



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

May 18, 2023

London N. Breed
Mayor

COMMISSION

Raquel Bito
President

Jason Tam
Vice-President

Alysabeth
Alexander-Tut
Bianca Neumann
Earl Shaddix
Angie Sommer

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 230371-2

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape improvements, dwelling unit exposure, bike parking, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3- R district, allowing temporary non-residential uses in vacant spaces for up to one year, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Van Ness/South Van Ness Avenue and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the

C-3 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

This amendment was heard at the Code Advisory Committee (CAC) meeting on May 10, 2023. The CAC voted unanimously to recommend five motions regarding the ordinance File No. 230371-2 amending the Planning and Building Codes.

The Building Inspection Commission met and held a public hearing on May 17, 2023 regarding File No. 230371-2 on the proposed amendment to the Planning and Building Codes referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance, in addition to including the following Code Advisory Committee's motions:

- 1) Code Advisory Committee (CAC) does not support relaxing the 2/3 seismic trigger regulating reinforcement in existing buildings per Section 503.11.1 Non-structural alterations.
- 2) CAC recommends using Administrative Bulletins and/or modifications to Chapter 5 of the San Francisco Existing Building Code in lieu of alternative building standards manual.
- 3) Create an Administrative Bulletin to clarify performance based seismic structural design using American Society of Civil Engineers (ASCE-41) Seismic Rehabilitation of Existing Buildings when converting existing buildings from non-residential uses to residential uses.
- 4) Provide workshops on how to use ASCE-41 for creating performance based design when applying for adaptive reuse permits. The CAC members felt a reintroduction of the design document would aid engineers in cost affective design while meeting life safety standards found in both the California and San Francisco Existing Building Codes.
- 5) The Code Advisory Committee (CAC) does not support relaxing the Building Code, nor rolling back the Code for these projects.

| | |
|----------------------------|---------|
| President Bito | Yes |
| Vice-President Tam | Excused |
| Commissioner Neumann | Yes |
| Commissioner Alexander-Tut | Excused |
| Commissioner Shaddix | Yes |
| Commissioner Sommer | Yes |

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor London N. Breed
Supervisor Aaron Peskin
Board of Supervisors