[Planning Code - Landmark Designation of 401 Castro Street (Twin Peaks Tavern)]

Ordinance designating 401 Castro Street (Twin Peaks Tavern), Assessor's Block No. 3582, Lot No. 71, as a landmark under Article 10 of the San Francisco Planning Code; and adopting General Plan, Planning Code Section 101.1, and environmental findings.

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

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

Section 1. Findings.

(A) Pursuant to Section 4.135 of the Charter of the City and County of San Francisco, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(B) In May 2011, the Historic Preservation Commission added 401 Castro Street (Twin Peaks Tavern), to the Landmark Designation Work Program.

(C) On September 19, 2012 the Historic Preservation Commission passed Resolution No. 689, initiating designation of 401 Castro Street (Twin Peaks Tavern), Lot 71 in Assessor's Block No. 3582, as a San Francisco Landmark pursuant to Section 1004.1 of the San Francisco Planning Code. Such resolution is on file with the Clerk of the Board in File No. 121061 and incorporated herein by reference.

(D) On October 17, 2012, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Report prepared by Moses Corette and reviewed by Tim

Frye, dated September 19, 2012, the Historic Preservation Commission recommended approval of the proposed landmark designation of 401 Castro Street (Twin Peaks Tavern), Lot 71 in Assessor's Block No. 3582, in Resolution No. 693. Such resolution is on file with the Clerk of the Board in File No. 121061.

(E) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of 401 Castro Street (Twin Peaks Tavern) will serve the public necessity, convenience and welfare.

(F) The Board finds that the proposed landmark designation of 401 Castro Street (Twin Peaks Tavern) is consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Resolution No. 693, recommending approval of the proposed designation, which is incorporated herein by reference.

(G) The Planning Department has determined that the actions contemplated in this Ordinance are in compliance with the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has determined the proposed Planning Code amendment is subject to a Categorical Exemption from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. 121061 and is incorporated herein by reference.

(H) The Board of Supervisors hereby finds that 401 Castro Street (Twin Peaks Tavern) has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the San Francisco Planning Code.

Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 401 Castro Street (Twin Peaks Tavern), Lot 71 in Assessor's Block No. 3582, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.

Section 3. Required Data.

(A) The description, location, and boundary of the Landmark site consists of the City parcel located at Lot 71, in Assessor's Block No. 3582, on the southwest corner of 17th and Castro Street, and limited to the main building located on the northern 66 feet of the lot, with the address of 401 Castro Street (Twin Peaks Tavern).

(B) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Case Report and other supporting materials contained in Planning Department Case Docket No. 2011.1123L. In brief, 401 Castro Street (Twin Peaks Tavern) is eligible for designation under National Register of Historic Places Criterion A (association with events that have made a significant contribution to the broad patterns of our history), as first known gay bar to feature full length open plate glass windows, and as a living symbol of the liberties and rights gained by the lesbian, gay, bisexual, transgendered (LGBT) community in the second half of the 20th century.

(C) The particular exterior features that shall be preserved, or replaced in-kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Case Report, which can be found in Planning Department Docket No. 2011.1123L, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following exterior features shall be preserved or replaced in kind: (i) all exterior elevations and rooflines; (ii) all architectural finishes and features of the exterior elevations (with the exceptions of the non-historic ceramic bulkhead cladding; the non-historic pier cladding of wood or tile at the additional storefronts of Castro Street, together with their

signage and awnings; and the non-historic vinyl window assemblies at the second floor); (iii) the metal box sign with shaped profiles of the Twin Peaks geological feature and neon tubing; (iv) the two arrow-shaped metal box signs with illuminated rainbow lights with sequential flashing mechanism; (v) the plate glass storefront system consisting of raw aluminum frames and open and unobscured clear plate glass windows divided vertically into two sheets of glass; post-less chamfered corners into the recessed entry with all glass free of large permanent decals, etchings, advertisements and signage; (vi) the storefront transoms with turned dividing blocks; and (vii) the corner entry with dual-swing 9-light Dutch door. The following interior character-defining features have been identified that need to be preserved or replaced in-kind: (i) interior plan consisting of the large, open main room, balcony with open spaces below and above, stairway to access the mezzanine and location of the bar (but not the bar or back bar themselves); (ii) the brass pole supporting the balcony and brass railing at the balcony; (iii) the built-in benches along windows; and (iv) the beamed ceiling.

Section 4. The property shall be subject to further controls and procedures pursuant to the San Francisco Planning Code and Article 10.

Section 5. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 6. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and

Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

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

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney