



NOTICE OF MEETING

Regular Meeting of the CODE ADVISORY COMMITTEE

DATE: February 13, 2013 (Wednesday)
TIME: 9:00 a.m. to 10:00 a.m.
LOCATION: 1650 Mission Street, Room 431
(Thru Room 400, Planning Dept. Forth floor)

This Committee meets regularly every second Wednesday of the month at 1650 Mission Street, Room 431, 4th Floor (City Planning Department). If you wish to be placed on a mailing list for agendas, please call (415) 575-6832.

Note: Public comment is welcome and will be heard during each item. Reference documents relating to agenda are available for review at the 1660 Mission Street, 1st floor. For information, please call Kirk Means at (415) 575-6832.

AGENDA

- 1.0 Call to Order, Roll Call and confirmation of quorum.
- 2.0 Discussion and possible action regarding a proposed Ordinance (File No. 130119) amending the Building Code to establish a Mandatory Seismic Retrofit Program for wood-frame buildings of three or more stories and containing five or more dwelling units where the permit to construct was applied for prior to January 1, 1978, and the building has not been seismically strengthened; establishing a fee for administering the program; adopting environmental findings, and findings of local conditions under California Health and Safety Code, Section 17958.7; establishing an operative date; and directing the Clerk of the Board to forward the legislation to specified State agencies. The action would be to make a recommendation to the Building Inspection Commission for their further action.
(60 minutes)
- 3.0 Discussion and possible action to consider a proposed revision to Administrative Bulletin AB-028, *Pre-application and Pre-addendum Plan Review Procedures*. The possible action is to make a recommendation to the Code Advisory Committee for their further action.
(15 minutes)
- 4.0 General discussions regarding a proposed Ordinance (File No. 121019) amending Administrative Code, Chapter 31, to reflect revisions in the California Environmental Quality Act (CEQA) and to update and clarify certain procedures provided for in Chapter 31, including without limitation: codifying procedures for appeals of exemptions and negative declarations; providing for the Board to make the final CEQA decision on projects requiring

Board legislative action, negating the need to file formal CEQA appeals; revising noticing procedures for environmental impact reports and negative declarations for plan area projects exceeding 20 acres; expanding noticing requirements for certain exempt projects; and clarifying existing noticing requirements for exempt projects. (10 minutes)

- 5.0 General discussions regarding a proposed Ordinance (File No. 130084) amending the Planning Code, by adding a new section, to establish the Outer Mission Street Neighborhood Commercial District along Mission Street between Alemany Boulevard and the San Francisco-San Mateo County line; repealing the Excelsior Alcohol Restricted Use District and adding controls on liquor establishments to the new Neighborhood Commercial District; amending various sections to make conforming and other technical changes; amending the Zoning Map to rezone specified properties to the new Neighborhood Commercial District; and making environmental findings. (10 minutes)
- 6.0 General discussions regarding a proposed Ordinance (File No. 130041) amending the Planning Code, by repealing Sections 790.84, 790.86, 890.84, and 890.86, and amending Section 317, and various other sections, to revise the criteria for the residential demolition, conversion, and merger; standardize definitions of residential demolition, conversion, and merger across various use districts; permits the enlargement or alteration of dwelling units which are nonconforming as to density in districts where dwelling units are principally permitted if there is no increase in nonconformity of height, bulk, or required rear yards or setbacks; permit alterations to nonconforming uses or non-complying structures to comply with disabled access requirements or to provide secure bicycle parking; establish a strong presumption in favor of preserving dwelling units in enforcement of requirements for nonconforming uses, structures, and lots; and making environmental findings. (10 minutes)
- 7.0 Public Comments on items not on this agenda but within the jurisdiction of the Code Advisory Committee. Comment time is limited to 3 minutes or as determined by of the Chairperson.
- 8.0 Committee comments on items not on this agenda.
- 9.0 Subcommittee Reports: (Discussion & possible action) (10 minutes)
 - a. Housing Code Subcommittee:
Subcommittee Chair: Jim Reed
Subcommittee Members: Jerry Cunningham, P.E., Shane O'Reilly; Ira Dorter
 - b. Mechanical Electrical Plumbing & Fire & Life Safety Subcommittee:
Subcommittee Chair: Jim Reed
Subcommittee Members: Jerry Cunningham, P.E., Marc Cunningham,
Robert Wong, M.E., Shane O'Reilly,
 - c. Administrative & General Design Subcommittee
Subcommittee Chair: Tony Sanchez-Corea
Subcommittee Members: Arnie Lerner, AIA, CASp, Jerry Cunningham, P.E.
 - d. Structural Subcommittee:
Subcommittee Chair: Stephen Harris, S.E.
Subcommittee Members: Rene' Vignos, S.E., LEED A.P., Marc Cunningham, Tony Lau,
Ned Fennie, AIA

- e. Disability Access Subcommittee
Subcommittee Chair: Tony Sanchez-Corea
Subcommittee Members: Arnie Lerner, AIA, CASp, Zachary Nathan, AIA, CASp,
Lee Philips; Shane O'Reilly

- f. Green Building Subcommittee:
Subcommittee Chair: Zachary Nathan, AIA, CASp
Subcommittee Members: Arnie Lerner, AIA, CASp, Ilene Dick; Kevin Wallace,
Robert Wong, M.E.

10.0 Review of communication items. The Committee may discuss or acknowledge communication items received for discussion.

11.0 Committee Member's and Staff's identification agenda items for the next meeting, as well as current agenda items to be continued to another CAC regular meeting or special meeting, or a subcommittee meeting. CAC discussion and possible action regarding administrative issues related to building codes.

12.0 Adjournment.

Note to Committee Members: Please review the appropriate material and be prepared to discuss at the meeting. If you are unable to attend, please call Chairperson Ned Fennie at (415) 278-9596 or Building Inspector Kirk Means at (415) 575-6832. The meeting will begin promptly.



ACCESSIBLE MEETING INFORMATION POLICY

In order to assist the City's efforts to accommodate persons 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.

The meeting will be held at the Department of Building Inspection, 1650 Mission Street, Room 431 (thru Room 400, Planning Dept.) The closest accessible BART stations are the Civic Center Station at 8th (at the United Nations Plaza) and Market Street and 16th at Mission Street.

Accessible MUNI/Metro lines servicing this location are the, 42 - Downtown, 14 & 14 Limited - Mission, and F - Market 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 and Otis Streets. There is accessible parking available within the Department of Building Inspection parking lot. The entrance to this lot is on Otis 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 Kirk Means at (415) 575-6832 at least 72 hours in advance of the meeting to request these services.

If you require use of a reader or other special services, please contact Kirk Means at (415) 575-6832 at least 72 hours in advance of the meeting to request these services.

Materials are available in alternate formats on request



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.

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound producing electronic devices.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE, TO OBTAIN A COPY OF THE SUNSHINE ORDINANCE, OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT CHRIS RUSTOM BY MAIL TO ADMINISTRATOR, SUNSHINE TASK FORCE CITY HALL, ROOM 244, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102-4689. OFFICE (415) 554-7724, FAX (415) 554-7854, E-MAIL: sotf@sfgov.org

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Mr. Rustom or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org/sunshine/> and at the San Francisco Public Library.

POLICY STATEMENT OF PUBLIC HEARING OR MEETING

Pursuant to Section 67.7-1(c) of the San Francisco Administrative Code, members of the public who are unable to attend the public meeting or hearing may submit written comments regarding a calendared item to the Technical Services Division at 1660 Mission Street, San Francisco, CA 94103 or at the place of the scheduled meeting. These written comments shall be made a part of the official public record.

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 Street #701, SF, CA 94102 or (415) 554-9510 voice, or (415) 703-0121 fax, or visit their website at <http://www.sfgov.ethics/>.