1 [Housing Code - Allowing the Storage of Items Other Than Automobiles in Private Garages of
   Residential Buildings]
2

3 **Ordinance amending the Housing Code to allow the storage of tenants' personal**

4 **items other than automobiles in the garages of homes, apartment buildings, and**

5 **residential hotels; and making environmental findings.**

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

10

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

12   Section 1. Findings.

13   (a) The Planning Department has determined that the actions contemplated in this

14   ordinance comply with the California Environmental Quality Act (California Public Resources

15   Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

16   Supervisors in File No. _____ and is incorporated herein by reference.

17   (b) Pursuant to Charter Section D3.750-5, the Building Inspection Commission

18   considered this ordinance on _____, 2014, at a duly noticed public hearing.

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

21   **CHAPTER 4**
                                      DEFINITIONS
22   * * * *

23

24   **Garage.** A building or portion thereof in which a motor vehicle containing flammable or

25   combustible liquids or gas in its tank is stored, repaired or kept, _or in which bicycles, scooters,_

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

2 *kept*.

3   **Garage, Private.** A building or a portion of a building, not more than 1,000 square feet

4 in area, in which ~~only~~ motor vehicles, *bicycles, scooters, and other personal items* used by the

5 tenants of the building or buildings on the premises are stored or kept.

6   * * * *

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

8 follows:

9 **SEC. 603. GARAGES.**

10   (a)   No automobile or other motor vehicle shall occupy any portion of an apartment

11 house or hotel except in a garage which meets the requirements of the Building Code and

12 other provisions of the Municipal Code.

13   (b)   **Use.** Private and public storage garages ~~in apartment houses and hotels~~ shall be

14 used only for storage of automobiles.

15   EXCEPTION:

16   *In buildings defined as a dwelling or apartment house in this Code, or buildings defined as a*

17 *residential hotel in the Residential Hotel Unit Conversion and Demolition Ordinance (Chapter 41 of*

18 *the San Francisco Administrative Code), garages may also be used for the storage of bicycles,*

19 *scooters, and other personal items of the tenants.*

20   (c)   **Separation.** See Section 406.1 of the Building Code. When approved, existing

21 separations in existing buildings may be acceptable.

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23   Section 4. Effective Date. This ordinance shall become effective 30 days after

24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

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1   ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board

2   of Supervisors overrides the Mayor's veto of the ordinance.

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4   Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors

5   intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

6   numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

7   Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

8   additions, and Board amendment deletions in accordance with the "Note" that appears under

9   the official title of the ordinance.

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

12

13   By: _____

        JUDITH A. BOYAJIAN

14   Deputy City Attorney

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