

File No. 140284

Committee Item No. 3

Board Item No. 9

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting

Date July 29, 2014


Cmte Board

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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 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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Completed by: Andrea Ausberry Date July 11, 2014

Completed by:  Date 7.15.14

1 [Building Code - Vacant or Abandoned Commercial Storefronts and Registration Fee]

2 **Ordinance amending the Building Code to establish a procedure for maintaining and**
3 **registering vacant or abandoned commercial storefronts, including imposition of a**
4 **registration fee.**

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

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

13 Section 1. Findings. The Board of Supervisors hereby finds and determines that:

14 Every commercial corridor in San Francisco has longstanding and blighted vacant
15 commercial storefronts. In addition to being eyesores, these vacant commercial storefronts
16 have a detrimental impact on the economic viability of the commercial corridors in which they
17 are located. Vacant storefronts often attract illegal activity, such as squatting, vandalism, and
18 dumping. Such activity not only repels would-be customers and patrons from commercial
19 corridors, but also places an undue burden on City agencies. The Police Department and the
20 Department of Public Works drain their resources by routinely responding to the same vacant
21 commercial storefronts to remove trespassers, clean up graffiti, and remove illegally discarded
22 refuse and debris.

23 Section 2. Pursuant to Charter Section D3.750-5, the Building Inspection Commission
24 considered this ordinance on June 18, 2014 at a duly noticed public hearing.

25 Section 3. Findings under the California Health and Safety Code. The Board of
Supervisors hereby finds that this ordinance does not modify a State "building standard," as
that term is defined in Section 18909 of the California Health and Safety Code. Therefore, the

1 finding of local climactic, geological, or topographical conditions required by Sections 18941.5
2 and 17958.7 of the California Health and Safety Code is not required.

3 Section 4. The Building Code is hereby amended by amending Section 103A.4.1 to
4 read as follows:

5 103A.4.1 Definition. A building shall be defined as a vacant or abandoned if it (1) is
6 unoccupied and unsecured; or (2) is unoccupied and secured by boarding or other similar
7 means; or (3) is unoccupied and unsafe as defined in Section 102A of this Code; or (4) is
8 unoccupied and has multiple code violations; or (5) has been unoccupied for over 30 days. A
9 building which is partially unoccupied and has been cited for blight under Chapter 80 of the
10 San Francisco Administrative Code, shall also be deemed a vacant or abandoned building
11 that is subject to this Section. Commercial Storefronts, as defined in Section 103A.5.1 of this Code,
12 located within vacant or abandoned buildings shall be subject to the enforcement provisions in Sections
13 103A.5-103A.5.6 of this Code.

14 For purposes of this Section 103A.4. a building shall not be considered vacant or
15 abandoned if:

16 (1) There is a valid building permit for repair, rehabilitation, or construction of a
17 building on the parcel and the owner completes the repair, rehabilitation, or construction within
18 one year from the date the initial permit was issued; or

19 (2) The building complies with all codes, does not contribute to blight as defined in
20 Chapter 80 of the San Francisco Administrative Code, is ready for occupancy, and is actively
21 being offered for sale, lease, or rent.

22 Section 5. The Building Code is hereby amended by adding Section 103A.5 including
23 Sections 103A.5.1 through 103A.5.6, to read as follows:

1 SEC. 103A.5.: VACANT OR ABANDONED COMMERCIAL STOREFRONTS—ANNUAL
2 REGISTRATION; REGISTRATION FEES; MAINTENANCE AND SECURITY
3 REQUIREMENTS.

4 SEC. 103A.5.1. DEFINITIONS.

5 For the purposes of Section 103A.5, including Sections 103A.5.1-103A.5.3.6:

6 "Commercial Storefront" A Commercial Storefront shall be any area within a building that may be
7 individually leased or rented for any purpose other than Residential Use as defined in Planning Code
8 Sections 790.88 and 890.88.

9 "Vacant or Abandoned." A Commercial Storefront shall be Vacant or Abandoned if it (1) is
10 unoccupied and unsecured; or (2) is unoccupied and secured by boarding or other similar means; or
11 (3) is unoccupied and unsafe as defined in Section 102A of this Code; or (4) is unoccupied and has
12 multiple code violations; or (5) has been unoccupied for over 30 days. Notwithstanding the foregoing
13 sentence, a Commercial Storefront shall not be considered Vacant or Abandoned if:

14 (1) There is a valid building permit for repair, rehabilitation, or construction of the
15 Commercial Storefront and the owner completes the repair, rehabilitation, or construction within one
16 year from the date the initial permit was issued, unless the Department, in its sole discretion,
17 determines that the owner needs additional time to complete the repair, rehabilitation, or
18 construction of the Commercial Storefront; or

19 (2) The owner or leaseholder has filed an application for, and is actively seeking to obtain,
20 authorization, permits or a license required by state or local law permitting the lawful use and
21 occupancy of the Commercial Storefront; or

22 (3) The Commercial Storefront complies with all provisions of state and local law, does not
23 contribute to blight as defined in Chapter 80 of the Administrative Code, is ready for occupancy, and
24 the owner provides evidence satisfactory to the Department that the Commercial Storefront is actively
25 being offered for sale, lease, or rent. Satisfactory evidence shall include, but is not limited to, evidence

1 that the owner has hired a real estate agent or other rental agent who advertises and promotes the
2 Commercial Storefront for rent, lease or sale, or proof that the Commercial Storefront is offered for
3 sale on the Multiple Listing Service or any other comparable real estate listing service.

4 **SEC. 103A.5.2. PROPERTY OWNER'S OBLIGATION TO REGISTER A VACANT OR**
5 **ABANDONED COMMERCIAL STOREFRONT; REGISTRATION FEE.**

6 The owner of a Vacant or Abandoned Commercial Storefront shall, within 30 days after it has
7 become vacant or abandoned, register the Commercial Storefront with the Department on a form
8 provided by the Department. The form shall describe the methods by which the owner has secured the
9 Commercial Storefront against unauthorized entry, provide a contact phone number for the
10 Commercial Storefront owner or party responsible for maintenance of the Commercial
11 Storefront, state the most recent legal use of the Commercial Storefront, state the square
12 footage of the Commercial Storefront, declare any future plans for the Commercial Storefront, state
13 whether there is fire and liability insurance coverage, and provide such other information as the
14 Department may require. A registration fee shall be due 270 days after the Commercial Storefront has
15 become vacant or abandoned, unless the Director has issued a notice to register under Section
16 103A.5.4, in which case the registration fee shall be due 270 days after the issuance of the
17 notice ("registration payment deadline"). The registration payment deadline will serve as the date for
18 calculating an annual renewal fee which shall be paid every year the Commercial Storefront remains
19 Vacant or Abandoned. However, if the owner rents the Commercial Storefront to a tenant who
20 occupies the premises in a manner that complies with all provisions of state and local law prior to the
21 registration payment deadline, the Commercial Storefront shall be removed from the Department's
22 registry and the owner need not pay the registration fee. The registration fee shall be equal to the
23 amount due under Section 103A.4.2 of this Code. See Section 110A, Table 1A-J for applicable fees.

24 **SEC. 103A.5.3. MAINTENANCE OF VACANT OR ABANDONED COMMERCIAL**
25 **STOREFRONT REGISTRY.**

1 The Department shall maintain a registry of all Vacant or Abandoned Commercial Storefronts
2 within the City and shall furnish a copy of the registry to the Office of Economic and Workforce
3 Development at least once per fiscal quarter.

4 **SEC. 103A.5.4. NOTICE.**

5 Whenever the Director has probable cause to believe, based upon an inspection, complaint, or
6 report from another agency of the City or other governmental agency, that a Commercial Storefront is
7 Vacant or Abandoned and has not been registered as required by Section 103A.5.2, the Director shall
8 serve the owner of record, as shown on the Assessor's Records, or authorized agent with a written
9 notice requiring the owner to register the Commercial Storefront with the Department as Vacant or
10 Abandoned within the period of time specified in the notice, which shall be no greater than 30 days.
11 Additionally, the owner shall pay the associated registration fee within 270 days of the issuance of the
12 notice to register if required by Section 103A.5.2. If the owner rents the Vacant or Abandoned
13 Commercial Storefront to a tenant who meets all requirements provided in Section 103A.5.2
14 before the registration payment deadline lapses, then the owner need not pay the registration
15 fee.

16 **SEC. 103A.5.5. SIGN POSTING, MAINTENANCE, SECURITY, AND INSURANCE.**

17 All requirements listed in Sections 103A.4.4-103A.4.6 of this Code shall also apply to Vacant or
18 Abandoned Commercial Storefronts. All such requirements shall be fulfilled by the owner within 30
19 days of the Commercial Storefront becoming Vacant or Abandoned, or within 30 days of the issuance
20 of notice to register, regardless of the owner's intentions to rent the Commercial Storefront before the
21 registration payment deadline lapses.

22 **SEC. 103A.5.6. VIOLATION A PUBLIC NUISANCE; ENFORCEMENT.**

23 A Commercial Storefront in violation of this Section 103A.5, including Sections 103A.5.1-
24 103A.5.6, is deemed to be a public nuisance and subject to enforcement by the Department and
25

1 penalties under Sections 102A and 103A of this Code or other applicable sections of the Municipal
2 Code.

3 Section 6. Uncodified Provisions.

4 (a) Effective Date. This ordinance shall become effective 30 days after enactment.
5 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
6 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
7 Supervisors overrides the Mayor's veto of the ordinance.

8 (b) Undertaking for the General Welfare. In enacting and implementing this
9 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not
10 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it
11 would be liable in money damages to any person who claims that such breach proximately
12 caused injury.

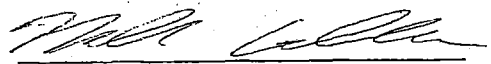
13 (c) No Conflict with State or Federal Law. Nothing in this ordinance shall be
14 interpreted or applied so as to create any requirement, power, or duty in conflict with any
15 State or federal law.

16 (d) Severability. If any of section, subsection, sentence, clause, phrase or word of
17 this ordinance is for any reason held to be invalid or unconstitutional by a decision of any
18 court of competent jurisdiction, such decision shall not affect the validity of the remaining
19 portions of the ordinance. The Board of Supervisors hereby declares that it would have
20 passed this ordinance and each and every section, subsection, sentence, clause, phrase, and
21 word not declared invalid or unconstitutional without regard to whether any other portion of
22 this ordinance would be subsequently declared invalid or unconstitutional.

23 (e) Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
24 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
25 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

1 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
2 additions, and Board amendment deletions in accordance with the "Note" that appears under
3 the official title of the ordinance.

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

6 By: 
7 NICHOLAS COLLA
8 Deputy City Attorney

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LEGISLATIVE DIGEST

[Building Code - Vacant or Abandoned Commercial Storefronts]

Ordinance amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

Existing Law

Building Code Section 103A.4 *et. seq.*, the Vacant or Abandoned Building Ordinance ("VABO"), requires that owners of vacant or abandoned buildings in San Francisco register their properties as such, pay registration fees, secure their properties to deny access to would-be trespassers, and provide proof of liability insurance coverage for the properties. VABO, as it currently reads, applies to some vacant commercial storefronts in San Francisco. However, a building containing a vacant commercial storefront but an occupied second floor unit is technically not a vacant or abandoned building, as defined by VABO. Hence, many vacant commercial storefronts in San Francisco evade VABO regulations under this loophole.

Amendments to Current Law

By amending the Building Code to apply requirements similar to those specified in VABO to properties containing vacant or abandoned commercial storefronts, owners of properties in commercial corridors will have extra incentive to seek suitable tenants to fill their vacant or abandoned commercial storefronts. To provide owners of vacant or abandoned commercial storefronts with ample time to find suitable tenants, the proposed amendment to the Building Code would mandate owners of vacant or abandoned commercial storefronts to do the following within 30 days of issuance of a Notice of Violation:

1. Register their commercial storefronts with the Department of Building Inspection ("DBI");
2. Secure their commercial storefronts to prevent trespassers from gaining access to the premises;
3. Remove graffiti, refuse, and debris from in and around their commercial storefronts; and
4. Maintain fire and/or liability insurance coverage for their commercial storefronts as DBI determines necessary.

Additionally, owners of vacant or abandoned commercial storefronts would be required to do either of the following within 270 days of their commercial storefronts becoming vacant or abandoned:

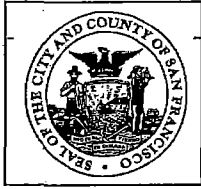
AMENDED IN BOARD
7/22/14

FILE NO. 140284

1. Rent their commercial storefronts to tenants who occupy the premises in a manner that complies with all state and local laws; or
2. Pay a fee of \$765.00 to include their commercial storefronts in the Registry of Vacant or Abandoned Commercial Storefronts. This fee shall be assessed on an annual basis for each year that a commercial storefront remains vacant or abandoned.

Finally, the proposed amendment carves out an exemption for owners of commercial storefronts who demonstrate a good faith effort to rent, lease, or sell their commercial storefronts, or obtain permits to bring their commercial storefronts into compliance with the law.

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BUILDING INSPECTION COMMISSION (BIC)

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

June 18, 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. 140284) amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

Sonya Harris
Secretary

Dear Ms. Calvillo:

Tom C. Hui
Director

On June 18, 2014 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:

Vice-President Mar	Aye	Commissioner Lee	Aye
Commissioner Melgar	Aye	Commissioner McCray	Aye
Commissioner Walker	Aye		

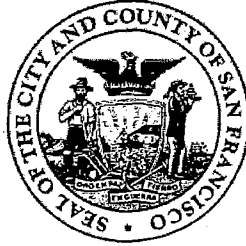
Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris
Commission Secretary

cc: Tom C. Hui, S.E., Director
Supervisor Katie Tang
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

MEMORANDUM

TO: Greg Suhr, Chief, Police Department
Mohammed Nuru, Director, Department of Public Works
Todd Rufo, Director, Office of Employment and Workforce Development

FROM: Andrea Ausberry, Assistant Clerk, Land Use & Economic Development Committee
Board of Supervisors

DATE: April 14, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Supervisor Tang on March 25, 2014:

File No. 140284

Ordinance amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Insp. John Monroe, Police Commission
Christine Fountain, Police Department
Frank Lee, Department of Public Works

BOARD of SUPERVISORS



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San Francisco 94102-4689
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Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

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

FROM: Andrea Ausberry, Assistant Clerk, Land Use & Economic Development
Committee, Board of Supervisors

DATE: April 14, 2014

SUBJECT: LEGISLATION INTRODUCED: BUILDING, HEALTH, AND PUBLIC
WORKS CODE AMENDMENT

The Board of Supervisors' Land Use & Economic Development Committee has received the following legislation, introduced by Supervisor Tang on March 25, 2014:

File No. 140284

Ordinance amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

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



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

May 16, 2014

Ms. Angela Calvillo, Clerk of the Board
Board of Supervisors
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**Subj: File No. 140284 [Building Code - Vacant or Abandoned Commercial Storefronts and
Registration Fee]**

Small Business Commission Recommendation: **Approval**

Dear Ms. Calvillo:

At its meeting of May 5, 2014, the Small Business Commission heard Board of Supervisors (BOS) File No. 140284. The Commission moved to recommend approval of the legislation as drafted to the Board of Supervisors.

The Commission was excited to support this legislation that seeks to address the persistent problem of long-term storefront vacancies in neighborhood commercial corridors and elsewhere. The legislation will patch a critical gap in the existing vacant building registration ordinance by incorporating vacant storefronts in addition to wholesale building vacancies. Long-term vacancies of any sort tend to create blighted conditions in a corridor, leading to further neighborhood deterioration and disinvestment. The Commission applauds Supervisor Tang for her efforts to strengthen neighborhoods and demand responsible ownership of commercial properties.

Thank you for considering the Small Business Commission's comments. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, which appears to read "Regina Dick-Endrizzi". The signature is fluid and cursive.

Regina Dick-Endrizzi
Director, Office of Small Business

cc: Jason Elliot, Mayor's Office
Ashley Summers, Office of Supervisor Katy Tang

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: Regina Dick-Endrizzi, Director
Christian Murdock, Commission Secretary
Small Business Commission, City Hall, Room 448

FROM: Andrea Ausberry, Assistant Clerk, Land Use & Economic Development
Committee Board of Supervisors

DATE: April 14, 2014

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use & Economic Development Committee

The Board of Supervisors' Land Use & Economic Development Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 140284

Ordinance amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, July 14, 2014

Time: 1:30 p.m.

Location: Committee Room 263, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 140284. Ordinance amending the Building Code to establish a procedure for maintaining and registering vacant or abandoned commercial storefronts, including imposition of a registration fee.

If the legislation passes, a new registration fee shall be charged to the owner of a vacant or abandoned commercial storefront. The initial and annual registration fee shall be equal to the standard inspection hourly rate at a minimum of four and one-half hours, Building Code, Section 110A, Table 1A-J. The registration deadline shall be due 270 days after the commercial storefront became vacant or abandoned. An annual renewal fee shall be charged every year the commercial storefront remains vacant or abandoned.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco CA 94102. Information relating to the proposed fee is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 11, 2014.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

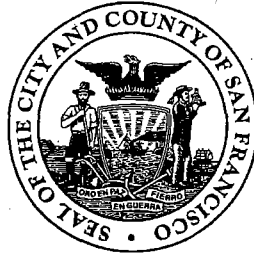
Angela Calvillo, Clerk of the Board

DATED: June 27, 2014
PUBLISHED/POSTED: July 1 & 7, 2014

Sec 110A, Table 1A-J

1. Central Permit Bureau Processing Fee for Miscellaneous Permits from other disciplines	Standard Administration Hourly Rate - Minimum One- Half Hour
2. Building numbers (each entrance)	\$104.00 NEW ADDRESSES \$210.00 CHANGE OF EXISTING ADDRESS OR LOT NUMBER
Extension of time: application cancellation and permit expiration:	
Each application extension (in plan review)	\$160.00 plus 20% of All Plan Review Fees
Each permit extension	\$160.00 plus 10% of All Permit Issuance Fees
4. Product approvals:	
General approval - initial or reinstatement	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - modification or revision	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - biannual renewal	Standard Hourly Plan Review Rate - Minimum Three Hours
Technology surcharge on the cost of permit applications processed by the Department of Building Inspection for all departments and bureaus of the City and County of San Francisco	2% of permit cost
California Building Standards Commission Fee	Pursuant to the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.39
Vacant building - Initial and annual registration fee	Standard Inspection Hourly Rate - Minimum Four and One-Half Hours

BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

**LAND USE & ECONOMIC DEVELOPMENT COMMITTEE
NOTICE REVIEW**

Legislative File No. 140284
Notice Type Building Code - Vacant or Abandoned Commercial Storefronts
and Registration Fee

Initial: GA

Initial: dl

Date: June 25, 2014



35 San Juan Avenue | San Francisco CA 94112 | Telephone 415.585.0110 | Fax 415.585.0170 | www.eagsf.org

July 11, 2014

Supervisors Scott Wiener, Jane Kim, Malia Cohen

Via e-mail

Re: Support of Item 3 on July 14, 2014 Land Use Committee Agenda:
(Item 140284, Building Code – Vacant or Abandoned Commercial Storefronts and Registration Fee)

Dear Supervisors:

On behalf of the Advisory Board of the Excelsior Action Group (EAG), I write to support Supervisor Tang's legislation to register vacant or abandoned commercial storefronts. EAG is a volunteer-driven, community based, nonprofit organization that leads and implements a variety of community projects. We have been in existence since 2002, when neighbors got together to address issues of blight, economic inequality, and disinvestment. Today, we continue to respond to our community's ideas and work to increase economic viability and diversity. EAG pursues its mission by providing support for local merchants, through our community development projects, and by actively engaging in business attraction.

We work hard to fill vacancies along our commercial corridor. This is a very challenging task. The "intent" section of the proposed legislation is well stated: "Every commercial corridor in San Francisco has longstanding and blighted vacant commercial storefronts. In addition to being eyesores, these vacant commercial storefronts have a detrimental impact on the economic viability of the commercial corridors in which they are located. Vacant storefronts often attract illegal activity, such as squatting, vandalism, and dumping. Such activity not only repels would-be customers and patrons from commercial corridors, but also places an undue burden on City agencies. The Police Department and the Department of Public Works drain their resources by routinely responding to the same vacant commercial storefronts to remove trespassers, clean up graffiti, and remove illegally discarded refuse and debris."

The proposed legislation is reasonable, well-crafted, and will certainly assist EAG in fulfilling our mission. An up-to-date registry of property owners and those responsible for maintaining vacant buildings will ensure that we know whom to contact to address problems and to facilitate negotiations with potential interested tenants.

Sincerely,
Angela K. Minkin
Chair, Excelsior Action Group Advisory Board

Cc: Supervisors John Avalos, Katy Tang
Stephanie Cajina, EAG Corridor Manager

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Supervisor Katy Tang, David Chiu, Eric Mar

Subject:

Vacant or Abandoned Commercial Storefronts

The text is listed below or attached:

[Empty box for text listing]

Signature of Sponsoring Supervisor: *Katy Tang*

For Clerk's Use Only: