

1 [Ordinance to Designate the Garcia and Maggini Warehouse At 128 King Street As a
2 Landmark Under Planning Code Article 10.]

3 **Ordinance designating 128 King Street, the Garcia and Maggini Warehouse, as**
4 **Landmark No. 229 pursuant to Article 10, Sections 1004 and 1004.4 of the Planning**
5 **Code.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strikethrough italics Times New Roman*~~.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. Findings

12 The Board of Supervisors hereby finds that 128 King Street, the Garcia and Maggini
13 Warehouse, Lot 23 in Assessor's Block 3794, has a special character and special historical,
14 architectural and aesthetic interest and value, and that its designation as a Landmark will
15 further the purposes of, and conform to the standards set forth in Article 10 of the City
16 Planning Code.

17 (a) Designation: Pursuant to Section 1004 of the Planning Code 128 King Street, the
18 Garcia and Maggini Warehouse, is hereby designated as Landmark No. 229. This designation
19 has been fully approved by Resolution No. 544 of the Landmarks Preservation Advisory
20 Board and Resolution No. 16286 of the Planning Commission, which Resolutions are on file
21 with the Clerk of the Board of Supervisors under File No. _____ and which Resolutions
22 are incorporated herein and made part hereof as though fully set forth.

23 (b) Priority Policy Findings

24 Pursuant to Section 101.1 of the Planning Code, the Board of Supervisors makes the
25 following findings:

1 (1) The designation is in conformity with the Priority Policies of Planning Code Section
2 101.1 and with the General Plan as set forth in the letter dated November 30, 2001 from the
3 Director of Planning. Such letter is on file with the Clerk of the Board in File No. _____.

4 (2) The Board of Supervisors finds that this ordinance is in conformity with the Priority
5 Policies of Section 101.1 of the Planning Code and with the General Plan, and hereby adopts
6 the findings set forth in the letter dated November 30, 2001 from the Director of Planning and
7 incorporates such findings by reference as if fully set forth herein.

8 (c) Required Data:

9 (1) The description, location and boundary of the Landmark site encompass the
10 warehouse's original location within all of and limited to Lot 23 in Assessors Block 3794,
11 including the footprint of the 128 King Street building and the triangular cutout of the former
12 rail car entrance.

13 (2) The characteristics of the Landmark which justify its designation are described and
14 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
15 Board on October 3, 2001 and other supporting materials contained in Planning Department
16 Docket No. 2001.913L.

17 The characteristics of the landmark which justify its designation are summarized as
18 follows:

19 Association with the 1934 Waterfront and General Strikes, which was a significant
20 historic event that furthered the labor movement and the development of unions along the
21 Pacific Coast.

22 (3) The particular exterior features that should be preserved, or replaced in-kind as
23 determined necessary, are those generally shown in the photographs and described in the
24 Landmark Designation Report, both of which can be found in the case docket 2001.913L
25 which is incorporated in this designation ordinance as though fully set forth.

1 The description of the particular features that should be preserved is as follows:

2 The exterior architectural features, composition and materials of the King Street
3 elevation. In particular, the triangular cutout at the west side of the front King Street elevation
4 should not be infilled or enclosed, nor should any fixed or permanent structures be placed
5 there. Recent modification of some ground level openings is acceptable, as is removal of the
6 non-historic painted sign and restoration or recreation of the underlying historic sign visible in
7 historic photos.

8 Section 2. A commemorative plaque, provided by the owner of 128 King Street, shall
9 be placed in a prominent location on the exterior of the landmark, identifying the property as a
10 City landmark, and describing the history of the property. A deed restriction shall be recorded
11 in the Official Records of the City and County of San Francisco, which restriction shall prohibit
12 the removal of the plaque from the exterior of the landmarked property.

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14 Section 32. The property shall be subject to all of the controls and procedures
15 applicable to landmarks as set forth in Planning Code Article 10.

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18 APPROVED AS TO FORM:
LOUISE H. RENNE

RECOMMENDED:
PLANNING COMMISSION

19
20 BY _____
21 Sarah Ellen Owsowitz
Deputy City Attorney

22 BY _____
23 Gerald G. Green
24 Director of Planning