


BOARD of SUPERVISORS



City Hall
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MEMORANDUM

Date: January 3, 2025
To: Joaquín Torres, Assessor-Recorder, Office of the Assessor-Recorder
From:  Angela Calvillo, Clerk of the Board, Board of Supervisors
Subject: Planning Code, Zoning Map - 2301 Chestnut Street Special Sign District
(File No. 240931)

On December 17, 2024, the Board of Supervisors finally passed Ordinance No. 294-24 (File No. 240931, Planning Code, Zoning Map - 2301 Chestnut Street Special Sign District), which was enacted on December 19, 2024.

A copy of the Ordinance is being forwarded to you, pursuant to the Administrative Code, Section 34.1.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder

1 [Planning Code, Zoning Map - 2301 Chestnut Street Special Sign District]

2
3 **Ordinance amending the Planning Code and Zoning Map to establish the 2301**
4 **Chestnut Street Special Sign District encompassing the real property consisting of**
5 **Assessor’s Parcel Block No. 0936, Lot No. 001, to allow two projecting signs at 2301**
6 **Chestnut Street; affirming the Planning Department’s determination under the**
7 **California Environmental Quality Act; making findings of consistency with the General**
8 **Plan, and the eight priority policies of Planning Code, Section 101.1; and making**
9 **findings of public necessity, convenience, and welfare under Planning Code,**
10 **Section 302.**

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

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

19 Section 1. Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
21 ordinance comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. 240931 and is incorporated herein by reference. The Board affirms
24 this determination.

25 (b) On November 14, 2024, the Planning Commission, in Resolution No. 21648,
adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. 240931, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
5 actions contemplated in this ordinance will serve the public necessity, convenience, and
6 welfare for the reasons set forth in Planning Commission Resolution No.21648, and adopts
7 such reasons by this reference thereto. A copy of said Resolution is on file with the Clerk of
8 the Board of Supervisors in File No. 240931, and is incorporated herein by reference.

9
10 Section 2. Article 6 of the Planning Code is hereby amended by revising Section 607.1
11 and adding Section 608.17, to read as follows:

12
13 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
14 **DISTRICTS.**

15 * * * *

16 (h) **Special Sign Districts.** Additional controls apply to certain Neighborhood
17 Commercial and Residential-Commercial Districts that are designated as Special Sign
18 Districts. Special Sign Districts are described within Sections 608.1 through 608.~~17~~ of this
19 Code and ~~with the exception of Sections 608.1, 608.2 and 608.11,~~ their designations, locations, and
20 boundaries are provided on Sectional Map SSD of the Zoning Map of the City and County of
21 San Francisco.

22 * * * *

23
24 **SEC. 608.17. 2301 CHESTNUT STREET SPECIAL SIGN DISTRICT.**

1 (a) Establishment of Special Sign District. The 2301 Chestnut Street Special Sign District
2 ("2301 Chestnut Street SSD" or "SSD"), consisting of Assessor's Parcel Block No. 0936, Lot 001, as
3 shown on Sectional Map SS01 of the Zoning Map of the City and County of San Francisco, is hereby
4 established for the purposes and subject to the controls set forth in this Section 608.17.

5 (b) Purpose. The purpose of the 2301 Chestnut Street SSD is to modify the sign controls that
6 would otherwise apply within the SSD to allow for up to two projecting signs on a prominent corner
7 building to support the vitality of the Chestnut Street commercial corridor.

8 (c) Controls.

9 (1) General Controls. Signs within the 2301 Chestnut Street SSD shall be controlled by
10 all applicable provisions in this Article 6 of the Planning Code, except to the extent they conflict with
11 this Section 608.17. In the event of a conflict between other provisions of the Planning Code and this
12 Section 608.17, this Section shall control.

13 (2) Number of Signs. A business with a unit fronting two adjoining streets shall have a
14 maximum of two projecting Signs. All other businesses shall not exceed one projecting Sign.

15
16 Section 3. Zoning Map Amendment. Pursuant to Sections 106 and 302(c) of the
17 Planning Code, Sectional Map SS01 of the Zoning Map of the City and County of San
18 Francisco is hereby amended, as follows:

19

Description of Property	Special Sign District Hereby Created
Assessor's Parcel Block No. 0936, Lot No. 001	2301 Chestnut Street Special Sign District

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21
22
23
24 Section 4. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

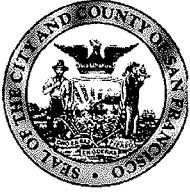
1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10 APPROVED AS TO FORM:
11 DAVID CHIU, City Attorney

12 By: /s/ Giulia Gualco-Nelson
13 **GIULIA GUALCO-NELSON**
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: 240931

Date Passed: December 17, 2024

Ordinance amending the Planning Code and Zoning Map to establish the 2301 Chestnut Street Special Sign District encompassing the real property consisting of Assessor's Parcel Block No. 0936, Lot No. 001, to allow two projecting signs at 2301 Chestnut Street; 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 under Planning Code, Section 302.

December 02, 2024 Land Use and Transportation Committee - DUPLICATED

December 02, 2024 Land Use and Transportation Committee - RECOMMENDED

December 10, 2024 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai and Walton

December 17, 2024 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai and Walton

Excused: 1 - Chan

File No. 240931

[Handwritten signature]

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/17/2024 by the Board of Supervisors of the City and County of San Francisco.

[Handwritten signature of Angela Calvillo]
Angela Calvillo
Clerk of the Board

[Handwritten signature of London N. Breed]
London N. Breed
Mayor

12/19/24
Date Approved