MEETING OF STRUCTURAL ADVISORY COMMITTEE (SAC)

Pursuant to San Francisco Building Code Sections 105.6 and 106.4.1.2 to Review and Make Recommendations to the Director of Building Inspection on a Proposed Building Alteration at 50 PALO ALTO AVENUE (Permit Application No. 201704194302), Undergoing Heightened Design Review Under the Slope Protection Act of the San Francisco Building Code.

TUESDAY, March 10, 2020, 2 P.M.
1660 MISSION STREET, 2ND FLOOR, Room 2001

MEMBERS:  John H. Hom, Structural Engineer
           John M. Wallace, Certified Engineering Geologist
           Hadi J. Yap, Ph.D, Geotechnical Engineer

BACKGROUND:

Per San Francisco Building Code  Section 106A.4.1.4 (SFBC), as the subject property lies within ‘the areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map. released by California Department of Conservation. Division of Mines and Geology. dated November 17, 2000’, and separately also lies within ‘the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates. Engineers. June 1974’. thereto in the ‘the Director” (of Building Inspection) “as his sole discretion, may require that the permit application be subject to review by a Structural Advisory Committee, as defined by Building Code Section 105A.6. ...’. and other city officials” is required for “all permit applications” submitted to this Department of Building Inspection ‘for construction of new buildings or structures or alterations that involve a substantial increase in the envelope of an existing building or structure within the “Slope Projection Area” will be required.’ (SFBC Sections A105.6 and A106.4.1.4).

The Purpose per SFBC Section “106A.4.1.4.2 Purpose. Because landslides, earth movement, ground shaking, drainage issues, and subsidence are likely to occur on or near steeply sloped properties and within other defined areas causing severe damage and destruction to public and private improvements, the Board of Supervisors finds that the public health, safety, and welfare is best protected if the Building Official causes permit applications for the construction of new buildings or structures and certain other construction work on property subject to the Slope Protection Act to undergo additional review for structural integrity and effect on hillside or slope stability. The requirements for projects subject to the Slope and Seismic Hazard Zone Protection Act are in addition to all other applicable laws and regulations, including any and all requirements for environmental review under the California Environmental Quality Act; compliance with the requirements contained herein does not excuse a project sponsor from compliance with any other applicable laws and regulations.”
The subject new building alteration construction permit application (No. 2000/02/03/1049 201704194302) filed on February 3rd, 2000 April 19, 2017 is proposing to construct horizontal and vertical addition to a new single family dwelling, and is subject to the requirement of “Mandatory review by Structural Advisory Committee and other city officials”. The Structural Advisory Committee (SAC) will convene to review and provide professional opinions concerning items as stipulated in SFBC Section 105A.6.3 and 106A.4.1.4.5 (attached herein).


NOTE ON PUBLIC COMMENT

The Structural Advisory Committee (SAC) will take public comment on all items appearing on the agenda at the time the item is considered by the SAC. For general public comment (Item No.3), the public may address the SAC on any issues which are in the general subject matter under the jurisdiction of the SAC, other than calendar items. Each member of the public has up to 3 minutes to comment on an item.

AGENDA:

1. Roll call.
2. Election of Chair.
3. Public comment on items other than calendared items.
4. Scope of SAC’s Review and Discussion per SFBC Sections 105A.6.3 and 106A.4.1.4.5:

   Per SFBC Section 106A.4.1.4, due to the potential of landslides, earth movement, ground shaking and subsidence at or near the 50 Palo Alto Avenue site with steep slope area as mapped as potential landslide and/or landslide area, that could cause severe damage and destruction to public and private improvements, the Board of Supervisor finds that the public health, safety and welfare is best protected if the Director of Building Inspection causes permit applications within such mapped potential landslide area for either the construction of new buildings or structures, or the alterations that involve a substantial increase in the envelope of an existing building or structure, to have heightened design review by independent experts for structural integrity and effect on hillside stability in addition to all other applicable laws and regulations.

   SAC will perform the design review to provide the Director of Building Inspection with
a written report concerning:
- the safety and integrity of the proposed design and construction,
- the effect that construction activity related to the proposed project will have on the safety and slope stability of the area during the construction sequence;
- the validity and appropriateness of the structural design concepts and criteria
- the adequacy of the geotechnical investigation and study and the appropriateness of the recommended design parameters.
- an evaluation of the structural design of the building or structure to determine its capability to perform satisfactorily beyond the elastic stresses stipulated by the code, with sufficient redundancy to accommodate overloads or failures of specific structural components.
- the constructability of proposed structural details and erection methods
- the sufficiency of the proposed inspection, testing and monitoring to be provided prior to and during construction.
- items to be reviewed will include but not limited to geotechnical and geological investigations and study, designs, details, erection methods, and quality control.

The review may include the evaluation of the stability of the project site with regard to the proposed development and the effect of its development on the stability of adjacent areas. Review will consider factors including but not limited to design criteria and performance objectives, soil and site conditions, geological factors, historic site stability, the proposed foundation system designs, soil and site improvement systems design, shoring/earth retaining system design, structural systems design, on and off site drainage impacts, and other proposed improvement designs for compliance with design criteria and performance objectives.

5. Applicant team presents proposed project

6. Public Comments

7. SAC Panel Discussion

8. Motion of recommendations to the Director of Building Inspection, and for incorporation into project design, if any.


Attachment: San Francisco Building Code (SFBC) Sections 105A.6 and 106A.4.1.4
Notice of Structural Advisory Committee (SAC) Public Meeting

Meeting Date March 10, 2020

50 PALO ALTO AVENUE, Permit Application No. 201704194302

To Distribution List

Attachment: San Francisco Building Code (SFBC) Sections 105.6 and 106A.4.1.4


105A.6 Structural Advisory Committee.

105A.6.1 Establishment. There is hereby created a three-member Structural Advisory Committee, to advise the Building Official on matters pertaining to the design and construction of buildings with special features or special design procedures. Upon request by the Building Official, the engineer of record for such a project shall demonstrate to the Structural Advisory Committee how the structural concepts, designs, details, erection methods and quality control will produce a structure that would meet the intent of Section 101A.2.

105A.6.2 Members. For consideration of each building with such special features, the Structural Advisory Committee shall consist of members who are knowledgeable in the structural engineering and construction issues presented by those special features. Members shall be selected from a list of qualified engineers submitted by the Structural Engineers Association of Northern California and approved by the Building Official. One member shall be selected by the Building Official, one member shall be selected by the owner, and the third member shall be selected jointly. Compensation of the Structural Advisory Committee members shall be by the owner. However, when the project for which Committee review is required is located in the Edgemoor Mountain Slope Protection Area, as defined by Building Code Section 106A.4.1.2 or the Northwest Mt. Sutro Slope Protection Area as defined by Building Code Section 106A.4.1.3 or is subject to Committee review pursuant to the Slope Protection Act, Building Code Section 106A.4.1.4.5, (a) the Committee shall consist of a structural engineer, a geologist and a geotechnical engineer; (b) the Committee shall consult with an architect, who shall be a voting member of the Committee; (c) the selection of the Committee members shall be as follows: one member shall be selected jointly by the Building Official and the Director of Public Works, one member shall be selected solely by the Building Official and one member shall be selected by the Building Official and the owner from recommendations made by interested persons, including but not limited to residents of the neighborhood surrounding the project location; and (d) to the extent feasible, the Committee members should be selected from a list submitted by the Structural Engineers Association of Northern California.

105A.6.3 Report. The Structural Advisory Committee shall submit to the Building Official a written report which shall include professional opinions concerning, but not limited to, the following:
1. The validity and appropriateness of the structural design concepts and criteria.
2. An evaluation of the structural design of the building or structure to determine its capability to perform satisfactorily beyond the elastic stresses stipulated by the code, with sufficient
redundancy to accommodate overloads or failures of specific structural components.

3. The constructability of proposed structural details and erection methods.

4. The sufficiency of the proposed inspection, testing and monitoring to be provided during prior to and during construction.

106A.4.1.4  The Slope Protection Act. This Section of the San Francisco Building Code shall be known as the Slope Protection Act.

106A.4.1.4.1 Creation. The Slope Protection Act shall apply to all property within San Francisco that falls within certain mapped areas of the City, except those properties already subject to the Edgehill Mountain Slope Protection Area or the Northwest Mt. Sutro Slope Protection Area. For purposes of this Section “property” shall mean a legal lot of record. Heightened review of certain permit applications, as provided in this section, shall be given to all property subject to this Act.

106A.4.1.4.2 Purpose. Because landslides, earth movement, ground shaking, and subsidence are likely to occur on or near steeply sloped properties and within other defined areas causing severe damage and destruction to public and private improvements, the Board of Supervisors finds that the public health, safety, and welfare is best protected if the Building Official causes permit applications for the construction of new buildings or structures and certain other construction work on property subject to the Slope Protection Act to undergo additional review for structural integrity and effect on slope stability. The requirements for projects subject to the Slope Protection Act are in addition to all other applicable laws and regulations, including any and all requirements for environmental review under the California Environmental Quality Act; compliance with the requirements contained herein does not excuse a project sponsor from compliance with any other applicable laws and regulations.

106A.4.1.4.3 Scope. Properties are subject to these requirements where any portion of the property lies within the areas of “Earthquake-Induced Landslide” in the Seismic Hazard Zone Map, released by the California Department of Conservation, Division of Mines and Geology, dated November 17, 2000, or amendments thereto; or within “Landslide Hazard Areas” mapped as “Landslide Locations” in Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974, or any successor map thereto.

106A.4.1.4.4 Mandatory submittal of reports and geotechnical engineering review. All permit applications submitted to the Department of Building Inspection for construction subject to the Slope Protection Act shall include report(s) prepared and signed by both a licensed geologist and a licensed geotechnical engineer identifying areas of potential slope instability, defining potential risks of development due to geological and geotechnical factors, and drawing conclusions and making recommendations regarding the proposed development. These reports shall undergo design review by a licensed geotechnical engineer. Such design review shall verify that appropriate geological and geotechnical issues have been considered and that appropriate
slope instability mitigation strategies, including drainage plans if required, have been proposed.

106A.4.1.4.5 Structural Advisory Committee and Mandatory denial by the Building Official. After reviewing all submitted information pursuant to Section 106A.4.1.4.1, the Director, in his or her sole discretion, may require the permit application be subject to review by a Structural Advisory Committee, as defined by Building Code Section 105A.6. When subject to such Structural Advisory Committee review, no permits shall be issued unless and until the Building Official has consulted with and received a written communication from representatives of the Department of Planning, Department of Public Works and Fire Department, each of whom has made a visit to the site for which the project is proposed, and the Building Official has received a written report from the Structural Advisory Committee concerning the safety and integrity of the proposed design and construction. As part of its review, the Structural Advisory Committee shall consider the effect that construction activity related to the proposed project will have on the safety and stability of the property subject to the Slope Protection Act and properties with in the vicinity of such property.

In the event that the Building Official establishes a Structural Advisory Committee and such Committee determines that there is a reasonable likelihood that the proposed design and construction would result in unsafe conditions or would increase the likelihood of hillside instability, and such unsafe conditions or instability cannot be mitigated to the satisfaction of the Committee, the Building Official shall deny the permit. The Building Official’s decision to deny the permit is appealable only to the Board of Appeals.

106A.4.1.4.6 Regulations to implement the Slope Protection Act. The Building Official is hereby authorized to adopt rules, regulations, administrative bulletins, or other written guidelines to assist the Department in implementing this Section, including, but not limited to, requirements for applicants to demonstrate that a project site is not subject to the Slope Protection Act.
ACCESSIBLE MEETING INFORMATION POLICY

The meeting will be held at the Permit Center, located at 1660 Mission Street, 2nd Floor. The closest accessible BART station is the Civic Center Station at 16th and Mission Streets. Accessible MUNI/Metro lines servicing this location are the J-Church, K-Ingleside, L-Taraval, M-Ocean View, and N-Judah at Van Ness and Civic Center Stations; 14-Mission, 14L-Mission, 26-Valencia, and 42-Downtown bus lines. For information about MUNI accessible services call (415) 923-6142.

The meeting room is wheelchair accessible. Accessible curb side parking spaces have been designated on Mission Street in front of Discount Builders Supply for mobility impaired persons. There is accessible parking available at the side lot of 1660 Mission Street. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. Assistive Listening devices will be available at the meeting. A sign language interpreter will be available upon request. Agendas and Minutes of the meeting are available in large print/tape form and/or readers upon request. Please contact Willy Yau at 415-558-6134 at least 72 hours in advance of the meeting to request for these services.

In order to assist the City’s efforts to accommodate individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
(Chapter 67 of the San Francisco Administrative Code)

Government’s duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people’s business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people’s review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE SUNSHINE ORDINANCE TASK FORCE AT 415-554-6075.

POLICY STATEMENT OF PUBLIC COMMENT

Pursuant to Section 67.16 of the San Francisco Administrative Code, each member of the public may address the Commission once for up to three minutes on any agenda item.

SAN FRANCISCO LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Administrative Code Sec. 16.520-16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market St. #701, SF, CA 94102 or (415) 554-9510 voice, or (415) 703-0121 fax, or http://www.ci.sf.ca.us/ethics/- web.
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