

1 [Planning Code - Definition of Gross Floor Area]

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3 **Ordinance amending the Planning Code to revise the definition of Gross Floor Area to**
 4 **delete the reference to accessory buildings, exempt required car-share spaces, remove**
 5 **redundant off-street loading provisions, and modify provisions regarding accessory**
 6 **and non-accessory parking; and making environmental findings and findings of**
 7 **consistency with the General Plan, and the eight priority policies of Planning Code,**
 8 **Section 101.1, and public necessity, convenience, and welfare findings pursuant to**
 9 **Planning Code, Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

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15 Be it ordained by the People of the City and County of San Francisco:

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17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
 19 ordinance comply with the California Environmental Quality Act (California Public Resources
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 21 Supervisors in File No. 171096 and is incorporated herein by reference.

22 (b) On September 7, 2017, the Planning Commission, in Resolution No. 19989,
 23 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 24 with the City's General Plan and eight priority policies of Planning Code, Section 101.1. The

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1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. 171096, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
4 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
5 Commission Resolution No. 19989, and the Board incorporates such reasons herein by
6 reference.

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8 Section 2. The Planning Code is hereby amended by revising Section 102, to read as
9 follows:

10 **SEC. 102. DEFINITIONS.**

11 * * * *

12 **Floor Area, Gross.** In Districts other than C-3, the sum of the gross areas of the several
13 floors of a building or buildings, measured from the exterior faces of exterior walls or from the
14 centerlines of walls separating two buildings. Where columns are outside and separated from
15 an exterior wall (curtain wall) that encloses the building space or are otherwise so arranged
16 that the curtain wall is clearly separate from the structural members, the exterior face of the
17 curtain wall shall be the line of measurement, and the area of the columns themselves at each
18 floor shall also be counted. In C-3 Districts and the Van Ness Special Use District, the sum of
19 the gross areas of the several floors of a building or buildings, measured along the glass line
20 at windows at a height of four feet above the finished floor and along a projected straight line
21 parallel to the overall building wall plane connecting the ends of individual windows, provided,
22 however, that such line shall not be inward of the interior face of the wall.

23 (a) Except as specifically excluded in this definition, "Gross Floor Area" shall include,
24 but not be limited to, the following:

25 * * * *

1 ~~(7) In districts other than C-3 Districts, floor space in accessory buildings; and~~

2 ~~(87) In C-3 Districts, a~~Any floor area dedicated to accessory or non-accessory
3 parking, except for ~~bicycle parking, required off street loading, and~~ accessory parking as
4 specified in subsection (b)~~(67)~~; and

5 ~~(98)~~ Any other floor space not specifically excluded in this definition.

6 (b) "Gross Floor Area" shall not include the following:

7 * * * *

8 (6) Floor space dedicated to accessory parking that does not exceed the amount
9 principally permitted as accessory, and is located on any Basement Story~~underground~~;

10 ~~(7) In C-3 Districts, floor space dedicated to parking which does not exceed the~~
11 ~~amount principally permitted as accessory, and is located underground. Required off-street loading~~
12 ~~and required car-share parking;~~

13 (8) Bicycle parking that meets the standards of Sections 155.1 through 155.4 of
14 this Code;

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17 Section 3. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

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22 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

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5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By: _____
8 VICTORIA WONG
9 Deputy City Attorney

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