

LEGISLATIVE DIGEST

(Substituted - 6/17/25)

[Building, Planning Codes - Existing Awning, Sign, and Gate Amnesty Program; Design Standards for Gates, Railings, and Grillwork]

Ordinance amending the Building and Planning Codes to extend the Awning amnesty program to apply to existing unpermitted Signs and Gates; amending the Planning Code to remove design standards for gates, railings, and grillwork on ground floor street frontages of non-historic buildings in Neighborhood Commercial, Residential-Commercial, Commercial, and Mixed-Use Districts; 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.

Existing Law

The Building and Planning Codes contain an Awning amnesty program that streamlined the process to receive building permits and planning authorization, by granting the awnings nonconforming use/nonconforming structure status, for awnings installed before August 20, 2023 without a permit. The amnesty program waived Building and Planning Code application and enforcement fees for applications submitted before July 1, 2025.

Amendments to Current Law

The Proposed Legislation would extend the Awning amnesty program's streamlined permitting process to Signs (that are less than 250 pounds and smaller than 25 square feet) and Gates installed before August 20, 2023 without a permit. The Proposed Legislation would not extend the waiver of fees beyond July 1, 2025, and applications to legalize Awnings, Gates, and Signs after that date will need to pay the requisite fees.

The Proposed Legislation also deletes Planning Code design standards for gates, railings, and grillworks installed on non-historic buildings within the Neighborhood Commercial, Residential-Commercial, Commercial and Mixed-Use Districts, and would require such installations on historic buildings in those districts be at least 75% open to perpendicular views.