

1 [Planning Code - Signage Requirements for Privately-Owned Public Open Spaces]

2  
3 **Ordinance amending the San Francisco Planning Code to: 1) consolidate into Section**  
4 **138 the requirements for privately-owned public open space; 2) create a new Zoning**  
5 **Administrator Bulletin that will contain detailed design and graphics requirements for**  
6 **the required informational plaques; and 3) make environmental findings, Planning**  
7 **Code Section 302 findings, and findings of consistency with General Plan and Planning**  
8 **Code Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;  
10 deletions are *strike-through italics Times New Roman*.  
11 Board amendment additions are double-underlined;  
12 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this  
16 ordinance comply with the California Environmental Quality Act (California Public Resources  
17 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
18 Supervisors in File No. 120220 and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, the Board finds that the proposed  
20 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
21 Planning Commission Resolution No. 18641, which reasons are incorporated herein by  
22 reference as though full set forth. A copy of Planning Commission Resolution No. 18641 is on  
23 file with the Board of Supervisors in File No. 120220.

24 (c) The Board of Supervisors finds that this ordinance is in conformity with the  
25 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set

1 forth in Planning Commission Resolution No.18641 and hereby incorporates those reasons  
2 hereby by reference.

3 Section 2. The San Francisco Planning Code is hereby amended by amending the  
4 specified subsections of Section 135, to read as follows:

5 **SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R,**  
6 **NC, MIXED USE, C, AND M DISTRICTS.**

7 Except as provided in Sections 134.1, 172 and 188 of this Code, usable open space  
8 shall be provided for each dwelling and each group housing structure in R, NC, C, Mixed Use,  
9 and M Districts according to the standards set forth in this Section unless otherwise specified  
10 in specific district controls elsewhere in this Code.

11 (a) **Character of Space Provided.** Usable open space shall be composed of an  
12 outdoor area or areas designed for outdoor living, recreation or landscaping, including such  
13 areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably  
14 surfaced and screened, and which conform to the other requirements of this Section. Such  
15 area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing)  
16 they serve, and shall be designed and oriented in a manner that will make the best practical  
17 use of available sun and other climatic advantages. "Private usable open space" shall mean  
18 an area or areas private to and designed for use by only one dwelling unit (or bedroom in  
19 group housing). "Common usable open space" shall mean an area or areas designed for use  
20 jointly by two or more dwelling units (or bedrooms in group housing). "Privately-owned public  
21 open space," only allowed in DTR and Eastern Neighborhood Mixed Use under this Section, shall  
22 mean an area of areas designed for use of the general public while owned and maintained by private  
23 owners as described in Section 138.

1 (d) **Amount Required.** Usable open space shall be provided for each building in the  
2 amounts specified herein and in Tables 135A and B for the district in which the building is  
3 located.

4 In Neighborhood Commercial Districts, the amount of usable open space to be  
5 provided shall be the amount required in the nearest Residential District, but the minimum  
6 amount of open space required shall be in no case greater than the amount set forth in Table  
7 135A for the district in which the building is located. The distance to each Residential District  
8 shall be measured from the midpoint of the front lot line or from a point directly across the  
9 street there from, whichever requires less open space.

10 (1) For dwellings other than those specified in Paragraphs (d)(2) through (d)(5) below,  
11 the minimum amount of usable open space to be provided for use by each dwelling unit shall  
12 be as specified in the second column of Table 135A if such usable open space is all private.  
13 Where common usable open space is used to satisfy all or part of the requirement for a  
14 dwelling unit, such common usable open space shall be provided in an amount equal to 1.33  
15 square feet for each one square foot of private usable open space specified in the second  
16 column of Table 135A. In such cases, the balance of the required usable open space may be  
17 provided as private usable open space, with full credit for each square foot of private usable  
18 open space so provided.

19 (2) For group housing structures and SRO units, the minimum amount of usable open  
20 space provided for use by each bedroom or SRO unit shall be 1/3 the amount required for a  
21 dwelling unit as specified in Paragraphs (d)(1) above and (d)(4) and (d)(5), below. For  
22 purposes of these calculations, the number of bedrooms on a lot shall in no case be  
23 considered to be less than one bedroom for each two beds. Where the actual number of beds  
24 exceeds an average of two beds for each bedroom, each two beds shall be considered  
25 equivalent to one bedroom.

1 (3) For dwellings specifically designed for and occupied by senior citizens or physically  
2 handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the  
3 minimum amount of usable open space to be provided for use by each dwelling unit shall  
4 be ½ the amount required for each dwelling unit as specified in Paragraph (d)(1) above.

5 (4) **DTR Districts.** For all residential uses, 75 square feet of open space is required  
6 per dwelling unit. All residential open space must meet the provisions described in this  
7 Section unless otherwise established in this subsection or in Section 825 or a Section  
8 governing an individual DTR District. Open space requirements may be met with the following  
9 types of open space: "private usable open space" as defined in Section 135(a) of this Code,  
10 "common usable open space" as defined in Section 135(a) of this Code, and "publicly  
11 accessible open space" as defined in subsection (h) below. At least 40 percent of the  
12 residential open space is required to be common to all residential units. Common usable open  
13 space is not required to be publicly-accessible. Publicly-accessible open space, including off-  
14 site open space permitted by subsection (i) below and by Section 827(a)(9), meeting the  
15 standards of subsection (h) may be considered as common usable open space. For  
16 residential units with direct access from the street, building setback areas that meet the  
17 standards of Section 145.1 and the Ground Floor Residential Design Guidelines may be  
18 counted toward the open space requirement as private non-common open space.

19 (5) **Eastern Neighborhoods Mixed Use Districts.** The minimum amount of usable  
20 open space to be provided for use by each dwelling unit shall be as specified in Table 135B.  
21 For group housing structures and SRO units, the minimum amount of usable open space  
22 provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as  
23 specified in Table 135B. Usable open space requirements in these areas may be fulfilled by providing  
24 privately-owned public open space as specified in Table 135B.  
25

1 (h) **Publicly-Accessible Usable Open Space Standards.** In DTR Districts and the  
2 Eastern Neighborhoods Mixed Use Districts, some or all of the usable open space requirements  
3 may be fulfilled by providing privately-owned public open space. ~~Any~~ Any space credited as publicly-  
4 accessible usable open space, where permitted or required by this Code, shall meet the  
5 following standards:

6 (1) Types of Open Space. Open space shall be of one or more of the following types:

7 (A) An unenclosed park or garden at street grade or following the natural topography,  
8 including improvements to hillsides or other unimproved public areas;

9 (B) An unenclosed plaza at street grade, with seating areas and landscaping and no  
10 more than 10 percent of the total floor area devoted to facilities for food or beverage service,  
11 exclusive of seating areas as regulated in Section 138(d)(5) Subsection (2)(d), below;

12 (C) An unenclosed pedestrian pathway which complies with the standards of Section  
13 270.2 and which is consistent with applicable design guidelines.

14 (D) Streetscape improvements with landscaping and pedestrian amenities that result  
15 in additional pedestrian space beyond the pre-existing sidewalk width and conform to the  
16 Better Streets Plan and any other applicable neighborhood streetscape plans per Section  
17 138.1 or other related policies such as those associated with sidewalk widenings or building  
18 setbacks, other than those intended by design for the use of individual ground floor residential  
19 units; and

20 (2) Standards of Open Space. Open space shall meet the ~~following~~ standards described in  
21 Section 138(d)(1) through (11) of this Code.:

22 ~~(A) Be in such locations and provide such ingress and egress as will make the area convenient,~~  
23 ~~safe, secure and easily accessible to the general public;~~

24 ~~(B) Be appropriately landscaped;~~

25 ~~(C) Be protected from uncomfortable winds;~~

1           ~~(D) Incorporate ample seating. Any seating which is provided shall be available for public use~~  
2 ~~and may not be exclusively reserved or dedicated for any food or beverage services located within the~~  
3 ~~open space;~~

4           ~~(E) Be well signed and accessible to the public during daylight hours;~~

5           ~~(F) Be well lit if the area is of the type requiring artificial illumination;~~

6           ~~(G) Be designed to enhance user safety and security;~~

7           ~~(H) Be of sufficient size to be attractive and practical for its intended use; and~~

8           ~~(I) Have access to drinking water and toilets if feasible and appropriate.~~

9           **(3) Maintenance.** Maintenance requirements for open space in these areas are subject to  
10 Section 138(h) of this Code. ~~Open spaces shall be maintained at no public expense. The owner of the~~  
11 ~~property on which the open space is located shall maintain it by keeping the area clean and free of~~  
12 ~~litter and keeping in a healthy state any plant material that is provided. Conditions intended to assure~~  
13 ~~continued maintenance of the open space for the actual lifetime of the building giving rise to the open~~  
14 ~~space requirement may be imposed by the Commission or Department pursuant to applicable~~  
15 ~~procedures in this Code.~~

16           **(4) Informational Plaque.** Signage requirements for open space in these areas are subject  
17 to Section 138(i) of this Code. ~~Prior to issuance of a permit of occupancy, a plaque shall be placed in a~~  
18 ~~publicly conspicuous location outside the building at street level, or at the site of any publicly-~~  
19 ~~accessible open space. The plaque shall identify said open space feature and its location, stating the~~  
20 ~~right of the public to use the space and the hours of use, describing its principal required features (e.g.,~~  
21 ~~number of seats or other defining features) and stating the name, telephone number, and address of the~~  
22 ~~owner or owner's agent responsible for maintenance. The plaque shall be of no less than 24 inches by~~  
23 ~~36 inches in size unless specifically reduced by the Zoning Administrator in cases where the nature,~~  
24 ~~size, or other constraints of the open space would make the proscribed dimensions inappropriate.~~

(5) Open Space Provider. Requirements regarding how to provide and maintain open space are subject to Section 138(f) of this Code. Property owners providing open space under this section will hold harmless the City and County of San Francisco, its officers, agents and employees, from any damage or injury caused by the design, construction, use, or maintenance of open space. Property owners are solely liable for any damage or loss occasioned by any act or negligence in respect to the design, construction, use, or maintenance of the open space.

(6) Approval of Open Space Type and Features. Approval of open space in these areas is subject to requirements of Section 138(d) of this Code.

Section 3. The San Francisco Planning Code is hereby amended by amending the specified subsections of Section 135.3, to read as follows:

**SEC. 135.3. USABLE OPEN SPACE FOR USES OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS WITHIN THE SOUTH OF MARKET, AND EASTERN NEIGHBORHOODS MIXED USE, AND DTR DISTRICTS.**

(a) **Amount of Open Space Required.** All newly constructed structures, all structures to which gross floor area equal to 20 percent or more of existing gross floor area is added, and all structures in the SSO and Eastern Neighborhoods Mixed Use Districts within which floor area is converted to office use other than office use accessory to a non-office use shall provide and maintain usable open space for that part of the new, additional or converted square footage which is not subject to Sections 135.1 and 135.2 as follows:

**TABLE 135.3  
MINIMUM USABLE OPEN SPACE REQUIREMENTS FOR USES OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS IN THE SOUTH OF MARKET, EASTERN NEIGHBORHOODS MIXED USE, AND DTR DISTRICTS**

Use	Square Feet of Usable Open Space Required
Retail, eating and/or drinking	1 sq. ft. per 250 sq. ft. of occupied floor area of new or

1	establishments, personal service,	added square footage
2	wholesale, home and business	
3	service, arts activities, institutional	
4	and like uses	
5		
6	Manufacturing and light	1 sq. ft. per 120 gross sq. ft. of occupied floor area of
7	industrial, storage without distribution	new or added square footage
8	facilities, and like uses in the South of	
9	Market Mixed Use Districts	
10		
11	Manufacturing and light industrial,	None required
12	storage without distribution facilities,	
13	and like uses in the Eastern	
14	Neighborhoods Mixed Use Districts	
15		
16		
17	Office uses, as defined in	1 sq. ft. per 90 sq. ft. of occupied floor area of new,
18	890.70, in the South of Market Mixed	converted or added square footage
19	Use Districts	
20		
21		
22	Office uses, as defined in	1 sq. ft. per 50 sq. ft. of occupied floor area of new,
23	890.70, in the Eastern Neighborhoods	converted or added square footage
24	Mixed Use Districts	
25		



1 All non-residential uses in DTR  
2 Districts

1 sq. ft. per 50 sq. ft. of occupied floor area of net new,  
converted or added square footage over 10,000 gross  
square feet

3  
4  
5 (1) Open space shall be provided for uses not listed in this subsection and Table  
6 (other than live/work units, dwelling units and group housing whose open space requirements  
7 are specified in Sections 135 and 135.2 of this Code); in the amount required for the listed use  
8 determined by the Zoning Administrator to be most similar to the unlisted use in question.  
9 Private or public parking structures and change of use or additions to an existing structure  
10 which are limited to uses operating solely during nighttime hours and for which public access  
11 to open space cannot feasibly be provided during daytime hours pursuant to Subsection  
12 (c)(4), shall be exempt from this open space requirement.

13 (2) **Eastern Neighborhoods Mixed Use Districts.** In the Eastern Neighborhoods  
14 Mixed Use Districts, the open space requirements of this Section may be fulfilled by providing  
15 ~~publicly accessible usable~~ privately-owned public open space. Such ~~publicly accessible usable~~ open  
16 space is subject to the following:

17 (A) The amount of open space required pursuant to Table 135.3 may be reduced by  
18 33 percent if it is publicly accessible usable open space.

19 (B) Publicly accessible usable open space is required to meet ~~the standards of all~~  
20 requirements specified in Section 135(h) of this Code.

21 (C) Up to 50 percent of the publicly accessible open space may be provided off-site,  
22 subject to Section 329 of this Code for projects to which that Section applies and Section  
23 307(h) for other projects. Any such space shall meet the publicly accessible open space  
24 standards set forth Section 135(h) and be provided within 800 feet of the project. The publicly  
25 accessible off-site usable open space shall be constructed, completed, and ready for use no

1 later than the project itself, and shall receive its Certificate of Final Completion from the  
2 Department of Building Inspection prior to the issuance of any Certificate of Final Completion  
3 or Temporary Certificate of Occupancy for the project itself.

4 (3) **DTR Districts.** In DTR Districts, the open space requirements of this Section may  
5 be fulfilled by providing privately-owned public open space and shall be subject to the following:

6 (A) Such open space shall meet ~~the standards for publicly accessible open space of all~~  
7 requirements specified in Section 135(h) of this Code.

8 (B) Up to 50 percent of required open space may be provided off-site per the  
9 procedures of Section 309.1 if it is within the individual DTR district of the project or within 500  
10 feet of any boundary of the individual DTR district of the project.

11 ~~(C) Open Space Provider. The open space required by this Section may be provided~~  
12 ~~individually by the project sponsor or jointly by the project sponsor and other project sponsors,~~  
13 ~~provided that each square foot of jointly developed open space may count toward only one sponsor's~~  
14 ~~requirement. With the approval of the Planning Commission, a public or private agency may develop~~  
15 ~~and maintain the open space, provided that (i) the project sponsor or sponsors pay for the cost of~~  
16 ~~development of the number of square feet the project sponsor is required to provide, (ii) provision~~  
17 ~~satisfactory to the Commission is made for the continued maintenance of the open space for the actual~~  
18 ~~lifetime of the building giving rise to the open space requirement, and (iii) the Commission finds that~~  
19 ~~there is reasonable assurance that the open space to be developed by such agency will be developed~~  
20 ~~and open for use by the time the building, the open space requirement of which is being met by the~~  
21 ~~payment, is ready for occupancy.~~

22 ~~(b) Types of Open Space. One or more of the following types of open space may be provided to~~  
23 ~~satisfy the requirements of this section: a plaza, an urban park, an urban garden, a view terrace, a sun~~  
24 ~~terrace, a greenhouse, a small sitting area (a snippet), an atrium, an indoor park, or a public sitting~~  
25 ~~area in a galleria, arcade, or pedestrian mall or walkway.~~

1           ~~The required open space shall, as determined by the Zoning Administrator:~~

2           ~~(1) Be in such locations and provide such ingress and egress as will make the area convenient,~~  
3 ~~safe, secure and easily accessible to the general public;~~

4           ~~(2) Be appropriately landscaped;~~

5           ~~(3) Be protected from uncomfortable wind;~~

6           ~~(4) Incorporate ample seating and, if appropriate, access to food service, which will enhance~~  
7 ~~public use of the area;~~

8           ~~(5) Be well signed and accessible to the public during daylight hours;~~

9           ~~(6) Have adequate access to sunlight if sunlight access is appropriate to the type of area;~~

10          ~~(7) Be well lighted if the area is of the type requiring artificial illumination;~~

11          ~~(8) Be designed to enhance user safety and security;~~

12          ~~(9) Be of sufficient size to be attractive and practical for its intended use; and~~

13          ~~(10) Have access to toilets, if feasible.~~

14          (c) **Permitted Obstructions.** In addition to those specified in Section 136, permitted  
15 obstructions for open space required under this Section shall include small-scale pedestrian-  
16 oriented convenience establishments and resources such as movable beverage and/or food  
17 stands, outdoor cafes, toilets, newsstands, or flower stands provided that all such activities  
18 along with other permitted obstructions combined do not exceed 20 percent of the total usable  
19 open space requirement.

20          ~~(d) [Renumbered.]~~

21          ~~(e) [Renumbered.]~~

22          (d) ~~(f)~~ **Costs and Restrictions.** All costs of the open space, including without limitation  
23 those associated with design, development, liability insurance, regular maintenance, and safe  
24 operation of this open space, shall be borne by the property owner. Liability insurance  
25 satisfactory to the City Attorney, naming the City and County of San Francisco and its officers

1 and employees as additional insureds, shall be provided for all such spaces. The property  
2 owner shall record with the County Recorder a special restriction on the property satisfactory  
3 in substance to the Department and sufficient to give notice to subsequent owners, tenants  
4 and other persons having other economic interests in the property of the open space  
5 requirement and the means by which the requirement has been, and must continue to be,  
6 satisfied.

7 ~~(e)~~ ~~(g)~~ A sign satisfying the requirements of Section 603(k) shall be prominently posted  
8 at the entrance to the open space area declaring that the area is open to the public.

9 ~~(f)~~ ~~(h)~~ **Approval and Construction.** The open space shall be reviewed and approved  
10 as part of the site or building permit application for the project giving use to the open space  
11 requirement. No temporary or other certificate of occupancy shall be issued for any structure  
12 constructed under the permit until the open space is complete.

13 Section 4. The San Francisco Planning Code is hereby amended by amending the  
14 specified subsections of Section 138, to read as follows:

15 **SEC. 138. PRIVATELY-OWNED PUBLIC OPEN SPACE REQUIREMENTS IN C-3**  
16 **DISTRICTS.**

17 (c) **Location.** The open space required by this Section may be on the same site as the  
18 building for which the permit is sought, or within 900 feet of it on either private property or,  
19 with the approval of all relevant public agencies, public property, provided that all open space  
20 must be located entirely within the C-3 District. Open space is within 900 feet of the building  
21 within the meaning of this Section if any portion of the building is located within 900 feet of any  
22 portion of the open space. Off-site open space shall be developed and open for use prior to  
23 issuance of a temporary permit of first certificate of occupancy, as defined in Section 401 of this  
24 Code, of the building whose open space requirement is being met off-site. Failure to comply  
25 with the requirements of this subsection shall be grounds for enforcement under this Code, including

1 *but not limited to the provisions of Sections 176 and 176.1. The procedures of Section 149(d)*  
2 *governing issuance of a temporary permit of occupancy shall apply to this subsection.*

3 (f) **Open Space Provider.** The open space required by this Section may be provided:  
4 ~~(i)~~ individually by the project sponsor; ~~(ii)~~ or jointly by the project sponsor and other project  
5 sponsors; ~~;~~ provided, that each square foot of jointly developed open space may count toward  
6 only one sponsor's requirement; ~~or (iii) w~~With the approval of the ~~City~~ Planning Commission,  
7 ~~by a public or private agency which will~~ may develop and maintain the open space, provided  
8 that (i) the project sponsor or sponsors pay for the and to which a payment is made by the sponsor for  
9 the cost of development of the number of square feet the project sponsor is required to  
10 provide, and with which (ii) provision is made, satisfactory to the Commission; is made for the  
11 continued maintenance of the open space for the actual lifetime of the building giving rise to  
12 the open space requirement, ~~provided that and (iii)~~ the Commission finds that there is  
13 reasonable assurance that the open space to be developed by such agency will be developed  
14 and open for use by the time the building, the open space requirement of which is being met  
15 by the payment, is ready for occupancy. Property owners providing open space under this section  
16 will hold harmless the City and County of San Francisco, its officers, agents and employees, from any  
17 damage or injury caused by the design, construction, use, or maintenance of open space. Property  
18 owners are solely liable for any damage or loss occasioned by any act or negligence in respect to the  
19 design, construction, use, or maintenance of the open space.

20 (h) **Maintenance.** Open spaces shall be maintained at no public expense. The owner of  
21 the property on which the open space is located shall maintain it by keeping the area clean and free of  
22 litter and keeping in a healthy state any plant material that is provided. Conditions intended to  
23 assure continued maintenance of the open space for the actual lifetime of the building giving  
24 rise to the open space requirement may be imposed in accordance with the provisions of  
25 Section 309.

1 (i) **Informational Plaque.** Prior to issuance of a permit of occupancy, ~~a one or more~~  
2 plaques shall be designed and placed in ~~a publicly conspicuous locations~~ as described in this  
3 subsection outside the building at street level, or at the site of an outdoor open space, identifying the  
4 open space feature and its location, stating the right of the public to use the space and the hours of use,  
5 describing its principal required features (e.g., number of seats availability of food service) and stating  
6 the name and address of the owner or owner's agent responsible for maintenance.

7 (A) The plaque shall include the following information:

8 (1) state the right of the public to use the space; and

9 (2) state the hours of use; and

10 (3) describe its principal required features (e.g., number of seats, uses and/or other defining  
11 features); and

12 (4) state the current name, telephone number, ~~electronic mail address~~ and postal address of  
13 the owner or owner's agent responsible for public access and maintenance; and

14 (5) describe the type of open space; and

15 (6) state the location of the open space, and, in cases where that space is not visible  
16 from a major sidewalk, include directions to the open space.

17 (B) In terms of design and appearance, the plaque shall:

18 (1) include the standard Privately-owned public open space logo developed by the Planning  
19 Department; and

20 (2) follow the Zoning Administrator Bulletin 8 for POPOS Informational Plaques in terms of  
21 detailed dimensions, font type and size, color, and other graphics; and

22 (3) be developed using the POPOS signage design toolkit provided by the Planning  
23 Department; and

24 (4) be made of opaque, non-reflective material, and provide a clear contrast between the  
25 lettering and the background; and

1           (C) The plaque shall be located as follows:

2           (1) Exterior. If the open space is located outside of a building and is at least partially adjacent  
3 to a public sidewalk, a plaque shall be placed on each building face adjacent to the space. Each  
4 plaque shall be located as close as possible to the nearest adjacent public sidewalk, but in no case  
5 shall any portion of each plaque be located more than five feet from the nearest sidewalk.

6 Alternately, a plaque may be attached to an improvement within the open space or a free standing  
7 post so long as the entire plaque is located within five feet of and is clearly visible from an adjacent  
8 public sidewalk.

9           (2) If the open space is located inside a building, or if the open space is located outside a  
10 building but is primarily accessed through a building, or if the open space is not otherwise easily  
11 visible from the nearest public sidewalk, a plaque shall be placed within five feet of each pedestrian  
12 entrance to the building on the outside wall (exclusive of service, emergency, maintenance and  
13 related entrances). The plaque shall describe the location of the open space and provide directions  
14 on how to get to the space; way-finding signs shall also be placed within the building (e. g .in the  
15 lobby and at the elevator) clearly indicating the path to the open space.

16           (D) The plaque shall be placed so that the midpoint of the plaque is positioned at a height  
17 between four and one-half to six feet above grade level; and

18           (E) Existing POPOS. Existing POPOS shall comply with the current signage requirements  
19 contained in this subsection (i) and in the Zoning Administrator Bulletin referred to in subsection  
20 (i)(B)(2) whenever:

21           (1) the project seeks new approvals that trigger compliance with the signage requirements; or

22           (2) the existing signage is not in compliance with the requirements in effect at the time of a  
23 prior project approval; or

24           (3) the existing signage requires alteration in order to comply with Federal or State  
25 requirements for directional and informational signs.

1 Section 5. The San Francisco Planning Code is hereby amended by amending Section  
2 603(k), to read as follows:

3  
4 **SEC. 603. EXEMPTED SIGNS.**

5 Nothing in this Article 6 shall apply to any of the following signs:

6 (k) Information plaques or signs which identify to the public open space resources,  
7 architectural features, creators of artwork, or otherwise provide information required by this  
8 Code or by other City agencies, or an identifying sign which directs the general public and/or  
9 patrons of a particular establishment to open space or parking resources, provided that such  
10 sign shall not project more than three inches from the wall and that its dimensions shall be no  
11 greater than 24 inches by 24 inches ~~one by two feet~~.

12 Section 6. Effective Date. This ordinance shall become effective 30 days from the  
13 date of passage.


14 Section 7. This section is uncodified. In enacting this ordinance, the Board intends to  
15 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
16 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
17 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
18 Board amendment deletions in accordance with the "Note" that appears under the official title  
19 of the legislation.

20 Specifically, the Board of Supervisors recognizes that both this ordinance and another  
21 ordinance currently pending before the Board entitled "Uses, Conformity of Uses, Parking  
22 Requirements for Uses, and Special Use Districts" amend Sections 135 and 138 of the  
23 Planning Code. The Board intends that, if adopted, the additions and deletions shown in both  
24  
25



1 ordinances be given full force and effect. To this end, the Board directs the City Attorney's  
2 Office and the publisher to harmonize the provisions of each ordinance.

3  
4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6 By:  for  
7 JUDITH A. BOYAJIAN  
8 Deputy City Attorney

9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



**City and County of San Francisco**

**Tails  
Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 120220

**Date Passed:** November 06, 2012

Ordinance amending the San Francisco Planning Code to: 1) consolidate into Section 138 the requirements for privately-owned public open space; 2) create a new Zoning Administrator Bulletin that will contain detailed design and graphics requirements for the required informational plaques; and 3) make environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and Planning Code Section 101.1.

October 22, 2012 Land Use and Economic Development Committee - AMENDED

October 22, 2012 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

October 30, 2012 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Avalos, Campos, Chiu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

Excused: 1 - Chu

November 06, 2012 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

File No. 120220

**I hereby certify that the foregoing Ordinance was FINALLY PASSED on 11/6/2012 by the Board of Supervisors of the City and County of San Francisco.**

Angela Calvillo  
Clerk of the Board

Mayor

11/14/12

Date Approved