

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection

FROM: Derek Evans, Assistant Clerk, Board of Supervisors

DATE: October 13, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Breed on October 6, 2015:

File No. 151004

Ordinance amending the Planning Code to allow projecting business signs in the Fillmore Street Neighborhood Commercial Transit District of up to 125 square feet in size, and up to 60 feet in height, with maximum height dependent on the features of the building to which the sign is attached, provided that the sign may not obscure architectural features of the building, the sign does not damage the building to which it is attached, and the sign's lettering is arranged vertically; 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 under Planning Code, Section 302, that this amendment will serve the public necessity, convenience, and welfare.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

cc: William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

1 [Planning Code - Projecting Signs in the Fillmore Street Neighborhood Commercial Transit
2 District]

3 **Ordinance amending the Planning Code to allow projecting business signs in the**
4 **Fillmore Street Neighborhood Commercial Transit District of up to 125 square feet in**
5 **size, and up to 60 feet in height, with maximum height dependent on the features of the**
6 **building to which the sign is attached, provided that the sign may not obscure**
7 **architectural features of the building, the sign does not damage the building to which it**
8 **is attached, and the sign's lettering is arranged vertically; affirming the Planning**
9 **Department's determination under the California Environmental Quality Act; making**
10 **findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1; and making findings under Planning Code, Section 302,**
12 **that this amendment will serve the public necessity, convenience, and welfare.**

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

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

21 Section 1. Findings.

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

1 (b) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
7 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
8 in Planning Commission Resolution No. _____ and the Board incorporates such reasons
9 herein by reference.

10
11 Section 2. The Planning Code is hereby amended by revising Section 607.1, to read
12 as follows:

13 **607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
14 **DISTRICTS.**

15 * * * *

16 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in
17 all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set
18 forth below.

19 * * * *

20 (2) **RC, NC-2, NCT-2, NC-S, Broadway, Castro Street, Inner Clement Street,**
21 **Outer Clement Street, Divisadero Street, Excelsior Outer Mission Street, Fillmore Street,**
22 **Upper Fillmore Street, Folsom Street, Glen Park, Inner Sunset, Irving Street, Haight**
23 **Street, Hayes-Gough, Judah Street, Upper Market Street, Noriega Street, North Beach,**
24 **Ocean Avenue, Pacific Avenue, Polk Street, Regional Commercial District, Sacramento**

1 **Street, SoMa, Taraval Street, Union Street, Valencia Street, 24th Street - Mission, 24th**
2 **Street - Noe Valley, and West Portal Avenue Neighborhood Commercial Districts.**

3 * * * *

4 (C) **Projecting Signs.**

5 (i) The number of projecting signs shall not exceed one per
6 business. ~~The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square feet. The~~
7 ~~height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the~~
8 ~~height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is~~
9 ~~lower.~~

10 (ii) No part of the sign shall project more than 75% percent of the
11 horizontal distance from the street property line to the curblineline, or six feet six inches,
12 whichever is less.

13 (iii) Such signs may be nonilluminated or indirectly illuminated; or
14 during business hours, may be directly illuminated.

15 (iv) Except as provided for in subsection (v) below, the area of such sign,
16 as defined in Section 602.1(a), shall not exceed 24 square feet. The height of such sign shall not exceed
17 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential
18 windowsill on the wall to which the sign is attached, whichever is lowest.

19 (v) Within the Fillmore Street Neighborhood Commercial Transit
20 District, the size and height limits specified in subsection (iv) above may be exceeded, provided all of
21 the following criteria are met:

22 a. The lettering or other inscription is arranged in a vertical
23 manner.

24 b. The area of the sign, as defined in Section 602.1(a), does not
25 exceed 125 square feet.

1 c. The height of the sign does not exceed the lowest of the
2 following:

- 3 1. 60 feet;
4 2. the height of the wall to which it is attached;
5 3. the height of the lowest residential windowsill on the
6 wall to which it is attached; or
7 4. the lowest portion of any architectural feature located
8 along the roofline, such as a cornice.

9 d. The sign does not alter, cover, or obscure any architectural
10 features of the subject building, such as cornice lines or belt courses.

11 e. The sign is attached in a reversible manner, such that no
12 damage or destruction to any exterior features or cladding materials shall occur as part of the sign's
13 installation or removal.

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

19
20 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
21 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
22 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
23 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

24 //
25 //

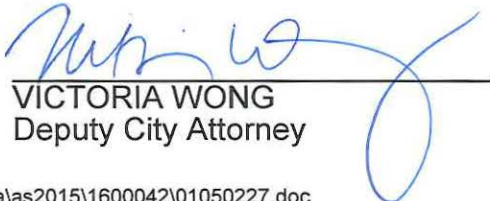
1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

3

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

6

7 By:


VICTORIA WONG
Deputy City Attorney

8

n:\egana\as2015\1600042\01050227.doc

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25