

LEGISLATIVE DIGEST

[Planning Code - Window Replacement Standards]

Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings; 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 necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

Property owners that propose to replace certain existing windows must obtain a permit from the City and comply with window replacement standards prepared by the Planning Department. These standards regulate the size, materials, appearance, operation, and arrangement of certain replacement windows.

Amendments to Current Law

Subject to certain exceptions, this ordinance would prohibit the City from imposing any restrictions related to the size, design, appearance, materials, finish, operation, details, or arrangement of any window that replaces an existing window. This prohibition would not apply to window replacements in certain structures that have been determined to be historic resources, or eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. The City would continue to impose any requirements for replacement windows that are necessary to comply with applicable building and fire standards, and any other applicable requirements necessary to protect health and safety.