

# Gross Floor Area

Introduction of an Ordinance Amending the  
Zoning Ordinance

April 14, 2009

# Background

- Council provided direction to clarify the gross floor area definition in May 2007
- Planning Commission held 10 meetings starting in October 2007 through April 2009

# Planning Commission's Actions

- Find the proposed Zoning Ordinance Amendment exempt from the California Environmental Quality Act
- Recommend the draft Zoning Ordinance Amendment
- Prepare a two-page summary of its deliberations
- Appoint Commissioner Bressler to represent the Commission

# Gross Floor Area Definition

- Inclusions
- Exclusions
- Existing Buildings

# Inclusions

1. Basements > 6' 6" in height
2. Mezzanines (per new definition)
3. Attics > 6' 6" in height
4. Equipment and utility areas
5. Storage areas
6. Bay windows
7. Elevator shafts and stairwells on first floor only

# Exclusions

1. Non-useable or non-occupiable space up to 5% of max. gross floor area
2. Enclosure of noise generating equipment up to 1% of max. gross floor area
3. Covered parking
4. Porches and balconies
5. Vent shafts
6. Trash and recycling enclosures

# Non-Useable or Non-Occupiable Exclusion

- < 6' 6" in height
- Limited access
- Unconditioned air
- No windows or skylights
- No electricity

# Existing Buildings

- 16.04.325(D) establishes existing buildings approved by the City as conforming for purposes of gross floor area
- 16.80.110 establishes a certification process for existing buildings to expand



# New Mezzanine Definition

- Includes equipment platforms
- Includes storage platforms
- Excludes vertical shelving units
- Excludes catwalks

# Action Items for Tonight

- Make finding that Ordinance is exempt from the California Environmental Quality Act
- Introduce the Ordinance (Attachment A)
- Direct staff to conduct review 1 year after effective date