



**DEPARTMENT OF BUILDING INSPECTION**

**City & County of San Francisco**

**1660 Mission Street, San Francisco, California 94103-2414**

**ACCESS APPEALS COMMISSION**

**Special Meeting**

**MINUTES**

**Wednesday, February 16, 2000**

**1:00 P.M.**

**City Hall**

**1 Dr. Carlton B. Goodlett Way, Room 416**

**1. CALL TO ORDER AND ROLL CALL**

The special meeting of the Access Appeals Commission was called to order at 1:08 p.m. by President Stables.

**COMMISSION MEMBERS PRESENT:**

Ms. Roslyn Baltimore, President  
Mr. Linton Stables, III, Vice-President  
Ms. Enid Lim, Commissioner

**COMMISSION MEMBERS ABSENT:**

Ms. Terry Hogan, Commissioner  
Seat vacant due to resignation

**CITY REPRESENTATIVES:**

Mr. Todd Jackson, DBI  
Ms. Susan Pangilinan, DBI  
Ms. Miriam Stomblor, Deputy City Attorney  
Ms. Doris M. Levine, Reporter

**2. CONTINUED APPEALS:**

The Commission combined the three (3) appeals to be heard into one. The appeals were; 99-20, lack of required 8'-2" vertical garage clearance; 99-21, lack of full size unloading zones adjacent to accessible parking stalls; and 99-22, lack of required 6'-8" head clearance along a pedestrian path from accessible parking.

- a. Appeal Nos. 99-20, 99-21, 99-22 (PA#9911561) 480 Sutter Street  
Bristol Hotel

The Commission began the special meeting in the Cable Car Room and then moved to the garage entrance, where the surface slopes and does not provide a level area. The ramp up to the second floor of the garage was narrow, and the appellants pointed out the ability to maneuver a van would be difficult. The appellants needed an area to accommodate four contiguous spaces.

The ceiling had numerous low areas and lacked the required 8'-2" vertical clearance. The proposed location near the elevator lobby would allow for four spaces and a pedestrian walkway.

The access path to the elevator lobby provided approximately 6'-1" head clearance. The substantial structural elements in this area precluded correction to achieve the required height.

The Commission discussed the possibility of an area of refuge on the second floor of the garage. The floor is fully sprinklered. Use of parking in another building was also reviewed. The columns shown on the plans provided were not to scale and did not show a second row of columns. Parking garages outside the 300' radius prescribed in the administrative bulletin were not considered as alternates by the appellants.

The Commission returned to the Cable Car Room to decide the case.

The Commission discussed costs for disabled users, concerned that whatever solution is implemented would cost no more than any other guest. The possible use of an area of refuge, while not required by Code, would allow an individual to have other shelter on that floor than the parking garage alone. Both areas are fully sprinklered. The elevator lobby would also allow for the installation of a communication system. The Fire Department was consulted for the best location of communication devices and recommended one on the second floor of the garage, one in the fire control room, and one at the main desk. The Commissioners considered the conditions in the garage and were concerned for all non-employee users. The Hotel discourages all non-employee individuals from entering the garage. There did not seem to be an obvious solution. Parking elsewhere would not provide equivalent facilitation. Most vehicles, except those with specialized controls and high top vans, would be able to be parked by valets, within this low garage. Providing options may be the best approach.

Commissioner Baltimore moved to grant the appeal with conditions.

President Stables then called for public comment.

Mr. Michael Kwok suggested a memorandum be distributed by the Hotel to the staff.

*On a motion by Commissioner Baltimore, with a finding of physical constraints, the Commission voted 3:0, with Commissioner Hogan absent and one seat vacant due to resignation, to **grant with conditions** exceptions from providing accessible parking. The conditions are as follows:*

- *The Hotel have a list of the closest accessible garages and Hotel staff call these garages to secure accessible parking when needed;*
- *Disabled individuals are provided with a list of Hotel personnel to contact for assistance, and assistance is provided upon request;*
- *The parking be offered at no more than the same cost as the Hotel;*
- *This decision be precedent setting for a period of five (5) years from the date of this letter, absent extraordinary changes in circumstances.*

### **3. PUBLIC COMMENT:**

None.

There being no further business the Access Appeals Commission adjourned at 2:26 p.m.

Secretary to the Access Appeals Commission