

## **ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 96-01**

### **Exterior Lighting Design Guidelines for Under-Wharf and**

#### **Water Oriented Lights on Fisherman's Wharf No. 1**

An important consideration in the Architectural Review Committee's review of new development and exterior alterations on Fisherman's Wharf No. 1 is the placement of exterior lights. Exterior lights that are mounted beneath the wharf or intended to light the water should be minimized and not create glare or light overspill that impacts viewers on maneuvering boats or in adjacent public areas. New lights should not stand out in relationship to surrounding lights when viewed from a distance. It is the desire of the Architectural Review Committee to maintain the City's existing uniform lighting as it is viewed from a distant vista or Scenic Highway entry. The following guidelines represent the standards that the Architectural Review Committee will use in evaluating the design and placement of under-wharf and water oriented lights on Fisherman's Wharf No. 1.

1. All under-wharf lights and water-oriented lights installed on Fisherman's Wharf No. 1 shall require review and approval by staff. Lighting that fully conforms with these standards will be approved. Lighting proposals that do not conform with the standards will be denied unless it is demonstrated through site studies, view angle studies, and lighting specifications that the intent of the policies can be achieved. Any staff decision may be appealed to the Architectural Review Committee.
2. Light fixtures that are installed to light the water shall be mounted in an unobtrusive location. To minimize direct view of the light fixture and conduit, the light fixture shall generally be located below the wharf deck and behind the deck fascia or beam.
3. The mounting angle for light fixtures that are installed below the Wharf deck and behind the deck fascia, and intended to light the water shall not exceed a maximum angle of 60 degrees from vertical. The light fixtures shall be permanently attached in a manner that prevents the light from being raised above this angle.
4. Light fixtures to light the water may be installed on the deck fascia provided that: A) the light fixture design screens direct view of the light sources; B) the mounting angle shall not exceed a maximum angle of 45 degrees from vertical; C) the fixture is permanently attached at the top of the light lens to minimize the potential for direct view of the light source; and, E) that all exposed conduit is attached in a straight, clean efficient manner, and painted-out to match the color of the Wharf fascia.
5. Light fixtures that are installed to light the water are limited to metal halide, incandescent, fluorescent, and vapor lamps, and they shall not exceed a maximum of 175 watts.
6. High intensity under-wharf lights shall be limited to fishing and tour boat loading and storage locations or other similar service areas only. The submittal information shall document that high intensity lighting is restricted to these areas without overspill or glare to the marina or other adjacent public area.
7. Light plans and lighting manufacturer's brochures, or catalogues showing fixture types, illumination level, materials, light source, and wattage shall be submitted to the Architectural Review Committee for review and approval prior to installation of under-wharf light fixtures. All lighting installations require Building & Safety Division approval of an electrical permit.
8. Existing under-wharf and water oriented lights that do not currently have City approval are allowed to remain provided that the electrical installations are safe and that the lights do not shine in the eyes of boaters entering and exiting the marina. The Community Development Department will inspect all existing water oriented lights on Fisherman's Wharf No. 1 for electrical safety and glare. Any deficiencies identified in these inspections shall be corrected immediately. All other existing non-conforming lights shall be required to comply with these guidelines at the time of any change to the leasehold including physical changes to the building or signs or any lease change, assignment, transfer, or amendment.

9. Under-wharf water oriented lights shall be controlled by an automatic timing device. The hours of display shall not exceed the concession's business hours. The automatic timing device is a requirement; it shall be included as a component of the lighting system, and included in the lighting plan that is submitted to the Building & Safety Division for the electrical permit.
10. To minimize the potential for hot spots and glare, under-wharf water oriented light fixtures shall generally be located so that there is a 20'-0" separation between individual light fixtures. The 20'-0" dimension is not, however, a specific standard. The Architectural Review Committee will evaluate each lighting proposal to assure that the number of lights and separation distances between lights do not produce unacceptable hot spots or glare when viewed from surrounding public areas.

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Chairperson

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Vice Chairperson

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Date

Original signed by Chair and Vice Chair September 13, 1996