



SAN FRANCISCO PLANNING DEPARTMENT

April 6, 2016

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2015-017728PCA:
Mid-block Alley and Rooftop Screening and Enclosure Controls Ordinance**

**BOS File No: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo,

On March 3, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed Planning Code Text Amendment Ordinance;

On March 24, 2016 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance initiated by the Planning Commission would amend Planning Code Sections 260(b)(1)(F), 270.1, 270.2, 309, 735, 743 and 744 to allow for greater flexibility in the screening of rooftop mechanical equipment and make mid-block alley controls more consistently applied throughout the zoning districts in which mid-block alleys are required; and other technical and clerical amendments. The following Planning Code Sections would be amended to:

- **260(b)(1)(F): Rooftop Screen and Enclosure Controls:**
 - Strike obsolete zoning districts RC-1 and RC-2; and
 - Enumerate and list as separate paragraphs controls for rooftop enclosures or screens.
- **270.1: Horizontal Mass Reduction Controls:**
 - Apply subject controls to all buildings in Eastern Neighborhoods Mixed Use Districts with street or alley frontages greater than 200 feet in length, rather than only street frontages.
- **270.2: Mid-block Alley Controls:**
 - Apply to the South of Market Neighborhood Commercial Transit District (NCT), Folsom Street NCT and Regional Commercial Districts (RCD) in addition to large lot development in the Eastern Neighborhoods Mixed Use, South of Market Mixed-Use, C-3, C-M and DTR Districts that have one or more street or alley

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frontages of over 200 linear feet on a block face longer than 400 feet between intersections (rather than only street frontages); and

- Apply “60 percent open to the sky” provision to all zoning districts where mid-block alleys are required.
- **309: Permit Review in C-3 Districts:**
 - Correctly reference Section 161(f) within Subsection (a)(6) rather than 161(i); and
 - Allow exceptions to volumetric measurements of roof enclosure and screens subject to design review pursuant to Section 309. For existing buildings, grant exceptions only if all unused or out-of-operation rooftop equipment is removed.
- **Section 329: Large Project Authorization in Eastern Neighborhood Mixed-Use Districts:**
 - Correctly reference Section 210.3C within Subsection(d)(8) rather than 219.1, which no longer exists; and
 - Allow exceptions to volumetric measurements of roof enclosure and screens subject to design review pursuant to Section 309. For existing buildings, grant exceptions only if all unused or out-of-operation rooftop equipment is removed.
- **Section 735: South of Market Neighborhood Commercial Transit District (SOMA NCT)**
 - Apply mid-block alley controls; and
 - Update Table 735, subsection 735.10 to reference 270.2
- **Section 743: Folsom Street NCT**
 - Apply mid-block alley controls; and
 - Update Table 743, subsection 743.10 to reference 270.2
- **Section 744: Regional Commercial District**
 - Apply mid-block alley controls; and
 - Update Table 744, subsection 744.10 to reference 270.2

The Planning Commission found that the proposed Project could not have a significant effect on the environment as shown in the analysis of the Mitigated Negative Declaration and affirmed the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

At the March 24, 2016 hearing, the Commission voted to recommend **approval** of the proposed Planning Code Amendment Ordinance. Please find attached documents relating to the Commission’s action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers
Senior Policy Advisor

cc:

Mayor’s Office, Nicole Wheaton
City Attorney, Victoria Wong

Attachments (one copy of the following):

Planning Commission Resolution No. 19599, adopting approval recommendation for the Mid-block Alley and Rooftop Screening and Enclosure Controls Ordinance

Draft Mid-block Alley and Rooftop Screening and Enclosure Controls Ordinance (original sent via interoffice mail)

Legislative Digest

