FILE NO. 240729

LEGISLATIVE DIGEST

[Planning Code - 1896 Pacific Avenue - New Rooftop Floor Area or Building Volume on Noncomplying Structure]

Ordinance amending the Planning Code to permit new floor area or building volume on the rooftop of a noncomplying structure located at 1896 Pacific Avenue, on Assessor's Parcel Block No. 0576, Lot Nos. 27-44; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, the height limit at 1896 Pacific Avenue (Assessor's Parcel Block Number 0576, Lots 27-44) is 80 feet. The existing building at 1896 Pacific Avenue, which is taller than 80 feet, is a non-conforming structure. Planning Code Section 188(a) prohibits the enlargement of a non-complying structure.

Amendments to Current Law

This ordinance would allow the enclosure of an existing rooftop terrace at 1896 Pacific Avenue. Under a new exception to Planning Code Section 188, an existing rooftop terrace that is framed with at least two perimeter walls could be enclosed and add additional Gross Floor Area or building volume. The Rooftop Terrace Enclosure could not exceed more than 1000 square feet in Gross Floor Area.

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