



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Midblock Alley and Rooftop Screening and Enclosure Controls

Amended Sections: 260(b)(1)(F), 270.1, 270.2, 309, 735, 743 and 744
Case Number: 2015-017728PCA
Board File/Enactment #: 160346/102-16
Initiated by: Planning Department
Effective Date: July 24, 2016

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The proposed Ordinance amends the San Francisco Planning Code, including 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 Way It Was:

1. **Section 260(b)(1)(F): Rooftop Screen and Enclosure Controls.**
 - Controls for rooftop enclosures or screens are listed within a single paragraph, causing the text to be more difficult to digest and understand.
2. **Section 270.1: Horizontal Mass Reduction Controls.**
 - Section 270.1 applies to all buildings in the Eastern Neighborhoods Mixed Use Districts with street frontage greater than 200 feet in length.
3. **Section 270.2: Mid-block Alley Controls.**
 - Mid-block alleys apply 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 frontages of over 200 linear feet on a block face longer than 400 feet between intersections.
 - In Eastern Neighborhood Mixed Use Districts, mid-block alleys must be at least 60% open to the sky. The "60% open to the sky" does not apply to any other districts where mid-block alleys are required.
4. **Section 309: Permit Review in C-3 Districts.**
 - Exceptions to volumetric measurements of roof enclosure and screens are not currently permitted.
5. **Section 329: Large Project Authorization in Eastern Neighborhood Mixed-Use Districts**

- Subsection (d)(8) references 219.1, which no longer exists.
 - Exceptions to volumetric measurements of roof enclosure and screens are not currently permitted.
6. **Section 735: SOMA Neighborhood Commercial Transit District (NCT)**
 - Midblock alleys do not currently apply.
 7. **Section 743: Folsom Street Neighborhood Commercial Transit District (NCT)**
 - Midblock alleys do not currently apply.
 8. **Section 744: Regional Commercial Transit District (RCD)**
 - Midblock alleys do not currently apply.

The Way It Is Now:

1. **Section 260(b)(1)(F): Rooftop Screen and Enclosure Controls.**
 - Controls for rooftop enclosures or screens are enumerated and listed as separate paragraphs for greater legibility and ease of comprehension.
2. **Section 270.1: Horizontal Mass Reduction Controls.**
 - Section 270.1 would apply to all buildings in the Eastern Neighborhoods Mixed Use Districts with street *or alley* frontages greater than 200 feet in length.
3. **Section 270.2: Mid-block Alley Controls.**
 - Mid-block alleys would also apply to the SOMA NCT and RCD districts 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* frontages of over 200 linear feet on a block face longer than 400 feet between intersections.
 - The “60% open to the sky” would apply to all zoning districts where mid-block alleys are required.
4. **Section 309: Permit Review in C-3 Districts.**
 - Exceptions to volumetric measurements of roof enclosure and screens would be permitted, pursuant and subject to design review per Section 309.
5. **Section 329: Large Project Authorization in Eastern Neighborhood Mixed-Use Districts**
 - Subsection (d)(8) would reference Section 210.3C, where Section 219.1 was redesignated.

- Exceptions to volumetric measurements of roof enclosure and screens would be permitted, pursuant and subject to design review per Section 329.
6. **Section 735: SOMA Neighborhood Commercial Transit District (NCT)**
 - Midblock alleys controls would apply.
 7. **Section 743: Folsom Street Neighborhood Commercial Transit District (NCT)**
 - Midblock alleys controls would apply.
 8. **Section 744: Regional Commercial Transit District (RCD)**
 - Midblock alleys controls would apply.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=4537434&GUID=E5922E60-6636-4DD6-801A-EF39E051292C>