

1 [Planning Code - Height Exemptions for Hospitals]

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3 **Ordinance amending the Planning Code to allow exemptions above the height limit for**
 4 **hospital mechanical equipment in hospitals that are legal non-compliant structures**
 5 **with regard to height; and making environmental findings and findings of consistency**
 6 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

13 Section 1. Findings

14 (a) The Planning Department has determined that the actions contemplated in this
 15 ordinance comply with the California Environmental Quality Act (California Public Resources
 16 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 17 Supervisors in File No. 141096 and is incorporated herein by reference.

18 (b) On November 13, 2014, the Planning Commission, in Resolution No. 19275,
 19 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 20 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
 21 Board adopts these findings [OR, this determination] as its own. A copy of said Resolution is
 22 on file with the Clerk of the Board of Supervisors in File No. 141096, and is incorporated
 23 herein by reference.

24 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
 25 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth

1 in Planning Commission Resolution No. 19275 and the Board incorporates such reasons
2 herein by reference.

3 Section 2. The Planning Code is hereby amended by adding new Subsection
4 260(b)(2)(S), to read as follows:

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

6 * * * *

7 (S) Hospitals, as defined in this Code, that are legal non-complying structures with regard to
8 height, may add additional mechanical equipment so long as the new mechanical equipment 1) is not
9 higher than the highest point of the existing rooftop enclosure, excluding antennas; 2) has minimal
10 visual impact and maximum architectural integration; 3) is necessary for the function of the building;
11 and 4) no other feasible alternatives exist. Any existing rooftop equipment that is out of service or
12 otherwise abandoned must be removed prior to installation of new rooftop equipment.

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

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

20 By: _____
21 ANDREA RUIZ-ESQUIDE
22 Deputy City Attorney

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