

REVISED LEGISLATIVE DIGEST

(4/24/2017, Amended in Committee)

[Planning Code - Off-Street Parking and Loading Requirements]

Ordinance amending the Planning Code to clarify and consolidate language, delete redundancies and outdated provisions, correct typographical errors and erroneous cross-references, base required or allowed off-street parking and loading areas on Occupied Floor Area rather than Gross Floor Area, and consolidate and update the multiple provisions for establishing the maximum quantities of accessory parking that in some cases would result in a reduction in parking; affirming the Planning Department's California Environmental Quality Act determination; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code regulates off-street parking and loading across a number of different Articles and sections. The basic requirements are in Article 1.5, Sections 150 through 167. Sections 150 and 151 (and the corresponding table) establish the general controls and the number of spaces that must be provided for specific uses. Section 151.1 (and the corresponding table) establishes the general controls and number of permitted off-street parking spaces for specified zoning districts. Sections 152, 152.1, and 152.2 (and the corresponding tables) establish required or allowed loading spaces according to land use activity; the requirements are based on Gross Floor Area. Section 155 establishes the general standards for the location and arrangement of off-street parking and loading. Section 156 provides guidance on the design and approval of parking lots. Sections 157, 157.1, and 158.1 provide additional Conditional Use criteria for applications proposing parking that exceed accessory amounts. Section 161 outlines special exemptions and exceptions from the off-street parking and loading requirements; it also establishes an off-street parking maximum for the Washington-Broadway Special Use District.

Additional sections in other Articles also regulate off-street parking and loading. Section 142 regulates the screening of parking and vehicle use areas. Section 172 establishes a parking minimum for Live/Work Units. Section 204.5 identifies the conditions for off-street parking and loading to be considered accessory. Sections 249.75 and 249.76 establish SF HOPE Special Use Districts. Section 303 provides additional Conditional Use findings for specific land use categories.

Amendments to Current Law

The two SF HOPE Special Use Districts are amended to correct a typographical error. The proposed modifications to the other Planning Code sections listed above will clarify,

consolidate, and update the Code's off-street parking and loading requirements; correct typographical errors and incorrect cross-references; and delete redundancies. Sections in Article 8 and corresponding Zoning Control Tables are amended to conform to these proposed modifications.

In addition to these changes, (1) the definition of "Occupied Floor Area" in Section 102 is revised to exclude areas devoted to accessory parking in order to avoid including these areas into the calculation of required parking for zoning districts with minimum parking requirements; (2) the multiple provisions for establishing maximum quantities of accessory parking under Section 151(c) are consolidated and updated, which would result in reduced parking in some cases; and (3) the required or allowed loading spaces under Sections 152, 152.1, and 152.2 (and corresponding Tables) would be based on Occupied Floor Area instead of Gross Floor Area.

The specific modifications proposed are set forth in pages 3-4 of the Planning Department's Executive Summary of the proposed legislation, which was prepared for the Planning Commission's September 8, 2015.

Background Information

This ordinance is proposed as part of the Planning Department's ongoing effort to update and streamline the Planning Code that began with the consolidation and reorganization of Article 2.

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