

**Community Action Plan for Seismic Safety
CAPSS Phase II
Meeting Minutes
July 9, 2008**

DRAFT

Welcome and Introduction – Mary Lou Zoback

Review of minutes of meeting of June 11, 2008 and status of CAPSS Action Items.

There were no changes or comments on the minutes.

(Action items in Italics)

Create a webpage that committee members can access and post Mr. Tobin's and other Advisory Committee presentations onto the site.

It was reported that the website has been completed and there is a special link to previous Powerpoint presentations. Everyone was encouraged to sign the attendance sheet to be added to the Committee's email addresses.

Forward suggestions for potential funding opportunities to Isam Hasenin or Ray Lui for followup of these funding opportunities.

It was once again asked that anyone with suggestions for funding opportunities contact Isam Hasenin or Ray Lui.

Invite Daniel Hornsey of the Mayor's Office to discuss the Phoenix 2.0 project.

Mr. Hornsey is the Chief Administrative Officer for San Francisco and has expresses interest in doing a presentation on the City's Post Earthquake Recovery Program perhaps in September.

Patrick Buscovich will provide a copy of the Building Infill list.

Mr. Buscovich has provided a copy to the Committee and to staff of ATC.

Set up meeting with Concrete Coalition, ATC and DBI to discuss concrete building inventory for San Francisco and possible program financing.

This item is being delayed because of the Mayor's directive for the DBI and the Committee to focus on soft-story buildings.

Post Jack Moehle's presentation on the website.

This presentation has now been posted on the website along with a Hayward fault presentation.

Soft-story building impact study and recommendations to be expedited – Isam Hasenin, DBI Director

Director Hasenin reported that the Mayor had recently issued an executive directive for DBI to expeditiously accelerate the soft-story component of the CAPSS program with ATC. The Mayor introduced legislation to have DBI and other City agencies involved with the permitting process to expedite the plan review and issuance of permits for all voluntary seismic retrofit of soft-story buildings and to waive all City fees associated with that work. Director Hasenin stated that DBI had designated Jimmy Cheung as a single point of contact to review plans and issue permits for soft-story retrofitting. DBI will increase outreach and awareness along with other City agencies through websites and handouts.

DBI has been asked to create a soft-story, wood-frame exercise scenario for the October 2008 City-wide emergency Drill. This effort is being headed by Vicky Hennessey.

Director Hasenin reported that the CAPSS project was back on track for the past three months with the political climate being supportive.

BIC Commissioner Debra Walker reported that there is a transfer tax item on the November ballot that would allow for a tax credit for any seismic or solar upgrading.

Action Item

DBI staff to obtain more information on transfer tax item.

There was a consensus to move forward with recommendations on the soft-story issue to meet the January 30, 2009 timeline issued by the Mayor. The program will be voluntary so incentives will be a major issue along with identifying the types of buildings covered in any legislation.

Director Hasenin reported that San Francisco has undertaken a cooperative effort with public/private partnership to aid the Chinese people and Chinese government with the recent earthquake that occurred. San Francisco hopes to

assist and learn from this effort and will have a followup meeting at the end of July.

CAPSS project status update by ATC-CAPSS project team

The CAPSS August meeting was previously cancelled, but is now back on for Wednesday, August 13th. ATC has no work plan available at this time due to the changes directed by the Mayor. ATC wants the advice of the Public Advisory Committee in order to be able to meet the Mayor's deadline of January 30, 2009 for recommendations for the legislation for soft-story buildings.

Discussion of CAPSS website and proposed website contents - continued

Public Advisory Committee roles in the expedited soft-story project

ATC reported that this is a policy project not an engineering project and said that subjects of the next meeting will be:

- Performance Objectives
- Engineering Standards plus cost analysis
- Good Social Analysis
- Data Base of soft story needs to be completed
- Definition of life safety

ATC is considering two workshops to take place before recommendations are made to the Mayor:

- Earthquake Consequences
- Specific approaches to mitigate soft story buildings

Director Hasenin suggested that sub groups of the Public Advisory Committee be created to break down different issues or scenarios, to categorize and rate the classes of buildings and discuss the impact of an earthquake or this legislation to the public.

Action Item

DBI and ATC to meet before August meeting to discuss strategy to meet new deadlines and to determine necessary sub-committees.

Action Item

Look back at what is actually written in the Building Code. Laurence Kornfield to provide copies of San Francisco Ordinance 104F.

Review of rent control regulations and issues that may impact seismic retrofit programs – Joe Grubb, former Executive Director, San Francisco Rent Stabilization Board

Mr. Grubb gave a brief history of the Unreinforced Masonry Building (UMB) program and its effects on landlords and tenants. Most owners did not use the UMB Bond Program because of the mandates attached to it.

Landlords were allowed to do a pass through for the work done; pass through applications are very minimal for any capital improvements in the City.

There is a high turnover of tenants in San Francisco as it is a transient City so owners use that high turnover to get rent increases.

A soft-story program would have a greater impact than the UMB. In 2002 there was a rent ordinance allowing a 100% pass through for any Code mandated seismic or energy work; that was cut to 50% for buildings of 6 units or more.

Suggestions for incentives were free permits or tax write offs that show up immediately. It is important to get buildings assessed quickly to preserve buildings and neighborhoods and to get tenants back into damaged buildings.

Insurance issues were discussed.

Action Item

Check with Assessor's Office to find out how often apartment buildings change hands.

The next meeting is scheduled for August 13, 2008. Length of time to be determined. Items for discussion will include:

Definition of a soft-story buildings (what buildings are to be included)

Performance Objectives

Explanation of what is trying to be achieved to the general public

The meeting ended at 1:10 p.m.