

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

LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Scott Wiener, Chair
Land Use and Economic Development Committee

FROM: Andrea Ausberry, Assistant Clerk

DATE: July 14, 2014

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 15, 2014

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, July 15, 2014. This item was acted upon at the Committee Meeting on July 14, 2014, at 1:30 p.m., by the votes indicated.

Item No. 58 **File No. 140009**

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

AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Vote: Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye
Supervisor Malia Cohen - Aye

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye
Supervisor Malia Cohen - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Rick Caldeira, Deputy Legislative Clerk
Jon Givner, Deputy City Attorney

File No. 140009

Committee Item No. 1

Board Item No. 58

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 14, 2014

Board of Supervisors Meeting Date July 15, 2014

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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Completed by: Andrea Ausberry Date July 11, 2014

Completed by:  Date 7.15.14

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

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

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

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 140009 and is incorporated herein by reference.

(b) Pursuant to Charter Section D3.750-5, the Building Inspection Commission considered this ordinance on February 19, 2014, at a duly noticed public hearing.

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

**CHAPTER 4
DEFINITIONS**

* * * *

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

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

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

6 * * * *

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

9 **SEC. 603. GARAGES.**

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

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

15 **EXCEPTION:**

16 In buildings defined as a dwelling or apartment house in this Code, or buildings defined as a
17 residential hotel in the Residential Hotel Unit Conversion and Demolition Ordinance (Chapter 41 of
18 the San Francisco Administrative Code), garages may also be used for the storage of bicycles,
19 scooters, and other personal items of the tenants, provided that this storage satisfies the automatic
20 sprinkler system requirements set forth in Section 904 of this Code.

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

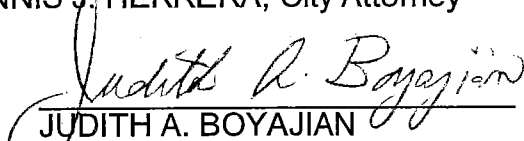
23
24 Section 4. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:


14 JUDITH A. BOYAJIAN
Deputy City Attorney

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LEGISLATIVE DIGEST

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

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

Existing Law

Chapter 4 of the Housing Code defines "garages" and Section 603 currently provides that public and private garages in an apartment house or hotel may be used only for the storage of automobiles.

Amendments to Current Law

The Chapter 4 "garage" definitions and Section 603 have been revised to allow garages in homes, apartment buildings, and residential hotels to be used for the storage of bicycles, scooters, and other personal items of the tenants in addition to automobiles.

Background Information

The purpose of this legislation is to update what is now considered an outdated provision in the Housing Code so that tenants may store their personal items other than automobiles in the garages of residential buildings.

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BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
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TDD/TTY No. 554-5227

January 21, 2014

File No. 140009

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

Dear Ms. Jones:

On January 7, 2014, Supervisor Farrell introduced the following legislation:

File No. 140009

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

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

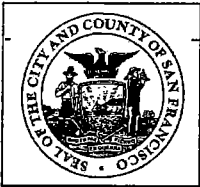
A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Environmental Planning
Jeanie Poling, Environmental Planning

*Not a project per
CEQA Guidelines
Section 15060(c)(2).
Nannie Turrell
January 22, 2014*



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection Voice (415) 558-6164 - Fax (415) 558-6509
1660 Mission Street, San Francisco, California 94103-2414

February 20, 2014

Edwin M. Lee
Mayor

COMMISSION

Angus McCarthy
President

Warren Mar
Vice-President

Kevin Clinch
Frank Lee
Dr. James McCray, Jr.
Myrna Melgar
Debra Walker

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 (File No. 140009) amending the Housing Code to allow the storage of tenants' personal items other than automobiles in the garages of homes, apartment buildings, and residential hotels; and making environmental findings.

Sonya Harris
Secretary

Dear Ms. Calvillo:

Tom C. Hui
Director

On February 19, 2014 the Building Inspection Commission held a public hearing on the proposed amendment to the San Francisco Housing Code referenced above. The Commissioners voted unanimously to support this proposed amendment.

The Commissioners voted as follows:

| | | | |
|---------------------|-----|---------------------|-----|
| President McCarthy | Yes | Vice-President Mar | Yes |
| Commissioner Clinch | Yes | Commissioner Lee | Yes |
| Commissioner McCray | Yes | Commissioner Melgar | Yes |

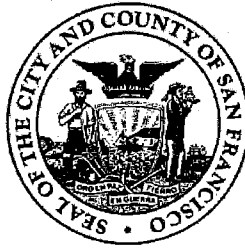
Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris
Commission Secretary

cc: Tom C. Hui, S.E., C.B.O., Director
Supervisor Mark Farrell

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MEMORANDUM

TO: Tom Hui, Acting Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

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

DATE: January 21, 2014

SUBJECT: LEGISLATION INTRODUCED: Housing Code - Allowing the Storage of
Items Other Than Automobiles in Private Garages of Residential Buildings

The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, introduced by Supervisor Farrell on January 7, 2014:

File No. 140009

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

The proposed ordinance is being transmitted pursuant to Charter Section D3.750-5 for public hearing and recommendation. It is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

Member, Board of Supervisors
District 8




Orig: COB
Leg Dep, LU Comm Clerk
City and County of San Francisco

SCOTT WIENER
威善高

DATE: July 7th, 2014

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Scott Wiener 
Chairperson, Land Use and Economic Development Committee

RE: Land Use and Economic Development Committee
COMMITTEE REPORT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
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SFB

Pursuant to Board Rule 4.20, as Chair of the Land Use and Economic Development Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, July 15th, 2014, as a Committee Report:

140009 Housing Code - Allowing the Storage of Items Other Than Automobiles in Private Garages of Residential Buildings

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

This matter will be heard in the Land Use and Economic Development Committee on Monday, July 14th, 2014, at 1:30 p.m.

