

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 7/29/2019)

[Planning Code - New Rooftop Floor Area or Building Volume on Noncomplying Structure Designated as a Significant Building - Assessor's Parcel Block No. 3707]

Ordinance amending the Planning Code to permit new floor area or building volume on the rooftop of a noncomplying structure that is designated as a Significant Building under Planning Code, Article 11, and located on Assessor's Parcel Block No. 3707, provided that the rooftop has an existing parapet at least 17 feet in height along the primary building frontage; 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 under Planning Code, Section 302.

Existing Law

Prior to the expiration of Planning Code Section 188, subsection (g), on January 31, 2019, the Planning Code authorized "Terrace Infill," defined as floor area or building volume located within an existing terrace that is already framed by a wall, to be permitted on a noncomplying structure designated a Significant Building under Article 11 of the Planning Code and located on Assessor's Block 0316 (bounded by Geary, Mason, O'Farrell, and Taylor Streets). Prior to the expiration of Planning Code Section 188, subsection (g), applications for Terrace Infill were considered a Major Alteration under Planning Code Section 1111.1 and were required to comply with the applicable provisions of Article 11 of the Planning Code, including the requirement of procuring a Permit to Alter and establishing that the proposed Terrace Infill (1) would not be visible from the primary building frontage, and (2) would not exceed 1,500 net new square feet per building.

Amendments to Current Law

This legislation would reauthorize the City to permit Terrace Infill under Planning Code Section 188, subsection (g), and would include revisions to the prior Planning Code Section 188, subsection (g), to clarify that "Terrace Infill" refers to "new" floor area or building volume; to include new locations, Assessor's Block 3707 (bounded by Market, Second, Mission, and Third Streets), for which Terrace Infill may be permitted within an existing rooftop terrace that is behind a parapet at least 17 feet in height along the primary building frontage; and to authorize the consideration of applications for Terrace Infill for Assessor's Blocks 0316 and 3707 until January 31, 2028.

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