Ordnance amending the Planning Code to allow for greater flexibility in the screening and enclosure of rooftop mechanical equipment, modify mid-block alley controls and their applicability to the South Of Market Neighborhood Commercial Transit District, Folsom Street Neighborhood Commercial Transit District, Regional Commercial District and C-3 (Downtown Commercial) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.

NOTE: Additions are single-underline italics Times New Roman; deletions are strike-through italics Times New Roman. Board amendment additions are double-underlined; Board amendment deletions are strikethrough normal. Asterisks (* * * *) indicate the omission of unchanged Code subsections.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental and General Plan Findings.

(1) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 160346 and is incorporated herein by reference. The Board affirms this determination.
(2) On March 24, 2016, the Planning Commission, in Resolution No. 19599, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City’s General Plan and eight priority policies of Planning Code Section 101.1(b). The Board adopts these findings as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 160346, and is incorporated herein by reference.

(3) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 160346, and the Board incorporates such reasons herein by reference.

(b) General Findings.

(1) The introduction of mid-block alleys in certain Planning Districts was adopted in 2008 as part of the Eastern Neighborhoods Community Planning effort. This design feature divides large industrial blocks into more walkable segments and transforms historically industrial neighborhoods into urban, people-friendly places.

(2) Policy 3.2.7 of the East SoMa Area Plan states that pedestrian networks should be strengthened by extending alleys to adjacent streets or alleys wherever possible, or by providing new publicly accessible mid-block rights of way. Policy 3.2.7 was codified in Planning Code Section 270.2.

(3) When enacted, Section 270.2 only applied to the Eastern Neighborhoods Mixed Use Districts and DTR Districts, and required that mid-block alleys in Eastern Neighborhoods Mixed Use Districts be at least 60 percent open to the sky.

(4) In 2010, the City enacted Ordinance No. 85-10 extending the mid-block alley requirement to the South of Market Mixed-Use, C-M and South of Market C-3 Districts. However, the “60 percent open to the sky” requirement was not similarly extended.
(5) To more consistently apply mid-block alley requirements throughout the City, this ordinance requires that mid-block alleys, where required, will be at least 60 percent open to the sky.

(6) Long street frontages can occur on alleys as well as streets, implicating the special bulk requirements of Planning Code Sections 270.1 and 270.2.

(7) Planning Code Section 260(b)(1)(F) allows additional building volume to screen certain rooftop features (e.g., mechanical equipment, elevator and stair penthouses, etc.), as described in Section 260(b)(1)(A) and (B) in C-3, Eastern Neighborhoods, and South of Market Mixed Use Zoning Districts. However, the allowable volume, as measured in cubic feet, may not exceed $\frac{3}{4}$ of the horizontal area of all upper tower roof areas multiplied by 20, which may preclude adequate screening of rooftop features.

(8) A building’s terminus is a critical element of its design, as evidenced by Planning Code provisions permitting exceptions to height limits for architectural elements to add interest to the city skyline. Under current Code requirements, to take advantage of the maximum permitted height of 20 feet for the rooftop screen, a permit applicant must provide a setback at the building’s terminus, which may not accomplish stated urban design goals of improving the appearance of the sky-line when viewed from a distance.

(9) Because rooftop screen controls are measured in terms of volume, projects currently may provide a screen without a setback, but certain screens that are not set back must be reduced by 25 percent of the maximum permitted height, or 15 feet, which may prevent mechanical features from being adequately screened, especially considering that many mechanical features reach a height of 16 feet.

(10) To help ensure a building’s terminus is consistent with the rest of the building’s design, and to allow for more adequate screening of rooftop features, this ordinance allows the volume of rooftop screens and/or enclosures to be modifiable, subject to design
review, in C-3 and Eastern Neighborhood Mixed Use Districts, allowing the screen to reach a
maximum volume equal to 100 percent of the horizontal area of all upper tower roof areas
multiplied by twenty.

Section 2. The Planning Code is hereby amended by revising Section 260, to read
as follows:

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

* * * *

(b) Exemptions. In addition to other height exceptions permitted by this Code, the
features listed in this subsection (b) shall be exempt from the height limits established by this
Code, in an amount up to but not exceeding that which is specified.

(1) The following features shall be exempt; provided the limitations indicated for
each are observed; provided further that the sum of the horizontal areas of all features listed
in this Paragraph subsection (b)(1) shall not exceed 20 percent of the horizontal area of the roof
above which they are situated, or, in C-3 Districts, and in the Rincon Hill Downtown
Residential District, where the top of the building has been separated into a number of
stepped elements to reduce the bulk of the upper tower, of the total of all roof areas of the
upper towers; and provided further that in any R, RC-1, RC-2, RC-3, or RC-4 District the sum
of the horizontal areas of all such features located within the first 10 feet of depth of the
building, as measured from the front wall of the building, shall not exceed 20 percent of the
horizontal area of the roof in such first 10 feet of depth.

As an alternative, the sum of the horizontal areas of all features listed in this subsection
Paragraph (b)(1) may be equal to but not exceed 20 percent of the horizontal area permitted
for buildings and structures under any bulk limitations in Section 270 of this Code applicable
to the subject property.
Any such sum of 20 percent heretofore described may be increased to 30 percent by unroofed screening designed either to obscure the features listed under (A) and (B) below or to provide a more balanced and graceful silhouette for the top of the building or structure.

(A) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself, including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window-washing equipment, together with visual screening for any such features. This exemption shall be limited to the top 10 feet of such features where the height limit is 65 feet or less, and the top 16 feet of such features where the height limit is more than 65 feet.

(B) Elevator, stair and mechanical penthouses, fire towers, skylights and dormer windows. This exemption shall be limited to the top 10 feet of such features where the height limit is 65 feet or less, and the top 16 feet of such features where the height limit is more than 65 feet. However, for elevator penthouses, the exemption shall be limited to the top 16 feet and limited to the footprint of the elevator shaft, regardless of the height limit of the building. The design of all elevator penthouses in Residential Districts shall be consistent with the "Residential Design Guidelines" as adopted and periodically amended for specific areas or conditions by the City Planning Commission.

* * * *

(F) Rooftop enclosures and screening for features listed in subsections (b)(1)(A) and (B) above that add additional building volume in any C-3 District except as otherwise allowed in the S-2 Bulk district according to subsection (M) below, Eastern Neighborhoods Mixed Use Districts, or South of Market Mixed Use District. Additional building volume used to enclose or screen from view the features listed under Subsections (b)(1)(A) and (B) above. The rooftop form created by the added volume shall not be subject to the percentage coverage limitations otherwise
applicable to this subsection but shall meet the requirements of Section 141 and shall not exceed 20 feet in height, measured as provided in Subsection (a) above, and may not exceed a total volume, including the volume of the features being enclosed, equal to \( \frac{2}{3} \) of the horizontal area of all upper tower roof areas of the building measured before the addition of any exempt features times 20. The rooftop enclosure or screen creating the added volume:

(i) shall not be subject to the percentage coverage limitations otherwise applicable to this Section 260(b) but shall meet the requirements of Section 141;

(ii) shall not exceed 20 feet in height, measured as provided in subsection (a) above;

(iii) may have a volume, measured in cubic feet, not to exceed three-fourths of the horizontal area of all upper tower roof areas multiplied by the maximum permitted height of the enclosure or screen;

(iv) shall not be permitted within the setbacks required by Sections 132.1, 132.2, and 132.3;

(v) shall not be permitted within any setback required to meet the sun access plane requirements of Section 146; and

(vi) shall not be permitted within any setback required by Section 261.1.

* * * *

Section 3. The Planning Code is hereby amended by revising Section 270.1, to read as follows:

SEC. 270.1. SPECIAL BULK LIMITATIONS: HORIZONTAL MASS REDUCTIONS IN LARGE LOTS IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

* * * *
(b) **Applicability.** This Section 270.1 applies to all buildings in the Eastern Neighborhoods Mixed Use Districts that have street or alley frontage greater than 200 feet in length, and that receive their first site or building permit after the effective date of this Section 270.1.

* * * *

Section 4. The Planning Code is hereby amended by revising Section 270.2, to read as follows:

SEC. 270.2. SPECIAL BULK AND OPEN SPACE REQUIREMENT: MID-BLOCK ALLEYS IN LARGE LOT DEVELOPMENT IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, SOUTH OF MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL DISTRICT, SOUTH OF MARKET MIXED USE DISTRICT, C-3 DISTRICT, C-M, AND DTR DISTRICTS.

* * * *

(c) **Applicability.** This Section 270.2 applies to all new construction on parcels that have one or more street or alley frontages of over 200 linear feet on a block face longer than 400 feet between intersections, and are in the C-3 Districts, if located south of Market Street, C-M Districts, or in the South of Market Mixed Use Districts, South of Market Neighborhood Commercial Transit District, Folsom Street Neighborhood Commercial Transit District, Regional Commercial District, Eastern Neighborhoods Mixed Use Districts, or DTR Districts, except for parcels in the RH DTR District, which are subject to Section 827.

* * * *

(e) **Design and Performance Standards.** The alleys provided per subsections (a) and (b) above shall meet the following standards:
(1) Generally be located as close to the middle portion of the subject block face as possible, perpendicular to the subject frontage and connect to existing adjacent streets and alleys;

(2) Provide pedestrian access;

(3) Provide no, limited, or full vehicular access, as specific conditions warrant;

(4) Have a minimum width of 20 feet from building face to building face, exclusive of those obstructions allowed within setbacks pursuant to Section 136, and a minimum clearance height from grade of 15 feet at all points. In RED, RED-MX, WMUG, WMUO, and SALI Districts, the minimum width shall be 30 feet;

(5) Have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear walking width in the case of an alley with vehicular access;

(6) Have at least 60 percent of the area of the alley or pathway open to the sky.

Obstructions permitted within setbacks pursuant to Section 136 may be located within the portion of the alley or pathway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points. In the Eastern Neighborhoods Mixed Use Districts, be at least 60% open to the sky, including those encroachments permitted in front setbacks by Section 136 of this Code;

(7) Provide such ingress and egress as will make the area easily accessible to the general public;

(8) Be protected from uncomfortable wind, as called for elsewhere in this Code;

(9) Be ungated and publicly accessible 24 hours per day, as defined elsewhere in this Section 270.2;
(10) Be provided with appropriate paving, furniture, and other amenities that encourage pedestrian use, and be landscaped to greatest extent feasible;

(11) Be provided with ample pedestrian lighting to ensure pedestrian comfort and safety;

(12) Be free of any changes in grade or steps not required by the underlying natural topography and average grade; and

(13) Be fronted by active ground floor uses, as defined in Section 145.1, to the extent feasible.

(14) New buildings abutting mid-block alleys provided pursuant to this Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1.

* * *

Section 5. The Planning Code is hereby amended by revising Section 309, to read as follows:

SEC. 309. PERMIT REVIEW IN C-3 DISTRICTS.

* * *

(a) Exceptions. Exceptions to the following provisions of this Code may be granted as provided in the code sections referred to below:

* * *

(6) Exceptions to the freight loading and service vehicle space requirements as permitted in Section 161(1f);

* * *

(10) Exceptions to the volumetric limitations for roof enclosures and screens as prescribed in Section 260(b)(1)(F). For existing buildings, exceptions to the volumetric limitations for
roof enclosures and screens shall be granted only if all rooftop equipment that is unused or
permanently out of operation is removed from the building:

(104) Exceptions to the height limits for vertical extensions as permitted in
Section 260 (b)(1)(G) and for upper tower extensions as permitted in Section 263.9;
(114) Exceptions to the height limits in the 80-130F and 80-130X Height and Bulk
Districts as permitted in Section 263.8 and in the 200-400S Height and Bulk District as
permitted in Section 263.10;
(124) Exceptions to the bulk requirements as permitted in Sections 270 and 272.

* * * *

Section 6. The Planning Code is hereby amended by revising Section 329, to read as
follows:

SEC. 329. LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS
MIXED USE DISTRICTS.

* * * *

(c) Planning Commission Design Review. As set forth in Subsection (e), below, the
Planning Commission shall review and evaluate all physical aspects of a proposed project at
a public hearing. At such hearing, the Director of Planning shall present any recommended
project modifications or conditions to the Planning Commission, including those which may be
in response to any unique or unusual locational, environmental, topographical or other
relevant factors. The Commission may subsequently require these or other modifications or
conditions, or disapprove a project, in order to achieve the objectives and policies of the
General Plan or the purposes of this Code. This review shall address physical design issues
including but not limited to the following:

* * * *
(5) The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

(d) **Exceptions.** As a component of the review process under this Section 329, projects may seek specific exceptions to the provisions of this Code as provided for below:

(1) Exceeding the principally permitted accessory residential parking ratio described in Section 151.1 and pursuant to the criteria therein;

(2) Exception from residential usable open space requirements. In circumstances where such exception is granted, a fee shall be required pursuant to the standards in Section 427.

(3) Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

(4) Exception from satisfaction of loading requirements per Section 152.1 pursuant to the criteria contained therein.

(5) Exception to height limits for vertical non-habitable architectural elements described in Section 263.21 and pursuant to the criteria therein;

(6) **Exception to volumetric limitations for roof enclosures and screens pursuant to Section 260(b)(1)(F).** For existing buildings, exceptions to the volumetric limitations for roof enclosures and screens shall be granted only if all rooftop equipment that is unused or permanently out of operation is removed from the building:

(7) Provision of the required minimum dwelling unit mix, as set forth in Section 207.6;

(8) Exception for rear yards, pursuant to the requirements of Section 134(f);
The number of Designated Office Stories for projects which are subject to
vertical office controls pursuant to Section 210.3C219.1 or Section 803.9(h) and contain more
than one building on the project site, so long as

(A) an increase in the number of Designated Office Stories would result
in a total square footage of office space no greater than that which would otherwise be
permitted by the project.

(B) Office Uses are consolidated within a lesser number of buildings than
would otherwise be the case, and

(C) the resulting location and mix of uses increases the project's
consistency with nearby land uses.

(109) Relief from dwelling unit exposure requirements for buildings which are
designated landmark buildings or contributory buildings within designated historic districts
under Article 10 of this Code, and/or buildings recorded with the State Historic Preservation
Office as eligible for the California Register, when the following criteria are met:

(A) literal enforcement of Section 140 would result in the material
impairment of the historic resource; and

(B) the project complies with the Secretary of the Interior's Standards,
(36 C.F.R. § 67.7 (2001 )) and/or Section 1006 and any related Article 10 appendices of this
Code.

(1140) Flexible Units: Modification of the accessory use provisions of Section
803.3(b)(1)(c) for Dwelling Units. Dwelling Units modified under this Subsection shall continue
to be considered Dwelling Units for the purposes of this Code and shall be subject to all such
applicable controls and fees. Additionally, any building that receives a modification pursuant to
this Subsection shall (i) have appropriately designed street frontages to accommodate both
residential and modified accessory uses and (ii) obtain comment on the proposed modification
from other relevant agencies prior to the Planning Commission hearing, including the Fire
Department and Department of Building Inspection. Modifications are subject to the following:

(A) A modification may only be granted for the ground floor portion of
Dwelling Units that front on a street with a width equal to or greater than 40 feet.

(B) The accessory use may only include those uses permitted as of right
at the subject property. However, uses permitted in any unit obtaining an accessory use
modification may be further limited by the Planning Commission.

(C) The Planning Commission may grant exceptions to the size of the
accessory use, type and number of employees, and signage restrictions of the applicable
accessory use controls.

Where not specified elsewhere in this Subsection (d), modification of
other Code requirements which could otherwise be modified as a Planned Unit Development
(as set forth in Section 304), irrespective of the zoning district in which the property is located.

Section 7. The Planning Code is hereby amended by revising Sections 735, 743 and
744, to read as follows:

SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE

<table>
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BUILDING STANDARDS

| 735.10  | Height and Bulk Limit | §§ 102.12, 105, 106,250-252, 260, 261.1, 270, 270.2, 271 | See Zoning Map. Height Sculpting on Alleys: § 261.1 |
SEC. 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT.

Table 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE

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<td>Height and Bulk Limit</td>
<td>§§ 102.12, 105, 106, 250-252, 260, 270, 270.2, 271</td>
<td>65-X to 75-X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1</td>
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SEC. 744. REGIONAL COMMERCIAL DISTRICT.

Table 744. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE

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Section 8. The Planning Code is hereby amended by revising Section 803.9, to read as follows:

SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.

(h) Vertical Controls for Office Uses.

(E) For projects in MUG and UMU Districts with multiple buildings, consolidation of permitted office stories may be permitted, pursuant to the controls set forth in Section 329(d)(98).

Section 9. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 10. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, letters, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions,
and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:  
VICTORIA WONG  
Deputy City Attorney
Ordinance amending the Planning Code to allow for greater flexibility in the screening and enclosure of rooftop mechanical equipment, modify mid-block alley controls and their applicability to the South of Market Neighborhood Commercial Transit District, Folsom Street Neighborhood Commercial Transit District, Regional Commercial District and C-3 (Downtown Commercial) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.

May 23, 2016 Land Use and Transportation Committee - RECOMMENDED

June 07, 2016 Board of Supervisors - PASSED, ON FIRST READING
   Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

June 14, 2016 Board of Supervisors - FINALLY PASSED
   Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tarig, Wiener and Yee

File No. 160346

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 6/14/2016 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved