

[Planning Code - Window Replacement Standards]

**Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

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

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 241021 and is incorporated herein by reference. The Board affirms this determination.

(b) On February 27, 2025, the Planning Commission, in Resolution No. 21692, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

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. 241021, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
4 amendments will serve the public necessity, convenience, and welfare for the reasons set  
5 forth in Planning Commission Resolution No. 21692, and the Board adopts such reasons as  
6 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
7 No. 241021 and is incorporated herein by reference.

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9 Section 2. Article 1.2 of the Planning Code is hereby amended by adding Section  
10 136.2, to read as follows:

11  
12 **SEC. 136.2. WINDOW REPLACEMENT REQUIREMENTS.**

13 *(a) Subject to the exceptions set forth in subsections (b) and (c), the City Planning*  
14 *Department shall impose no restrictions related to the replacement material size, design,*  
15 *appearance, materials, finish, operation, details, or arrangement of any window frame or sash*  
16 *that replaces an existing window frame or sash.*

17 *(b) Exceptions Involving Historic Resources. The restrictions in sSubsection (a) shall not*  
18 *apply to replacement windows in any property, building, or structure previously determined to be a*  
19 *Historic Building, as that term is defined in Section 102.:*

20 *—— (1) on a lot containing any structure that is listed on, formally determined to be*  
21 *eligible for listing on, or formally determined to appear eligible for listing on, the National*  
22 *Register of Historic Places or the California Register of Historical Resources; or*

23 *—— (2) on a lot containing any structure that is designated as a historic landmark or*  
24 *as a significant or contributory building to a historic or conservation district, under Articles 10*  
25 *and 11 of the Planning Code.*

1           (c) *Applicable Building, Fire, and other Health and Safety Requirements.*

2           Notwithstanding the restrictions in subsection (a), the City, including the Planning  
3 Department, may impose any requirements for replacement windows that are necessary to comply  
4 with applicable building and fire standards and any other applicable requirements necessary to protect  
5 health and safety.

6           (d) In the event of a conflict between this Section 136.2 and any other provisions of the  
7 Planning Code, including controls related to window treatments and transparency, the more  
8 restrictive standards shall apply.

9           (e) In the event of a conflict between this Section 136.2 and any applicable Cultural  
10 District Objective Design Standards, the more restrictive standards shall apply.

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

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17  
18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By:    /s/ Peter Miljanich  
21        PETER R. MILJANICH  
22        Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 241021

**Date Passed:** March 25, 2025

Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

March 17, 2025 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

March 17, 2025 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 18, 2025 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

March 25, 2025 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar and Sherrill

Excused: 2 - Sauter and Walton

File No. 241021

**I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
3/25/2025 by the Board of Supervisors of the  
City and County of San Francisco.**

**† Angela Calvillo**  
**Clerk of the Board**

**Daniel Lurie**  
**Mayor**

**4.3.2025**

**Date Approved**