

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 3250 19th Avenue Special Sign District]

Ordinance amending the Planning Code and Zoning Map to establish the 3250 19th Avenue Special Sign District, encompassing the real property consisting of Assessor's Parcel Block No. 7231, Lot No. 003, to provide signage opportunities commensurate with the size of the parcel; 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.

Existing Law

Article 6 of the Planning Code contains sign controls that are generally applicable to various zoning districts—including controls for Residential Districts. (See Planning Code Section 606.) In the RH-1(D) ("Residential-House, One-Family, Detached") District, Planning Code Section 606 authorizes a maximum of one sign per lot and places limits on where that sign can be placed and the total area of the sign.

Article 6 also contains various Special Sign Districts which provide for additional sign controls for specific parcels or areas of the City.

Amendments to Current Law

This ordinance amends the Planning Code and Zoning Map to create the 3250 19th Avenue Special Sign District ("SSD"), encompassing the real property consisting of Assessor's Parcel Block No. 7231, Lot No. 003, which is zoned RH-1(D). The SSD allows for increased signage opportunities commensurate with the large size of the parcel, specifically providing that:

- Freestanding Signs can be placed within a required front setback area or within a legislated setback line, provided that the Sign is located at least three feet from the street property line;
- the total number of permitted Signs shall not exceed one Sign for each 130 linear feet of street frontage of the lot;
- the Height of any Wall Sign shall not exceed 50 feet or the height of the wall to which it is affixed, whichever is less;
- the Area of any Wall Sign shall not exceed one square foot per three linear feet of street frontage or 140 square feet, whichever is less; and
- the Area of any Freestanding Sign shall not exceed one square foot per seven linear feet of street frontage or 60 square feet, whichever is less.

In calculating the various signage limits within the SSD, the ordinance provides that the relevant street frontage shall be the street from which the Sign is visible. This means that two street frontages cannot be combined to install larger Signs or a greater number of Signs on a single street frontage.

Background Information

The ordinance contains findings that describe the unusually large size of the parcel relative to typical parcels in the RH-1 District. The current signage controls are not adequate for a large, undivided parcel that is surrounded by critical traffic arterials. The controls in the SSD further the purposes of signage regulation in the Planning Code by ensuring that signs are designed and proportioned in relation to the structures to which they are attached, adjacent structures, and the streets on which they are located and by protecting the distinctive appearance of San Francisco produced by its unique geography, topography, neighborhoods, street patterns, skyline, and architectural features.

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