this Section. The Tax Collector shall verify whether the applicant
13 is entitled to the Parking Tax Simplification under this Ordinance.

14 (f) Amnesty.

15 (1) The building owner or manager who registers for relief under this Section ~~not later~~
16 than March 31, 2013 ~~between January 1, 2013 and June 30, 2013~~ and satisfies the eligibility
17 requirements established in Subsections 609(b) and (c) of this Article shall be eligible for amnesty from
18 all fees, penalties and interest for failure to report and remit parking space occupancy tax due and
19 payable prior to ~~March 31~~ June 30, 2013 and shall, in addition, be eligible for amnesty from all taxes
20 for failure to report and remit parking space occupancy tax for the tax periods ending before April 1,
21 2011, with the following exceptions:

22 (i) The Tax Collector may not waive any liability owed as a result of any
23 jeopardy determination served on the taxpayer or other person determined to be liable pursuant to
24 Article 6, Section 6.12-1 of this Code or any audit deficiency determination that has been reduced to a
25

1 written notice of deficiency determination and served on the taxpayer or other person determined to be
2 liable pursuant to Article 6, Section 6.11-2 of this Code prior to the effective date of this Ordinance.

3 (ii) The Tax Collector shall not waive, under the authority of this Article,
4 liabilities that the City has sought in any civil tax collection litigation commenced by the Tax Collector
5 prior to the commencement of the amnesty application period.

6 (2) The Tax Collector shall waive all taxes, fees, penalties and interest owed for
7 delinquent remittance of parking space occupancy taxes owed under the provisions Articles 6 and 9 of
8 the Business and Tax Regulations Code, but forgiven under this Section 690(f), without need to make
9 the findings required under Section 6.17-4.

10 (3) The Tax Collector shall waive all fees, penalties and interest owed for failure to
11 collect and/or remit parking space occupancy taxes under Article 22 and Sections 6.17-1, 6.17-2, and
12 6.17-3 of this Code.

13 (4) No proceeding to suspend or revoke a business registration certificate pursuant to
14 Section 6.6-1 of this Code shall be initiated based on an owner's or manager's failure to collect or
15 remit parking space occupancy taxes for which the Tax Collector has granted amnesty.

16 (5) No administrative proceeding or civil or criminal action on behalf of the City and
17 County of San Francisco shall be brought against an owner or manager for any tax period for which
18 the Tax Collector grants amnesty based upon the nonreporting, under-reporting, failure to remit
19 parking space occupancy tax or the nonpayment of or failure to remit any taxes owed under the
20 provisions of Article 22 of this Code.

21 (6) If the Tax Collector determines that the person registering for relief under this
22 Section is delinquent in any taxes, fees or penalties owed to the City and County of San Francisco other
23 than the parking tax, that person shall be ineligible to claim the relief under this Subsection(f).

1 Section 3. The Business and Tax Regulations Code is hereby amended by amending
2 Section 2219.7 to read as follows:

3 **SEC. 2219.7. EXEMPTIONS.**

4 (a) **Exemption.** The Fee shall not apply to any Parking Station that is exempt from the
5 requirements of Article 22, pursuant to Section 2202-, or that is registered and eligible for parking
6 tax simplification, pursuant to Article 9, Section 609 of the Business and Tax Regulations Code.

7 (b) **Inspection and Audit.** The Tax Collector may inspect or audit any claim for
8 exemption from the Fee to determine whether or not the Parking Station is exempt from the
9 Fee.

10 (c) **Notice of Change in Status.** Any Operator who claims an exemption to Fee
11 payment must notify the Tax Collector in writing within 10 days of when that Parking Station
12 no longer qualifies for the exemption, if applicable.

13 (d) **Penalties for Establishments That Falsely Claim to Qualify for Exemption.**
14 Any Operator that claims an exemption and is found by the Tax Collector not to be entitled to
15 the exemption and to have falsely claimed the exemption without reasonable grounds,
16 Operator shall be subject to a penalty of \$100. The Tax Collector may impose the penalty by
17 written citation. Any Operator that disputes the Tax Collector's determination under this
18 Section may appeal to the Tax Collector in writing according to the provisions of Article 6,
19 Section 6.19-8.

20
21 Section 4. The Planning Code is hereby amended by amending Section 150 to read as
22 follows:

23 **SEC. 150. OFF-STREET PARKING AND LOADING REQUIREMENTS.**

24 (a) **General.** This Article 1.5 is intended to assure that off-street parking and loading
25 facilities are provided in amounts and in a manner that will be consistent with the objectives

1 and policies of the San Francisco General Plan, as part of a balanced transportation system
2 that makes suitable provision for walking, cycling, public transit, private vehicles, and the
3 movement of goods. With respect to off-street parking, this Article is intended to require
4 facilities where needed but discourage excessive amounts of automobile parking, to avoid
5 adverse effects upon surrounding areas and uses, and to encourage effective use of walking,
6 cycling, and public transit as alternatives to travel by private automobile.

7 (b) **Spaces Required.** Off-street parking and loading spaces, according to the
8 requirements stated in this Article 1.5, shall be provided for any structure constructed, and any
9 use established, whether public or private, after the original effective date of any such
10 requirement applicable to such structure or use.

11 (c) **Additions to Structure and Uses.**

12 (1) For any structure or use lawfully existing on such effective date, off-street
13 parking and loading spaces need be provided only in the case of a major addition to such
14 structure or use, and only in the quantity required for the major addition itself. Any lawful
15 deficiency in off-street parking or loading spaces existing on such effective date may be
16 carried forward for the structure or use, apart from such major addition.

17 (2) For these purposes, a "major addition" is hereby defined as any
18 enlargement, alteration, change of occupancy or increase in intensity of use which would
19 increase the number of off-street parking spaces required for dwelling units by two or more
20 spaces; which would increase the number of off-street parking spaces required for uses other
21 than dwelling units by at least 15 percent or by at least five spaces, whichever is greater; or
22 which would increase the requirement for off-street loading spaces by at least 15 percent.

23 (3) Successive additions made after the effective date of an off-street parking or
24 loading requirement shall be considered cumulative, and at the time such additions become
25

1 major in their total, off-street parking and loading spaces shall be provided as required for
2 such major addition.

3 (d) **Spaces to be Retained.** Once any off-street parking or loading space has been
4 provided which wholly or partially meets the requirements of this Code, such off-street parking
5 or loading space shall not thereafter be reduced, eliminated or made unusable in any manner;
6 provided, however, that in the Outer Clement Neighborhood Commercial District a maximum
7 of one off-street parking space may be used for the storage of materials for a commercial use
8 if the commercial use is on a lot contiguous to the lot on which the parking space is located
9 and if access between the commercial use and the storage is available without the use of a
10 public sidewalk or other public right-of-way and if the storage occurred prior to 1985. Any
11 required residential parking space may be leased or rented on a monthly basis ~~to serve the~~
12 ~~resident of any dwelling unit within 1,250 feet of said parking space,~~ as provided under Section
13 204.5(b)(1) of this Code, and such lease or rental shall not be considered a reduction or
14 elimination of required spaces.

15 (e) **Parking in Excess of the Maximum Permitted.** Any off-street parking space or
16 spaces which existed lawfully at the effective date of this Section and which have a total
17 number in excess of the maximum permitted off-street parking spaces permitted under
18 Section 151.1 shall be considered noncomplying features pursuant to Section 180(a)(2) and
19 shall be regulated as set forth in Section 188.

20
21 Section 5. The Planning Code is hereby amended by amending Section 204.5 to read
22 as follows:

23 **SEC. 204.5. PARKING AND LOADING AS ACCESSORY USES.**

24 In order to be classified as an accessory use, off-street parking and loading shall meet
25 all of the following conditions:

Supervisor Wiener
BOARD OF SUPERVISORS

Page 9
6/5/2012

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1 (a) Such parking or loading facilities shall be located on the same lot as the structure
2 or use served by them. (For provisions concerning required parking on a separate lot as a
3 principal or conditional use, see Sections 156, 159, 160 and 161 of this Code.)

4 (b) Unless rented on a monthly basis to serve a dwelling unit ~~within 1,250 feet~~ pursuant
5 to Section 204.5(b)(1), below, accessory parking facilities for any dwelling in any R District
6 shall be limited, further, to storage of private passenger automobiles, private automobile
7 trailers and boats, and trucks of a rated capacity not exceeding ¾ ton. Notwithstanding any
8 provision of this Code to the contrary, the following shall be permitted as an accessory use:

9 (1) ~~Lease, of lawfully existing off-street residential parking spaces by the property~~
10 ~~owner or manager, for a term of no less than one month, of a lawfully existing off street parking~~
11 ~~space that is required or permitted to serve a dwelling unit on the same lot, is permitted as follows:~~
12 (A) for use by any resident of a dwelling unit located on a different lot within 1,250 feet of such
13 parking space, or (B) for use by any resident of a dwelling unit located on a different lot within the
14 City and County of San Francisco so long as no more than five (5) spaces are rented to those who live
15 beyond 1,250 feet of such parking space.

16 (c) Accessory parking facilities shall include only those facilities which do not exceed
17 the following amounts for a structure, lot or development: three spaces where one space is
18 required by this Code; four spaces where two spaces are required by this Code; 150 percent
19 of the required number of spaces where three or more spaces are required by this Code; and,
20 in all districts other than NC, 15 spaces or seven percent of the total gross floor area of the
21 structure or development, whichever is greater, or in NC Districts, three spaces, where no off-
22 street parking spaces are required by this Code. For purposes of calculation under the last
23 provision just stated, gross floor area shall be as defined by this Code, and the area
24 considered to be devoted to parking shall be only the parking spaces and aisles, excluding
25 entrance and exit driveways and ramps. Off-street parking facilities which exceed the

1 amounts stated in this Subsection (c) shall be classified as either a principal or a conditional
2 use, depending upon the use provisions applicable to the district in which such facilities are
3 located. This subsection (c) does not apply to districts subject to Section 151.1, which
4 establishes maximum amounts of accessory parking for all uses in those districts.
5

6 Section 6. The San Francisco Police Code is hereby amended by amending Section
7 1215 to read as follows:

8 **SEC. 1215 COMMERCIAL PARKING PERMITS.**

9 (a) **Definitions.** The following definitions shall apply in Police Code Sections 2.9, 2.26
10 and 1215 through 1215.7 and Business and Tax Regulations Code Section 22.

11 (1) **Chief of Police.** The Chief of the San Francisco Police Department, or
12 designee.

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

15 (3) **Covered crimes.** The crimes of assault, battery, burglary, robbery, theft
16 including identity theft, receipt of stolen property, breaking or removing parts from a vehicle,
17 malicious mischief to a vehicle, unlawful use or tampering by bailee of a vehicle, altering a
18 vehicle identification, tax fraud or evasion, and any offense related to the use of alcohol,
19 narcotics or controlled substances while operating or in connection with a vehicle, committed
20 anywhere in the United States of America.

21 (4) **Entertainment Establishment.** Any building, space, or structure operating
22 under a "Place of Entertainment" permit issued pursuant to San Francisco Police Code
23 section 1060 *et seq.* or operating under an "Extended Hours Premises" permit issued
24 pursuant to San Francisco Police Code section 1070 *et seq.*
25

1 (5) **Parking garage.** Any building or structure, or any portion of a building or
2 structure, where members of the public may park or store motor vehicles for a charge. This
3 definition does not include any parking garage in a residential building or development that
4 provides parking for a charge as a convenience or amenity for residents or their guests only,
5 or any parking garage in a residential building that rents not more than five spaces to non-residents of
6 the building on a monthly basis and is registered with the Tax Collector pursuant to Article 9,
7 Section 609 of the Business and Tax Regulations Code.

8 (6) **Parking lot.** Any outdoor or uncovered space, including any plot, place, lot,
9 parcel, yard or enclosure, or any portion of such a space, where members of the public may
10 park or store motor vehicles for a charge. This definition does not include any outdoor or
11 uncovered space that is part of a residential building or development that provides parking for
12 a charge as a convenience or amenity for residents or their guests only, or any outdoor or
13 uncovered space that is part of a residential building that rents not more than five spaces to non-
14 residents of the building on a monthly basis and is registered with the Tax Collector pursuant to
15 Article 9, Section 609 of the Business and Tax Regulations Code.

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

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

24 (b) **Permit Requirement.** A person may not operate a parking garage or parking lot,
25 directly or indirectly, unless the person holds a commercial parking permit issued by the Chief

1 of Police. This Section requires a separate commercial parking permit for each parking
2 garage and parking lot. The Chief of Police shall close immediately any parking garage or
3 parking lot operating without the required commercial parking permit. A parking garage or
4 parking lot that is registered with the Tax Collector pursuant to Article 9, Section 609, of the Business
5 and Tax Regulations Code is not required to hold a commercial parking permit under this Section.

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 Section 7. ~~Effective Date:~~ This Ordinance shall become effective 30 days from the
15 date of passage.

16
17 Section 8. This section is uncodified. In enacting this Ordinance, the Board intends to
18 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
19 punctuation, charts, diagrams, or any other constituent part of the Business and Tax
20 Regulations Code, Planning Code and Police Code that are explicitly shown in this legislation

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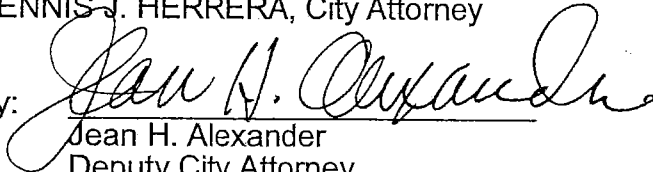
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1 as additions, deletions, Board amendment additions, and Board amendment deletions in
2 accordance with the "Note" that appears under the official title of the legislation.

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

6 By:


7 Jean H. Alexander
8 Deputy City Attorney
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LEGISLATIVE DIGEST

[Business and Tax Regulations Code, Police Code, Planning Code – Parking Tax Simplification for Residential Properties]

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods ~~more than 24 months prior to the effective date of the Ordinance~~ ending before April 1, 2011; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) making conforming changes to the Planning Code Section 150(d); 5) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 6) making environmental findings and findings of consistency with the general plan.

Existing Law

Currently, any person who rents parking space in a Parking Station, as defined in Article 9 of the Business and Tax Regulations Code, is required to collect the tax from the individual parking the car and remit it to the City. The operator of a Parking Station must also:

- Obtain a certificate of authority from the Tax Collector (Article 6, Section 6.6-1(a)), including executing a parking tax bond. (Section 6.6-1(h).)
- Make monthly tax prepayments and remittances to the Tax Collector. (Article 6, Section 6.9-3(a)(1).)
- Pay an annual Revenue Control Equipment ("RCE") Compliance Fee. (Article 22, Section 2219.5.)
- Apply for and maintain a commercial parking permit. (Police Code, Section 1215(b).)
- Timely collect, report, and remit any tax imposed by the Business and Tax Regulations Code. (Article 6, Section 6.6-1(f).)

Under the Planning Code, accessory parking facilities for a dwelling in a residential district are limited to off-street parking, rented for a term of no less than one month, to serve a dwelling

unit on the same lot, or on a different lot, within 1,250 feet of such parking space. (Planning Code, Section 204.5(b)(1).)

Amendments to Current Law

This Ordinance will amend the current law to establish simplified parking tax reporting for the owner or manager of a residential building, who operates a Parking Station that is a part of the residential building, is on the same parcel, or is located within 50 feet of the property line of the building. Residential building owners and managers shall be relieved of the requirements to obtain a certificate of authority and a commercial parking permit, make prepayments, and pay the RCE Compliance Fee. The owner or manager may rent no more than 5 spaces in the Parking Station to individuals who do not reside at the residential property and must meet all of the qualifications stated in the Ordinance. The Tax Collector must approve the application for parking tax simplification.

The building owner or manager that registers ~~prior to March 30, 2013~~ between January 1, 2013 and June 30, 2013 and is approved for Parking Tax Simplification will ~~also be eligible for amnesty from liability for delinquent parking taxes, penalties, interest and fees due prior to June 30 2013 and from all parking taxes due for periods ending before April 1, 2011. for tax periods more than 24 months prior to the effective date of the Ordinance.~~

The Planning Code is amended to permit a building owner or manager to rent up to 5 parking spaces, in a Parking Station that has been approved for Parking Tax Simplification, to anyone that lives in the City, in addition to the parking that is currently permitted under the Code.

The text of certain provisions of Section 1215, not affected by this Ordinance, have been updated to reflect the changes made to Section 1215 by Ordinance 87-12, effective June 13, 2012.

Background Information

Current City law treats large commercial operators of garages and small property owners the same for the purposes of the parking tax. Many small property owners rent at least one parking space to non-residents, but do not register with the City or collect and remit parking tax, possibly because they are not aware of the requirements. In order to encourage residential property owners to come forward, to register with the City, and to start collecting parking tax, this Ordinance will simplify the process for collecting and reporting parking tax and forgive taxes for tax periods ~~24 months prior to the effective date of the Ordinance~~ ending before April 1, 2011.

<p>Item 8 File 12-0631</p>	<p>Department: Treasurer/Tax Collector (TTX)</p>
<p>EXECUTIVE SUMMARY</p>	
<p>Legislative Objectives</p>	
<ul style="list-style-type: none"> The proposed ordinance would: (1) add a new Section 609 to the Business and Tax Regulations Code to simplify Parking Tax requirements for residential properties; (2) amend Section 2219.7 of the Business and Tax Regulations Code to exempt qualified parking operators from the \$500 fee per parking station per year for all parking stations, i.e. parking space(s), that require automated or mechanical revenue control equipment to account for parking revenue; (3) amend Section 204.5 of the Planning Code to permit the rental of up to 5 residential parking spaces in the City as an accessory use of off-street parking, provided they are rented to residents of the City, and for a term of at least one month; and (4) amend Section 1215 of the Police Code to exempt a qualified parking operator that has registered with the Tax Collector under the proposed ordinance from the requirement to hold a commercial parking permit. 	
<p>Key Points</p>	
<ul style="list-style-type: none"> A qualified parking operator, or small parking operator, under the proposed ordinance is a residential property owner or manager who: (1) rents five or fewer parking spaces; (2) rents parking spaces on the same residential parcel, or at another parcel within 50 or fewer feet; (3) rents parking spaces to individuals who do not reside at the property on a monthly basis; (4) maintains records of the names and billing addresses of the occupants of the rented parking spaces; and (5) receives income of not more than \$4,000 in any quarter or \$15,000 annually. The City currently levies a Parking Tax of 25% on all revenues generated by private parking operators. To increase Parking Tax revenues, the proposed ordinance would simplify the registration for small parking operators. The Treasurer/Tax Collector's Office estimates that approximately 2,435 residential property owners may be renting parking spaces to individuals who do not reside at the property on a monthly basis and not currently paying the City's Parking Tax, thus subject to this proposed ordinance. Under the proposed ordinance, a qualified parking operator that is presently not registered with the Tax Collector, but who registers with the Tax Collector prior to March 31, 2013 would be eligible for amnesty from paying (1) all late fees, penalties, and interest for Parking Taxes due and payable prior to March 31, 2013; and (2) all Parking Taxes due and payable prior to April 1, 2011. The proposed ordinance excludes from the proposed Parking Tax amnesty any parking operators currently being audited or pursued in civil tax collection litigation by the Tax Collector. 	
<p>Fiscal Impact</p>	
<ul style="list-style-type: none"> The Treasurer/Tax Collector's Office estimates generating additional annual Parking Tax revenues to the City of \$935,040 from implementation of the proposed ordinance. Net General Fund revenues after transfer of funds to meet Parking Tax set-asides (i.e. SFMTA Set-Aside), baseline allocations (i.e. SFMTA Baseline, Children's Baseline, etc.) and reserves (i.e. General Reserves Deposit) are estimated to be \$137,434 per year. In addition, the Treasurer/Tax Collector's Office estimates one-time revenues to the City of \$1,870,080 for past-due Parking Taxes for the two-year period from April 1, 2011 through March 31, 2013. Net General Fund one-time revenues, after the Treasurer/Tax Collector's Office administrative expenses and transfer of funds to meet Parking Tax set-asides, baseline allocations, and reserves, are estimated to be \$104,857. 	
<p>Recommendation</p>	
<ul style="list-style-type: none"> Approval of the proposed ordinance is a policy matter for the Board of Supervisors. 	

MANDATE STATEMENT & BACKGROUND

Mandate Statement

Charter Section 2.105 provides that all legislative acts in San Francisco be by ordinance, subject to approval by a majority of the Board of Supervisors.

Background

Current Legal and Tax Requirements for Parking Operators

Article 9, Section 602 of the Business and Tax Regulations Code imposes a Parking Tax of 25% on the rent of any parking space in the City. Additionally, all parking operators are required to obtain a certificate of authority from the Tax Collector, file a bond with the City, make monthly tax prepayments to the Tax Collector, and utilize specific equipment to document amount of parking revenues collected.¹

Parking Operators in San Francisco

The City's Business and Tax Regulations Code defines a parking operator as any proprietor who rents space for parking, ranging from a surface lot to multi-level covered garage. According to the Treasure/Tax Collector's Office, approximately 650 registered parking operators in San Francisco remitted to the City approximately \$70 million in Parking Tax in FY 2011-12.

In addition to these largely commercial registered parking operators, according to the Treasurer/Tax Collector's Office, many residential property owners and managers qualify as small parking operators because they rent parking spaces associated with an apartment house, duplex, condominium or other residential facility to nonresidents, i.e. individuals who do not reside at the property on a monthly basis, and thus effectively act as parking operators. A qualified parking operator, or small residential parking operator, under the proposed ordinance is a residential property owner or manager who: (1) rents five or fewer parking spaces; (2) rents parking spaces on the same residential parcel, or at another parcel within 50 or fewer feet; (3) rents parking spaces to individuals who do not reside at the property on a monthly basis (i.e. nonresidents); (4) maintains records of the names and billing addresses of the occupants of the rented parking spaces; and (5) receives income of not more than \$4,000 in any quarter or \$15,000 annually. The Assessor/Recorder's Office estimates that some proportion of the owners of the approximately 167,000 residential parcels in the City could qualify as parking operators, based on zoning and property records, but the actual number is not known as owners of residential properties with parking spaces tend not to register with the Tax Collector as parking operators. The proposed ordinance seeks to simplify the registration process and create incentives for small residential parking operators to remit parking taxes owed to the City.

¹ San Francisco Business and Tax Regulations Code, Sections 6.6-1(b), 6.6-1(h), and 6.9-3(a), and Article 22, respectively.

Non-compliance with Parking Tax

According to Mr. Greg Kato, Treasurer/Tax Collector's Office Policy and Legislative Manager, many small residential parking operators have been collecting revenue from renting parking spaces for many years without remitting the 25% Parking Tax owed to the City. Mr. Kato estimates that in FY 2011-12, the City collected less than \$100,000 in revenues from small residential parking operators who rent out five or fewer spaces. Although the Treasurer/Tax Collector's Office does not have precise data on the number of small residential parking operators subject to the Parking Tax in the City, the Treasurer/Tax Collector estimates that 2,435 residential property owners, who are presently not paying the 25% Parking Tax due to the City, may be subject to the Parking Tax, based on information from the Assessor/Recorder and the San Francisco Apartment Association.

DETAILS OF PROPOSED LEGISLATION

A qualified parking operator under the proposed ordinance is a residential property owner or manager who:

- Rents five or fewer parking spaces;
- Rents parking spaces on the same residential parcel, or at another parcel within 50 or fewer feet;
- Rents parking spaces to individuals who do not reside at the property on a monthly basis;
- Maintains records of the names and billing addresses of the occupants of the rented parking spaces; and
- Receives income of not more than \$4,000 in any quarter or \$15,000 annually.

The proposed ordinance would:

- Add a new Section 609 to the Business and Tax Regulations Code to simplify parking tax requirements for residential properties;
- Amend Section 2219.7 of the Business and Tax Regulations Code to exempt qualified parking operators from the \$500 fee per parking station, i.e. parking space(s), per year for all parking stations that require automated or mechanical revenue control equipment to account for parking revenue;
- Amend Section 204.5 of the Planning Code to permit the rental of up to 5 residential parking spaces as an accessory use of off-street parking, provided the parking spaces are rented to residents of the City, and for a term of at least one month; and
- Amend Section 1215 of the Police Code to exempt a qualified parking operator that has registered with the Tax Collector under the proposed ordinance from the requirement to hold a commercial parking permit.

The proposed ordinance would simplify the registration process by not requiring residential property owners or managers to:

- Obtain a certificate of authority from the Tax Collector, execute a bond, or purchase insurance to operate the parking spaces, as currently required by the Business and Tax Regulations Code;
- Pay prepayments if the amount of parking revenue received does not exceed \$4,000 in a given quarter or \$15,000 annually, as currently required by the Business and Tax Regulations Code;
- Pay the annual \$500 fee per parking station for all parking stations required by the Business and Tax Regulations Code to have revenue control equipment; and
- Obtain a commercial parking permit, as currently required by the Police Code.

Under the proposed ordinance, a qualified parking operator that registers with the Tax Collector prior to March 31, 2013 would be eligible for amnesty from paying (1) all late fees, penalties, and interest for Parking Taxes due and payable prior to March 31, 2013; and (2) all Parking Taxes due and payable prior to April 1, 2011. The proposed ordinance excludes any parking operators currently being audited or pursued in civil tax collection litigation by the Tax Collector from the proposed Parking Tax amnesty program.

FISCAL IMPACTS

According to Mr. Kato, the proposed ordinance could increase Parking Tax revenue to the City by increasing the number of registered residential parking operators who pay Parking Taxes. Although specific data on the number of residential parking operators renting to non-residents is not currently available, Mr. Kato estimates that approximately 2,435 parking operators, who are presently not paying the Parking Tax to the City, would be subject to the proposed ordinance, based on the Assessor's residential property records and information provided by the San Francisco Apartment Association.²

In order to implement the proposed ordinance, the Treasurer/Tax Collector's Office estimates incurring one-time administrative expenses of \$170,011, as shown in Table 1 below. These administrative costs will be covered by the future submission of a supplemental appropriation request made by the Treasurer/Tax Collector's Office in the event the proposed ordinance is passed.

If the proposed ordinance is approved, the Treasurer/Tax Collector's Office estimates generating additional potential (a) ongoing annual parking revenues of \$935,040³, and (b) one time parking revenues of \$1,870,080 for past due Parking Taxes for the two-year period from April 1, 2011 through March 31, 2013. As shown in Table 1 below, of these total additional

² According to Mr. Kato, the Assessor estimates 167,000 residential properties may qualify as small parking operators. Of the 167,000 residential properties, the Treasurer/Tax Collector's Office estimates that 600 apartment houses, 950 duplexes, 410 condominiums, and 475 single residences may rent parking spaces to non-residents, or a total of 2,435 parking operators.

³ According to Mr. Kato, the Treasurer/Tax Collector's Office does not know how many, if any, of the estimated 2,435 parking operators currently pay the City's Parking Tax. Mr. Kato based the estimate of \$935,040 on the assumption of approximately two rented parking spaces for each of the 2,435 parking operators.

parking revenues generated, the General Fund would receive estimated net (a) one-time revenues of \$104,857, and (b) ongoing annual revenues of \$137,434, after accounting for the Treasurer/Tax Collector's Office administrative expenditures, and mandated tax set asides, reserves and baseline transfers, as shown in Table 1 below.

Table 1 – Estimated Net General Fund Revenues from Implementation of Residential Parking Simplification Ordinance

	Estimated One-Time	Estimated Annual Ongoing
Estimated Parking Tax Revenues	\$1,870,080	\$935,040
Set Asides, Reserves, and Baselines		
Parking Tax Set Aside for Municipal Transportation Agency (MTA)	(1,496,064)	(748,032)
MTA Baseline	(34,384)	(17,192)
Other Baseline (Library, Children's, and Schools)	(38,583)	(19,291)
General Reserve Deposit	(26,181)	(13,091)
Subtotal, Set Asides, Reserves, and Baselines	(1,595,212)	(797,606)
Treasurer/Tax Collector Administrative Expenses-		
1408 - Taxpayer Assistance (0.5 FTE, limited)	(44,107)	0
1632 - Sr. Account Clerk (0.5 FTE, as temporary salary)	(41,809)	0
1630 - Account Clerk (0.5 FTE, as temporary salary)	(34,563)	0
Overhead	(18,072)	0
Advertising/outreach/mailing	(31,460)	0
Subtotal, Treasurer/Tax Collector Administrative Expenses	(170,011)	0
Total Net General Fund Revenues	\$104,857	\$137,434

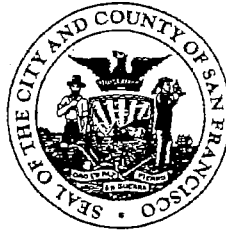
Source: Treasurer/Tax Collector's Office

While the proposed ordinance may result in additional one-time Parking Tax revenues for the two-year period from April 1, 2011 through March 31, 2013, if residential parking operators register and pay past-due Parking Taxes, in accordance with the proposed ordinance, the City will forgo fees, penalties, and interest on all past due Parking Taxes prior to March 31, 2013 and all past due Parking Taxes prior to April 1, 2011. The value of these forgone Parking Taxes, fees, penalties, and interest is not known, according to Mr. Kato, because the Tax Collector does not have specific information on (a) the number of small residential parking operators who are subject to the City's current 25% Parking Taxes or (b) the amount of Parking Taxes that are past due.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

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

August 7, 2012

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Dear Commissioners:

On July 24, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the general plan.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Budget and Finance Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "V. Young".

By: Victor Young, Committee Clerk
Budget and Finance Committee

- c: John Rahaim, Director of Planning
- Scott Sanchez, Zoning Administrator
- Bill Wycko, Chief, Major Environmental Analysis
- AnMarie Rodgers, Legislative Affairs
- Monica Pereira, Environmental Planning
- Joy Navarrete, Environmental Planning

Non-physical exemption
CEQA Section 15060(c)(2)

A handwritten signature in black ink, followed by the date "August 10, 2012".



SAN FRANCISCO PLANNING DEPARTMENT

September 11, 2012

Supervisor Wiener and
Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Case Number 2012.0352T
BF No. 12-0631: Parking Tax Simplification for Residential Properties

Recommendation: Approval with Modifications

Dear Supervisor Wiener and Ms. Calvillo,

On September, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance under Board of Supervisors File Number 12-0631.

At the September 6, 2012 hearing, the Commission voted 6-1 to recommend approval with modifications of the proposed Ordinance which would amend the Planning Code and other municipal codes.

On September 4, 2012, Supervisor Wiener introduced Version Number of Four of this proposed Ordinance. The most recent version incorporates the Planning Commission's recommendations. The Commission appreciates the Supervisor's amendments.

Sincerely,

AnMarie Rodgers
Manager of Legislative Affairs

Cc:
City Attorney Jean Alexander

Attachment (one copy of the following):
Planning Commission Resolution No. 18697

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18697

HEARING DATE: SEPTEMBER 6, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Parking Tax Simplification for Residential Properties

Case Number: 2012.0352T [Board File No. 12-0631

Initiated by: Supervisor Wiener / Introduced July 24, 2012

Staff Contact: AnMarie Rodgers, Manager Legislative Affairs
anmarie.rodgers@sfgov.org, 415.558.6395

90-Day Deadline: October 24, 2012

Recommendation: Recommend Approval with Modifications

RECOMMENDING THAT THE BOARD OF SUPERVISORS PASS AN ORDINANCE WITH MODIFICATIONS THAT WOULD 1) AMEND THE SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE BY ADDING SECTION 609 TO ESTABLISH PARKING TAX SIMPLIFICATION FOR RESIDENTIAL PROPERTIES TO RELIEVE RESIDENTIAL PROPERTY OWNERS AND MANAGERS RENTING FIVE OR FEWER PARKING SPACES IN PARKING STATIONS PHYSICALLY ATTACHED TO OR OTHERWISE ASSOCIATED WITH THE BUILDING FROM THE REQUIREMENT TO: (A) OBTAIN A CERTIFICATE OF AUTHORITY, (B) MAKE MONTHLY TAX PREPAYMENTS, (C) OBTAIN A PARKING TAX BOND, AND (D) PROVIDING AMNESTY FROM PARKING TAXES, INTEREST, PENALTIES AND FEES OWED FOR TAX PERIODS MORE THAN 24 MONTHS PRIOR TO THE EFFECTIVE DATE OF THE ORDINANCE; 2) AMEND THE BUSINESS AND TAX REGULATIONS CODE SECTION 2219.7 TO EXEMPT PROPERTY OWNERS AND MANAGERS REGISTERED PURSUANT TO SECTION 609 FROM THE REQUIREMENT TO PAY THE REVENUE CONTROL EQUIPMENT COMPLIANCE FEE; 3) AMEND THE PLANNING CODE SECTION 204.5 TO ALLOW AS AN ACCESSORY USE UP TO FIVE DWELLING UNIT PARKING SPACES TO BE LEASED TO PERSONS LIVING OFF-SITE ANYWHERE IN THE CITY; 4) AMEND THE POLICE CODE SECTION 1215 TO ELIMINATE THE REQUIREMENT TO HOLD A COMMERCIAL PARKING PERMIT FOR PROPERTY OWNERS AND MANAGERS REGISTERED PURSUANT TO SECTION 609 OF THE BUSINESS AND TAX REGULATIONS CODE; AND 6) MAKE ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH GENERAL PLAN AND PLANNING CODE SECTION 101.1.

PREAMBLE

Whereas, on July 24, 2012 Supervisor Wiener introduced a proposed Ordinance under Board File Number 12-0631 that would amend Planning Code (among other Codes described above) to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; and

Whereas, since the introduction of the proposed Ordinance, the Planning Department recommended modifications to the proposed Ordinance; and

Whereas, on September 6, 2012 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance and the proposed modification; and

Whereas, the proposed Ordinance have been found exempt from the California Environmental Quality Act per section 15060(c)(2); and

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff, and other interested parties; and

Whereas, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommend *approval with modifications* of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

The recommended modification is to include the following amendments:

I. Add the provision to allow neighborhood rentals back into Section 204.5. To clarify how this parking may be used as accessory use, the Commission recommends that Section 204.5(b)(1) be amended to read as follows: *Lease of lawfully existing off-street residential parking spaces by the property owner or manager, for a term of no less than one month is permitted as follows: (A) for use by any resident of a dwelling unit located on a different lot within 1,250 feet of such parking space or (B) for use by any resident of a dwelling unit located on a different lot within the City and County of San Francisco so long as no more than five (5) spaces are rented to those who live beyond 1,250 feet of such parking space.*

II. **Conforming amendment: amend Section 150(d).** The Commission proposes amending this sentence to read as follows: *Any required residential parking space may be leased or rented on a monthly basis as provided under Section 204.5(b)(1) of this Code, and such lease or rental shall not be considered a reduction or elimination of required spaces.*

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. Planning Code Section 167 requires that the costs of parking be separated from the costs of housing in structures of 10 or more residential units.
2. The City's goal in regulating accessory parking is to ensure that the parking is truly ancillary to the principally approved use.

3. Given that the amount of parking that could be leased in any one building would be limited to no more than five spaces, it is unlikely that this amendment will create a glut of parking or cause a significant increase in shift in commuter.
4. The General Plan prioritizes supporting housing that is affordable, especially through programs that do not require a direct public subsidy. Planning Code Section 167 requires that the costs of parking be separated from the costs of housing in structures of 10 or more residential units. The cost that parking adds to a typical unit in San Francisco is substantial, typically between \$50-\$60 thousand per parking space. Allowing parking spaces to be leased separately from the housing units would allow some people to choose units without parking. While it should be noted that opening up the market for parking spaces to include those who live within the City may increase competition for the spaces and thus drive the rent for such spaces upward, the City does not have a policy to protect affordable parking.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **General Plan Compliance.** The proposed Ordinance is, on balance, consistent with the following Objectives and Policies of the General Plan:

Housing Element

POLICY 3.4 Preserve "naturally affordable" housing types, such as smaller and older ownership units.

POLICY 7.7 Support housing for middle income households, especially through programs that do not require a direct public subsidy.

Transportation Element

POLICY 34.1 Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Market & Octavia Plan

POLICY 2.4.1 Disaggregate the cost of parking from the cost of housing.

In much of the housing built under current parking requirements, the cost of parking is "bundled" into the cost of owning or renting a home, requiring households to pay for parking whether or not they need it. As part of an overall effort to increase housing affordability in the area, costs for parking should be separated from the cost of housing and, if provided, offered optionally. To support this, encourage parking provided in new residential developments to be made publicly available for lease.

East SoMa Plan

POLICY 4.3.3 Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.

2. The proposed replacement project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Ordinance will have no adverse impact on the neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Ordinance will have no adverse effect on existing housing and neighborhood character. By further permitting the separation of housing costs from parking costs, housing may become more affordable.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will have no adverse effects on the City's supply of affordable housing. By further permitting the separation of housing costs from parking costs, housing may become more affordable.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance will not result in displacement of industrial or service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Resolution No. 18697
Hearing Date: September 6, 2012
BF 12-0631

CASE NO. 2012.0791T
Parking Tax Simplification
for Residential Properties

The proposed Ordinance would not affect the preparedness against injury and loss of life in an earthquake.

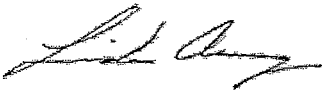
- G) That landmark and historic buildings will be preserved:

The proposed Ordinance would not adversely affect landmark and historic buildings.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Ordinance would not adversely affect parks and open spaces in terms their access to sunlight and vistas.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on September 6, 2012.



Linda Avery
Commission Secretary

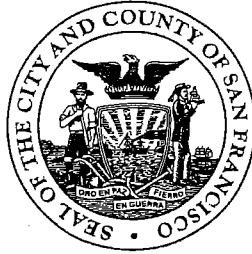
AYES: Fong, Wu, Antonini, Borden, Hillis, and Sugaya

NAYS: Moore

ABSENT:

ADOPTED: September 6, 2012

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

August 7, 2012

File No. 120631

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

Dear Mr. Wycko:

On July 24, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631 Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the general plan.

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

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Victor Young".

By: Victor Young, Committee Clerk
Budget and Finance Committee

Attachment

c: Monica Pereira, Environmental Planning
Joy Navarrete, Environmental Planning 65

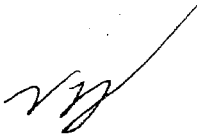
BOARD of SUPERVISORS



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

MEMORANDUM

TO: Jose Cisneros, Treasurer/Tax Collector
Chief Greg Suhr, Police Department

FROM: Victor Young, Budget and Finance Committee
Board of Supervisors 

DATE: August 7, 2012

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Budget and Finance Committee has received the following proposed substitute legislation, introduced by Supervisor Wiener on July 24, 2012, which is being forwarded to your department for informational purposes.

On July 24, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the General Plan.

If you have any reports or comments 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.

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

June 18, 2012

File No. 120631

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

Dear Mr. Wycko:

On June 12, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the General Plan.

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

Angela Calvillo, Clerk of the Board

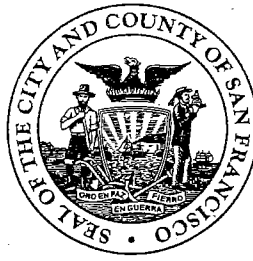
A handwritten signature in cursive script that reads "Alisa Miller".

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

Attachment

c: Monica Pereira, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

June 18, 2012

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Dear Commissioners:

On June 12, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the General Plan.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Miller".

By: Alisa Miller, Committee Clerk

Land Use & Economic Development Committee

c: John Rahaim, Director of Planning
Scott Sanchez, Zoning Administrator
Bill Wycko, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Monica Pereira, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



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MEMORANDUM

TO: Jose Cisneros, Treasurer/Tax Collector
Chief Greg Suhr, Police Department

FROM: Alisa Miller, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: June 18, 2012

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed substitute legislation, introduced by Supervisor Wiener on June 12, 2012, which is being forwarded to your department for informational purposes.

On June 12, 2012, Supervisor Wiener introduced the following proposed substitute legislation:

File No. 120631

Ordinance: 1) amending the San Francisco Business and Tax Regulations Code by adding Section 609 to establish Parking Tax Simplification for Residential Properties to relieve residential property owners and managers renting five or fewer parking spaces in Parking Stations physically attached to or otherwise associated with the building from the requirement to: (a) obtain a certificate of authority, (b) make monthly tax prepayments, (c) obtain a parking tax bond, and (d) providing amnesty from parking taxes, interest, penalties and fees owed for tax periods more than 24 months prior to the effective date of the Ordinance; 2) amending the Business and Tax Regulations Code Section 2219.7 to exempt property owners and managers registered pursuant to Section 609 from the requirement to pay the Revenue Control Equipment compliance fee; 3) amending the Planning Code Section 204.5 to allow as an accessory use up to five dwelling unit parking spaces to be leased to persons living off-site anywhere in the City; 4) amending the Police Code Section 1215 to eliminate the requirement to hold a commercial parking permit for property owners and managers registered pursuant to Section 609 of the Business and Tax Regulations Code; and 5) making environmental findings and findings of consistency with the General Plan.

If you have any reports or comments 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.

