



PUBLIC ADVISORY COMMITTEE

MEETING NOTES

Wednesday, March 26, 2014
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.

2. UPDATE ON LEGISLATION AFFECTING DBI

Bill Strawn provided a handout that was distributed at the last Building Inspection Commission. Items of note include the Mayor's focus on housing production and Supervisor Chiu's proposed legislation to legalize illegal units. DBI's role will be similar to the current Soft Story Program process, where a screening form will be required and an architect/engineer can look at the space for potential legalization. Owners can then come to DBI Technical Services to get an idea of cost and steps towards legalizing the unit.

In May, DBI will be participating for the third year, to waive permit review fees for façade improvements for small business, sponsored by Supervisor Tang.

3. MISCELLANEOUS PLANNING ISSUES

Jeff Joslin announced Elizabeth Watty's promotion to Assistant Director of Current Planning and Kevin Brusatori as the new PIC Manager.

Jeff updated his efforts on Preservation staffing. They are looking at a different manner of staffing which will take time but is in process.

Elizabeth Watty provided an update on the processes related to the Mayor's Executive Directive 13-01 to address affordable housing. They are focused on Task Two which requires a mandatory Discretionary Review if there is a 3+ unit building or larger with an illegal unit and there is a desire to remove the illegal unit. There is no change for projects with one to two legal units. Their task will be to see if there is a feasible path towards legalization. Planning will be working with DBI and Fire to:

- a. Access the cost of upgrading a unit to become legal; and
- b. See if the related costs are feasible/not feasible

They are open to suggestions on how to make this a consistent process.

It was asked what the Planning timeframe was for review of these types of projects. Ms. Watty responded they are looking at a three to four month review.

Planning will also be working with DBI and Fire to come up with a list of key questions to ask applicants to aid in the assessment of what needs to be upgraded. Director Hui added they will work on a checklist and have a counter, similar to the Soft Story Program, to answer questions pertaining to legalization.

It was asked what would happen if the owner does not have the money to legalize the unit. This will be a question the Planning Commission will need to address.

It was asked how Planning defines a legal unit. Planning will rely on 3R reports. For illegal units, if there is a kitchen/stove.

There was a question to see if there was any coordination with Olson Lee on obtaining the priority list for affordable housing. Ms. Watty stated they have pulled together the priority processing bulletin. They have been in communication with the Mayor's Office of Housing, and they are supportive.

4. DISCUSSION OF PROPOSED ORDINANCE TO REQUIRE AN ENHANCED VENTILATIONS SYSTEM FOR URBAN INFILL SENSITIVE USE DEVELOPMENT WITHIN THE AIR POLLUTANT EXPOSURE ZONE

Karen Cohn, Department of Public Health reported this legislation has not yet been introduced. The existing law has been in effect since 2008, and they are ready to update the code for the purpose of making the requirements under CEQA and Health Department match. What they found while updating the code is the law has not always been enforced consistently, and architects and engineers are not ready to build according to the way the law asks them to build a building. From a health perspective, the main concern related to air pollution is heart disease and stroke.

Some changes highlighted:

- Removing modeling requirement.
- Expanded list of pollutants . traffic volume, point source, area source.
- Created additional criteria to include areas (five zip codes) of increased hospitalization rates of health vulnerability.
- Required for all residential and sensitive use.
- Requirements for types of ventilation/duct systems (filters versus delivery mechanism).
- Triggered by major alteration as defined in SFBC 13C.
- Change of Use as defined in Planning Code.

Director Hui asked if there were statistics on construction cost as a result of the legislation especially for smaller projects. Additionally, who will enforce this as far as monitoring when filter changes occur? Ms. Cohn stated maintenance is addressed in the amendment. There is no proactive way to enforce it. However, if an occupant had a complaint it would be addressed by the Health Department. As far as the cost analysis, the last one that was done was in 2008. Director Hui asked if DPH has enough staff for project reviews and their turnaround time. It was stated a most recent DPH review turnaround was same day or next day. The only delays in review are if the developer and the subs are not clear on the regulations. The DPH Environmental Health website has interim guidelines for this regulation.

It was suggested to work with PAC attendees on gauging actual construction costs related to this legislation.

5. DISCUSSION OF NEW SRO ELEVATOR WORKING GROUP

Dan Lowrey, Deputy Director of Inspection Services reported he is going to be having an internal meeting with staff prior to scheduling a public meeting for the Working Group. They are currently identifying buildings and SROs that are having elevator issues and are in contact with Cal-OSHA representatives to share current processes and procedures and come up with solutions to address. A public meeting will be scheduled in the near future with stakeholders.

6. UPDATE ON PERMIT & PROJECT TRACKING SYSTEM

Hema Nekkanti, DBI-MIS reported they have been working with the inspection groups to wrap up complaints and the enforcement modules in Accela. Staff is also reviewing the data from the first round of conversions. They are scheduled for three additional rounds of conversion within the next three months.

During the week of April 7, staff will be contacting electrical and plumbing contractors to test their end-to-end process of obtaining a permit.

7. ROUNDTABLE DISCUSSION

Dan Lowrey reported Inspection Services continues to be busy, especially in the downtown district.

There was an inquiry as to the current backlog. For DBI review of small jobs, it is within two weeks. Multi-million dollar projects are about four weeks. Jobs are typically assigned within one to two days of receipt.

There was an issue brought up related to the parking garage. The parking garage is not under DBI control. Any issues should be reported to John Updike of the City's Real Estate Division . (415) 554-9850.

Drake Gardner asked to confirm the continued open dialogue with Planning for specific projects. Jeff Joslin stated yes.

There was a suggestion to use the open space in the parking area at 1660 Mission for a food truck. Again, DBI has no control over the use of the parking lot. Jeff Joslin reported the coffee shop next door is being remodeled for future use. No vendor has yet come forward.

8. FUTURE AGENDA ITEMS

No future agenda items were discussed.

Director Hui said future agenda items should be sent to Carolyn Jayin (Carolyn.Jayin@sfgov.org) for the next meeting.

9. ADJOURNMENT

There being no further business the meeting was adjourned at 3:08pm.