



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (415) 558-6164 - Fax (415) 558-6509

1660 Mission Street, San Francisco, California 94103-2414

January 18, 2019

London N. Breed
Mayor

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Tom C. Hui
S.E.,
C.B.O., Director

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

Dear Ms. Calvillo:

RE: File No. 181213

Ordinance amending the Building Code to require vacant or abandoned commercial storefront owners to pay annual registration fees at the time of registration, require annual inspections of registered vacant or abandoned storefronts, and update the penalty for violations of the requirement to register vacant or abandoned commercial storefronts; and affirming the Planning Department's determination under the California Environmental Quality Act.

This amendment was heard at the Code Advisory Committee (CAC) meeting on December 12, 2018. The CAC recommended the adoption of ordinance File No. 181213 as written with the amendments suggested by the Administrative & General Design and Disability Access Subcommittee.

- 1) Page 4, Line 4- Remove prorate amount and replace with one half the amount of the registration fee.
- 2) Page 4, Line 8- Remove the Building Department from annual inspection and replace with private inspection.
- 3) The ability to shut off utilities that are not necessary for upkeep and maintenance of the building.

The Building Inspection Commission met and held a public hearing on January 16, 2019 regarding File No. 181213 on the proposed amendment to the San Francisco Building Code referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance **with suggested modification** as follows: A friendly amendment that Commercial Storefront Owners who have self-reported have 30 days to register as a vacant or abandoned property, but also have a pro-rated amount of money returned if they rent/lease the property sooner.

A few Commissioners also raised the following concerns:

- 1) Agreed with the Small Business Commission that 30 days is a reasonable amount of time for Commercial Storefront property owners to register their vacant or abandoned property, but they were not in

- support of requiring owners to immediately pay a registration fee.
- 2) Concern about having the Commercial Storefront property owners enlist a "licensed professional" to conduct the required annual inspection. Questioned if they would be honest in their reporting, and mentioned DBI Inspectors following up with annual inspections to make sure conditions were adequate.
 - 3) Concern that for sale/lease sign remains in the window for extended period of time, but blight of the property exists and when neighbors contact 311 their calls may not be directed to the appropriate person/department.
 - 4) Process should be easier for new businesses to come in and rent spaces, perhaps change the zoning in certain areas.

President McCarthy	Yes	Vice-President Walker	Yes
Commissioner Clinch	Yes	Commissioner Konstin	Yes
Commissioner Lee	Yes	Commissioner Moss	Excused
Commissioner Warshell	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
Mayor London N. Breed
Supervisor Sandra Lee Fewer
Board of Supervisors