



PUBLIC ADVISORY COMMITTEE

MEETING NOTES

Wednesday, May 24, 2017
2:00 p.m. to 3:30 p.m.

1660 Mission Street
2nd Floor, Room 2001

1. WELCOME & INTRODUCTIONS

Director Hui welcomed everyone to the meeting and introductions were made.

Director Hui invited attendees to the DBI Earthquake Safety Fair happening on June 15th at the Bill Graham Civic Auditorium.

2. MISCELLANEOUS PLANNING ISSUES

There were questions related to changes to the Residential Design Team (RDT) and when customers can expect to have Preservation Planners at the counter every day.

Planning stated they hired a Preservation Planner to be part of the core team and is currently in training. They don't have a definite date but expect this to be resolved sooner, rather than later.

With RDT, Maya Smalls has been hired as manager for the Design Review Team. She is trying to clear up the RDT calendar. Additionally, they realize that there are projects that can be taken care of during drop in hours rather than via RDT. Planning also clarified:

- UDAT: Urban Design Advisory Team
- SDAT: Streetscape Design Advisory Team
- RDAT: Residential Design Advisory Team

3. DISCUSSION OF AB-017 EXCEPTION TO REQUIREMENTS FOR DISABLED ACCESS TO VACANT SPACES

The issue was raised by a customer looking for clarification of AB-017.

Another issue on this subject is many of the vacant spaces cannot do the disabled access because there is no tenant. The tenant dictates what the bathroom will look like, which plans have not yet been developed.

Director Hui stated as it relates to this exception, projects cannot be finalized until all disabled access items have been addressed.

The issue is what constitutes construction. Ron Tom stated customers may be looking for clarity from DBI that demising walls don't trigger construction and requirements for accessibility. He concurred that demising walls do not constitute construction, which in turn requires accessibility upgrades.

Rick Halloran stated technically, this does not comply with Chapter 3 of the California Building Code, but it is a necessity. The problem is the adjusted cost of construction down the road. They are not capturing the demo on the adjusted cost of construction on subsequent tenant improvements. They are allowing a percentage of the cost of construction, which DBI should be applying a 20 percent ratio to. DBI is not capturing it. Most jurisdictions ask the architects to list the last three permits related to path of travel.

David Leung, Dan Lowrey, and Rick Halloran will revisit this administrative bulletin for updates.

4. DISCUSSION OF DRAFT INFORMATION SHEET S-15: PARTIAL DEMOLITION OF BUILDINGS

Director Hui acknowledged Planning worked closely with DBI on this item.

Both commissions have focused on tightening or changing the rules around demolitions. In addition to this effort to define demolitions, Planning is in the process of eliminating demolition controls and replacing it with a new metric that is focused on the project size. They are in the beginning phase of formulating this policy.

Any additional comments related to this draft may be sent to William.Strawn@sfgov.org.

5. DISCUSSION OF DRAFT INFORMATION SHEET E-01: ELECTRICAL PLAN CHECK

It was suggested the definition for high rise building be clarified – 75 feet or 4-stories.

Any additional comments related to this draft may be sent to William.Strawn@sfgov.org.

6. DISCUSSION OF ADEQUATE SPACE FOR TRASH, RECYCLABLES, AND COMPOSTABLE AS MANDATED BY THE GREEN BUILDING ORDINANCE AND THE MANDATORY RECYCLING AND COMPOSTING ORDINANCE

In 2008, SF Environment worked with DBI on Administrative Bulletin AB-088 which in part defined the language for recycling, composting and collection.

Buildings should have adequate space, meaning enough room for storage, collection, and sorting of all three – trash, recyclables, compost. It also has to be accessible to residents and service providers.

Part of AB-088 called for guidance from SF Environment and the service providers – Recology, for an opportunity to look at plans or offer guidance related to adequate means. The issue is that SF Environment is having scarce opportunities to offer guidance. SF Environment would like to open the dialogue with DBI to look at plans during the planning or permit process.

DBI stated that it may not be possible to have Recology as a discipline within the plan check process, but asked SF Environment to reach out to them to provide DBI with some details regarding requirements that they can share with applicants.

Director Hui suggested SF Environment or Recology contact groups such as AIA and provide guidelines.

7. LEGISLATION AFFECTING DBI

William Strawn provided legislative updates.

Lactation in the workplace (BOS Tang) legislation has been under discussion with BOMA and the Chamber of Commerce. This legislation will take effect in January 2018. The square footage trigger is 15,000 sq ft tenant improvement and a valuation of \$1M or more. If attendees have any comments about this pending legislation, they are advised to contact the Supervisor's office as soon as possible.

The Mandatory Soft Story Program Tier 3 deadline is September 15, 2017. There are a total of 3,500 buildings in this tier and 48 percent have not yet come in to obtain permits. DBI is trying to raise awareness and asked attendees to share this information with their networks.

8. ROUNDTABLE DISCUSSION

No items were discussed.

9. FUTURE AGENDA ITEMS

Future agenda items should be sent to Carolyn Jayin (Carolyn.Jayin@sfgov.org) for the next meeting.

10. ADJOURNMENT

There being no further business the meeting was adjourned.