

File No. 190214

Committee Item No. 1

Board Item No. 45

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: July 18, 2019

Board of Supervisors Meeting:

Date: July 30, 2019

#### 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 - VERSION 2                        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest - VERSION 2               |
| <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination - March 7, 2019</u>                 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BIC Letter - March 21, 2019</u>                        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Referral - March 6, 2019</u>                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral FYI - March 6, 2019</u>                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Presidential Action Transfer Memo - March 27, 2019</u> |

Prepared by: John Carroll

Date: July 11, 2019

Prepared by: John Carroll

Date: July 23, 2019

1 [Building Code - Fee Waiver for 100% Affordable Housing and Accessory Dwelling Units]

2  
3 Ordinance amending the Building Code to waive specified fees for 100% affordable  
4 housing projects, as defined herein, and certain accessory dwelling unit projects for an  
5 approximately one-year pilot program; and affirming the Planning Department's  
6 determination under the California Environmental Quality Act.

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

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

15 Section 1.

16 (a) The Planning Department has determined that the actions contemplated in this  
17 ordinance comply with the California Environmental Quality Act (California Public Resources  
18 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
19 Supervisors in File No. 190214 and is incorporated herein by reference. The Board affirms  
20 this determination.

21 (b) On March 20, 2019, at a duly noticed public hearing, the Building Inspection  
22 Commission considered this ordinance in accordance with Charter Section D3.750-5 and  
23 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building  
24  
25

1 Inspection Commission regarding the Commission's recommendation is on file with the Clerk  
2 of the Board of Supervisors in File No.190214.

3 Section 2. The San Francisco Building Code is hereby amended by adding Section  
4 107A.15, to read as follows:

5  
6 107A.15 Building Code fee waivers for 100% affordable housing projects and accessory  
7 dwelling unit projects. Notwithstanding any fee provision of the Building Code to the contrary, the  
8 following provisions shall apply to 100% affordable housing projects and accessory dwelling unit  
9 projects where the subject accessory dwelling unit property is: (1) within a building or on a  
10 property containing four or fewer dwelling units or (2) located on a nonprofit charitable  
11 organization's residential project.

12 (a) Building inspection fees, plan review fees, records retention fees, and site surcharge fees  
13 shall be waived. For purposes of this subsection (a), building inspection fees do not include electrical  
14 and plumbing fees.

15 (b) For purposes of this Section 107A.15, affordable housing shall mean a multi-family  
16 residential building, including any ancillary commercial space, where 100% of the residential units  
17 (not including a manager's unit) will be subject to a recorded regulatory restriction to ensure  
18 affordability based on income, or where 100% of the residential units (not including a manager's unit)  
19 are funded by a nonprofit charitable organization and will provide permanent housing for homeless or  
20 formerly homeless persons.

21 (c) For purposes of this Section 107A.15, accessory dwelling unit shall have the meaning set  
22 forth in Planning Code Section 102. The applicant for the accessory dwelling unit is eligible for a fee  
23 waiver (or proportionate fee waiver) solely for the establishment or modification of the accessory  
24 dwelling unit and no other work on the applicant's property that is subject to the Building Code.  
25

1           (d) Upon the effective date of the ordinance establishing Section 107A.15, which is on file with  
2 the Clerk of the Board of Supervisors in File No. 190214, the fee waiver shall apply as of the date of  
3 retroactivity stated in the ordinance establishing this Section.

4           (e) The fee waiver provisions also shall apply to 100% affordable housing projects and  
5 accessory dwelling unit projects that have applied for building permits on or before the date of  
6 retroactivity as stated in the ordinance identified in subsection (d) but have yet to receive a final  
7 certificate of occupancy on the date of retroactivity; provided however, that the fee waiver shall apply  
8 only to applicable Building Code fees that have not been paid as of the date of retroactivity. The  
9 Department of Building Inspection shall not refund any fees paid for such projects prior to the date of  
10 retroactivity.

11           (f) Subject to the exception in subsection (g), the fee waiver provisions shall apply for one year  
12 from the effective date of the ordinance on file with the Clerk of the Board of Supervisors in File  
13 No. 190214. One year from the effective date of the aforementioned ordinance, this Section 107A.15  
14 shall expire by operation of law, except as stated in subsection (g).

15           (g) Any 100% affordable housing projects and accessory dwelling unit projects that apply for a  
16 building permit on or after the date of retroactivity as stated in the ordinance identified in subsection  
17 (d) are eligible for all applicable fee waivers even if such fees are due after this Section 107A.15  
18 expires as set forth in subsection (f).

19           (h) To the extent the Department is aware that a project qualifies for a fee waiver under this  
20 Section 107A.15, the Department shall inform the applicant about the fee waiver. The Department also  
21 shall post notice of the fee waiver program on its website and at various locations in its offices where  
22 the notice will be visible to applicants.

23  
24           Section 3. Department of Building Inspection Report. Ninety days prior to the  
25 expiration date of Building Code Section 107A.15, the Department of Building Inspection shall

1 submit a report to the Board of Supervisors and the Building Inspection Commission on the  
2 pilot program for fee waivers for 100% affordable housing projects and accessory dwelling  
3 unit projects. The report shall include, but not be limited to, the number of projects taking  
4 advantage of the fee waiver, the type and location of such projects, the total amount of fees  
5 waived or projected to be waived during the term of the pilot program, and any administrative  
6 impacts associated with the Department's processing of such waivers. The report also shall  
7 include the following information in regard to an accessory dwelling unit(s) ("ADU"): (a) is the  
8 ADU in a single family home or multi-unit building; (b) the length of time the applicant has  
9 owned the property; (c) is the applicant an individual or a business; (d) does the applicant  
10 intend to rent the ADU, and if so, does the applicant have a price range they are considering  
11 for rent; (e) does the applicant have or has the applicant had building permit applications for  
12 other residential properties in the City within the last 10 years; and (f) does the applicant own  
13 in whole or in part other residential property in San Francisco as an individual or as part of a  
14 partnership or corporation.

15  
16 Section 4. Effective Date; Retroactivity.

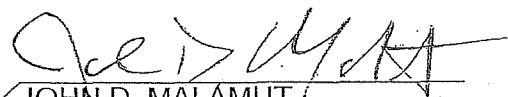
17 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs  
18 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
19 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
20 Mayor's veto of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

21 (b) This ordinance shall be retroactive to ~~February 26~~ June 1, 2019, the date of  
22 ~~introduction of this ordinance~~. The Board of Supervisors intends that the Department of  
23 Building Inspection exercise administrative discretion to waive the fees that are the subject of  
24 this ordinance during the period before the effective date of this ordinance. Otherwise, in light  
25 of this retroactivity provision, upon the effective date of this ordinance, the Department of

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Building Inspection shall be obligated to refund any excess fees collected during that time period.

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

By:   
JOHN D. MALAMUT  
Deputy City Attorney  
n:\egana\las2019\1900428\01376205.docx

**REVISED LEGISLATIVE DIGEST**  
*(Amended in Committee - July 18, 2019)*

[Building Code - Fee Waiver for 100% Affordable Housing and Accessory Dwelling Units]

**Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined herein, and certain accessory dwelling unit projects for an approximately one-year pilot program; and affirming the Planning Department's determination under the California Environmental Quality Act.**

Existing Law

The Building Code establishes a variety of fees for building permit applications, inspections, and other actions under the Building Code.

Amendments to Current Law

This ordinance would establish a one-year pilot program to waive certain Building Code fees for 100% affordable housing projects and accessory dwelling unit projects, both as defined in the legislation, beginning on June 1, 2019. The legislation would require that the subject accessory dwelling unit be in a building or on a property that includes no more than four dwelling units or be located on a nonprofit charitable organization's residential project. The fee waiver program would apply to building inspection, plan review, records retention, and site surcharge fees. The legislation would require the Department of Building Inspection to prepare a report on fee waiver pilot program. The ordinance also would make environmental findings.

n:\eganas2019\1900428\01377180.docx


CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292  
FAX (415) 252-0461

July 12, 2019

TO: Government Audit and Oversight Committee  
FROM: Budget and Legislative Analyst   
SUBJECT: July 18, 2019 Government Audit and Oversight Committee Meeting

**TABLE OF CONTENTS**

Item	File	Page
1	19-0214 Building Code - Fee Waiver for 100% Affordable Housing and Accessory Dwelling Units.....	1
4	19-0547 Administrative Code - Office of Racial Equity.....	5



<p><b>Item 1</b>  <b>File 19-0214</b>  <i>(Re-referred to Committee at the April 30, 2019 Board of Supervisors meeting)</i></p>	<p><b>Department:</b>                  Mayor's Office</p>
---	---

**EXECUTIVE SUMMARY**

**Legislative Objectives**

- The proposed ordinance would amend San Francisco’s Building Code to waive specified fees for 100 percent affordable housing projects and accessory dwelling unit (ADU) projects for an approximately one-year pilot program.
- The specific fees to be waived are: building inspection fees (excluding electrical and plumbing fees); plan review fees; records retention fees; and site surcharge fees. All fees included in the proposed waiver are assessed by the Department of Building Inspection.

**Key Points**

- DBI assesses building inspection fees, plan review fees, records retention fees, and site surcharge fees to recover the costs to the Department of monitoring permitted projects. Waiving these fees would prevent the Department from recovering those costs.
- An accessory dwelling unit (ADU), also known as an in-law unit, granny flat, or secondary unit, is a residential unit that is added to an existing housing lot.

**Fiscal Impact**

- According to DBI, for a typical ADU project the average dollar value of these fees is \$3,200. For affordable housing projects, fees average \$150,000 for new construction and \$15,000 for “small site” small/alteration projects.
- Using these numbers, we estimate that the proposed ordinance will cause a reduction in DBI permit fee revenue of approximately \$2 million.
- The reduction in permit fee revenue will likely be spread over several fiscal years due to the timing of the pilot program and depending upon the length of each project’s permit application process.
- If the number of ADU and affordable housing projects increases, either as a result of the fee waiver program or other external factors, the fee revenue loss will be higher.

**Policy Consideration**

- The use of a pilot program would allow the Board of Supervisors to assess the impacts of the pilot program, including any increases in ADU and affordable housing construction, and the actual revenue reduction at DBI.

**Recommendation**

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

**MANDATE STATEMENT**

Charter Section 2.105 states that the Board of Supervisors shall act only by written ordinance or resolution.

**BACKGROUND**

An accessory dwelling unit (ADU), also known as an in-law unit, granny flat, or secondary unit, is a residential unit that is added to an existing housing lot. ADUs may be constructed within the existing building, as an extension to the existing building, or as a separate structure, and are typically developed using underutilized spaces within lots, such as garages, storage areas, rear yards, or attics. ADUs are independent living units with their own kitchens, bathrooms, and living areas. Ordinance 162-16 (File 16-0657), adopted by the Board of Supervisors on July 26, 2016, amended San Francisco's Planning Code to allow the construction of ADUs on all lots in the City that allow for residential use.

City departments such as the Department of Building Inspection (DBI), the Planning Department, and the Fire Department, among others, assess fees on construction projects in San Francisco, including ADU projects and affordable housing projects. Types of fees assessed include 1) permit fees, which are fees imposed by a Department to compensate for the cost of reviewing applications, issuing permits, and inspecting permitted work; 2) service fees or charges, such as water and wastewater capacity charges, record retention fees, and other fees or charges; and 3) development impact fees, which are fees imposed on development projects to mitigate the impacts on public services, infrastructure, and facilities. These fees are paid by the property owner or developer on top of the cost of the construction project itself.

**DETAILS OF PROPOSED LEGISLATION**

The proposed ordinance would amend San Francisco's Building Code to waive specified fees for 100 percent affordable housing projects and ADU projects for an approximately one-year pilot program. The specific fees to be waived are: building inspection fees (excluding electrical and plumbing fees); plan review fees; records retention fees; and site surcharge fees. All fees included in the proposed waiver are assessed by DBI.

The proposed ordinance defines "100 percent affordable housing" as a multi-family residential building, including any ancillary commercial space, where either:

- 100 percent of the residential units, excluding a manager's unit, are subject to a recorded regulatory restriction to ensure affordability based on income; or
- 100 percent of the residential units, excluding a manager's unit, are funded by a nonprofit charitable organization and will provide permanent housing for homeless or formerly homeless people.

The proposed ordinance would become effective 30 days after enactment and would be retroactive to February 26, 2019, when the proposed ordinance was introduced. The fee waiver provisions would apply for one year from the effective date of the ordinance. The proposed

ordinance would also require DBI to submit a report to the Board of Supervisors three months before the expiration of the fee waiver program. The report would include the number of projects that have taken advantage of the fee waiver, the type and location of the projects, the total amount of fees waived or projected to be waived during the pilot program, and any administrative impacts associated with the fee waiver program.

According to the Planning Department, the proposed ordinance is not defined as a project under the California Environmental Quality Act (CEQA) because it would not result in a direct or indirect physical change in the environment.

**FISCAL IMPACT**

DBI assesses building inspection fees, plan review fees, records retention fees, and site surcharge fees to recover the costs to the Department of monitoring permitted projects. Waiving these fees would prevent the Department from recovering those costs.

According to DBI, for a typical ADU project the average dollar value of these fees is \$3,200. For affordable housing projects, fees average \$150,000 for new construction and \$15,000 for “small site” small/alteration projects. Using these numbers, Exhibit 1 below summarizes our estimate of the fiscal impact of the proposed one-year fee waiver program. In total, the proposed ordinance will cause a reduction in DBI permit fee revenue of approximately \$2 million. The reduction in permit fee revenue will likely be spread over several fiscal years due to the timing of the pilot program and depending upon the length of each project’s permit application process.

The estimates for each project type are discussed in more detail below. If the number of ADU and affordable housing projects increases, either as a result of the fee waiver program or other external factors, the fee revenue loss will be higher.

**Exhibit 1: Estimation of fiscal impact of one-year fee waiver program**

	Average fee per project*	Projects during one-year pilot	Total cost
Accessory dwelling unit	\$3,200	200	\$640,000
Affordable housing new construction	\$150,000	6	900,000
HOPE SF-Sunnydale, Block 6	\$150,000+	1	150,000+
Affordable housing alteration/small construction	\$15,000	18	270,000
<b>Total cost – all projects</b>			<b>\$1,960,000+</b>

\*Only fees specified in the proposed ordinance

We estimate that approximately 200 ADU projects would be subject to a one-year fee waiver program, based on the 92 ADU project permits issued for the first six months of FY 2018-19 (if total permits issued in FY 2018-19 are 184, or two times the permits issued in the first six months of the fiscal year).

The Mayor’s Office of Housing and Community Development (MOHCD) projects that there will be six 100 percent affordable housing projects during FY 2019-20 that would be subject to a one-year fee waiver program. MOHCD also believes that the HOPE SF-Sunnydale, Block 6

project will likely be subject to this fee waiver, and that the fees waived for this project will likely be higher than DBI's average estimate of \$150,000 in fees due to its size.

MOHCD has estimated that 17 to 18 "small site" projects would be subject to this fee waiver during FY 2019-20: 15 known small sites that are expected to be assessed DBI fees in FY 2019-20, as well as 2-3 potential new projects that MOHCD staff believe may be created in FY 2019-20 due to new Educational Revenue Augmentation Fund (ERAF) funding.

**POLICY CONSIDERATION**

The use of a pilot program and the Department of Building Inspection's report to the Board of Supervisors would allow the Board to assess the impacts of the pilot program, including any increases in ADU and affordable housing construction, and the actual revenue reduction at DBI.

**RECOMMENDATION**

Approval of the proposed ordinance is a policy decision 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

March 6, 2019

File No. 190214

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

Dear Ms. Gibson:

On February 26, 2019, Mayor Breed introduced the following proposed legislation:

File No. 190214

Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined herein, and accessory dwelling unit projects for an approximately one-year pilot program; and affirming the Planning Department's determination under the California Environmental Quality Act.

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 would not result in a direct or indirect physical change in the environment. It is a temporary fee waiver.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2019.03.07 16:35:43 -08'00'



**BUILDING INSPECTION COMMISSION (BIC)**

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

March 21, 2019

London N. Breed  
Mayor

**COMMISSION**

Angus McCarthy  
President

Debra Walker  
Vice-President

Kevin Clinch  
John Kersin  
Frank Lee  
Sam Moss  
James Warshell

Sonya Harris  
Secretary

Shirley Wong  
Assistant Secretary

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. 190214

**Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined herein, and accessory dwelling unit projects for an approximately one-year pilot program; 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 March 13, 2019. The CAC recommended the adoption of ordinance File No. 190214 as written with the added conditions that all fees be waived including but not limited to Planning Department, Fire Department, Mayor's Office on Disability, and the Public Utilities Commission so the project sponsors are not misled as to what the fee waiver entails. The CAC also requested a provision be added that the fee waiver would not apply to Accessory Dwelling Units created in existing multi-family dwellings unless they are 100% affordable units.

The Building Inspection Commission met and held a public hearing on March 20, 2019 regarding the proposed amendment to the San Francisco Building Code referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance.

Commissioners also discussed the following items:

- 1) Commissioners did not necessarily agree with all of the CAC's comments, but they did agree that project sponsors shouldn't be misled and think that all fees are waived, when it's really only DBI fees.
- 2) Several Commissioners expressed that they thought fee deferrals for all Departments may be a more effective way to assist with building 100% affordable housing projects.
- 3) There was concern that fee waivers at DBI may negatively affect the budget,

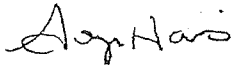
and Commissioners don't want staff to potentially be faced with layoffs down the road.

- 4) Commissioners were in support of the legislation, but were happy to hear that after a year there would be an analysis done regarding the success of the pilot-program.

President McCarthy	Yes	Vice-President Walker	Yes
Commissioner Clinch	Yes	Commissioner Konstin	Yes
Commissioner Lee	Yes	Commissioner Moss	Yes
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 Vallie Brown  
Supervisor Gordon Mar  
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

March 6, 2019

File No. 190214

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

Dear Ms. Gibson:

On February 26, 2019, Mayor Breed introduced the following proposed legislation:

**File No. 190214**

**Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined herein, and accessory dwelling unit projects for an approximately one-year pilot program; and affirming the Planning Department's determination under the California Environmental Quality Act.**

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



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: March 6, 2019

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Mayor Breed on February 26, 2019:

**File No. 190214**

**Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined herein, and accessory dwelling unit projects for an approximately one-year pilot program; and affirming the Planning Department's determination under the California Environmental Quality Act.**

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: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

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

DUS-11, Aides, CDB, Reg. Dep., LU Clerk,  
GA rk, Dep. City Atty

President, District 7  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Tel. No. 554-6516  
Fax No. 554-7674  
TDD/TTY No. 544-6546

Norman Yee

PRESIDENTIAL ACTION

Date: 3/25/2019  
To: Angela Calvillo, Clerk of the Board of Supervisors

RECEIVED  
MAR 27 AM 6:00  
CITY OF SAN FRANCISCO

Madam Clerk,  
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title.

Transferring (Board Rule No 3.3)

File No. 190214 Mayor  
(Primary Sponsor)

Title. Building Code - Fee Waiver for 100% Affordable Housing and  
Accessory Dwelling Units

From: Land Use & Transportation Committee

To: Government Audit & Oversight Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

Norman Yee, President  
Board of Supervisors

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Kanishka Karunaratne Cheng *KKC*  
RE: [Building Code – Fee Waiver for 100% Affordable Housing and Accessory Dwelling Units]  
DATE: February 26, 2019

---

**Ordinance amending the Building Code to waive specified fees for 100% affordable housing projects, as defined, and accessory dwelling unit projects, for a one-year pilot program; affirming the Planning Department's determination under the California Environmental Quality Act.**

Please note that Supervisors Brown and Mar are co-sponsors of this legislation.

Should you have any questions, please contact Kanishka Karunaratne Cheng at 415-554-6696.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 FEB 26 PM 2:00  
BY *EB*

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200  
SAN FRANCISCO, CALIFORNIA 94102-4681  
TELEPHONE: (415) 554-6141

