

FINDINGS OF APPROVAL
P26-0041, DR26-0008
SOUTH SAN FRANCISCO HILLSIDE SIGN, APN: 012351110
(As recommended by City Staff on May 21, 2026)

As required by the Certificate of Alteration Procedures (SSFMC Chapter 2.56.130), the following findings are made in support of a Certificate of Alteration for the temporary painting of the letters of the South San Francisco Hillside Sign in the Parks and Recreation (PR) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials submitted April 16, 2026; Planning Commission staff report dated May 21, 2026; and Planning Commission hearing of May 21, 2026.

1. Certificate of Alteration

- A. The action proposed is consistent with the purposes of Chapter 2.56 of the Municipal Code; and

Supportive Evidence

The proposed action to temporarily repaint the letters on the South San Francisco Hillside Sign is consistent with the purposes of this chapter. Per the historic analysis, the proposed project is limited to the application of new paint to the historic resource, which consists concrete sign letters that have historically been, and are currently, painted. The application of new paint over existing paint is a maintenance-related task that will not require the removal of any distinctive materials, features, spaces, or spatial relationships. The sign letters will remain fully intact, and the relationship between the sign and the surrounding community will be maintained.

- B. The action proposed will not be detrimental to a structure or feature having significance as an historic resource; or

Supportive Evidence

Per the historic analysis, the proposed project to repaint the letters on the South San Francisco Hillside Sign will not be detrimental to the sign because the temporary application of hued paint to already-painted concrete surfaces constitutes regular maintenance, is reversible, and will not materially impair or otherwise impair the historical resource.

- C. The applicant has demonstrated that the action is necessary to correct an unsafe or dangerous condition on the property; or

Supportive Evidence

Finding not applicable.

- D. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship because of conditions peculiar to the particular site or improvement.

Supportive Evidence

Finding not applicable.