

CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000

Fax: (415) 982-4720

June 8, 2023

To the San Francisco Board of Supervisors,

We are writing in strong support of the proposed ordinance sponsored by Supervisors Safai and Melgar (**File No. 230374** - Building Code - Streamlining Site Permit Review) that will amend the Building Code to define and limit the scope of the Building Official's review of site permits and require simultaneous interdepartmental review of site permits.

We believe this legislation will make it easier for our community members to open a business. This legislation will greatly reduce the amount of time it will take for a small business to open by removing redundant and unnecessary city plan reviews. Right now, it takes months and even years for a small business owner to get approval from the city's plan review process – especially if we need to submit a planning department application. Meanwhile, until the city finishes its review, we are paying rent, utilities, and insurance for months on vacant space we can't occupy or use. This system makes no sense and needs to be reformed.

We are grateful to Supervisor Safai and Melgar for their leadership on this important issue. This legislation will likely increase occupancy in Chinatown, reduce the amount of time storefronts stay vacant, and improve our small business climate so making it easier to open a business, all without sacrificing public safety or good design.

City government should do everything possible to encourage entrepreneurs – especially immigrants, especially communities of color - to open small businesses. You shouldn't have to hire a permit expeditor or have a PH. D in economics to navigate the city permit services.

Thank you for your consideration.

Sincerely,

President

CC:

Mayor London Breed

Supervisor Connie Chan

Supervisor Catherine Stefani

Supervisor Joel Engardio

Supervisor Matt Dorsey

Supervisor Rafael Mandelman

Supervisor Shamann Walton

Supervisor Hillary Ronen

Supervisor Aaron Peskin

Supervisor Dean Preston

Supervisor Ahsha Safai

Supervisor Myrna Melgar

From: [Raina Christeson](#)
To: [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Alex Bastian](#); [Major, Erica \(BOS\)](#)
Subject: Letter of Support for Proposed Ordinance No. 230374
Date: Tuesday, June 13, 2023 11:38:36 AM
Attachments: [Outlook-ocsgas13.png](#)
[Hotel Council of San Francisco Supports Proposed Ordinance to Amend Building Code.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Melgar, Preston, and Peskin,

Please see the attached letter of support from President and CEO of the Hotel Council of San Francisco, Alex Bastian, for the proposed Ordinance No. 230374 to amend the building code. We believe the proposed ordinance will help to enliven downtown and promote economic recovery.

Thank you for your consideration.

Best,
Raina


Hotel Council
OF
SAN FRANCISCO
Raina Christeson
Pronouns: she/her/they/them
Administrative Intern
[Hotel Council of San Francisco](#)



San Francisco Board of Supervisors
Land Use and Transportation Committee
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place

Dear Supervisors Melgar, Preston, and Peskin,

On behalf of the Hotel Council of San Francisco, I offer our full support for the proposed ordinance that will amend the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act (CEQA). This will allow for a streamlined process for site permit issuance, placing limits on the design review required before a site permit is granted.

San Francisco is currently the slowest jurisdiction in the state in getting projects entitled. Passing this ordinance is critical to restoring owner and developer confidence in our city and encouraging more development and project starts. Importantly, it will increase the efficiency of development projects at all affordability levels without lowering the bar on standards for approval.

Increased flexibility can be a catalyst for drawing more people and business downtown, as it can help vacancies fill up faster for a diversity of uses. Additional flexibility also impacts what owners can do with their buildings and affects the assessed values of their properties. These values have a momentous impact on our city budget, impacting our ability to provide much-needed services for our residents and workers. Now more than ever, we need to work together to restore confidence in our city and encourage development that benefits all of us. We cannot do this without streamlining bureaucracy and increasing the efficiency of our permitting process.

At this juncture in time, passing this ordinance is critical to getting our city back on its feet and restoring the confidence of our business community and our residents. For the sake of our community and our city, I urge you to pass the proposed ordinance to amend the Building Code.

Respectfully,

A handwritten signature in blue ink, appearing to read "Alex Bastian".

Alex Bastian
President & CEO, Hotel Council of San Francisco

From: [Thomas Schuttish](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [O'Riordan, Patrick \(DBI\)](#); [Pereira, Neville \(DBI\)](#); [Christensen, Michael \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Buckley, Jeff \(BOS\)](#); [Low, Jen \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#)
Subject: Board File No. 230374 (to be heard at LUT sometime in July)
Date: Wednesday, June 14, 2023 4:53:40 PM
Attachments: [Letter on Board File No. 230374.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Major:

Good afternoon.

I am sending this to you and the Supervisors and other officials and staff a little early.

But as I may not be able to send it in July when it will be heard at the LUT, I am jumping ahead a little bit.

Take care and have a good Summer.

Sincerely,

Georgia Schuttish

June 14, 2023
Supervisor Melgar
Supervisor Preston
President Peskin
Land Use and Transportation Committee

VIA EMAIL

Dear Supervisors Melgar and Preston and President Peskin:

Yesterday the BIC approved **Board File No. 230374**, “Streamlining Site Permit Review” as proposed by Supervisors Melgar and Safai.

When the LUT meets in July to review this proposed Ordinance, please amend the proposal to include *requiring* the **Planning Code Section 317 Demolition Calculations (Demo Calcs)** on the Site Permit application for those projects proposing major alteration to an existing building in the residential districts.

These **Calcs** are shown in two ways: Illustrated on the plans showing what is to be retained and what is to be removed from the building; and in a Matrix confirming the values in **Planning Code Section 317** (b)(2)(B) and (b)(2)(C) are not exceeded.

This is currently part of Site Permit process. It is not part of the Addenda process.

Why do I suggest this be a requirement for the reform:

1. Requiring correct and accurate **Demo Calcs** confirm the scope of a project.
2. It will speed up Planning Department review if the accurate **Demo Calcs** are on the plans when submitted. Often times the Planners need to write at least one PCL (historically an NOPDR) and sometime more than one to elicit the correct **Demo Calcs** from a project sponsor. If project sponsors want a speedy process, it is a two way street and critical information should be provided upfront by the Applicant.
3. The Planning Department is apparently working on a reform of the Site Permit process as was discussed at the Joint Hearing with the BIC and Planning on May 11th. If ultimately Planning runs the Site Permit process or DBI runs it, it doesn't matter who is in charge if there is concurrent review by everyone. But for proper review by the Planning Department to occur under any concurrent review, the correct and accurate **Demo Calcs** need to be submitted at the outset of the process.

I spoke at the Code Advisory Committee meeting on May 24 and made a similar suggestion as I have at the previous two meetings.

At the CAC, a member said this was a Planning Department issue. While **Section 317** lives in the Planning Code and while I understand that this proposed Ordinance deals with speeding up the Site Permit Review process under the Building Code and under the purview of DBI, if the intention is to do concurrent review with all the Departments why not put this in this requirements now?

Architects are very smart people. They should be able to do accurate and correct **Demo Calcs** as part of the requirements for Alteration projects they are designing, especially those with major or extreme Alterations. (i.e. Vertical Expansions, etc).

Apparently Blue Beam can be used to create accurate **Demo Calcs**. (Planning Enforcement Staff uses it to confirm when an Alteration is beyond scope and has become a Demolition).

Please amend the proposed Ordinance to include this suggestion about the **Demo Calcs** or at least have a discussion about it with Director O’Riordan and/ or Mr. Periera or Mr. Starr or Mr. Christensen when you hold the hearing in July.

Thank you very much.

Sincerely,

Georgia Schuttish

cc: Supervisor Safai; Director O’Riordan; Mr. Periera, Mr. Christensen, Mr. Starr; Mr. Buckley; Ms. Low; Ms. Major

P.S. Also any numerical calculations relating to the FAR or other requirements under the Central Neighborhoods Large Residence SUD (PC Section 249.92) or other SUDs is also critical information that should be accurate and provided on the plans with the Site Permit Application to make it all as speedy as possible for everyone. It should be a two way street with everyone, Applicants and the City working together.

From: [Alex Torres](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Somera, Alisa \(BOS\)](#); [Major, Erica \(BOS\)](#); [Low, Jen \(BOS\)](#)
Subject: Bay Area Council Support of File No. 230374: Ordinance amending the Building Code
Date: Tuesday, June 6, 2023 8:08:39 PM
Attachments: [Bay Area Council BoS Permitting Ordinance SUPPORT Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Evening-

On behalf of the Bay Area Council, representing over 300 major employers across the Bay Area, I write today to submit the attached letter from Council President and CEO, Jim Wunderman, alongside CEO of Plant Construction and Bay Area Council Executive Committee Member, Chris Rivielle, in support of support of File No. 230374, the ordinance sponsored by Supervisors Safai and Melgar amending the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act(CEQA).

Additional signatories of this letter include 40 executives from Bay Area employers in multiple sectors including technology, construction, consulting, and legal services.

Should you have any questions on the attached, please reach out.

Thank you,

Alex Torres | Director, State Government Relations | **BAYAREA COUNCIL**
1215 K Street, Suite 2220 | Sacramento, CA 95814 | Cell- 916-203-0809
atorres@bayareacouncil.org | www.bayareacouncil.org | twitter: [@bayareacouncil](https://twitter.com/bayareacouncil)



June 6, 2023

San Francisco Board of Supervisors
Land Use and Transportation Committee.
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place

Dear Supervisors Melgar, Preston, and Peskin-

As members of the Bay Area Council, we write in strong support of the proposed ordinance that will amend the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act (CEQA). This will allow for a streamlined process for site permit issuance, placing limits on the design review required before a site permit is granted. A significant amount of construction work is done under site permits in San Francisco, so any streamlining of the permit issuance process will benefit the entire construction and development industry.

Representing over 300 major employers across the Bay Area, the Bay Area Council is an employer sponsored public policy and advocacy organization dedicated to solving our region's most challenging issues and improving the quality of life for everyone who calls this region home.

It is critical that this ordinance becomes law. San Francisco is the slowest jurisdiction in the state in getting projects entitled and a primary contributor to the problem is delayed permit issuance. According to data¹ from the California Department of Housing and Community Development (HCD), San Francisco leads every other jurisdiction in the state by a considerable margin in terms of timeline from submission to entitlement and from entitlement to permitting.

If the measure passes without significant amendment, it will significantly speed up the process. This will encourage more development and increase project

¹HCD's Housing Element Implementation and APR Dashboard (<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>)

starts at a time when construction in San Francisco is lagging way behind other major metropolitan areas. It is important to note that passage of this ordinance would not lower the bar on standards for approval in San Francisco. Rather, this will make the process more efficient for the development of projects at all affordability levels that we desperately need.

San Francisco is losing hundreds of millions of dollars in tax from building owners who've lost 50%-90% of their building values in the city. Owner and developer confidence is shattered at the very time we need them the most to get this city going again.

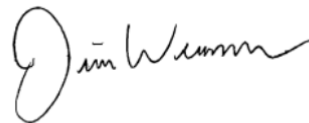
This letter is being shared with hundreds of businesses including subcontractors, developers, building owners, architects, engineers, law firms, insurance companies and consultants who depend on a thriving real estate and construction industry to survive.

For these reasons, we urge your support.

Sincerely,



Chris Rivielle, CEO Plant Construction
& Executive Committee Member Bay
Area Council



Jim Wunderman President & CEO,
Bay Area Council

Signatories in support are as follows:

Lou Vasquez, President, Build SF

Brent Clark, Project Manager, Sares
Regis Group of Northern California

Capt. Mark Epperson, USN (ret),
CEO, USS Hornet Museum

Jonathan Fearn, Head of
Development, Oak Impact Group

Jim Levine, CEO, Montezuma
Wetlands LLC.

Evette Davis, Owner, BergDavis
Public Affairs

Jennifer Hernandez, Partner, Holland
& Knight

Jack Gardner, CEO & Board Chair,
The John Stewart Company

James F. Ellis, Managing Principal,
Ellis Partners

Michael Covarrubias, Chairman and
CEO, TMG Partners

Michael A. Williamson, Shareholder,
Buchalter

Matthew Englert, Chief Operating
Officer, Rosendin

Ari Beliak, President and CEO, Merritt
Community Capital

John Cumbers, Founder & CEO,
SynBioBeta

Robert Freed, CEO, Summerhill
Housing Group

Mark D. Lubin, Partner, Lubin Olson &
Niewiadomski LLP

Robert Nibbi, President and CEO,
Nibbi Brothers General Contractors

Grace Li, CEO On Lok, Inc.

Chek-Fong Tang, President, Studio T-
SQ Inc.

Jeffrey Heller, FAIA, Founding
Principal, Heller Manus Architects

Michael Morris, Director, Financial
Services, Eisner Advisory Group LLC

Sheryl Reuben, Attorney, Reuben
Junius & Rose

Stephen L. Gaitley, Managing
Partner, Woodruff Sawyer

Robert Freed, CEO, SummerHill
Housing Group

Allen M. Williams, Chairman, Edgett
Williams Consulting Group

Richard Walker, CEO, XL Industries

Barry DiRaimondo, CEO, Steelwave

Craig S. Shields, P.E., G.E., Principal
Engineer, Rockridge Geotechnical

Phil Carlevaris, President, Dpw, inc.

Paul O' Neil, Principal, CB Engineers

Sam Jobrani, CFO, SDI Insulation
Services

John Rally, Principal, Hoem &
Associates, Inc.

Richard C. Dreyer, Principal, Holmes
US

Juliana Choy Sommer, President,
Priority Graphics

Vince Bernacchi, President, Schetter
Electric

Kem Eva Theilig, President, IN: SITE
Design Build Assoc, Inc.

Dan Boas, President, Decker Electric
Co., Inc

R. Gavin Knowles, Principal, Knowles
Architect Inc.

Jae Shin PE
President, Ground Control Inc.
Chris Wright, President, Advance SF

Eric Patterson, Alternative Delivery
Manager, Kiewit Infrastructure West
Co.

Robert A. James, Partner, Pillsbury
Winthrop Shaw Pittman LLP

Dillon Auyoung, Director of
Government Affairs, San Francisco
and Northern Peninsula, Comcast
California

CC:

Supervisor Connie Chan
Supervisor Catherine Stefani
Supervisor Joel Engardio
Supervisor Matt Dorsey
Supervisor Rafael Mandelman
Supervisor Shamann Walton
Supervisor Ahsha Safaí

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Major, Erica \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: Bay Area Council Support of File No. 230374: Ordinance amending the Building Code
Date: Wednesday, June 7, 2023 4:49:49 PM
Attachments: [Bay Area Council BoS Permitting Ordinance SUPPORT Letter.pdf](#)

Hello,

Please see below and attached for communication from the Bay Area Council regarding File No. 230374.

File No. 230374 - Building Code - Streamlining Site Permit Review

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Alex Torres <Atorres@bayareacouncil.org>
Sent: Tuesday, June 6, 2023 8:08 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>
Subject: Bay Area Council Support of File No. 230374: Ordinance amending the Building Code

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Thank you,

Alex Torres | Director, State Government Relations | **BAYAREA COUNCIL**

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June 6, 2023

San Francisco Board of Supervisors
Land Use and Transportation Committee.
San Francisco City Hall
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starts at a time when construction in San Francisco is lagging way behind other major metropolitan areas. It is important to note that passage of this ordinance would not lower the bar on standards for approval in San Francisco. Rather, this will make the process more efficient for the development of projects at all affordability levels that we desperately need.

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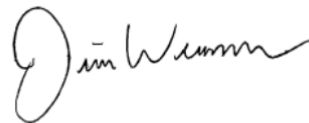
This letter is being shared with hundreds of businesses including subcontractors, developers, building owners, architects, engineers, law firms, insurance companies and consultants who depend on a thriving real estate and construction industry to survive.

For these reasons, we urge your support.

Sincerely,



Chris Rivielle, CEO Plant Construction
& Executive Committee Member Bay
Area Council



Jim Wunderman President & CEO,
Bay Area Council

Signatories in support are as follows:

Lou Vasquez, President, Build SF

Brent Clark, Project Manager, Sares
Regis Group of Northern California

Capt. Mark Epperson, USN (ret),
CEO, USS Hornet Museum

Jonathan Fearn, Head of
Development, Oak Impact Group

Jim Levine, CEO, Montezuma
Wetlands LLC.

Evette Davis, Owner, BergDavis
Public Affairs

Jennifer Hernandez, Partner, Holland
& Knight

Jack Gardner, CEO & Board Chair,
The John Stewart Company

James F. Ellis, Managing Principal,
Ellis Partners

Michael Covarrubias, Chairman and
CEO, TMG Partners

Michael A. Williamson, Shareholder,
Buchalter

Matthew Englert, Chief Operating
Officer, Rosendin

Ari Beliak, President and CEO, Merritt
Community Capital

John Cumbers, Founder & CEO,
SynBioBeta

Robert Freed, CEO, Summerhill
Housing Group

Mark D. Lubin, Partner, Lubin Olson &
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Nibbi Brothers General Contractors

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Chek-Fong Tang, President, Studio T-
SQ Inc.

Jeffrey Heller, FAIA, Founding
Principal, Heller Manus Architects

Michael Morris, Director, Financial
Services, Eisner Advisory Group LLC

Sheryl Reuben, Attorney, Reuben
Junius & Rose

Stephen L. Gaitley, Managing
Partner, Woodruff Sawyer

Robert Freed, CEO, SummerHill
Housing Group

Allen M. Williams, Chairman, Edgett
Williams Consulting Group

Richard Walker, CEO, XL Industries

Barry DiRaimondo, CEO, Steelwave

Craig S. Shields, P.E., G.E., Principal
Engineer, Rockridge Geotechnical

Phil Carlevaris, President, Dpw, inc.

Paul O' Neil, Principal, CB Engineers

Sam Jobrani, CFO, SDI Insulation
Services

John Rally, Principal, Hoem &
Associates, Inc.

Richard C. Dreyer, Principal, Holmes
US

Juliana Choy Sommer, President,
Priority Graphics

Vince Bernacchi, President, Schetter
Electric

Kem Eva Theilig, President, IN: SITE
Design Build Assoc, Inc.

Dan Boas, President, Decker Electric
Co., Inc

R. Gavin Knowles, Principal, Knowles
Architect Inc.

Jae Shin PE
President, Ground Control Inc.
Chris Wright, President, Advance SF

Eric Patterson, Alternative Delivery
Manager, Kiewit Infrastructure West
Co.

Robert A. James, Partner, Pillsbury
Winthrop Shaw Pittman LLP

Dillon Auyoung, Director of
Government Affairs, San Francisco
and Northern Peninsula, Comcast
California

CC:

Supervisor Connie Chan
Supervisor Catherine Stefani
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Supervisor Matt Dorsey
Supervisor Rafael Mandelman
Supervisor Shamann Walton
Supervisor Ahsha Safaí