

LEGISLATIVE DIGEST

[Planning Code - Nonconforming Uses: Enlargement, Alteration or Reconstruction]

Ordinance amending the Planning Code to permit the enlargement, alteration or reconstruction of a dwelling or other housing structure that exceeds the permitted density of the district if dwelling units are principally permitted in the district and the enlargement, alteration or reconstruction does not extend beyond the building envelope as it existed on January 1, 2013; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Planning Code Section 181 prohibits the enlargement, alteration, and reconstruction of a structure occupied by a nonconforming use unless the result will be elimination of the nonconforming use except as specified in Section 181.

Amendments to Current Law

Section 181 is amended to permit enlargement, alteration, or reconstruction of a dwelling or other housing structure exceeding the permitted density for the district in which it is located where (1) the dwelling or other housing structure is located in a district where a dwelling unit is a principally permitted use and (2) the enlargement, alteration, or reconstruction does not otherwise extend beyond the building envelope as it existed on January 1, 2013.

Background Information

As applied to existing housing in areas where dwelling units are principally permitted uses, the current requirement is too strict and does not conform to San Francisco's housing policies.