

FILE NO. 131059

ORDINANCE NO. 25-14

[Planning Code - Allowing Certain Non-Conforming Structures to be Rebuilt Under Certain Conditions]

1 **Ordinance amending the Planning Code to allow non-conforming secondary structures**  
2 **in a C-3-R (Downtown Retail) Zoning District on Block 295, Lot 16, to be demolished**  
3 **and rebuilt to the prior non-conforming size under certain conditions; making**  
4 **environmental findings, and findings of consistency with the General Plan, and the**  
5 **eight priority policies of Planning Code, Section 101.1.**

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
9 **Board amendment additions** are in double-underlined Arial font.  
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
11 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
12 subsections or parts of tables.

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

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this  
16 ordinance comply with the California Environmental Quality Act (California Public Resources  
17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
18 Supervisors in File No. 131059 and is incorporated herein by reference.

19 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, adopted  
20 ~~findings that the~~ The actions contemplated in this ordinance are consistent, on balance, with  
21 the City's General Plan and eight priority policies of Planning Code Section 101.1, for the  
22 reasons set forth in the Planning Department Staff Report prepared for the Planning  
23 Commission hearing of February 6, 2014, and its attached draft Planning Commission  
24 Resolution. The Board adopts these reasons ~~findings [OR, this determination]~~ as its own. A  
25

1 copy of said ~~Resolution~~ Staff Report and draft Planning Commission Resolution is on file with  
2 the Clerk of the Board of Supervisors in File No. 131059, and is incorporated herein by  
3 reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
5 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
6 in ~~Planning Commission Resolution No. \_\_\_\_\_~~ the Planning Department's Staff Report  
7 referenced above. and ~~the~~The Board incorporates such reasons herein by reference.

8  
9 Section 2. The Planning Code is hereby amended by revising Section 188, to read as  
10 follows:

11 **SEC. 188. NONCOMPLYING STRUCTURES: ENLARGEMENTS, ALTERATIONS**  
12 **AND RECONSTRUCTION.**

13 (a) Within the limitations of this Article 1.7, and especially Sections 172 and 180  
14 hereof, a noncomplying structure as defined in Section 180 may be enlarged, altered or  
15 relocated, or undergo a change or intensification of use in conformity with the use limitations  
16 of this Code, provided that with respect to such structure there is no increase in any  
17 discrepancy, or any new discrepancy, at any level of the structure, between existing  
18 conditions on the lot and the required standards for new construction set forth in this Code,  
19 and provided the remaining requirements of this Code are met.

20 (b) A noncomplying structure that is damaged or destroyed by fire, or other calamity,  
21 or by Act of God, or by the public enemy, may be restored to its former condition; provided  
22 that such restoration is permitted by the Building Code, and is started within eighteen months  
23 and diligently prosecuted to completion. Except as provided in Subsection (c) below, no  
24 noncomplying structure that is voluntarily razed or required by law to be razed by the owner  
25 thereof may thereafter be restored except in full conformity with the requirements of this Code.

1 For purposes of this Subsection (b), "started within eighteen months" shall mean that  
2 within eighteen months of the fire or other calamity or Act of God, the structure's owner shall  
3 have filed a building permit application to restore the structure to its former condition and use.

4 (c) In order that major life safety hazards in noncomplying structures may be  
5 eliminated as expeditiously as possible, a noncomplying structure constructed of unreinforced  
6 masonry that is inconsistent with the requirements of the UMB Seismic Retrofit Ordinance,  
7 Ordinance No. 227-92, may be demolished and reconstructed to the same level of  
8 noncompliance; provided that:

9 (1) The current requirements of the Building, Housing and Fire Codes and, as  
10 applicable, Planning Code are met, provided that the Zoning Administrator may, and is hereby  
11 empowered to, permit minor modifications to Planning Code requirements (which may include  
12 permitting an increase in the building envelope or a reduction in the number of parking  
13 spaces) to the extent necessary and required to bring the replacement building up to such  
14 applicable Code requirements and to allow replacement of the demolished building with a  
15 building which contains a comparable amount of square footage or the same number of  
16 residential units as that of the demolished building. The Zoning Administrator shall provide a  
17 written determination regarding such permitted Planning Code modifications; and

18 (2) Such restoration or reconstruction is started within one year after razing or  
19 other demolition work on the structure and diligently prosecuted to completion.

20 (d) Notwithstanding Subsection (a) of this Section, a noncomplying structure as  
21 defined in Section 180, may add nonusable space. "Nonusable space" is space not used for  
22 living, sleeping, eating, cooking or working. Public corridors, mechanical space, fire stairs and  
23 similar areas, are nonusable space. The enlargement must:

24 (1) Facilitate the adaptive reuse or the rehabilitation of a landmark site or  
25 contributory structure within a Historic District designated under Article 10 of this Code or a

1 significant structure or contributory structure within a Conservation District designated under  
2 Article 11 of this Code; and

3 (A) Be necessary to comply with Building Code, Fire Code or Planning  
4 Code requirements; or

5 (B) Enhance the life safety aspects of the building and/or mechanical,  
6 environmental control systems; or

7 (2) Be located within a C-3 District, and:

8 (A) Be necessary to comply with Building Code, Fire Code or Planning  
9 Code requirements; or

10 (B) Enhance aesthetic qualities and/or character; or

11 (C) Enhance the life safety aspects of the building and/or mechanical,  
12 environmental control systems; or

13 (D) Accommodate rooftop features exempted from height limits under  
14 Section 260(b) or as provided for under Sections 270, 271 or 272 of this Code.

15 (3) Application for enlargement of a non-complying structure under Subsection  
16 (d)(1) shall be considered as part of an application for a Certificate of Appropriateness under  
17 Article 10 or a Permit to Alter under Article 11 of this Code. Any application to enlarge a  
18 noncomplying structure under Article 11 shall be considered as a major alteration under  
19 Section 1111 of the Planning Code. Application to alter a noncomplying structure not  
20 designated an Article 11 significant or contributory building under Subsection (d)(2) shall be  
21 considered under the provisions of Section 309(b) of this Code. These applications shall be  
22 subject to the following additional criteria:

23 (A) That the enlargement promote the health, safety and welfare of the  
24 public; and

1 (B) That the enlargement not cause significant shadows or wind impacts  
2 on public sidewalks and parks; and

3 (C) That the structure provides an appropriate transition to adjacent  
4 properties, as necessary; and

5 (D) That the interior block open space formed by the rear yards of  
6 abutting properties will not be adversely affected; and

7 (E) That the access of light and air to abutting properties will not be  
8 significantly affected; and

9 (F) That public view corridors not be significantly affected; and

10 (4) The City Planning Commission, subject to the same application procedures  
11 of Section 188(d)(3) above, may grant an exception to the Planning Code requirements rather  
12 than expansion of the structure to accommodate the Planning Code requirements. The  
13 exception of the Planning Code requirement shall be subject to the criteria below:

14 (A) That the exception promote the health, safety and welfare of the  
15 public; and

16 (B) That the exception result in an increased benefit to the public and the  
17 adjacent properties over the increase in nonconformance; and

18 (C) That the exception not be detrimental to either the occupants of the  
19 proposed project or to the neighborhood.

20 (e) Notwithstanding Subsection (a) of this Section, and in order that certain character-  
21 defining architectural elements of Qualified Movie Theaters be preserved and enhanced, a  
22 noncomplying Historic Movie Theater Projecting Sign, as defined in Section 602.25, and/or a  
23 noncomplying Historic Movie Theater Marquee, as defined in Section 602.26, may be  
24 preserved, rehabilitated, or restored. A noncomplying Historic Movie Theater Projecting Sign  
25

1 or a noncomplying Historic Movie Theater Marquee removed from a Qualified Movie Theater  
2 prior to or in absence of an application for replacement may be reconstructed.

3 (1) For the purposes of this Section, "Qualified Movie Theater" shall mean a  
4 building that: (A) is currently or has been used as a movie theater; and (B) is listed on or  
5 eligible for listing on the National Register of Historic Places or the California Register of  
6 Historical Resources, designated a City Landmark or a contributor to a City Landmark District  
7 under Article 10, or designated as a Significant or Contributory Building under Article 11.

8 (2) Any preservation, rehabilitation, restoration, or reconstruction permitted  
9 under this Section shall be in strict conformity with the overall design, scale, and character of  
10 the existing or previously existing Historic Movie Theater Sign or Historic Movie Theater  
11 Marquee and:

12 (A) For a Qualified Movie Theater that retains its Historic Movie Theater  
13 Projecting Sign and/or Historic Movie Theater Marquee, the signage features shall be limited  
14 to the following:

15 (i) On a Historic Movie Theater Projecting Sign, the historic name  
16 associated with a previous theater occupant;

17 (ii) On a Historic Movie Theater Marquee, the historic name  
18 associated with a previous theater occupant and, where applicable, on the signboard, other  
19 information that is an Identifying Sign, as defined in Section 602.10, provided such information  
20 shall be contained within the signboard, shall not consist of any logos, and shall be in the  
21 character of lettering historically found on movie theater signboards in terms of size, font, and  
22 detail.

23 (B) For a Qualified Movie Theater where the Historic Movie Theater  
24 Projecting Sign and/or Historic Movie Theater Marquee has been removed and is proposed to  
25 be reconstructed, the overall design and signage features shall be limited to the following:

1 (i) On a Historic Movie Theater Projecting Sign, the historic name  
2 associated with a previous theater occupant;

3 (ii) On a Historic Movie Theater Marquee, the historic name associated  
4 with a previous theater occupant and, where applicable, on the signboard, other information  
5 that is an Identifying Sign, as defined in Section 602.10, provided such information shall be  
6 contained within the signboard, shall not consist of any logos, and shall be in the character of  
7 lettering historically found on movie theater signboards in terms of size, font, and detail.

8 (C) Any application to reconstruct shall include evidence of the dimensions,  
9 scale, materials, placement, and features of the previously ~~existing~~existing Historic Movie  
10 Theater Projecting Sign and/or Historic Movie Theater Marquee, as well as any other  
11 information required by the Zoning Administrator.

12 (D) General advertising signs shall not be permitted on either a Historic Movie  
13 Theater Projecting Sign or a Historic Movie Theater Marquee.

14 (f) Notwithstanding Subsection (a) of this Section 188, a secondary structure that is  
15 noncomplying with respect to the maximum floor area ratio limit may be removed, in whole or in part,  
16 and reconstructed pursuant to the criteria below. For purposes of this Subsection (f), a secondary  
17 structure means a structure located on a lot with two or more structures that has no more than one-  
18 quarter of the gross floor area of the primary structure on the lot.

19 (1) The proposed removal and reconstruction shall:

20 (A) Be located within a C-3-R District on Block 295, Lot 16;

21 (B) Promote and enhance the C-3-R District as a retail destination;

22 (C) Result in an increased benefit to the public and the adjacent properties;

23 (D) Enhance the aesthetic qualities and/or character of the lot;

24 (E) Result in a net decrease of gross floor area of all structures on the subject  
25 property.

1 (F) Result in a structure that more closely conforms to the floor area ratio limit;

2 (G) Not result in an adverse impact to a historic resource;

3 (H) Not cause significant shadows or wind impacts on public sidewalks or  
4 parks;

5 (I) Not obstruct significant public view corridors; and

6 (J) Not significantly impair light and air to abutting properties.

7 (2) An application for removal and reconstruction of a non-complying secondary  
8 structure shall be considered under the provisions of Section 309(b) of this Code.


9

10 Section 3. Effective Date. This ordinance shall become effective 30 days after  
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
13 of Supervisors overrides the Mayor's veto of the ordinance.

14

15 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
19 additions, and Board amendment deletions in accordance with the "Note" that appears under  
20 the official title of the ordinance.

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

23 By:   
24 KATE HERRMANN STACY  
25 Deputy City Attorney  
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City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Ordinance

File Number: 131059

Date Passed: March 11, 2014

Ordinance amending the Planning Code to allow non-conforming secondary structures in a C-3-R (Downtown Retail) Zoning District to be demolished and rebuilt to the prior non-conforming size under certain conditions; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

February 24, 2014 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

February 24, 2014 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

March 04, 2014 Board of Supervisors - PASSED, ON FIRST READING


Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

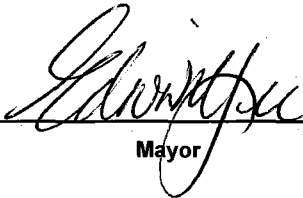
March 11, 2014 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar and Tang  
Excused: 2 - Wiener and Yee

File No. 131059

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 3/11/2014 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Mayor

  
Date Approved