

File No. 180778 Committee Item No. 3  
 Board Item No. 10

**COMMITTEE/BOARD OF SUPERVISORS**  
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date November 26, 2018

Board of Supervisors Meeting

Date November 11, 2018

Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral BIC 073118</u>       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BIC Response 091918</u>       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral CEQA 092418</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination 092718</u> |
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Completed by: Erica Major Date November 19, 2018  
 Completed by: Erica Major Date 11/28/18

1 [Building Code - Penalties for Constructing an Impervious Surface in the Front Yard Setback  
2 Without the Required Permit]

3 **Ordinance amending the Building Code to modify the penalty for constructing an**  
4 **impervious surface in the front yard setback without a permit; affirming the Planning**  
5 **Department's determination under the California Environmental Quality Act; and**  
6 **directing the Clerk of the Board of Supervisors to forward the Ordinance to the**  
7 **California Building Standards Commission upon final passage.**

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

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

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this  
18 ordinance comply with the California Environmental Quality Act (California Public Resources  
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
20 Supervisors in File No. 180778 and is incorporated herein by reference. The Board affirms  
21 this determination.

22 (b) On September 19, 2018, the Building Inspection Commission considered this  
23 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.

24 Section 2. California Health and Safety Code Section 17958.7. No findings under  
25 Section 17958.7 of the California Health and Safety Code are required for this ordinance

1 because it is not amending a "building standard," as defined in Health and Safety Code  
2 Section 18909.

3  
4 Section 3. The Building Code is hereby amended by revising Section 106A.1.13, to  
5 read as follows:

6 **106A.1.13 Permits and fees for construction of an impervious surface in a front yard**  
7 **setback; penalties for violation of requirements.**

8 (a) 1. General. It shall be unlawful for any person, firm, or corporation to commence or  
9 proceed with the construction of an impervious surface in a front yard setback area, other than  
10 a driveway as defined in ~~the~~ Planning Code Section 136(c)(30), unless a permit is first  
11 obtained. See Section 110A, Table 1A-F – Specialty Permit Fees – for applicable fee.

12 (b) 2. Referral to Planning Department. The Department shall refer all applications  
13 for a permit pursuant to this ~~§~~Section 106A.1.13 to the Planning Department for a determination  
14 regarding the proposed construction's compliance with Sections 132(g) and 136(c)(30) of the  
15 Planning Code. The Department may not issue the permit unless Planning determines the  
16 proposed construction to be compliant with the Planning Code requirements.

17 (c) Verification of compliance during inspections. In performing the inspections required  
18 under Section 108A.1 of this Code, the inspector shall also verify that an impervious surface has not  
19 been constructed in the front yard setback area in violation of this Section 106A.1.13. If the inspector  
20 finds that there is a violation of Section 106A.1.13, the violation shall be required to be corrected under  
21 that existing permit.

22 (d) 3. Penalties ~~Penalty~~ for violation.

23 1. Notice of Municipal Code Violation ("NOV"). The Department shall issue an NOV  
24 pursuant to Section 102A.4 of this Code to ~~Any person, the owner of the property firm or corporation~~  
25 determined to be in violation of violating the provisions of subsection (a) above ~~this Section shall be~~

1 ~~guilty of an infraction. Every violation determined to be an infraction is punishable by (1) a fine not~~  
2 ~~exceeding \$100 for a first violation, (2) a fine not exceeding \$200 for a second violation within one~~  
3 ~~year, and (3) a fine not exceeding \$500 for a third violation within one year. The NOV shall require the~~  
4 ~~owner or the owner's authorized representative to apply for and obtain a permit to bring the existing~~  
5 ~~surface in the front yard setback area into compliance with current Municipal Code requirements,~~  
6 ~~including but not limited to the Building and Planning Codes.~~

7 2. Investigation Fees. Violations of this Section 102A.1.13 shall be subject to the fees  
8 set forth in Table 1A-K of this Code for either work without permit or work exceeding the scope of the  
9 approved permit.

10 3. Civil and criminal penalties. Any person, including the owner or the owner's  
11 authorized representative, who violates, disobeys, omits, neglects, or refuses to comply with, or resists  
12 or opposes the execution of the provisions of this Section 106A.1.13 shall be subject to the civil penalty  
13 of up to \$500 per day and the criminal penalties that are set forth in Section 103A of this Code.

14 4. Costs of Abatement. In addition to any monetary penalties authorized by Section  
15 103A of this Code, the Department shall be entitled to recover its costs of abatement pursuant to  
16 Section 102A.7(d).


17  
18 Section 4. Effective Date. This ordinance shall become effective 30 days after  
19 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
20 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
21 of Supervisors overrides the Mayor's veto of the ordinance.

22  
23 Section 5. 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  
5 Section 6. Directions to Clerk. The Clerk of the Board of Supervisors is hereby directed  
6 to forward a copy of this ordinance to the California Building Standards Commission upon final  
7 passage.

8  
9 APPROVED AS TO FORM:  
10 DENNIS J. HERRERA, City Attorney

11 By:   
12 JUDITH A. BOYAJIAN  
13 Deputy City Attorney

14 n:\legana\as2018\1800641\01291944.docx

## LEGISLATIVE DIGEST

[Building Code - Penalties for Constructing an Impervious Surface in the Front Yard Setback Without the Required Permit]

**Ordinance amending the Building Code to modify the penalty for constructing an impervious surface in the front yard setback without a permit; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission upon final passage.**

### Existing Law

Building Code Section 106A.1.13 requires a permit and establishes a fee for the construction of an impervious surface in a front yard setback. Applications for construction of an impervious surface in the front yard setback are required to be referred to the Planning Department for a determination whether the proposed construction complies with Sections 132(g) and 136(c)(30) of the Planning Code. Violation of the permit requirement is an infraction that can result in a criminal penalty of up to \$100 for a first violation, up to \$200 for a second violation within one year, and up to \$500 for a third violation within one year.

### Amendments to Current Law

This ordinance provides the following additional enforcement tools to achieve compliance with the front yard setback permit requirements:

- The civil penalty of up to \$500 per day and criminal penalties that are set forth in Section 103A of the Building Code will apply;
- The Department will issue a Notice of Municipal Code Violation (NOV) pursuant to Section 102A.4 of the Building Code that requires the owner or owner's agent to apply for and obtain a permit to bring the existing surface in the front yard setback area into compliance with current Municipal Code requirements, including but not limited to the Building and Planning Codes.
- Violations are expressly subject to the Building Code's investigation fees for work without permit or work exceeding the scope of an approved permit, and the Department will be entitled to recover its costs of abatement pursuant to Section 103A of the Building Code.
- During inspections required for work performed under permits issued by the Department, the inspector will verify compliance with the front yard setback permit

requirements, and any violation will be required to be corrected under that existing permit.

#### Background Information

Planning Code Section 132(g) sets forth the requirements for landscaping and permeable surfaces in the front setback area. It provides that the front setback shall be appropriately landscaped, meet any applicable water use requirements of Chapter 63 of the Administrative Code, and in every case not less than 20% of the required setback area shall be and remain unpaved. These requirements are triggered by (1) construction of a new building, (2) the addition of a new dwelling unit, garage, or additional parking; (3) any addition to a structure that would result in an increase of 20% or more of the existing gross floor area; (4) a residential merger; or (6) paving or repaving more than 200 square feet of the front setback. Pursuant to Section 132(h), the front setback area shall be at least 50% permeable so as to increase stormwater infiltration. Section 136(c)(30), also referenced in Building Code Section 106A.1.13, allows driveways meeting specified requirements as obstructions in required setback areas.

In Chapter 63 of the Administrative Code (the "Water Efficient Irrigation Ordinance"), the Board of Supervisors found that irrigated landscapes contribute significantly to the quality of life of the people of San Francisco. They provide areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, and add to the natural beauty of San Francisco's commercial, industrial, and residential neighborhoods. This ordinance will provide additional tools to enforce the Code requirements.

n:\egana\as2018\1800641\01291273.docx



**BUILDING INSPECTION COMMISSION (BIC)**

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

September 20, 2018

London N. Breed  
Mayor

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

**COMMISSION**

Angus McCarthy  
President

Debra Walker  
Vice-President

Kevin Clinch  
John Konstin  
Frank Lee  
Sam Moss  
James Warshell

Sonya Harris  
Secretary

Tom C. Hui  
Director

Dear Ms. Calvillo:

**RE: File No.180778**

**Ordinance amending the Building Code to modify the penalty for constructing an impervious surface in the front yard setback without a permit; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission upon final passage.**

The Building Inspection Commission met and held a public hearing on September 19, 2018 regarding File No. 180778 on the proposed amendment to the San Francisco Building Code referenced above. The Commissioners voted unanimously to support this proposed amendment.

The Commissioners voted as follows:

President McCarthy	Yes	Vice-President Walker	Yes
Commissioner Clinch	Excused	Commissioner Konstin	Yes
Commissioner Lee	Yes	Commissioner Moss	Yes
Commissioner Warshell	Excused		

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  
Mayor London N. Breed  
Supervisor Ahsha Safai  
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

September 24, 2018

File No. 180778

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

Dear Ms. Gibson:

On July 24, 2018, Supervisor Safai introduced the following proposed legislation:

**File No. 180778**

**Ordinance amending the Building Code to modify the penalty for constructing an impervious surface in the front yard setback without a permit; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission upon final passage.**

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 "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

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

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2018.09.27 14:50:17 -07'00'

180778

**To:** BOS Legislation, (BOS)  
**Subject:** RE: Public Comment: File 180778

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Monday, July 30, 2018 8:26 AM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>  
**Subject:** FW: Public Comment: File 180778

**From:** Thomas Busse [<mailto:tjbussef@gmail.com>]  
**Sent:** Saturday, July 28, 2018 11:29 PM  
**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** Public Comment: File 180778

This proposal is yet another feel-good False Green Flag.

San Francisco is already one of the most energy-efficient cities in the country, and some environmentalists have seen an eyesore in certain blocks in the Avenues for paved-over driveways. They need to get over it. This impact is so negligible, the cost of this proposal is so out of proportion it's undefined, as you cannot divide by zero environmental gain.

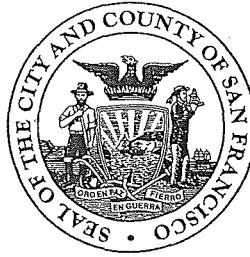
Some disabled individuals benefit from these laws because it increases their mobility. A good friend of mine is a disabled vet, and he requires greater turning radius to maneuver to a garage in his house in the avenues. He purchased the building specifically because the paved over front yard gave both extra room for his special van elevator combined with direct floor-level access through the garage.

Second, San Francisco has a parking shortage, and this has a disproportionate impact in the Avenues where many working families with two cars park the second in the driveway. MUNI does not cut it. Period. The average bus moves at 7mph in those areas and it takes 75-80 minutes to get across the city. This proposal might get feel-good points for the Environmentalists who have hurt yet another middle class family by forcing them into poverty.

Third, I am concerned about the quality of San Francisco's groundwater given the century of industrial activity over San Francisco's aquifers. We were lied to about Radiological contamination, and how much of that seeps down - giving out school children a healthy dose of strontium?

Finally, let's be honest: this is about the SFPUC's revenue bonds and "spreading grounds" are something that can be taxed for the super sewer, because they blew all the money on Zula Jones.

BOARD of SUPERVISORS



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

## MEMORANDUM

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

FROM: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

DATE: July 31, 2018

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Safai on July 24, 2018:

**File No. 180778**

**Ordinance amending the Building Code to modify the penalty for constructing an impervious surface in the front yard setback without a permit; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission upon final passage.**

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 and Transportation 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 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

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

BOARD of SUPERVISORS



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September 24, 2018

File No. 180778

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By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

Major, Erica (BOS)

181078

**From:** Westside = best side! <westsidebestsidesf@gmail.com>  
**Sent:** Monday, November 26, 2018 1:26 PM  
**To:** Tang, Katy (BOS); Safai, Ahsha (BOS); Kim, Jane (BOS)  
**Cc:** Summers, Ashley (BOS); Ho, Jessica (BOS); Ma, Annie (BOS); Major, Erica (BOS)  
**Subject:** 11/26 LUTC

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Land Use and Transportation Committee,

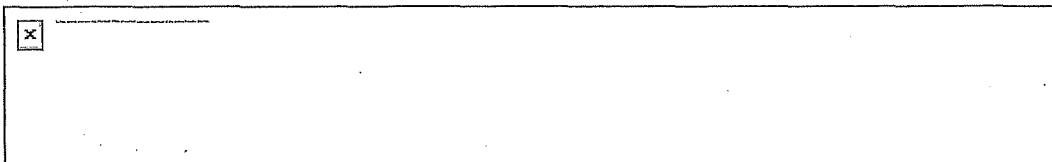
On behalf of the 240 folks in *Westside = best side!*, a community organization of neighbors advocating for abundant housing and awesome transit in the Sunset, Parkside, Lakeshore, and West of Twin Peaks neighborhoods, we would like to express our SUPPORT for two proposed ordinances up today.

- "Building Code - Penalties for Constructing an Impervious Surface in the Front Yard Setback Without the Required Permit": it is about time property owners face real consequences for covering open/green space with concrete, almost always for the sole reason of using their front yard as parking, which is an unpermitted use. This not only results in water not being able to percolate into the ground anymore but often also parked vehicles extending past the property line and into the sidewalk/pedestrian right of way. This is not only an eyesore but also a safety and accessibility issue. For this reason we SUPPORT this ordinance and would like to thank Supervisor Safai for introducing this legislation.

- "Planning Code - Off-Street Parking Requirements": in a transit-first city, and in a world that only has 12 years to act in order to limit the devastating impacts of climate change, having minimum parking requirements is not only outdated policy, it is also completely irresponsible. This legislation would still allow, but not require anymore, parking to be built. This is a great first step towards reducing our City's addiction to private cars. Additionally, for the same building envelope, less parking will mean more homes, and because parking is really expensive to build, this will help in making those homes affordable "by design". This legislation is pro-housing, pro-transit, and pro-environment. A no brainer for us to SUPPORT and we would like to thank Supervisor Kim for her exemplary leadership on this.

Thanks for your consideration.

Jimmy La  
*Westside = best side!* community organizer and District 4 resident



2309 Noriega Street PMB 67 San Francisco, CA 94122

180778

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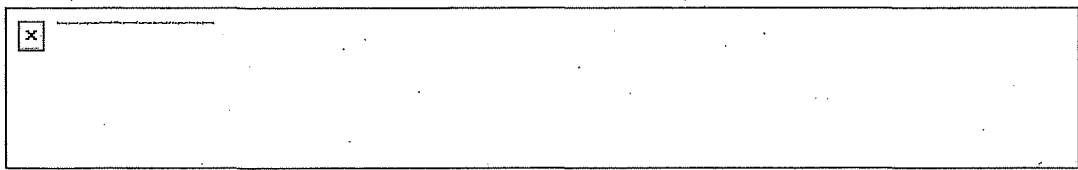
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Thanks for your consideration.

Jimmy La  
*Westside = best side!* community organizer and District 4 resident



2309 Noriega Street PMB 67 San Francisco, CA 94122

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2010 JUL 24 PM 1:59  
Time stamp  
of meeting date

BY AK

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  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic 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 the Imperative Form.**

Sponsor(s):

Supervisor Ahsha Safai

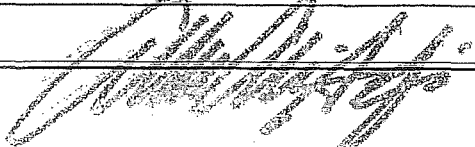
Subject:

Building Code - Penalties for Constructing an Impervious Surface in the Front Yard Setback Without the Required Permit

The text is listed:

Ordinance amending the Building Code to modify the penalty for constructing an impervious surface in the front yard setback without a permit; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward the ordinance to the California Building Standards Commission upon final passage.

Signature of Sponsoring Supervisor:



Clerk's Use Only

