

REVISED LEGISLATIVE DIGEST

(Substituted, 10/8/2024)

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

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.

Existing Law

2301 Chestnut Street is located in the NC-2 (Neighborhood Commercial, Small Scale) District. In the NC-2 District, a business cannot have more than one projecting sign. (Planning Code Section 607.1(f)(2)(C).) A projecting sign generally extends beyond a street property line or a building setback line. (Planning Code Section 602.)

Amendments to Current Law

This ordinance would create a Special Sign District (SSD) for the parcel located at 2301 Chestnut Street. Within the SSD, a business located on the corner – defined as the unit that fronts two adjoining streets – would be permitted up to two projecting signs. All other requirements for projecting signs, including but not limited to area, illumination, and sign placement, would remain the same. Businesses not located on the corner would be limited to one projecting sign.

Background Information

This ordinance contains findings to support the need for two projecting signs on this prominent corner building in the NC-2 district.

Version 2 of this ordinance is a substitute ordinance that clarifies the definition of a corner business and corrects typographic errors.

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