

1 [Building, Planning Codes - Existing Awning Amnesty Program]

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3 **Ordinance amending the Building and Planning Codes to make permanent the**  
 4 **streamlined permitting provisions for unpermitted awnings and extend the waiver of**  
 5 **applicable fees for one fiscal year, until July 1, 2025; affirming the Planning**  
 6 **Department's determination under the California Environmental Quality Act; making**  
 7 **findings of consistency with the General Plan, and the eight priority policies of**  
 8 **Planning Code, Section 101.1; and making findings of public necessity, convenience,**  
 9 **and welfare pursuant to Planning Code, Section 302.**

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

14

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

16

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
 19 ordinance comply with the California Environmental Quality Act (California Public Resources  
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 21 Supervisors in File No. 240474 and is incorporated herein by reference. The Board affirms  
 22 this determination.

23 (b) On June 20, 2024, the Planning Commission, in Resolution No. 21579, adopted  
 24 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
 25 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
2 Board of Supervisors in File No. 240474, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code  
4 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
5 in Planning Commission Resolution No. 21579, and the Board incorporates such reasons  
6 herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
7 Supervisors in File No. 240474.

8 (d) On June 12, 2024, at a duly noticed public hearing, the Building Inspection  
9 Commission considered this ordinance in accordance with Charter Section 4.121 and Building  
10 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection  
11 Commission regarding the Commission’s recommendation is on file with the Clerk of the  
12 Board of Supervisors in File No. 240474.

13 (e) No local findings are required under California Health and Safety Code  
14 Section 17958.7 because the amendments to the Building Code contained in this ordinance  
15 do not regulate materials or manner of construction or repair, and instead relate in their  
16 entirety to administrative procedures for implementing the code, which are expressly excluded  
17 from the definition of a “building standard” by California Health and Safety Code  
18 Section 18909(c).

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20 Section 2. Chapter 1A, Section 106A of the Building Code is hereby amended by  
21 revising Sections 106A.5 and 106A.5.2, and deleting Section 106A.5.5, to read as follows:

22 **SECTION 106A – PERMITS**

23 \* \* \* \*

24 **106A.5 Awning Amnesty Program.** The Department shall implement the *temporary*  
25 amnesty program outlined in this Section 106A.5 to incentivize and expedite the legalization of

1 Awnings, as defined and regulated in Section 1703 of the Building Code, that were installed  
2 without a building permit or for which the Department has no record of a building permit on file  
3 as of August 20, 2023~~the effective date of this ordinance in Board File No. 230477~~. All property  
4 owners that have Awnings without a building permit on file are eligible for the amnesty  
5 program, including property owners with active Notices of Violation for installing or having an  
6 Awning without a building permit.

7 \* \* \* \*

8 **106A.5.2 Waiving of Fees.** Notwithstanding any other provisions of the Building Code,  
9 the Department shall continue until July 1, 2025 to waive all fees for applications eligible for the  
10 amnesty program and for any permits required to repair or replace an Awning that the  
11 Department determined was not in compliance with the Building Code, including the  
12 application fee for plan review, permit issuance fee for inspections, and any enforcement fees,  
13 including inspection fees required under Section 107A.5 for work without a permit.

14 \* \* \* \*

15 ~~**106A.5.5 Sunset.** Unless the Board of Supervisors adopts an ordinance extending the term of  
16 this Section 106A.5, it shall expire by operation of law on June 1, 2024. At such time, the City Attorney  
17 shall cause it to be removed from the Building Code.~~

18  
19 Section 3. Article 1.7 of the Planning Code is hereby amended by revising Section  
20 187.3, to read as follows:

21 **SEC. 187.3. PRE-EXISTING AWNINGS AND SIGNS; AMNESTY.**

22 \* \* \* \*

23 **(b) Controls.** Notwithstanding any other provision of this Code, an Awning or  
24 Business Sign physically existing on or serving a non-Residential business on August 20,  
25 2023~~the introduction date of this ordinance in Board File No. 230745 230447~~ may be considered an

1 existing noncomplying structure and/or nonconforming use governed by this Article 1.78 so  
2 long as the Sign or Awning is not affixed to a building designated as significant or contributory  
3 under Article 11 of this Code. In addition to the foregoing, Awnings or Signs that have been  
4 required by the Department of Building Inspection on or after January 1, 2023 to be replaced  
5 or altered, may be replaced or altered consistent with such requirement and subsequently  
6 considered noncomplying structures and/or nonconforming uses subject to this Section 187.3  
7 so long as such replacement or alteration does not increase the degree of nonconformity or  
8 noncompliance with other Sections of this Code. All Signs must comply with the illumination  
9 provisions of Article 6 of this Code.

10 \* \* \* \*

11 **(d) Fees.** Notwithstanding any other provision of this Code or the Administrative  
12 Code, no fee shall be charged by the Planning Department for a determination under this  
13 Section and/or for review of Building Permit Applications, Sign Permit Applications, or other  
14 approvals which relate exclusively to the implementation of this Section, including any  
15 enforcement fees under Section 350(g)(1) of this Code, as long as the application is submitted  
16 before July 1, 2025.

17 ~~(e) **Sunset.** Unless the Board of Supervisors adopts an ordinance extending the term of this~~  
18 ~~Section 187.3, it shall expire by operation of law on June 1, 2024. At such time, the City Attorney shall~~  
19 ~~cause it to be removed from the Planning Code and no additional Signs or Awnings may be altered,~~  
20 ~~replaced, or reviewed for consideration as nonconforming or noncomplying under this Section.~~

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22 Section 4. Effective Date; Retroactivity.

23 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs  
24 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
25

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
2 Mayor’s veto of the ordinance.

3 (b) It is the intent of the Board of Supervisors that Section 106A.5 of the Building Code  
4 and Section 187.3 continue in operation without interruption. Accordingly, on its effective  
5 date, this ordinance will be retroactive to June 1, 2024.

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7 APPROVED AS TO FORM:  
8 DAVID CHIU, City Attorney

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9 By: /s/ Robb Kapla  
10 ROBB KAPLA  
Deputy City Attorney

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