

1 [Ordinance to Designate 150 Otis Street, The Juvenile Court And Detention Home, As
2 Landmark No. 248 Pursuant To Article 10.]

3 **Ordinance Designating 150 Otis Street, The Juvenile Court And Detention Home, As**
4 **Landmark No. 248 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~~.

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

10 Section 1. Findings

11 The Board of Supervisors hereby finds that 150 Otis Street, the Juvenile Court and
12 Detention Home, Lot 7 in Assessor’s Block 3513, has a special character and special
13 historical, architectural and aesthetic interest and value, and that its designation as a
14 Landmark will further the purposes of, and conform to the standards set forth in Article 10 of
15 the City Planning Code.

16 (a) Designation: Pursuant to Section 1004 of the City Planning Code, 150 Otis Street,
17 the Juvenile Court and Detention Home is hereby designated as Landmark No. 248. This
18 designation has been fully approved by Resolution No. 579 of the Landmarks Preservation
19 Advisory Board and Resolution No. 16888 of the Planning Commission, which Resolutions
20 are on file with the Clerk of the Board of Supervisors under File No. _____ and which
21 Resolutions are incorporated herein and made part hereof as though fully set forth.

22 (b) Priority Policy Findings

23 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
24 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
25 Planning Commission Resolution No. 16888 recommending approval of this Planning Code

1 Amendment, and incorporates such reasons by this reference thereto. A copy of said
2 resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

3 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
4 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and,
5 with the General Plan and hereby adopts the findings of the Planning Commission, as set
6 forth in Planning Commission Resolution No. 16888, and incorporates said findings by this
7 reference thereto.

8 (c) Required Data:

9 (1) The description, location and boundary of the Landmark site encompass the
10 footprint of 150 Otis Street, the Juvenile Court and Detention Home on the north side of Otis
11 Street between McCoppin Street and Duboce Avenue.

12 (2) The characteristics of the Landmark which justify its designation are described and
13 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
14 Board on June 2, 2004 and other supporting materials contained in Planning Department
15 Docket No. 2002.0271L. In brief, the National Register characteristics of the landmark which
16 justify its designation are as follows:

17 Its association with master architect, Louis C. Mulgardt (National Register Criterion C).

18 (3) The particular exterior features that should be preserved, or replaced in-kind as
19 determined necessary, are those generally shown in the photographs and described in the
20 Landmark Designation Report, both of which can be found in the case docket 2002.0271L
21 which is incorporated in this designating ordinance as though fully set forth. In brief, the
22 description of the particular features that should be preserved are as follows:

23 All of the exterior elements surviving from the original construction, including but not
24 limited to, the buff colored stucco coating, which is roughly textured to look like travertine, the
25 vertical pilasters, roof brackets, gabled red Spanish tiled roof, coffered panels at the roofline,

1 deeply recessed windows, third floor sun porch with its continuous windows and projecting
2 mullions, tall, arched entry opening and steps, the entry pilasters and pediment, and
3 ornamental bronze lantern, and the rear façade elements including the end bays upper
4 massing and pyramidal roof, .the rear chimney flues, which are designed as projecting
5 pilasters extending up to the entire height of the building.

6 Section 2. The property shall be subject to further controls and procedures, pursuant
7 to this Board of Supervisor's Ordinance and Planning Code Article 10.

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

RECOMMENDED:
PLANNING COMMISSION

11 By: _____
12 Sarah Ellen Owsowitz
13 Deputy City Attorney

By: _____
Dean Macris
Director of Planning

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