

LEGISLATIVE DIGEST

[Planning Code - Story Count and Mezzanines]

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story from one-third to one-half of the floor area of the story or room in which the mezzanine is located; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section, 101.1; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Mezzanines larger than one-third of the floor area of the preceding floor count as a separate story for purposes of the Planning Code.

Amendments to Current Law

The Proposed Legislation would increase the threshold such that mezzanines could be up to one-half the size of the preceding floor without counting as a separate story.

Background

There is a discrepancy between how the Building and Planning Codes treat mezzanines in a building's story count. The Building Code allows mezzanines up to one-half the preceding floor size in buildings with certain fire safety features to not count as separate stories, whereas the Planning Code would consider such mezzanines as a separate story leading to inconsistent floor counts between the two codes. The Proposed Legislation would align the Building and Planning Codes when counting stories for buildings with mezzanines larger than one-third, but less than one-half, the size of the preceding floor.