

1 [Amend height exemption for elevator penthouses from 10 feet to 16 feet.]

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3 **Ordinance amending Section 260 of the Planning Code to provide for an increase in the**
4 **height exemption for elevator penthouses from 10 feet to 16 feet, and making findings**
5 **of consistency with the priority policies of Planning Code Section 101.1 and the**
6 **General Plan.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *strikethrough italics Times New Roman*.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
12 hereby finds and determines that:

13 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
14 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
15 Planning Commission Resolution No. _____ recommending approval of this Planning Code
16 Amendment, and incorporates such reasons by this reference thereto. A copy of said
17 resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

18 (b) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
19 ordinance is in consistent with the Priority Policies of Section 101.1(b) of the Planning Code
20 and, when effective, with the General Plan as proposed to be amended and hereby adopts
21 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.
22 _____, and incorporates said findings by this reference thereto.

23 (c) This Board of Supervisors further finds that this ordinance, by making it easier to
24 construct elevators which are able to serve rooftops, will help ensure compliance with the
25 accessibility provisions of the San Francisco Building Code which, for instance, require that

1 common-use areas in multi-family dwellings and recreational facilities in publicly funded
2 housing be accessible to persons with disabilities.

3 Section 2. The San Francisco Planning Code is hereby amended by adding Section
4 260, to read as follows:

5 **Sec. 260. HEIGHT LIMITS: MEASUREMENT.**

6 (a) Method of Measurement. The limits upon the height of buildings and structures
7 shall be as specified on the Zoning Map. In the measurement of height for purposes of such
8 limits, the following rules shall be applicable:

9 (1) The point above which such measurements shall be taken shall be as specified
10 in the definition of "height" in this Code.

11 (2) The upper point to which such measurement shall be taken shall be the highest
12 point on the finished roof in the case of a flat roof, and the average height of the rise in the
13 case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a
14 feature not exempted under Subsection (b) below.

15 (3) In cases where the height limit is 65 feet or less and a street from which height
16 measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot
17 that also slopes upward from the street, there shall be a maximum width for the portion of the
18 building or structure that may be measured from a single point at curb or ground level,
19 according to the definition of "height," as specified in the following table. These requirements
20 shall not apply to any property to which the bulk limitations in Section 270 of this Code are
21 applicable.

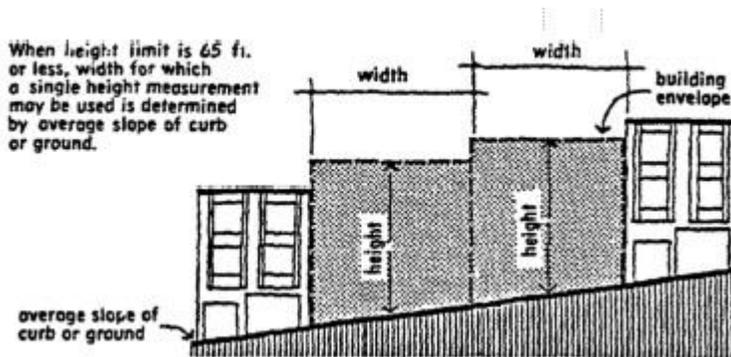
22 TABLE 260

23 HEIGHT MEASUREMENT ON LATERAL SLOPES WHERE HEIGHT LIMIT IS 65
24 FEET OR LESS

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1 Average Slope of Curb or Ground From Which Height is Measured Maximum Width for
 2 Portion of Building that May Be Measured from a Single Point

3	5 percent or less	No requirement
4	More than 5 percent but no more than 15 percent	65 feet
5	More than 15 percent but no more than 20 percent	55 feet
6	More than 20 percent but no more than 25 percent	45 feet
7	More than 25 percent	35 feet



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

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

1 wall of the building, shall not exceed 20 percent of the horizontal area of the roof in such first
2 10 feet of depth.

3 As an alternative, the sum of the horizontal areas of all features listed in this Paragraph
4 (b)(1) may be equal but not exceed 20 percent of the horizontal area permitted for buildings
5 and structures under any bulk limitations in Section 270 of this Code applicable to the subject
6 property.

7 Any such sum of 20 percent heretofore described may be increased to 30 percent by
8 unroofed screening designed either to obscure the features listed under (A) and (B) below or
9 to provide a more balanced and graceful silhouette for the top of the building or structure.

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

16 (B) Elevator, stair and mechanical penthouses, fire towers, skylights and dormer
17 windows. Except for an elevator penthouse in any building located in a height district where the
18 height limit is 65 feet or less, tThis exemption shall be limited to the top 10 feet of such features
19 where the height limit is 65 feet or less, and the top 16 feet of such features where the height
20 limit is more than 65 feet. For an elevator penthouse in any building where the height limit is 65 feet
21 or less, this exemption shall be limited to the top 16 feet of such features, provided that access to the
22 roof by an elevator is required to meet Planning Code or Building Code requirements.

23 (C) Stage and scenery lofts.
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1 (D) Ornamental and symbolic features of public and religious buildings and
2 structures, including towers, spires, cupolas, belfries and domes, where such features are not
3 used for human occupancy.

4 (E) In any C-3 District, enclosed space related to the recreational use of the roof,
5 not to exceed 16 feet in height.

6 (F) In any C-3 or South of Market District, additional building volume used to
7 enclose or screen from view the features listed under Subsections (b)(1)(A) and (B) above.
8 The rooftop form created by the added volume shall not be subject to the percentage
9 coverage limitations otherwise applicable to this subsection but shall meet the requirements of
10 Section 141 and shall not exceed 20 feet in height, measured as provided in Subsection (a)
11 above, and may not exceed a total volume, including the volume of the features being
12 enclosed, equal to $\frac{3}{4}$ of the horizontal area of all upper tower roof areas of the building
13 measured before the addition of any exempt features times 20.

14 (G) In any C-3 District, vertical extensions to buildings, such as spires, which
15 enhance the visual appearance of the structure and are not used for human occupancy may
16 be allowed, pursuant to the provisions of Section 309, up to 75 feet above the height
17 otherwise allowed. The extension shall not be subject to the percentage coverage limitations
18 otherwise applicable to this subsection, provided that the extension is less than 100 square
19 feet in cross-section and 18 feet in diagonal dimension.

20 (H) In the Rincon Hill Special Use District, enclosed space related to the recreational
21 use of the roof, not to exceed 16 feet in height.

22 (I) In the Rincon Hill Special Use District, additional building volume used to
23 enclose or screen from view the features listed under Subsections (b)(1)(A) and (b)(1)(B)
24 above. The rooftop form created by the added volume shall not be subject to the percentage
25 coverage limitations otherwise applicable to this subsection but shall meet the requirements of

1 Section 141 and shall not exceed 20 feet in height, measured as provided in Subsection (a)
2 above, and may not exceed a total volume, including the volume of the features being
3 enclosed, equal to $\frac{3}{4}$ of the horizontal area of all upper tower roof areas of the building
4 measured times 20.

5 (J) In the Van Ness Special Use District, additional building volume used to enclose
6 or screen from view the features listed under Subsections (b)(1)(A) and (b)(1)(B) above and
7 to provide additional visual interest to the roof of the structure. The rooftop form created by the
8 added volume shall not be subject to the percentage coverage limitations otherwise applicable
9 to this Subsection, but shall meet the requirements of Section 141 and shall not exceed 10
10 feet in height where the height limit is 65 feet or less or 16 feet where the height limit is more
11 than 65 feet, measured as provided in Subsection (a) above, and may not exceed a total
12 volume, including the volume of the features being enclosed, equal to $\frac{3}{4}$ of the horizontal area
13 of all upper tower roof areas of the building measured before the addition of any exempt
14 features times 10 where the height limit is 65 feet or less or times 16 where the height limit is
15 more than 65 feet.

16 (K) In the Northeast China Basin Special Use District, light standards for the
17 purpose of lighting the ballpark.

18 (L) In the Candlestick Point Special Use District, light standards for the purpose of
19 the lighting the stadium, scoreboards associated with the stadium, and flagpoles and other
20 ornamentation associated with the stadium.

21 (2) The following features shall be exempt, without regard to their horizontal area,
22 provided the limitations indicated for each are observed:

23 (A) Railings, parapets and catwalks, with a maximum height of four feet.

24 (B) Open railings, catwalks and fire escapes required by law, wherever situated.

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1 (C) Unroofed recreation facilities with open fencing, including tennis and basketball
2 courts at roof level, swimming pools with a maximum height of four feet and play equipment
3 with a maximum height of 10 feet.

4 (D) Unenclosed seating areas limited to tables, chairs and benches, and related
5 windscreens, lattices and sunshades with a maximum height of 10 feet.

6 (E) Landscaping, with a maximum height of four feet for all features other than plant
7 materials.

8 (F) Short-term parking of passenger automobiles, without additional structures or
9 equipment other than trellises or similar overhead screening for such automobiles with a
10 maximum height of eight feet.

11 (G) Amusement parks, carnivals and circuses, where otherwise permitted as
12 temporary uses.

13 (H) Flagpoles and flags, clothes poles and clotheslines, and weathervanes.

14 (I) Radio and television antennae where permitted as accessory uses and towers
15 and antennae for transmission, reception, or relay of radio, television or other electronic
16 signals, where permitted as principal or conditional uses, subject to the limitations of
17 Subsections 227(h) and (i) of this Code and limitations imposed by the City Planning
18 Commission.

19 (J) Warning and navigation signals and beacons, light standards and similar
20 devices, not including any sign regulated by this Code.

21 (K) Public monuments owned by government agencies.

22 (L) Cranes, scaffolding and batch plants erected temporarily at active construction
23 sites.

24 (M) Structures and equipment necessary for the operation of industrial plants,
25 transportation facilities, public utilities and government installations, where otherwise

1 permitted by this Code and where such structures and equipment do not contain separate
2 floors, not including towers and antennae for trans-mission, reception, or relay of radio,
3 television, or other electronic signals where permitted as principal or conditional uses by this
4 Code.

5 (N) Buildings, structures and equipment of the San Francisco Port Commission,
6 where not subject to this Code due to provisions of the San Francisco Charter or State law.

7 (O) Additional building height, up to a height of five feet above the otherwise
8 applicable height limit, where the uppermost floor of the building is to be occupied solely by
9 live/work units located within a South of Market District.

10 (P) Enclosed recreational facilities up to a height of 10 feet above the otherwise
11 applicable height limit when located within both an SSO District and a 65-U height and bulk
12 district and when authorized by the City Planning Commission as a conditional use pursuant
13 to Sections 303 and 316 of this Code, provided that the project is designed in such a way as
14 to reduce the apparent mass of the structure above a base 50 foot building height.

15 (Q) Historic signs within an historic sign district permitted pursuant to Sections 302,
16 303 and 608.14 of this Code.

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18 Section 3. The Planning Department concluded environmental review of this ordinance
19 pursuant to the California Environmental Quality Act. Documentation of that review is on file
20 with the Clerk of the Board of Supervisors in File No. _____.

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

24

25 By: _____
Sarah Ellen Owsowitz
Deputy City Attorney