

LEGISLATIVE DIGEST

[Planning Code – Height Exemptions for Hospitals]

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

Existing Law

Section 260 of the Planning Code provides the method of measurement for the height limits for buildings and structures set forth in the Zoning Map. It also lists a series of exemptions from height limits.

Amendments to Current Law

This Ordinance would add a new exemption above the height limit, for hospital mechanical equipment in hospitals legal non-complying structures with regard to height, provided that some conditions are met. The conditions are that the new mechanical equipment 1) is not higher than the highest point of the existing rooftop enclosure, excluding antennas; 2) has minimal visual impact and maximum architectural integration; 3) is necessary for the function of the building; and 4) no other feasible alternatives exist.

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