

File No. 180726 Committee Item No. 7
 Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 1, 2018

Board of Supervisors Meeting

Date October 16, 2018

Cmte Board

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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Historic District Map |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | HPC Reso No. 948 032118 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PC Case Rpt 060718 |
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Completed by: Erica Major Date September 27, 2018
 Completed by: Erica Major Date October 10, 2018

1 [Planning Code - Amending Kearny-Market-Mason-Sutter Conservation District and Article 11
2 Designation of 55-5th Street]

3 **Ordinance amending the Planning Code to amend Appendix E to Article 11,**
4 **Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic**
5 **Importance in the C-3 (Downtown Commercial) Districts to expand the boundaries of**
6 **the Kearny-Market-Mason-Sutter Conservation District and to designate 55-5th Street**
7 **as a Contributory Building-Category IV; affirming the Planning Department's**
8 **determination under the California Environmental Quality Act; and making public**
9 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
10 **findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

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

20 Section 1. Findings.

21 (a) Environmental Findings. The Planning Department has determined that the
22 proposed Planning Code amendment is subject to a Categorical Exemption from the
23 California Environmental Quality Act (California Public Resources Code section 21000 et seq.,
24 "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for
25 actions by regulatory agencies for protection of the environment (in this case, landmark
designation). Said determination is on file with the Clerk of the Board of Supervisors in File

1 No. 948 and is incorporated herein by reference. The Board of Supervisors affirms this
2 determination.

3 (b) On March 21, 2018, the Historic Preservation Commission, in Resolution No. 948,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and eight priority policies of Planning Code, Section 101.1. The
6 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
7 the Board of Supervisors in File No. 180726, and is incorporated herein by reference.

8 (c) At that same public hearing, the Historic Preservation Commission, in Resolution
9 No. 948, recommended that the Board of Supervisors amend the Kearny-Market-Mason-
10 Sutter Conservation District as set forth herein. A copy of said Resolution is on file with the
11 Clerk of the Board of Supervisors in File No. 180726 and is incorporated herein by reference.

12 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed
13 amendment to the Article 11 designation will serve the public necessity, convenience and
14 welfare for the reasons set forth in the Historic Preservation Commission Resolution No. 948,
15 which reasons are incorporated herein by reference as though fully set forth. A copy of said
16 Resolution is on file with the Clerk of the Board of Supervisors in File No. 180726.

17 (e) The Board of Supervisors hereby finds that, with the amendments included herein,
18 55 5th Street (aka Lankershim Hotel), Assessor's Parcel Block No. 3705, Lot No. 039, is
19 located in a designated Conservation District, is over 40 years old, has been judged to be
20 either a Building of Individual Importance or Contextual Importance and has been rated either
21 Very Good in Architectural Design or Excellent or Very Good in Relationship to the
22 Environment. For these reasons, the Board finds that amending its designation from Category
23 V (Unrated) to Category IV (Contributory) will further the purposes of and conform to the
24 standards set forth in Article 11 of the San Francisco Planning Code.

1 Section 2. Designation of 55 5th Street as Category IV (Contributory).

2 Pursuant to Sections 1102 and 1106 of the Planning Code, the designation of 55 5th
3 Street, Assessor's Block No. 3705, Lot No. 039 is hereby changed from Category V (Unrated)
4 to Category IV (Contributory). Appendix D of Article 11 of the San Francisco Planning Code is
5 hereby amended to include this property.

6 The property shall be subject to further controls and procedures pursuant to the San
7 Francisco Planning Code and Article 11.

8
9 Section 3. Kearny-Market-Mason-Sutter Conservation District Boundaries.

10 Pursuant to Section 1107 of the Planning Code, the following properties are hereby
11 added to the Kearny-Market-Mason-Sutter Conservation District, as shown on the Kearny-
12 Market-Mason-Sutter Conservation District Map, a copy of which is on file with the Clerk of the
13 Board of Supervisors in File No. 180726, and which Map is hereby incorporated herein as
14 though fully set forth:

15 (a) 55 5th Street (aka Lankershim Hotel), Assessor's Parcel Block No. 3705, Lot No.
16 039; and

17 (b) 67-99 5th Street, Assessor's Parcel Block No. 3705, Lot Nos. 021 and 023, and

18 (c) 898 Mission Street, Assessor's Parcel Block No. 3705, Lot No. 054.

19 These properties shall be subject to further controls and procedures pursuant to the
20 San Francisco Planning Code and Article 11.

21
22 Section 4. The Planning Code is hereby amended by amending Appendix E to Article
23 11, to read as follows:

24 **APPENDIX E TO ARTICLE 11**

25 **KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.**

1 * * * *

2 **SEC. 3. LOCATION AND BOUNDARIES.**

3 The location and boundaries of the Kearny-Market-Mason-Sutter Conservation District
4 shall be as designated on the Kearny-Market-Mason-Sutter Conservation District Map, as
5 amended, original of which is on file with the Clerk of the Board of Supervisors under in File No.
6 223-84-4180726, which Map is hereby incorporated herein as though fully set forth and a
7 facsimile of which is reproduced herein below.

8 * * * *

9 **SEC. 5. JUSTIFICATION.**

10 The characteristics of the Conservation District justifying its designation are as follows:

11 * * * *

12 (d) **Uniqueness and Location.** The District's character, although it has many
13 buildings of recent vintage, is largely intact. It is one of the few homogeneous collections of
14 early Twentieth Century commercial architecture of its type in the United States. *Of a total of At*
15 *the time of designation in 1985, this District included 324 buildings in this District, 114 of which*
16 *were identified as are* architecturally significant and 140 *are as* contributory. Only 98 buildings
17 *are were* not rated. *Subsequent amendments to the District and reclassification of individual buildings*
18 *have resulted in a greater concentration of architecturally significant properties.* Union Square, an
19 integral part of the District, is a unique resource and ranks with the finest open spaces in the
20 country. The area is centrally located and easily accessible to the Financial District, Nob Hill,
21 the Tenderloin, and the South of Market, as well as outlying districts of the City. The Powell
22 Street Cable Car lines is a unique feature which relates the area to the entire northeastern
23 quadrant of the City and attracts tourists to the area.

24 * * * *

25 **KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT**

1 Street Cable Car lines is a unique feature which relates the area to the entire northeastern
2 quadrant of the City and attracts tourists to the area.

3 * * * *

4 KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT



21
22
23
24 Section 5. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:


14 VICTORIA WONG
15 Deputy City Attorney

16 n:\egana\as2018\1800206\01260470.docx

LEGISLATIVE DIGEST

[Planning Code - Amending Kearny-Market-Mason-Sutter Conservation District and Article 11 Designation of 55 5th Street]

Ordinance amending the Planning Code to amend Appendix E to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts to expand the boundaries of the Kearny-Market-Mason-Sutter Conservation District and to designate 55-5th Street as a Contributory Building-Category IV; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 11, Section 1106 (d) of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove designation of a building as significant or contributory or a change of a building's designation. Under Article 11, Section 1107 (e) of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove designation of a Conservation District or a boundary change to a Conservation District. Once a structure has been designated, any construction, alteration, removal or demolition for which a City permit is required necessitates a Permit to Alter from the Historic Preservation Commission ("HPC"). (Planning Code Section 1111; Charter of the City and County of San Francisco, Section 4.135.) Thus, designation of a building or Conservation District affords a high degree of protection to historic and architectural structures of merit in the City.

Amendments to Current Law

This ordinance amends the Planning Code, to do two things:

First, it changes the boundaries of the Kearny-Market-Mason-Sutter Conservation District, to include the following properties:

- 55 5th Street (aka Lankershim Hotel), Assessor's Parcel Block No. 3705, Lot No. 039;
- 67-99 5th Street (aka Hotel Pickwick), Assessor's Parcel Block No. 3705, Lot Nos. 021 and 023; and
- 898 Mission Street, Assessor's Parcel Block No. 3705, Lot No. 054.

FILE NO. 180726

Second, it designates 55 5th Street, Assessor's Block No. 3705, Lot No. 039 as contributory to the Kearny-Market-Mason-Sutter Conservation District.

The ordinance finds that the change in boundaries of the Kearny-Market-Mason-Sutter Conservation District is proper, and that Assessor's Block No. 3705, Lot No. 039 meets the grounds for a change of designation pursuant to Section 1106(h)(2), because changes in Conservation District boundaries make a building of Contextual Importance fall outside a Conservation District and therefore no longer eligible for designation as a Contributory building, or, conversely, make a building of Contextual Importance fall within a Conservation District and therefore eligible for designation as a Contributory Building; and pursuant to Section 1106(h)(6), in that the discovery of new factual information makes the building eligible for rating as a Building of Individual Importance and, therefore, eligible to be designated as a Contributory building.

Background Information

The change in designation and the boundary change were initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or change in designations and conservation district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing on March 21, 2018 to initiate the change in designation of 55 5th Street, Assessor's Block No. 3705, Lot 039, and to change the Kearny-Market-Mason-Sutter Conservation District boundary. On March 21, 2018, after holding a public hearing on the proposed change in designation and conservation district boundary change having considered the Change in Conservation District Boundary and Change in Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the conservation district boundary change and change in designation of Assessor's Block 3705, Lot 039 to the Board of Supervisors.



SAN FRANCISCO PLANNING DEPARTMENT

Article 11 Initiation Case Report Conservation District Boundary Change; Change in Designation HEARING DATE: MARCH 21, 2018

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Planning
Information:
415.558.6377

Case No. 2018-002775DES
Project: Kearny Market Mason Sutter Conservation District
Re: Initiation of Change in Article 11 Designation and Article 11
Conservation District Boundary Change
Staff Contact: Frances McMillen (415) 575-907
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is initiation and recommendation to the San Francisco Board of Supervisors the designation of 55 5th Street (Hotel Lankershim), an unrated building, to a Category IV (Contributing) resource pursuant to Section 1106 of the Planning Code; and the change in the boundary of the Kearny-Market-Mason-Sutter Conservation District to include 55 5th Street (Hotel Lankershim), 67-99 5th Street, 898 Mission Street (Pickwick Hotel) pursuant to Section 1107 of the Planning Code.

PROJECT BACKGROUND

The Central SoMa Historic Resources Survey (2013-2014) determined numerous properties as eligible for a change in Article 11 designation, including 55 5th Street. The survey also identified 55 5th Street, 67-99 5th Street, and 898 Mission Street as eligible additions to the Kearny-Market-Mason-Sutter Conservation District. The Planning Department (Department) conducted the survey in response to the Central SoMa Plan in order to provide information on the location and distribution of resources within the Central SoMa Plan Area for the purposes of long-range policy planning and for use in permit processing, environmental review, and making recommendations for official nominations to historic registers. In conjunction with the survey, the Department developed the Central SoMa Historic Context Statement (2015) in order to provide a framework for consistent, informed evaluations of the area's age-eligible properties that had not been previously surveyed or for which survey information was incomplete.

- The Central SoMa Plan Area is comprised of approximately 28 blocks bounded by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west.
- The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan area that had not been previously surveyed, or for which prior survey information was incomplete. Of these, 72 parcels were not documented, typically because the properties were

vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

- Based on the findings of the historic context statement and surveys, the Central SoMa Plan recommends policies that would recognize and protect historic resources. Such policies include protecting Significant and Contributory cultural heritage properties through designation to Article 11 of the Planning Code.
- The Historic Preservation Commission adopted the survey and historic context statement for the Central SoMa Plan on March 16, 2016.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, Article 11 designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

REQUIRED COMMISSION ACTIONS

The items before the Historic Preservation Commission are:

- 1) Consideration of initiation of designation of 55 5th Street as Category IV (Contributing) building.
- 2) Consideration of initiation of a boundary change to the Kearny-Market-Mason-Sutter Conservation District to include 55 5th Street; 67-99 5th Street and 898 Mission Street.

On each of the items, the HPC may choose to take an action in the form of a resolution. The HPC may approve, modify, or disapprove the initiation of the proposed boundary change or designation.

Alternatively, the Commission may request additional research and information from the Planning Department to justify any of these three actions, and may continue the discussion to a future hearing pending submittal of any additional information the Commission may require.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission (HPC) decides to initiate the Boundary Change to the Kearny-Market-Mason-Sutter Street Conservation District and/or the designation and change of designation of properties under Article 11 at the March 21, 2018 hearing, these cases will be brought back to the HPC at a future hearing. At such future hearing, the HPC shall consider and have opportunity to act upon the nomination of the Boundary Change and/or Designation and Change of Designation of Buildings and shall forward that recommendation to the Board of Supervisors.

PREVIOUS ACTIONS

The Historic Preservation Commission adopted the Central SoMa survey and historic context statement for the Central SoMa Plan on March 16, 2016.

Central SoMa Historic Context Statement

The Central SoMa Historic Context Statement (2015) was developed as part of the Central SoMa Plan effort to provide a historical foundation and framework for consistent evaluations of the area's age-eligible properties. The context statement's study area extended beyond the boundaries of the Central SoMa Plan Area and documented the history of SoMa, including significant themes, design elements, architectural styles, and character-defining features. The study developed significance and integrity thresholds and included analysis of conservation, landmark and historic districts and their relationship to previously undocumented buildings.

Central SoMa Survey

The Central SoMa Historic Resource Survey (2013-2014) involved gathering baseline property information for all buildings located within the Central SoMa Plan Area that had not been addressed by prior historic resources surveys, and those that had not been previously assigned California Historic Resource Status Codes (CHRSC). The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan Area. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation District Boundary Change

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain "...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance" (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission, by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

ARTICLE 11 – Designation of Buildings

Planning Code Section 1106 authorizes the designation or change of designation of a building through amendment of Appendices A, B, C and D of Article 11. Such designation or change of designation of a building may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owner of the affected property, or by application of any historic preservation organization or group, or by the application of at least 50 registered voters of the City.

If the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1106(d)). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal.

Pursuant to Planning Code Section 1106(h), the designation of a building may be changed if changes in Conservation District boundaries warrant such reclassification, or if physical changes to the building warrant such reclassification, or if due to passage of time, the building has become at least 40 years old and, therefore, eligible for reclassification, or if new information makes the building eligible for reclassification.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Central SoMa Plan.

- The Central SoMa Historic Resources Survey web page was launched on the Department's website in March 2014. The web page includes links to the draft Central SoMa Historic Context Statement, as well as a map illustrating the draft findings of the Central SoMa Historic Resources Survey. The website remains active and can be accessed at: <http://www.sf-planning.org/index.aspx?page=3964>.
- Public outreach meetings were held at the SPUR Urban Center on March 25th, 2015, to present the draft Central SoMa Historic Context Statement and the draft findings of the Central SoMa Historic Resources Survey. In preparation for this meeting, postcards were mailed to the owners of surveyed properties informing them that the draft survey findings were available for review on the project website, and inviting them to attend the outreach meeting at the Spur Urban Center. A second public meeting at the SPUR Urban Center was held on December 9, 2015 to solicit feedback on public benefits, including historic preservation. A postcard was mailed to public on February 29, 2016 in anticipation of the adoption hearing on March 16, 2016.
- Presentation to SF Heritage regarding the draft historic context statement and survey findings in July 2015.
- Meetings with the Central SoMa Survey Advisory Group, on October 3, 2014 and January 15, 2014. The purpose of these meetings was to solicit comments and suggestions based on the draft *Central SoMa Historic Context Statement* and the draft findings of the Central SoMa Historic Resources Survey.
- Notification of Historic Preservation Commission initiation hearing was mailed to property owners on March 1, 2018.

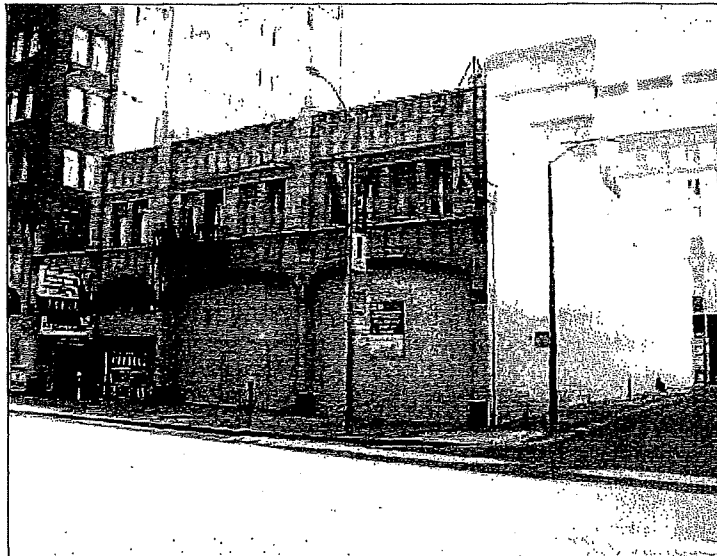
PUBLIC COMMENT

Since hearing notice was mailed out, the Department has not received comments or inquiries from the public.

STAFF ANALYSIS



The Hotel Lankershim at left, and the Pickwick Hotel at right (Google Maps)



Pickwick Hotel Garage, 898 Mission Street (Planning Department)

The change in the boundary of the Kearny-Market-Mason-Sutter Street Conservation District is proposed to include 55 5th Street, 67-99 5th Street, and 898 Mission Street. The buildings are located directly adjacent to the southern boundary of the District. Designed by the Reid Brothers, the Lankershim Hotel (55 5th Street) was constructed in 1913 for James B. Lankershim, who had previously constructed another Hotel Lankershim in downtown Los Angeles in 1905. The reinforced concrete frame building is clad in rusticated stucco and features restrained Classical Revival ornamentation. The building retains excellent

integrity on the upper floors. The ground floor rustication is not original. The building is not currently listed on any local, state or national historic register.

The Pickwick Hotel (67-99 5th Street) and garage (898 Mission Street), constructed in 1923, is an excellent example of Gothic Revival style architecture. The building is currently a Category I (Significant Building). The base of the eight-story reinforced concrete building is clad in buff-colored terra cotta. The upper stories are clad in brick with terra cotta trim. Gothic Revival ornament includes statuary niches and pendant tracery on the niche hoods. The garage is similarly ornamented and is also clad in terra cotta tile and features two arched garage door openings, pilasters projecting above the building's roofline, and punched window openings on the upper level.

The height, scale, massing, and design of 55 5th Street, 67-99 5th Street, and 898 Mission Street relate to the established historical context and architectural character of the Kearny-Market-Mason-Sutter Street Conservation District, which consists of multi-bay buildings ranging in height from four to eight stories. Buildings in the district are almost exclusively built to their front property lines and frequently feature two or three-part vertical compositions consisting of a base and a shaft or a base, shaft and capital. Cladding materials consist of terra cotta, brick, stone and stucco primarily in light to medium earth tones. Classical, Renaissance and Gothic detailing can be found on buildings throughout the Conservation District.

Case No. 2018-002775DES: Initiate Change of Article 11 Conservation District Boundary

RECOMMENDATION

The Department recommends that the HPC adopt a resolution to initiate a Boundary Change to the Kearny-Market-Mason-Sutter Street Conservation District to expand the district to include two (2) additional properties along Mission and 5th streets.

BASIS FOR RECOMMENDATION

- The district expansion meets the eligibility requirements for listing on both the California Register of Historical Places and as a San Francisco Article 11 Conservation District.
- The proposed district expansion contains two (2) Significant and Contributory Buildings which possesses substantial overall architectural, aesthetic or historic qualities justifying additional controls in order to protect and promote those qualities as required in Planning Code Section 1103.
- The two properties advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District. The proposed expanded area contains some notable buildings and relates strongly to the context of the District and strengthens its overall historic character.
- The Kearny-Market-Mason-Sutter Street Conservation District is cohesive concentration of early twentieth century commercial architecture that exhibits a high level of historic architectural integrity and create a cohesive district of four-to-eight story masonry buildings of similar scale, massing, setback, materials, fenestration pattern, style, and architectural detailing.

Case No. 2018-002775DES: Initiate Change of Article 11 Designation

RECOMMENDATION

The Department recommends that the HPC adopt a resolution to initiate a change in the boundary of the Kearny-Market-Mason-Sutter Conservation district to include 55 5th Street, 67-99 5th Street, and 898 Mission Street and to initiate a change of designation for one (1) property from unrated to Category IV (Contributing) under Article 11 of the Planning Code.

BASIS FOR RECOMMENDATION

- 67-99 5th Street/898 Mission Street, currently designated as a Category I (Significant) would meet the historic context of the Kearny-Market-Mason-Sutter Conservation District.
- 55 5th Street is currently designated as a unrated building and appears to meet the criteria for designation as a Category IV (Contributing) as specified in Planning Code Section 1102(a-e).
- 55 5th Street would be located within the boundaries of a Conservation District and would meet the historic context of the Kearny-Market-Mason-Sutter Conservation District, and should be appropriately designated as a Category IV (Contributing) building as specified in Planning Code Section 1102(d).
- The properties proposed for designation advance the basic principles of the Downtown Plan and reinforce the unique sense of place of the Plan Area. The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.

POLICY 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

- The properties proposed for designation advance the basic principles and objectives of the Central SoMa Plan. The Central SoMa Plan contains the following relevant objectives and policies:

OBJECTIVE 7.2: Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources.

OBJECTIVE 7.3.2: Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood.

OBJECTIVE 7.4: Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment.

Initiation Case Report
March 21, 2018

Case Number 2018-002775DES
Central SoMa Plan Article 11 Amendments: Initiation

OBJECTIVE 7.4.2: Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code.

ATTACHMENTS

Appendix E to Article 11 Kearny-Market-Mason-Sutter Conservation District
Map of Kearny-Market-Mason-Sutter Conservation District
Draft Resolution to Initiate Change in Article 11 Designation and Article 11 Conservation District
Boundary Change



N FRANCISCO
 rcel Additions to Kearny-Mason-Market-Sutter
 (AMS) Article 11 Conservation District

1,000 Feet





SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 948

HEARING DATE: MARCH 21, 2018

Case No. 2018-002775DES
Project: Kearny Market Mason Sutter Conservation District
Re: Initiation of Change in Article 11 Designation and Article 11
Conservation District Boundary Change
Staff Contact: Frances McMillen (415) 575-907
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Information:
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RESOLUTION TO INITIATE CHANGE OF DESIGNATION OF 55 5TH STREET, ASSESSOR'S PARCEL NO. 3705, LOT 039, AN UNRATED BUILDING, TO A CATEGORY IV (CONTRIBUTING) RESOURCE, PURSUANT TO 1106 OF THE PLANNING CODE; AND CHANGE IN THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT BOUNDARY TO INCLUDE 55 5TH STREET, ASSESSOR'S PARCEL NO. 3705, LOT 039, 67-99 5TH STREET, ASSESSOR'S PARCEL NO. 3705, LOTS 021, 023, AND 898 MISSION STREET, ASSESSOR'S PARCEL NO. 3705, LOT 054 PURSUANT TO 1107 OF THE PLANNING CODE.

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added the change in designation of 55 5th Street, Assessor's Parcel No. 3705, Lot 039, an unrated building, to a Category IV (Contributing) resource; and the boundary change of the Kearny Market Mason Sutter Conservation District to include 55 5th Street, Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054, to its Landmark Designation Work Program; and
2. WHEREAS, Department staff, Frances McMillen, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Conservation District Case Report which was reviewed by Department staff Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 11; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 21, 2018 reviewed Department staff's analysis of the change in designation of 55 5th Street, Assessor's Parcel No. 3705, Lot 039, an unrated building, to a Category IV (Contributing) resource; and the boundary change of the Kearny Market Mason Sutter Conservation District to include 55 5th Street, Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054, and initiated the change in designation and boundary change of the Kearny Market Mason Sutter Conservation District process through Resolution No. 948; and
4. WHEREAS; the Historic Preservation Commission finds that the change in designation of 55 5th Street, Assessor's Parcel No. 3705, Lot 039, an unrated building, to a Category IV (Contributing) resource; and the boundary change of the Kearny Market Mason Sutter Conservation District to include 55 5th Street,

Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054 case report is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Central SoMa Survey determined that 55 5th Street, Assessor's Parcel No. 3705, Lot 039, is eligible for listing on the California Register of Historical Resources and relates to the architectural and historical context of the Kearny-Market-Mason-Sutter Street Conservation District; and
6. WHEREAS, the Historic Preservation Commission finds that 55 5th Street, Assessor's Parcel No. 3705, Lot 039, appears to meet the eligibility requirements per Section 1106 of the Planning Code and warrants consideration for change in Article 11 designation; and
7. WHEREAS, the Central SoMa Survey determined the height, scale, massing, and design of 55 5th Street, Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054, relate to the established historical context and architectural character of the Kearny-Market-Mason-Sutter Street Conservation District; and
8. WHEREAS, the Historic Preservation Commission finds that 55 5th Street, Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054, appears to meet the eligibility requirements per Sections 1106 and 1107 of the Planning Code and warrants consideration inclusion and boundary change of the Kearny-Market-Mason-Sutter Conservation District; and
9. WHEREAS, the Historic Preservation Commission finds that the change in conservation district boundaries and the list of character-defining features, as identified in the draft Conservation District Case Report, should be considered for preservation under the proposed conservation district designation as they relate to the district's historical significance and retain historical integrity; and
10. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the March 21, 2018 Case Report; and
11. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of the change in designation of 55 5th Street, Assessor's Parcel No. 3705, Lot 039; and the boundary change of the Kearny Market Mason Sutter Conservation District to include 55 5th Street, Assessor's Parcel No. 3705, Lot 039; 67-99 5th Street, Assessor's Parcel No. 3705, Lots 021, 023; and 898 Mission Street, Assessor's Parcel No. 3705, Lot 054, pursuant to Article 11 of the Planning Code.

Resolution No. 948
March 21, 2018

Case No. 2018-002775DES
Kearny Market Mason Sutter Conservation District

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on
March 21, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Johns, Hyland, Johnck, Matsuda, Pearlman, Wolfram, Black

NAYS: None

ABSENT: None

ADOPTED: March 21, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Review and Comment Conservation District Boundary Change HEARING DATE: JUNE 7, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No. 2018-002775DES
Project: Kearny-Market-Mason-Sutter Conservation District
55 5th Street, 67-99 5th Street/898 Mission Street
Re: Initiation of Change in Article 11 Designation and Article 11
Conservation District Boundary Change
Zoning: C-3-R (Downtown Retail)
90-X/160-S Height and Bulk Districts
Block/Lot: 3705/039, 021, 023, 054
Staff Contact: Frances McMillen (415) 575-9076
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROJECT DESCRIPTION

The case before the Planning Commission is to provide review and comment to the San Francisco Board of Supervisors on the change in the boundary of the Kearny-Market-Mason-Sutter Conservation District to include two (2) additional properties: 55 5th Street (Hotel Lankershim) and 67-99 5th Street/898 Mission Street (Pickwick Hotel) pursuant to Section 1107 of the Planning Code.

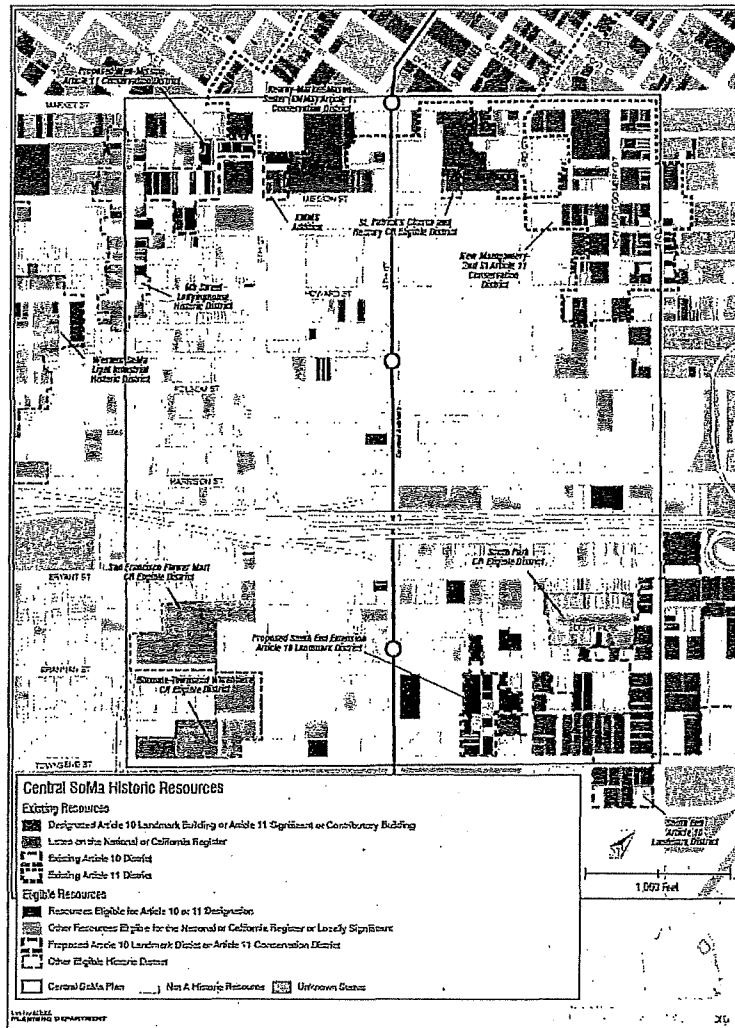
PROJECT BACKGROUND

The Central SoMa Historic Resources Survey (2013-2014) identified a change in boundary to the Kearny-Market-Mason-Sutter Conservation District to include: 55 5th Street, 67-99 5th Street/898 Mission Street. The Kearny-Market-Mason-Sutter Conservation District was designated as a conservation district as part of the Downtown Plan in 1985. The Planning Department (Department) conducted the survey in response to the Central SoMa Plan in order to provide information on the location and distribution of resources within the Central SoMa Plan Area for the purposes of long-range policy planning and for use in permit processing, environmental review, and making recommendations for official nominations to historic resource. In conjunction with the survey, the Department developed the [Central SoMa Historic Context Statement](#) (2015) in order to provide a framework for consistent, informed evaluations of the area's age-eligible properties that had not been previously surveyed or for which survey information was incomplete.

- The Central SoMa Plan Area is comprised of approximately 28 blocks bounded by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west.
- The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan area that had not been previously surveyed, or for which prior survey information was incomplete. Of these, 72 parcels were not documented, typically because the properties were

vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

- Based on the findings of the historic context statement and survey, the Central SoMa Plan recommends policies that would recognize and protect historic resources. Such policies include protecting Significant and Contributory cultural heritage properties through designation to Article 11 of the Planning Code.
- The Historic Preservation Commission adopted the survey and historic context statement for the Central SoMa Plan on March 16, 2016.
- The Historic Preservation Commission initiated designation of the boundary change on March 21, 2018.



Central SoMa Plan Historic Resources

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, Article 11 designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

REQUIRED COMMISSION ACTIONS

The item before the Planning Commission is review and comment on the proposed Boundary Change to expand the Kearny-Market-Mason-Sutter Conservation District by two (2) properties. Pursuant to Article 11, the Planning Commission is requested to provide review and comment on the proposed Boundary Change to address:

- 1) The consistency of the proposed boundary change with the policies embodied in the General Plan and the priority policies of Section 101.1;
- 2) Identify any amendments to the General Plan necessary to facilitate adoption of the proposed boundary change; and
- 3) Evaluate whether the proposed boundary change would conflict with the Sustainable Communities Strategy for the Bay Area.

Comments of the Planning Commission shall be conveyed to the Historic Preservation Commission and Board of Supervisors in the form of a resolution.

OTHER ACTIONS REQUIRED

The proposed Conservation District boundary change requires review and action by the Historic Preservation Commission, Planning Commission, and Board of Supervisors. The following outlines a schedule for such actions:

- On March 21, 2018 the Historic Preservation Commission, initiated and recommended the Boundary Change to the Kearny-Market-Mason-Sutter Street Conservation District
- On June 7, 2018 the Planning Commission will provide review and comment on the Boundary Change to the Kearny-Market-Mason-Sutter Street Conservation District
- Final actions on the Boundary Change to the Kearny-Market-Mason-Sutter Street Conservation District will be undertaken by the Board of Supervisors

PREVIOUS ACTIONS

The Historic Preservation Commission initiated and recommended the boundary change to the Kearny-Market-Mason-Sutter Conservation District on March 21, 2018.

The Historic Preservation Commission adopted the Central SoMa survey and historic context statement for the Central SoMa Plan on March 16, 2016.

Central SoMa Historic Context Statement

The Central SoMa Historic Context Statement was developed as part of the Central SoMa Plan effort to provide a historical foundation and framework for consistent evaluations of the area's age-eligible properties. The context statement's study area extended beyond the boundaries of the Central SoMa Plan Area and documented the history of SoMa, including significant themes, design elements, architectural styles, and character-defining features. The study developed significance and integrity thresholds and included analysis of conservation, landmark and historic districts and their relationship to previously undocumented buildings.

Central SoMa Survey

The Central SoMa Historic Resource Survey (2013-2014) involved gathering baseline property information for all buildings located within the Central SoMa Plan Area that had not been addressed by prior historic resources surveys, and those that had not been previously assigned California Historic Resource Status Codes (CHRSC). The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan Area. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation District Boundary Change

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain "...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance" (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission, by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Central SoMa Plan.

- The Central SoMa Historic Resources Survey web page was launched on the Department's website in March 2014. The web page includes links to the draft Central SoMa Historic Context Statement, as well as a map illustrating the draft findings of the Central SoMa Historic Resources Survey. The website remains active and can be accessed at: <http://www.sf-planning.org/index.aspx?page=3964>.
- Public outreach meetings were held at the SPUR Urban Center on:
 - March 25th, 2015, to present the draft Central SoMa Historic Context Statement and the draft findings of the Central SoMa Historic Resources Survey. In preparation for this meeting, postcards were mailed to the owners of surveyed properties informing them that the draft survey findings were available for review on the project website, and inviting them to attend the outreach meeting at the Spur Urban Center.
 - A second public meeting at the SPUR Urban Center was held on December 9, 2015 to solicit feedback on public benefits, including historic preservation.
- A postcard was mailed to public on February 29, 2016 in anticipation of the adoption hearing on March 16, 2016.
- Presentation to SF Heritage regarding the draft historic context statement and survey findings in July 2015.
- Meetings with the Central SoMa Survey Advisory Group, on October 3, 2014 and January 15, 2014. The purpose of these meetings was to solicit comments and suggestions based on the draft *Central SoMa Historic Context Statement* and the draft findings of the Central SoMa Historic Resources Survey.
- Notification of Historic Preservation Commission initiation hearing was mailed to property owners on March 1, 2018.
- Notification of Planning Commission review and comment was mailed to all lots within the Kearny-Market-Mason-Sutter Conservation District on March 30, 2018 and May 18, 2018.

PUBLIC COMMENT

The Department has received several telephone calls from property owners with general questions regarding the boundary change and designation process. The Department received a letter expressing support of the boundary change from the District 6 Community Planners. There has been no indication of opposition to the change in the Kearny-Market-Mason-Sutter Conservation District boundary.

BOUNDARY CHANGE

The Kearny-Market-Mason-Sutter Conservation District represents a collection of masonry commercial buildings that exhibit a high level of historic architectural integrity. The district consists of multi-bay buildings ranging in height from four to eight stories. Buildings in the district are almost exclusively built to their front property lines and frequently feature two or three-part vertical compositions consisting of a base and a shaft or a base, shaft and capital. Cladding materials consist of terra cotta, brick, stone and stucco primarily in light to medium earth tones. Classical, Renaissance and Gothic detailing can be found on buildings throughout the Conservation District.

55 5th Street, 67-99 5th Street/898 Mission Street

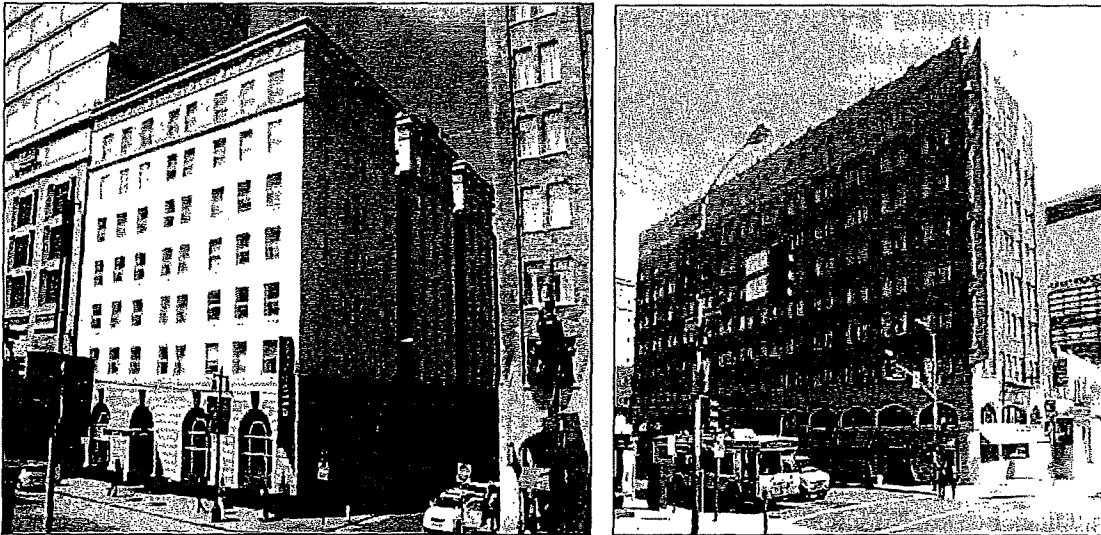
The height, scale, massing, and design of 55 5th Street, 67-99 5th Street/898 Mission Street relates to the established historical context and architectural character of the Kearny-Market-Mason-Sutter Street Conservation District. The buildings are located directly adjacent to the southern boundary of the District.

55 5th Street (Lankershim Hotel)

Designed by the Reid Brothers, the Lankershim Hotel (55 5th Street) was constructed in 1913 for James B. Lankershim, who had previously constructed another Hotel Lankershim in downtown Los Angeles in 1905. The reinforced concrete frame building is clad in rusticated stucco and features restrained Classical Revival ornamentation. The building retains excellent integrity on the upper floors. The ground floor rustication is not original. The building is currently unrated.

67-99 5th Street/898 Mission Street (Pickwick)

The Pickwick Hotel (67-99 5th Street) and garage (898 Mission Street), constructed in 1923, is an excellent example of Gothic Revival style architecture. The base of the eight-story reinforced concrete building is clad in buff-colored terra cotta. The upper stories are clad in brick with terra cotta trim. Gothic Revival Ornament includes statuary niches and pendant tracery on the niche hoods. The garage (898 Mission) is similarly ornamented and is also clad in terra cotta tile and features two arched garage door openings, pilasters projecting above the building's roofline, and punched window openings on the upper level. The building is currently designated Category I (Significant).



The Hotel Lankershim at left, and the Pickwick Hotel at right (Google Maps)

RECOMMENDATION

The Department recommends adoption of a Boundary Change to the Kearny-Market-Mason-Sutter Conservation District to expand the district to include two (2) additional properties: 55 5th Street and 67-99 5th Street/898 Mission Street and to make associated changes to the building designation for 55 5th Street from unrated to Category IV (Contributing). The existing Category 1 (Significant) designation for 67-99 5th Street/898 Mission Street will remain.

BASIS FOR RECOMMENDATION

The Boundary Change to the Kearny-Market-Mason-Sutter Conservation District is consistent with the objectives and policies embodied in the General Plan, Priority Policies of Section 101.1, the Central SoMa Plan, and the Sustainable Communities Strategy for the Bay Area as outlined below.

GENERAL PLAN POLICIES

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establish and require review of permits for consistency with said policies. The proposed designation is consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change will encourage conservation and protection of neighborhood character as proposed alterations to exterior features of designated buildings shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by the HPC in accordance with Sections 1110 through 1113 of the Planning Code. The Boundary Change will encourage retention of the district's contributory buildings by providing access to an important financial incentives, namely the Mills Act and Transferable Development Rights (TDR) program.

3. That the City's supply of affordable housing be preserved and enhanced;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change will not negatively impact the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change will not impede transit service or overburden streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change would not impact the diversity of economic activity.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change would not modify any physical parameters of the Planning Code or other Codes. Seismic upgrades are not limited or subject to additional review as a result of this proposed designation.

7. That the landmarks and historic buildings be preserved;

Designation of buildings under Article 11 of the Planning Code will encourage the preservation of character-defining features of buildings within the district for the benefit of future generations. Designation will require that the Planning Department and/or the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

Designation of buildings under Article 11 of the Planning Code encourages preservation of historic buildings through the Transferable Development Rights (TDR) program. TDR are units of gross floor area that may be sold or "transferred" from "preservation lots" to "development lots". A preservation lot contains a building with rating of Category I, II, III, or IV, or a Category V building that has been deemed a compatible rehabilitation. TDR enable property owners of historic buildings to sell "excess" TDR units as a financial incentive towards the preservation and maintenance of the historic building.

Designation promotes preservation by qualifying owners of contributing buildings within the district to apply for the Mills Act property tax reduction program. The Mills Act program allows owners of landmarks and buildings that contribute to landmark districts to receive a property tax reduction to offset costs to rehabilitate, restore, or maintain their historic property, such as roof replacement, seismic strengthening, or general maintenance and repair.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The Kearny-Market-Mason-Sutter Conservation District Boundary Change would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

URBAN DESIGN ELEMENT Objectives and Policies

The Urban Design Element of the General Plan contains the following relevant objective and policies:

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

- POLICY 2.4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.
- POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.
- POLICY 2.6: Respect the character of older developments nearby in the design of new buildings.
- POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The Kearny-Market-Mason-Sutter Conservation District Boundary Change would preserve areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. The Boundary Change will require that the Planning Department and/or the Historic Preservation Commission review proposed work that may have an impact on character-defining features.

DOWNTOWN PLAN POLICIES

The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.

POLICY 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The Kearny-Market-Mason-Sutter Conservation District Boundary Change advances the basic principles of the Downtown Plan and reinforces the unique sense of place provided by the Conservation District. The expansion of the Kearny-Market-Mason-Sutter Conservation District would preserve areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations by the Planning Department and/or the Historic Preservation Commission as well as incentives for property owners to maintain and preserve their buildings.

CENTRAL SOMA PLAN POLICIES

The properties proposed for designation advance the basic principles and objectives of the Central SoMa Plan. The Central SoMa Plan contains the following relevant objectives and policies:

OBJECTIVE 7.2: Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources.

OBJECTIVE 7.3.2: Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood.

OBJECTIVE 7.4: Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment.

OBJECTIVE 7.4.2: Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code.

OBJECTIVE 8.6.2: Promote innovative and contextually-appropriate design.

The Kearny-Market-Mason-Sutter Conservation District Boundary Change protects "Significant" and "Contributory" cultural heritage properties and prevents demolition or insensitive alterations by requiring that the Planning Department and/or the Historic Preservation Commission review proposed modifications that may have an impact on a building's character-defining features. The Planning Department and Historic Preservation Commission will also review proposed new construction in the district to ensure it is compatible with the character of the district.

General Plan Amendments

Identification of any amendments to the General Plan necessary to facilitate adoption of the proposed designation:

No amendments to the General Plan are necessary to facilitate adoption of the proposed designation.

Sustainable Communities Strategy

Evaluation of whether the district would conflict with the Sustainable Communities Strategy for the Bay Area:

The Kearny-Market-Mason-Sutter Conservation District Boundary Change promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed designation does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions. The proposed designation is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan and Central SoMa Plan.

Balancing the new construction envisioned in the Central SoMa Plan with preservation and retention of existing historic buildings addresses sustainability goals as preservation is an inherently sustainable practice. As noted on the National Park Service, Technical Preservation Services web page, and in its publication, "The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Building," the repair and retrofitting of existing and historic buildings is considered to be the ultimate recycling project. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. These original features can function effectively together with any new measures undertaken to further improve energy efficiency and make existing buildings even more sustainable.

ATTACHMENTS

Designation Ordinance
Map of Kearny-Market-Mason-Sutter Conservation District
Draft Planning Commission Resolution
Historic Preservation Commission Resolution 948
Letter from District 6 Community Planners



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20202

HEARING DATE: JUNE 7, 2018

Case No. 2018-002775DES
Project: Kearny Market Mason Sutter Conservation District
Re: Initiation of Change in Article 11 Designation and Article 11 Conservation District Boundary Change
Block/Lot: 3705/039, 021, 023, 054
Zoning: C-3-R (Downtown Retail)
 90-X/160-S Height and Bulk Districts
Staff Contact: Frances McMillen (415) 575-907
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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Information:
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PROVIDING RECOMMENDATION AND COMMENT ON THE CHANGE IN THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT BOUNDARY TO INCLUDE 55 5TH STREET, ASSESSOR'S BLOCK NO. 3705, LOT 039; 67-99 5TH STREET/898 MISSION STREET, ASSESSOR'S BLOCK NO. 3705, LOTS 021, 023, 054 TO THE BOARD OF SUPERVISORS TO ADDRESS THE CONSISTENCY OF THE PROPOSED BOUNDARY CHANGE WITH THE POLICIES EMBODIED IN THE GENERAL PLAN AND THE PRIORITY POLICIES OF SECTION 101.1, PARTICULARLY THE PROVISION OF HOUSING TO MEET THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION, AND THE PROVISION OF HOUSING NEAR TRANSIT CORRIDORS; IDENTIFY ANY AMENDMENTS TO THE GENERAL PLAN NECESSARY TO FACILITATE ADOPTION OF THE PROPOSED DESIGNATION; AND EVALUATE WHETHER THE DISTRICT WOULD CONFLICT WITH THE SUSTAINABLE COMMUNITIES STRATEGY FOR THE BAY AREA.

WHEREAS, Section 1107 of San Francisco Planning Code mandates that the Planning Commission shall provide its review and comment on the proposed designation of additional conservation districts or boundary change of conservation districts; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on March 21, 2018, initiated the proposed change in the Kearny-Market-Mason-Sutter Conservation District boundary; and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on March 21, 2018 recommended approval of the Kearny-Market-Mason-Sutter Conservation District boundary change; and

WHEREAS, the Planning Commission, at a duly noticed public hearing on June 7, 2018, and in accordance with Planning Code Section 1107 reviewed and provided a recommendation on

From: Marvis Phillips
To: McMillen, Frances (CPC)
Subject: Case No. 2018-002775DES
Date: Monday, May 21, 2018 7:00:14 PM

Dear Frances,

The District 6 Community Planners is in support of this proposed change to the "Kearny-Market-Mason-Sutter Conservation District, which will include the addition of 55 5th Street, Assessor's Block 3705, lot 039; 67-99 5th Street/899 Mission Street, Assessor's Block 3705 lots 021,023, 054. We feel that by including the area along 5th Street all the way to Mission is the right thing to do.

So again the District 6 Community Planners support this addition to this Conversation District.

Sincerely,

Marvis J. Phillips
Board Chair
District 6 Community Planners

--
Marvis J. Phillips
Board Chair
District 6 Community Planners



SAN FRANCISCO PLANNING DEPARTMENT

2018 JUL -3 PM 3:51

July 2, 2018

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: **Central SoMa Article 10 and Article 11 Designations
Transmittal of Planning Department Case Numbers:**

2017-004023DES (New Pullman Hotel, 228-248 Townsend Street)

BOS File No: _____ (pending)

2017-002874DES (Pile Drivers, Bridge and Structural Ironworkers Local No. 77
Union Hall, 457 Bryant Street)

BOS File No: _____ (pending)

2017-004129DES (Hotel Utah, 500-504 Fourth Street)

BOS File No: _____ (pending)

2017-010250DES (Clyde and Crooks Warehouse Historic District)

BOS File No: _____ (pending)

2017-010156DES (Mint-Mission Conservation District)

BOS File No: _____ (pending)

2018-003615DES (Multiple Property Change in Article 11 Designation)

BOS File No: _____ (pending)

2018-002775DES (Kearny-Market-Mason-Sutter Conservation District Boundary
Change)

BOS File No: _____ (pending)

Historic Preservation Commission Recommendation: Approval

Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On the following dates the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for landmark designation of the following properties to the Board of Supervisors:

April 18, 2018

- 228-248 Townsend Street (New Pullman Hotel);
- 500-504 Fourth Street (Hotel Utah);
- 457 Bryant Street (Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall); and
- Clyde and Crooks Warehouse Historic District

www.sfplanning.org

The HPC voted to approve resolutions to recommend landmark designation pursuant to Article 10 of the Planning Code.

On the following dates the HPC conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for Article 11 designation of the following properties to the Board of Supervisors:

March 21, 2018

- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

April 18, 2018

- Change in designation of twenty-six (26) properties

May 2, 2018

- Designation of the Mint-Mission Conservation District

The HPC voted to approve resolutions to recommend change in designation pursuant to Article 11 of the Planning Code.

On June 7, 2018 the San Francisco Planning Commission (hereinafter "CPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for:

- Designation of the Clyde and Crooks Warehouse Historic District;
- Designation of the Mint-Mission Conservation District; and
- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

The CPC voted to approve resolutions to recommend designation pursuant to Article 10 and Article 11 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents relating to the HPC and CPC actions. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr

Manager of Legislative Affairs

cc: Alisa Somera, Assistant Clerk of the Board
Victoria Wong, City Attorney's Office
Honorable Supervisor Jane Kim
Barbara Lopez, Legislative Aide

Attachments (two copies of the following):

Clyde and Crooks Warehouse Historic District:

- Article 10 Initiation Case Report dated March 21, 2018
- Draft Landmark Designation Report
- Clyde and Crooks Warehouse Historic District Map
- Draft Ordinance
- Historic Preservation Commission Resolutions 947, 955
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20203
- Department of Parks and Recreation (DPR) 523 forms

Mint-Mission Conservation District

- Article 11 Initiation Case Report dated May 2, 2018
- Mint-Mission Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 957
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Department of Parks and Recreation (DPR) 523 forms
- Letter from Kwok Pong Lee
- Letter from Dave Chritton, Todd Chritton and Scott Chritton

Kearny-Market-Mason-Sutter Conservation District

- Article 11 Initiation Case Report dated March 21, 2018
- Kearny-Market-Mason-Sutter Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 948
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Letter from District 6 Community Planners

Change in Article 11 Designation – Twenty-six (26) properties

- Article 11 Initiation Case Report dated April 18, 2018
- Draft Ordinance
- Historic Preservation Commission Resolution 956
- Property summaries

500-504 4th Street (Hotel Utah)

- Historic Preservation Commission Resolutions 946, 954
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Letter from SF Heritage
- Draft Ordinance

457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall)

- Historic Preservation Commission Resolutions 945, 953

- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

228-248 Townsend Street (New Pullman Hotel)

- Historic Preservation Commission Resolutions 952, 944
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, October 1, 2018

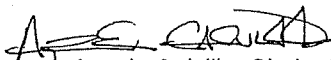
Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180724.** Ordinance amending the Planning Code to add a new Appendix K to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission Conservation District, which includes certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos. 087 and 088, and designates contributory and significant buildings within that District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

File No. 180726. Ordinance amending the Planning Code to amend Appendix E to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts to expand the boundaries of the Kearny-Market-Mason-Sutter Conservation District and to designate 55-5th Street as a Contributory Building-Category IV; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 28, 2018.


Angela Calvillo, Clerk of the Board

DATED/MAILED/POSTED: September 11, 2018

Central SoMa

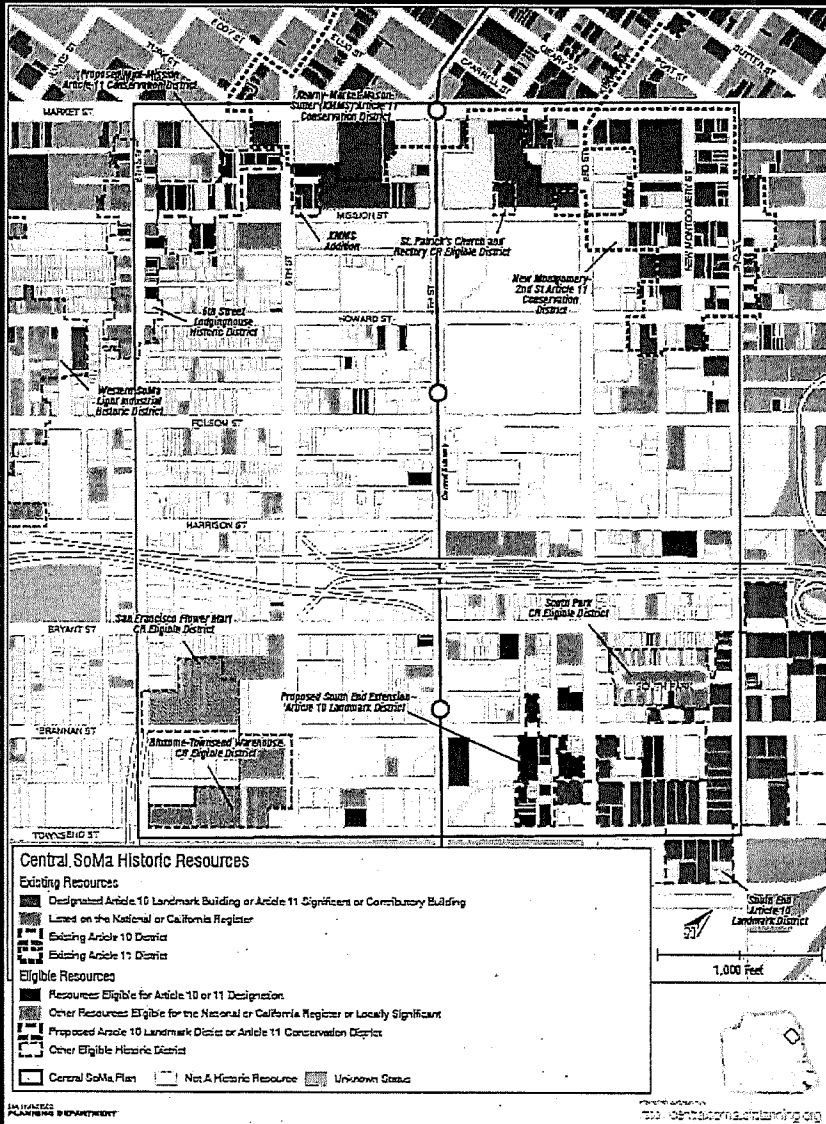
Article 10 and Article 11 Designations

October 1, 2018



**SAN FRANCISCO
PLANNING DEPARTMENT**

CENTRAL SOMA HISTORIC RESOURCES SURVEY and HISTORIC CONTEXT STATEMENT



- 134 parcels examined
- 31 properties were determined eligible for the California Register
- 26 previously unrated buildings proposed for a change in rating to Category I-IV
- The Central SoMa Plan survey and historic context statement adopted March 16, 2016

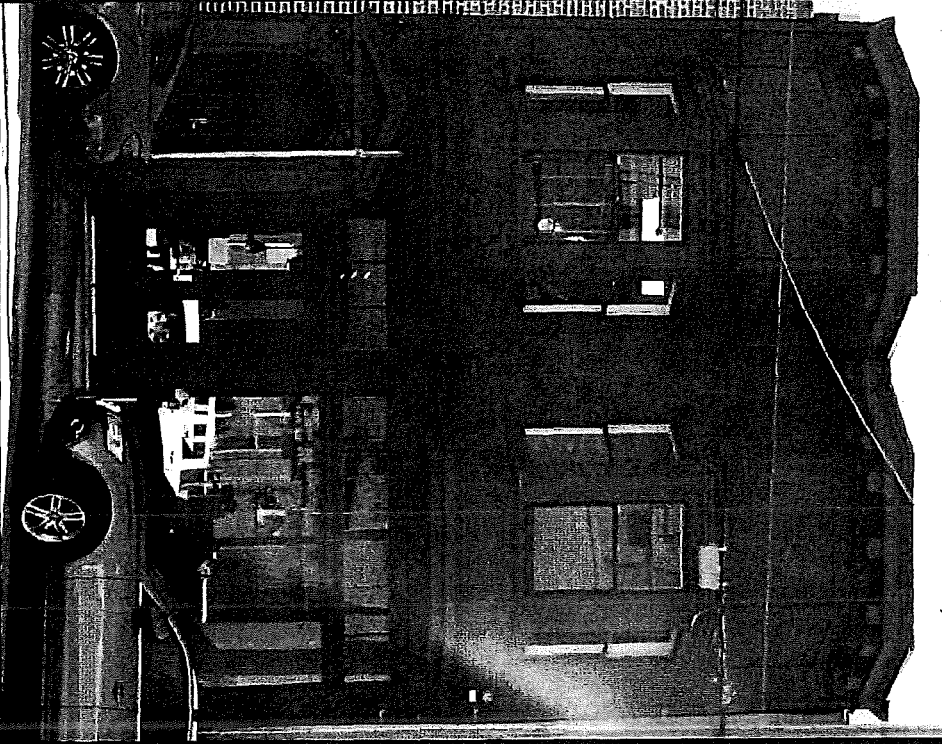
ARTICLE 10

New Pullman Hotel
228-248 Townsend St.
Period of Significance: 1909-1964



ARTICLE 10

Pie Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall
457 Bryant St.
Period of Significance: 1909-1973

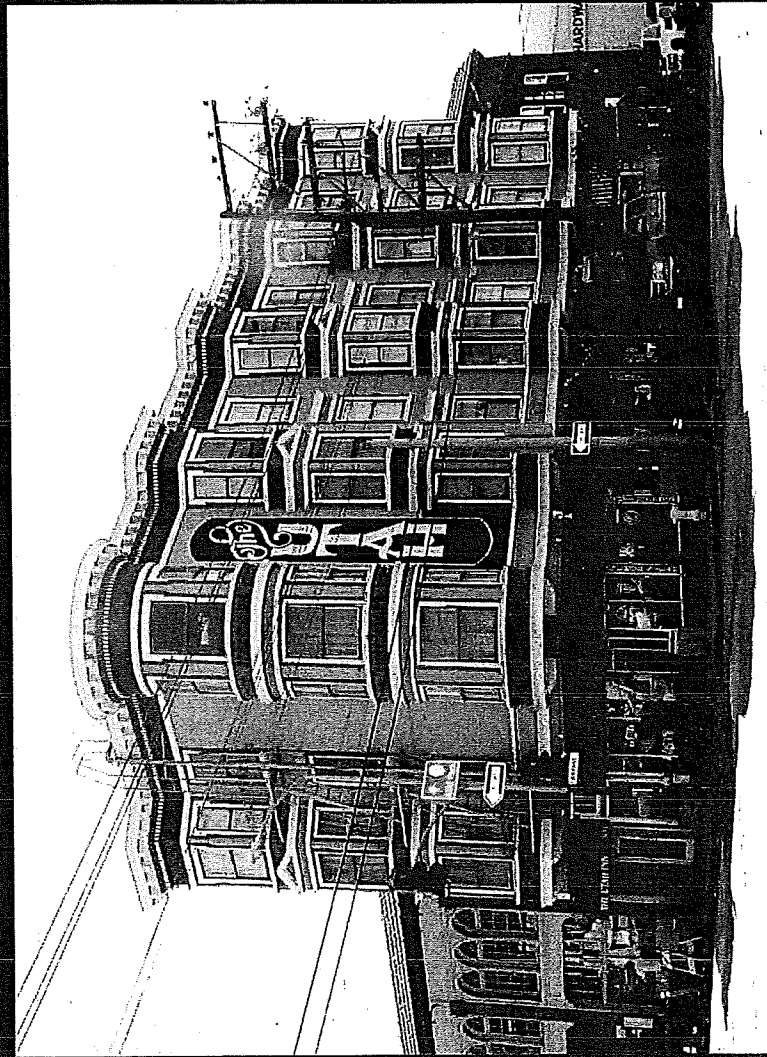


ARTICLE 10

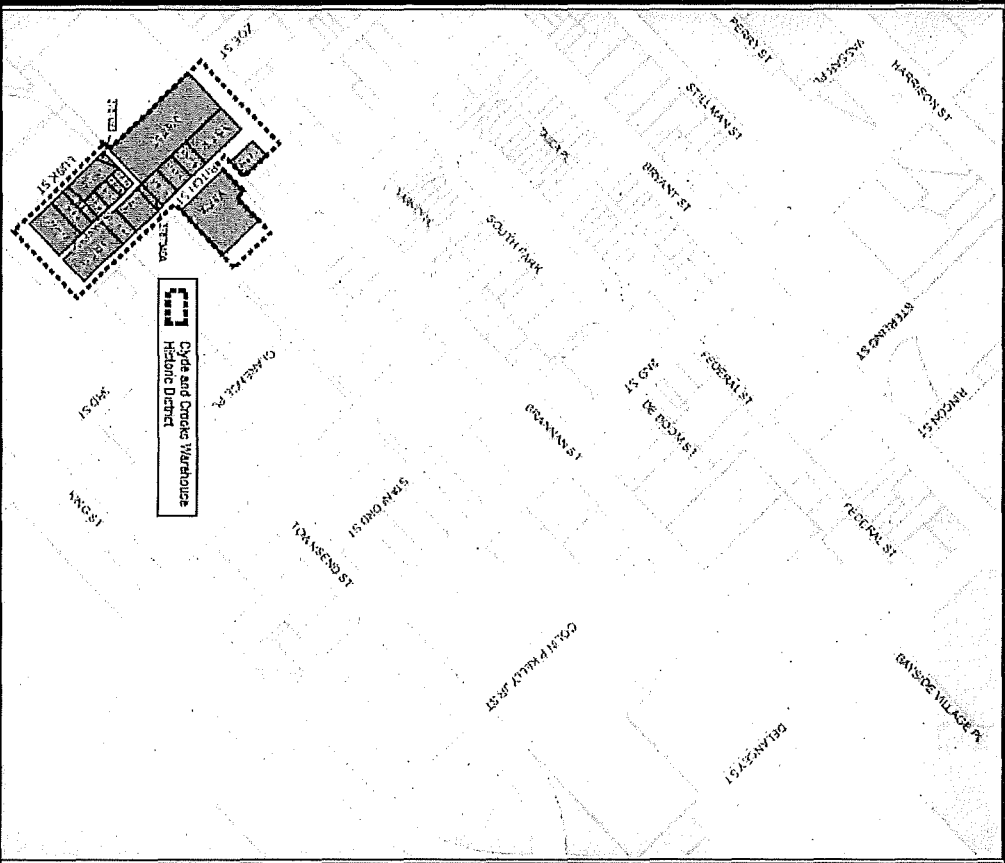
Hotel Utah

500-504 4th Street

Period of Significance: 1908-1947

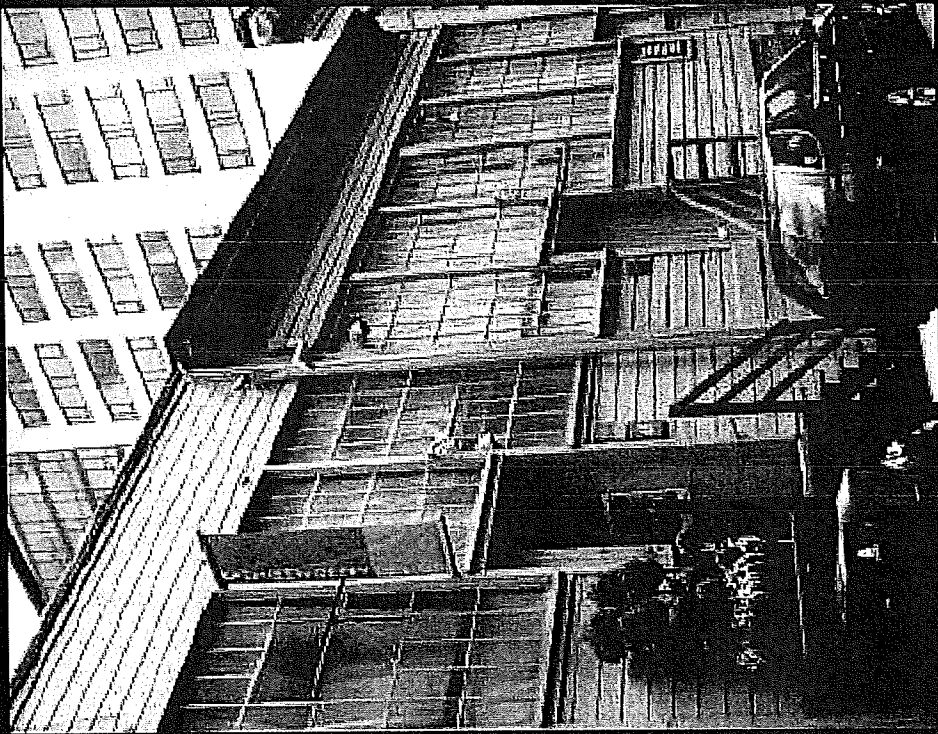


ARTICLE 10
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT

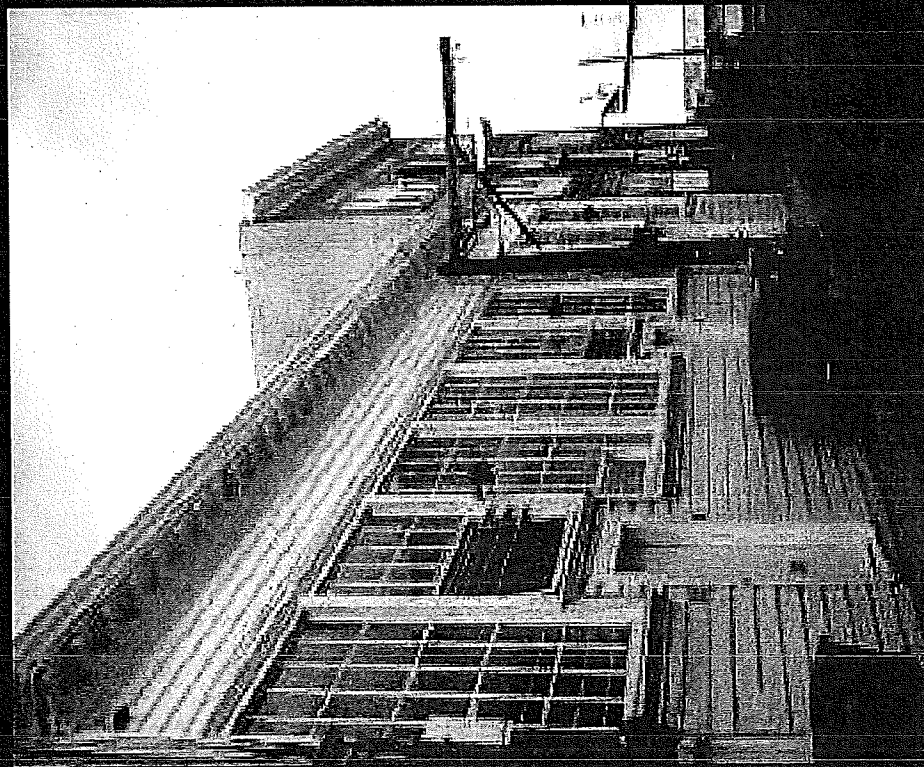


- Bounded by Brannan, Third, Townsend, and Lusk Streets
- Nineteen (19) properties in the district
- Twelve (12) contributing buildings
- Period of Significance: 1906 to 1935
- Mix of Industrial, warehouse and residential structures

ARTICLE 10
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT

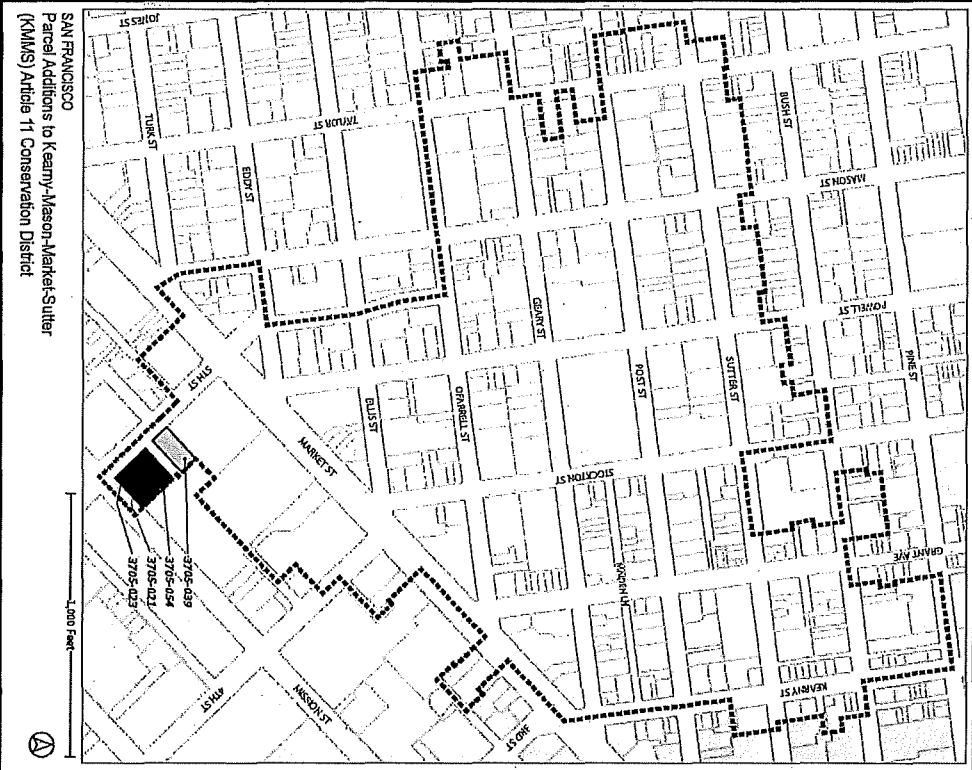


45 Lusk Street

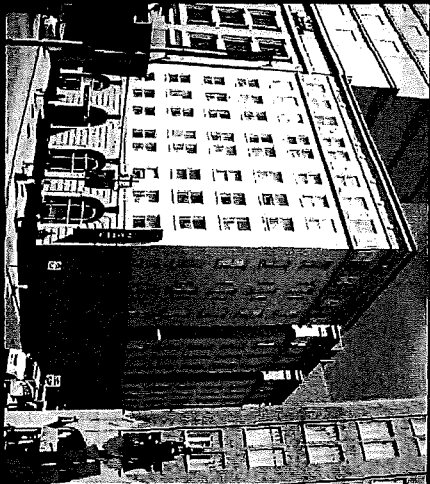


18-28 Clyde Street

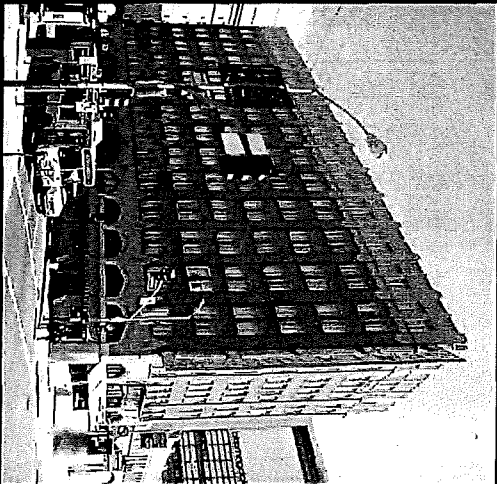
Article 11
Kearny-Market-Mason-Sutter Conservation District
Conservation District Boundary Change



SAN FRANCISCO
 Parcel Additions to Kearny-Mason-Market-Sutter
 (KMMSS) Article 11 Conservation District



The Hotel Lankershim (1913)



The Pickwick Hotel (1923)

Article 11 Mint-Mission Conservation District

- Bounded by Stevenson, 5th, Mission and Jessie Streets

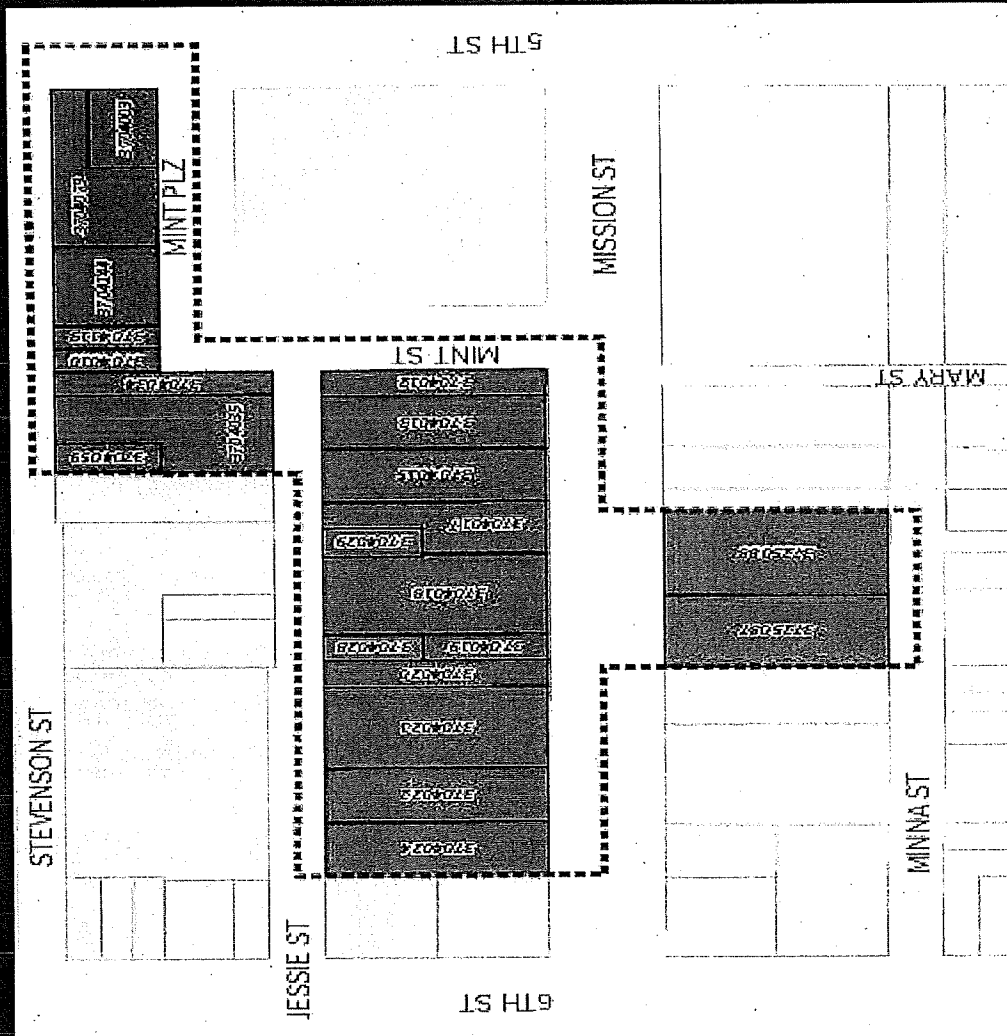
- Twenty-two (22) properties in the district

- One (1) property changing in classification from unrated (Category V) to Category I (Significant)

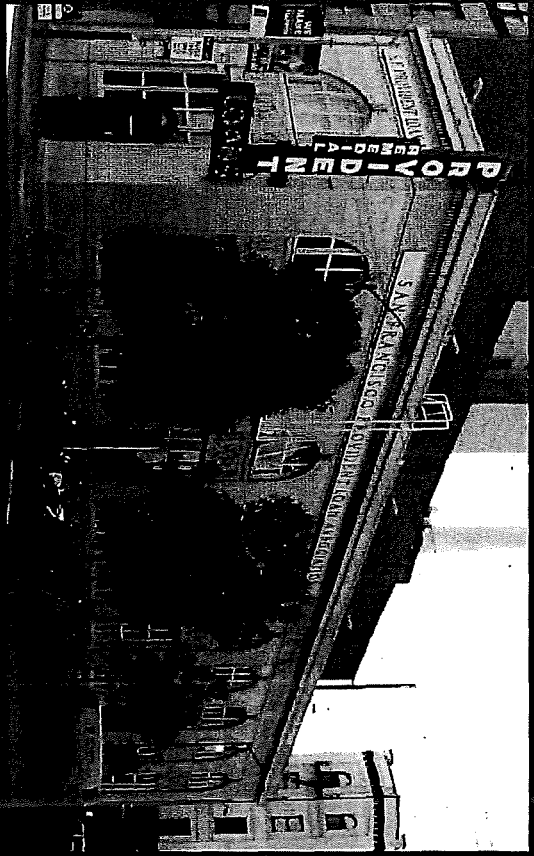
- Fifteen (15) properties changing in classification from no rating or unrated (Category V) to Category IV (Contributory)

- Three (3) currently designated Category I and II (Significant) buildings to be located in the district

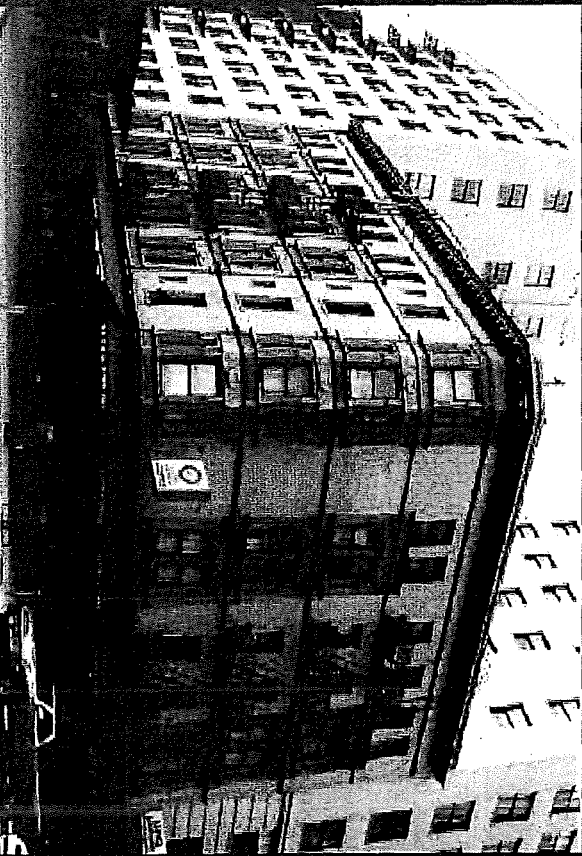
- Three (3) currently designated Category V (unrated) buildings to be located in the district



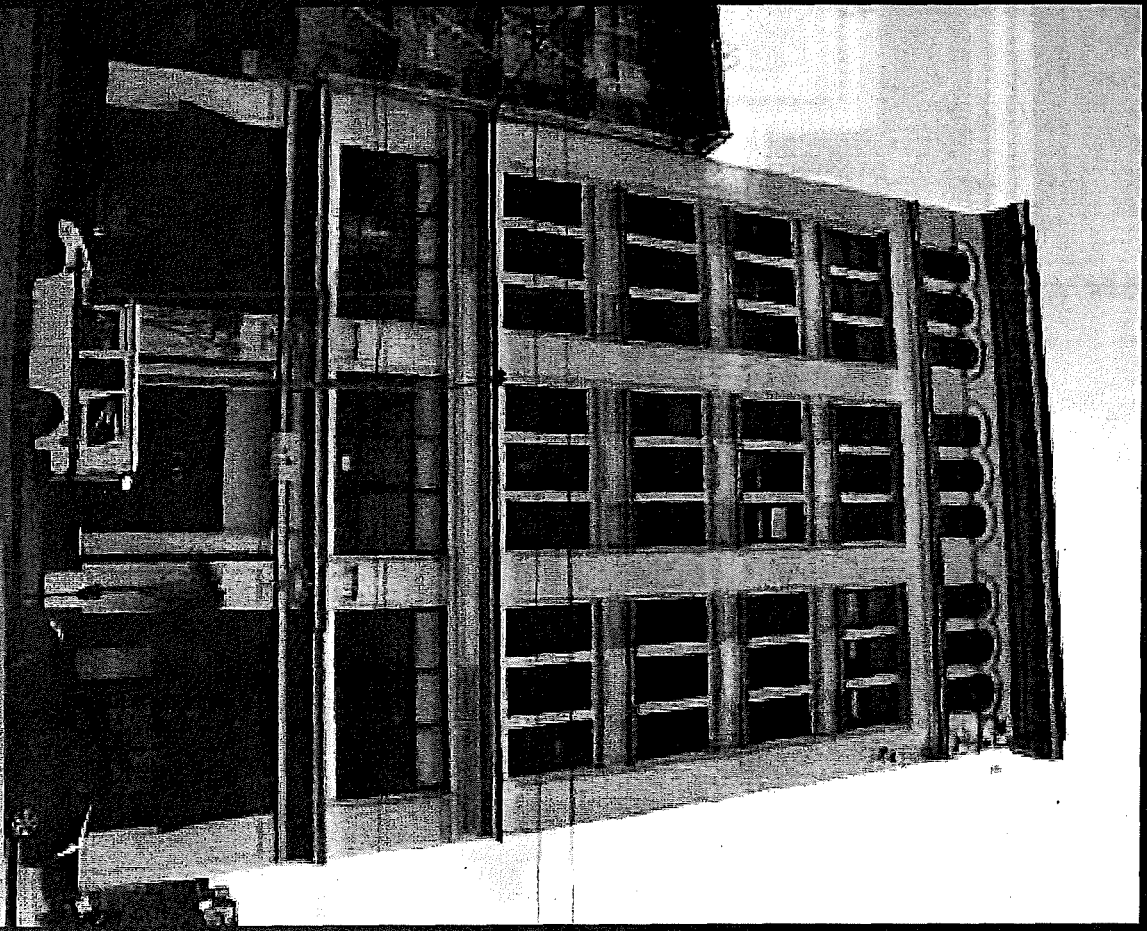
Mint-Mission Conservation District



Remedial Loan Association

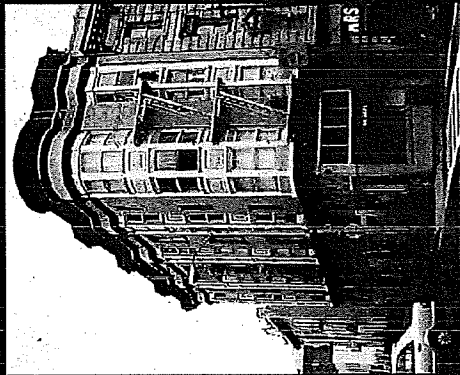


Oakwood Hotel

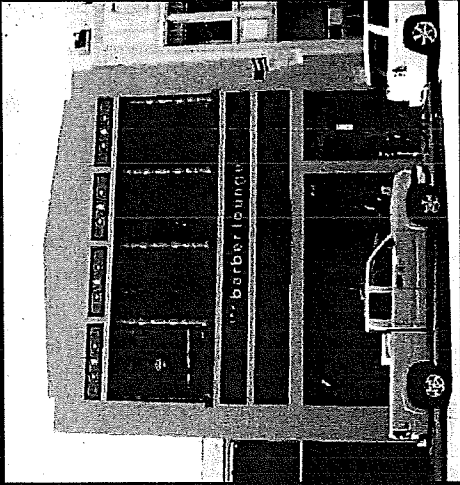


California Casket Company

Change in Article 11 Designation



Residential Hotels



Commercial Buildings



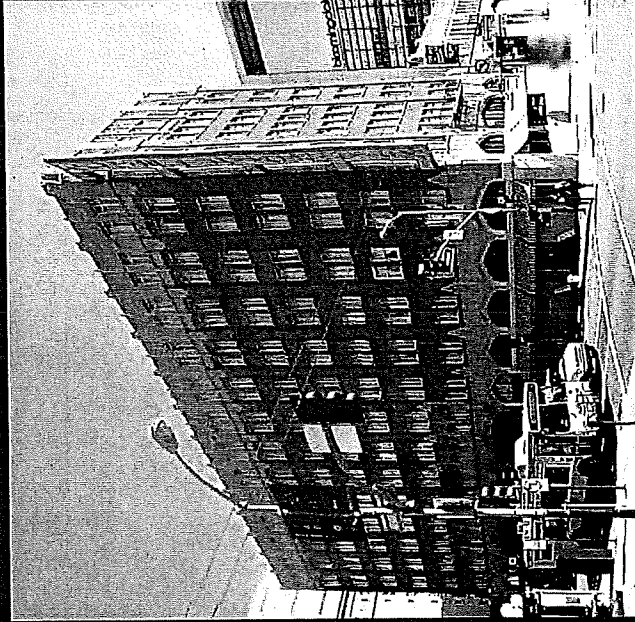
Industrial and Warehouse Buildings

- **Twenty-six (26)** buildings proposed for a change in designation
- **Exceptional examples of commercial, industrial and residential hotels**
- **The majority of the properties are not currently rated under Article 11 or are classified as Category V (unrated) buildings.**
- **Five (5)** of the properties are eligible for designation as **Category I (Significant)**
- **Twenty-one (21)** are eligible for **Category III (contributory)**

PUBLIC OUTREACH

- **March 2014** - Central SoMa Historic Resources Survey web page launched
- **January 15 and October 3, 2014** - Meeting with Central SoMa Survey Advisory Group
- **March 25, 2015** - Public outreach meetings held at SPUR Urban Center
- **December 9, 2015** - Second public meeting at SPUR Urban Center to solicit feedback on public benefits, including historic preservation
- **July 2015** - Presentation to SF Heritage on draft historic context statement and survey
- **October 3, 2016** - Notification of properties added to HPC's Landmark Designation Work Program mailed to property owners
- **March and April 2018** – Notification of Historic Preservation Commission hearings mailed
- **March – May 2018** – Historic Preservation Commission hearings
- **March – May 2018** - Consultation with property owners
- **June 7, 2018** – Planning Commission Hearing
- **Notification of Historic Preservation Commission and Planning Commission** hearings were mailed to property owners March through May 2018. Meetings with tenants and owners of properties proposed for designation were held in April and May 2018.

Article 10 and Article 11 Designations



The Pickwick Hotel
Kearny-Market-Mason-Sutter Conservation District



New Pullman Hotel
Clyde and Crooks Warehouse Historic District



Hulise Bradford Carpets and Draperies
Mint-Mission Conservation District

QUESTIONS?

San Francisco
Planning