

An aerial night photograph of San Francisco, showing the city's skyline with numerous illuminated skyscrapers. The Transamerica Pyramid and the Salesforce Tower are prominent. In the foreground, a large, landscaped rooftop park with greenery and a central plaza is visible. The Golden Gate Bridge is seen in the distance, spanning the water. The text "PLANNING CODE SECTION 136 OVERVIEW & PROPOSED CHANGES" is overlaid in large, white, sans-serif capital letters across the center of the image.

PLANNING CODE SECTION 136 OVERVIEW & PROPOSED CHANGES

Maia Small, Liz Watty & Audrey Butkus, Planning Department Staff
Sec. 136 Presentation / October 4, 2018/ Planning Commission



San Francisco
Planning

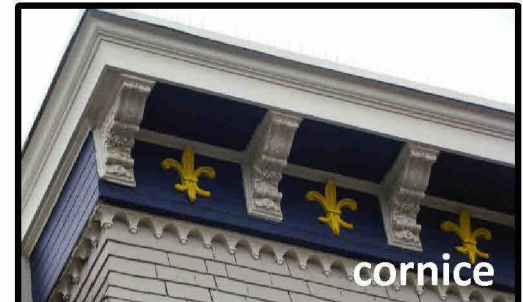
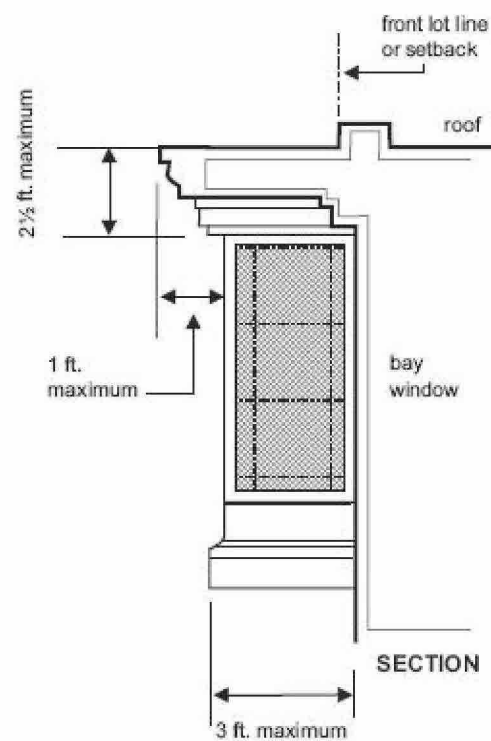
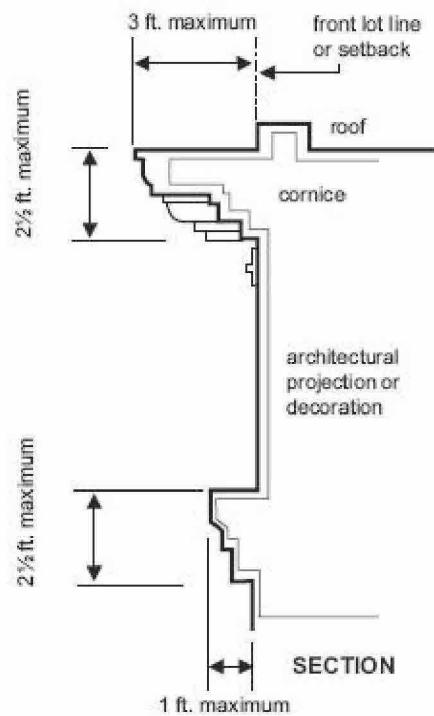
What is Planning Code Section 136?

Section 136 identifies the types of obstructions allowed over streets and alleyways. Examples of permitted obstructions include:

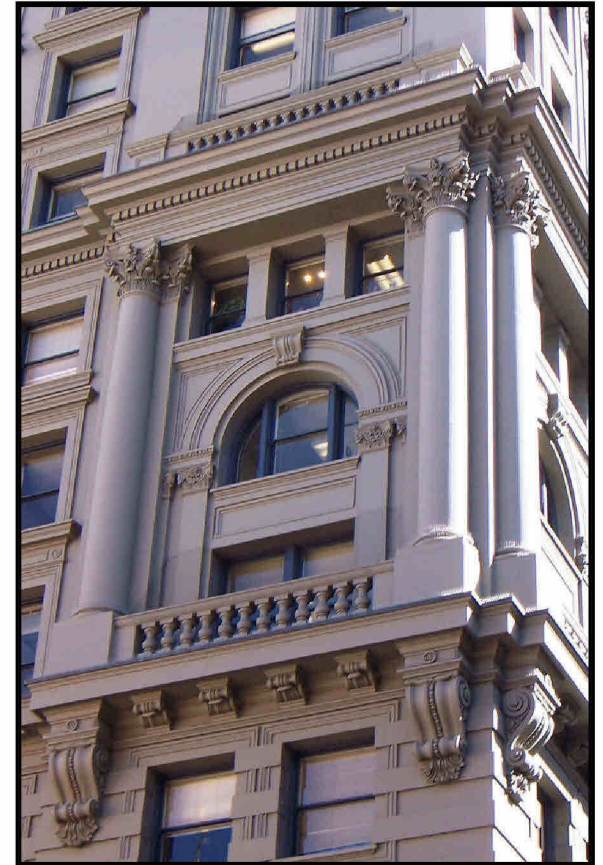
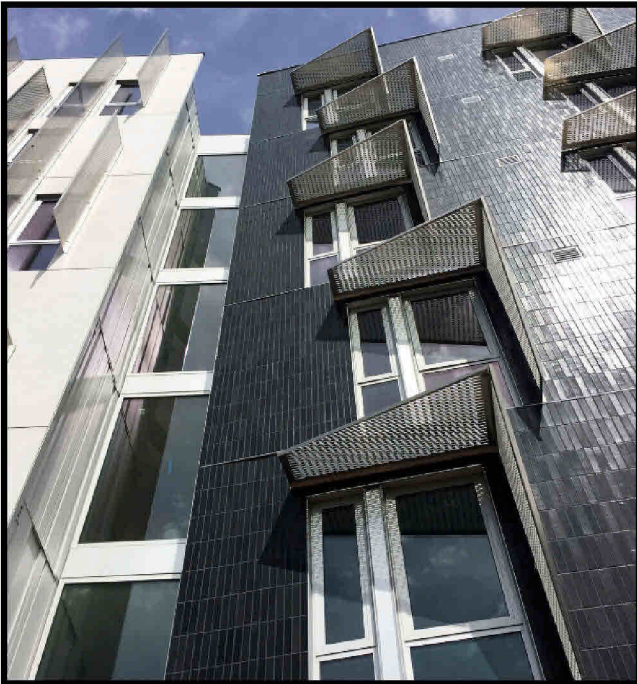
- Cornices
- Belt Courses
- Eaves
- Bay Windows
- Fire Escapes
- Chimneys
- Flagpoles



Examples of Permitted Obstructions: Architectural Projections



Examples of Obstructions NOT Permitted: Architectural Decorations



Why the Change? Architectural Projections

This has **historically been a challenge** for architectural designs that are innovative and desirable.

Changes in the energy code prompt the use of sunshades which can also positively animate a building façade.

This legislation is would allow for **more flexibility** in architectural projections that enhance a building's design.

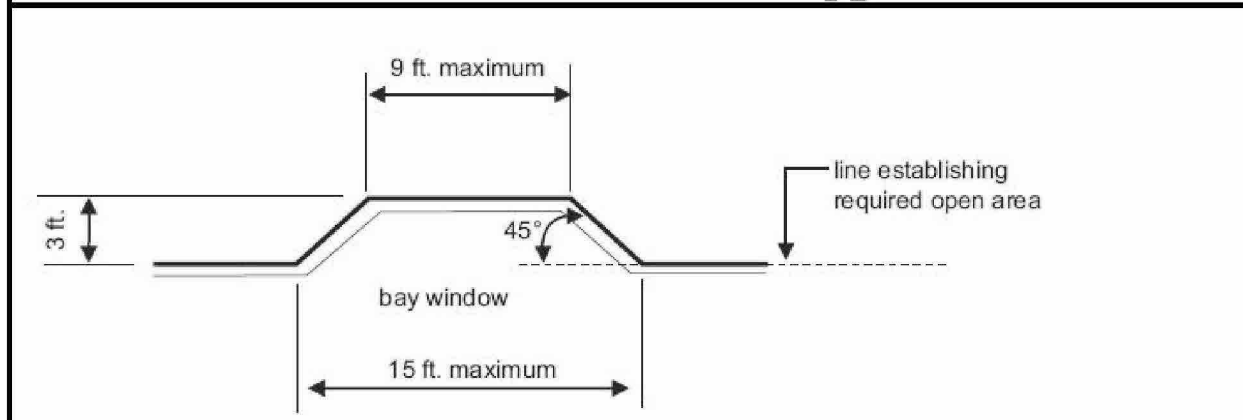
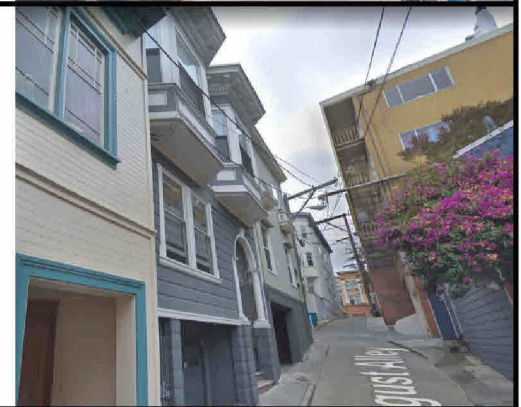
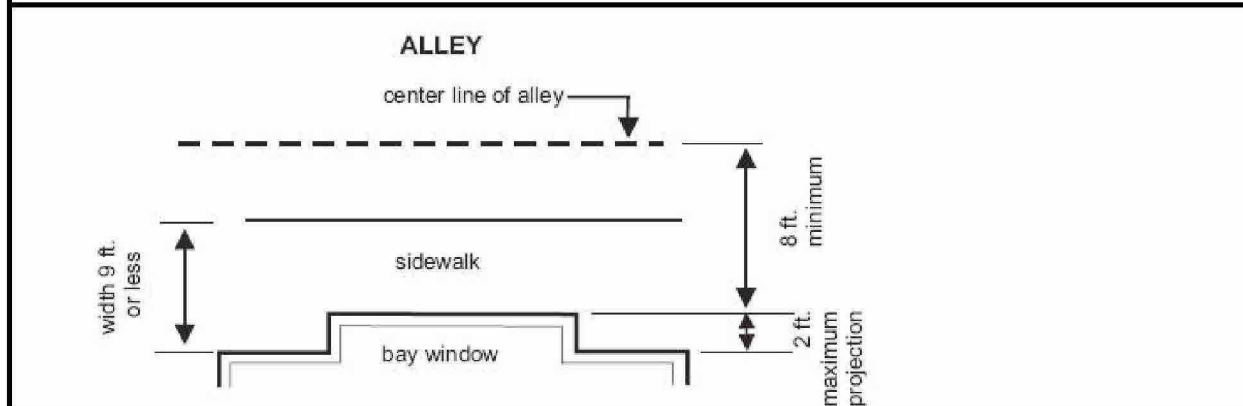
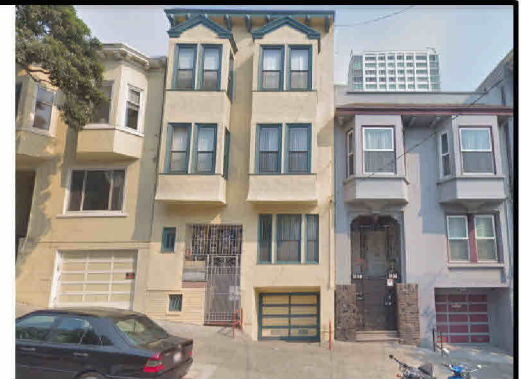
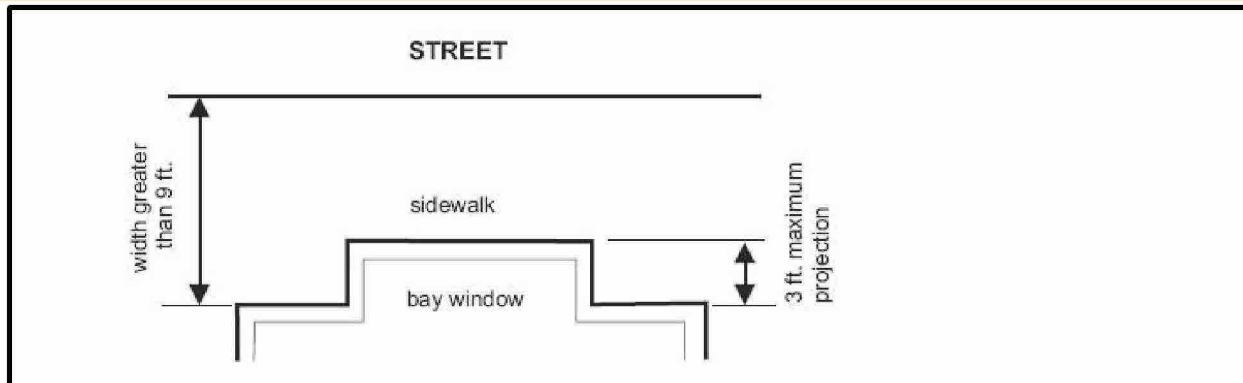
Passing **design review and design guidelines continued to be required** for any proposed obstruction.



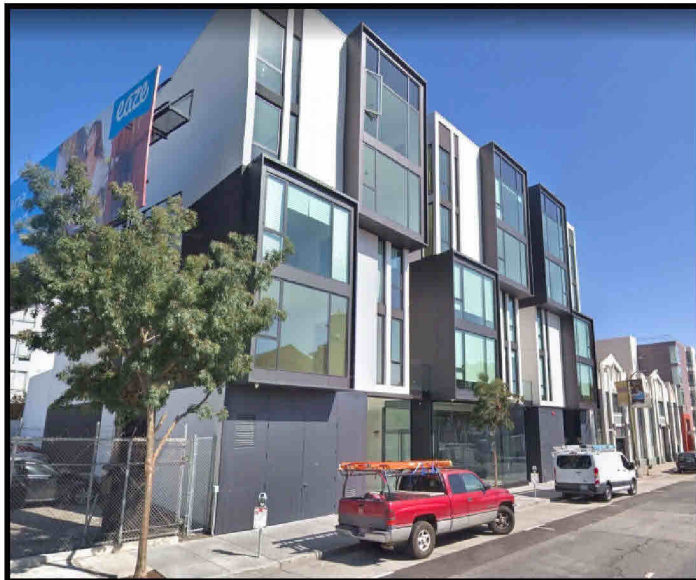
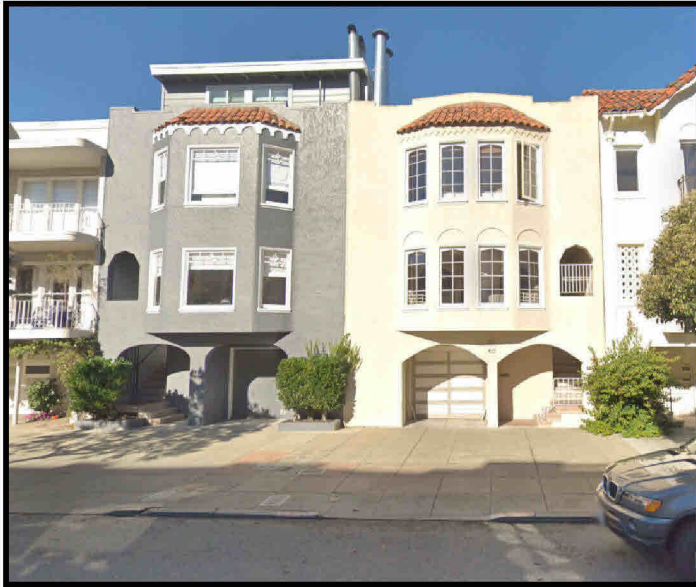
Proposed Changes to Section 136: Architectural Projections

The Way It Is Now:	The Way It Would Be:
<p>(1) Overhead horizontal projections (leaving at least 7½ feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:</p> <p>(A) At roof level, three feet over streets and alleys and into setbacks, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below such features, whichever is the greater projection,</p> <p>(B) At every other level, one foot over streets and alleys and into setbacks, and</p> <p>(C) Three feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less.</p>	<p>(1) Overhead horizontal projections (leaving at least 7½ feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:</p> <p>(A) At roof level, four feet over streets and alleys and into setbacks, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below such features, whichever is the greater projection,</p> <p>(B) At every other level, four feet over streets and alleys and into setbacks, and</p> <p>(C) Four feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less.</p>

Examples of Permitted Obstructions: Bay Windows



Examples of Obstructions NOT Permitted: Bay Windows



Why the Change? Bay Windows

1. The required findings for a Variance are difficult to meet for bay windows seeking an exception from one or more of the standards in Sec. 136.
2. Generally, a bay window's unique design is not the result of an exceptional or extraordinary circumstance applying to the property, but rather a product of architectural design.

Under the proposed legislation, this administrative process would allow proposed bay windows that do not meet a standard of Sec. 136, but still meet the massing requirements to be evaluated on its architectural integrity, rather than if the design is the result of an exceptional or extraordinary circumstance.

This administrative review process would require any proposed bay window design to seeking the waiver, to meet all applicable Department design standards.

Proposed Changes to Section 136: Bay Windows

The Way It Is Now:

If a proposed bay window's design does **not** fit within the limitations outlined in Section 136, the applicant's only other option, besides redesigning the project, is to seek a Variance from Section 136.

In order for the Zoning Administrator to grant a variance the following must be met:

1. There are exceptional or extraordinary circumstances applying to the property that do not apply to other properties in the district;
2. Due to these circumstances the enforcement of the Code would result in practical difficulty or unnecessary hardship not created by the applicant or owner of the property;
3. The variance is necessary for the preservation and enjoyment of the subject property;
4. The granting of such variance will not be detrimental to the public welfare;
5. That the granting of such variance will be in harmony with the general purpose and intent of The Code and will not adversely affect the Master Plan.

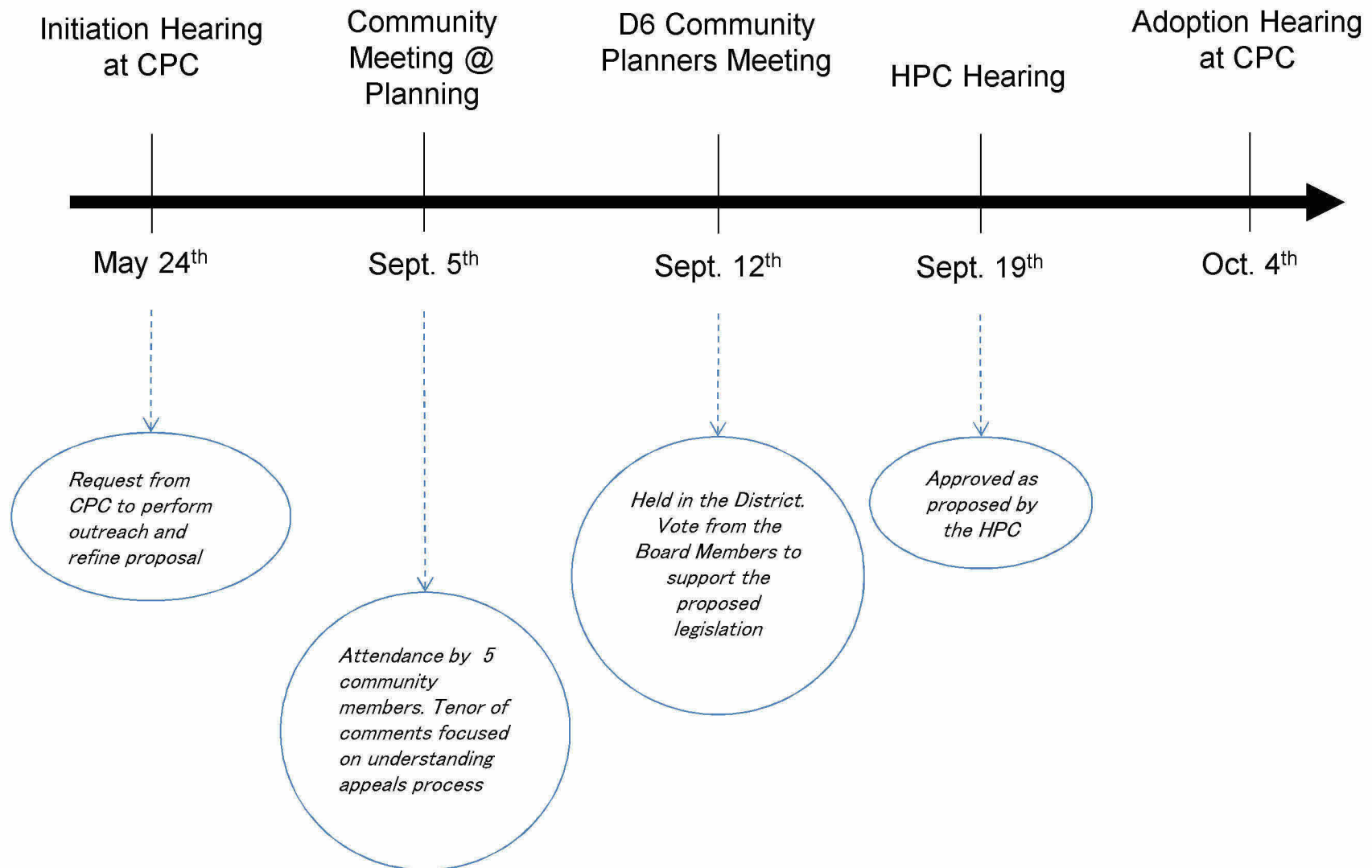
The Way It Would Be:

Proposed bay windows that do not meet the standards of a permitted obstruction under Section 136 but otherwise meet the massing standards of permitted bay windows may seek a Zoning Administrator Waiver for partial or full relief.

Zoning Administrative Review

Section 307(h) provides an administrative channel through which certain standards can seek administrative review from the Zoning Administrator. The Zoning Administrator may grant partial or complete relieve from the standard being appealed so long as the partial or complete relief of said standard would continue to accomplish the overall goals of the section.

Timeline of Proposed Changes:



THANK YOU



San Francisco
Planning

Audrey Butkus
Senior Planner
San Francisco Planning

audrey.butkus@sfgov.org
www.sfplanning.org

