

1 [Planning Code - Landmark Designation - 2728 Bryant Street (aka Sunshine School)]

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3 **Ordinance amending the Planning Code to designate 2728 Bryant Street (aka Sunshine**
4 **School), Assessor's Parcel Block No. 4273, Lot No. 008, as a Landmark under Article 10**
5 **of the Planning Code; affirming the Planning Department's determination under the**
6 **California Environmental Quality Act; and making public necessity, convenience, and**
7 **welfare findings under Planning Code, Section 302, and findings of consistency with**
8 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

17 Section 1. Findings.

18 (a) CEQA and Land Use Findings.

19 (1) The Planning Department has determined that the proposed Planning Code
20 amendment is subject to a Categorical Exemption from the California Environmental Quality
21 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
22 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
23 for protection of the environment (in this case, landmark designation). Said determination is
24 on file with the Clerk of the Board of Supervisors in File No. 180005 and is incorporated herein
25 by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
the proposed landmark designation of 2728 Bryant Street (aka Sunshine School), Assessor's

1 Parcel No. 4273, Lot 008, will serve the public necessity, convenience, and welfare for the
2 reasons set forth in Historic Preservation Commission Resolution No. 920, recommending
3 approval of the proposed designation, which is incorporated herein by reference.

4 (3) The Board of Supervisors finds that the proposed landmark designation of
5 2728 Bryant Street (aka Sunshine School), Assessor's Parcel No. 4273, Lot 008, is consistent
6 with the San Francisco General Plan and with Planning Code Section 101.1(b) for the reasons
7 set forth in Historic Preservation Commission Resolution No. 920, recommending approval of
8 the proposed designation, which is incorporated herein by reference.

9 (b) General Findings.

10 (1) Pursuant to Section 4.135 of the City Charter, the Historic Preservation
11 Commission has authority "to recommend approval, disapproval, or modification of landmark
12 designations and historic district designations under the Planning Code to the Board of
13 Supervisors."

14 (2) On June 15, 2011, the Historic Preservation Commission added 2728
15 Bryant Street (aka Sunshine School), Assessor's Parcel No. 4273, Lot 008, to the Landmark
16 Designation Work Program, which was adopted by the Historic Preservation Commission on
17 June 15, 2011 and is a list of individual properties and historic districts under consideration for
18 landmark designation.

19 (3) The Designation report was prepared by outside historic preservation
20 experts and reviewed by Planning Department Preservation staff. All preparers meet the
21 Secretary of the Interior's Professional Qualification Standards and Planning Department
22 Preservation staff reviewed the report for accuracy and conformance with the purposes and
23 standards of Article 10.

24 (4) The Historic Preservation Commission, at its regular meeting of October 18,
25 2017, reviewed Planning Department Preservation staff's analysis of 2728 Bryant Street's

1 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
2 dated October 18, 2017.

3 (5) On October 18, 2017, the Historic Preservation Commission passed
4 Resolution No. 911, initiating designation of 2728 Bryant Street (aka Sunshine School),
5 Assessor's Parcel No. 4273, Lot 008, as a San Francisco Landmark pursuant to Section
6 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
7 Supervisors in File No. 180005 and is incorporated herein by reference.

8 (6) On December 6, 2017, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department Preservation staff and the Landmark Designation Case Report, the Historic
11 Preservation Commission recommended approval of the proposed landmark designation of
12 2728 Bryant Street (aka Sunshine School), Assessor's Parcel No. 4273, Lot 008, in
13 Resolution No. 920. Said resolution is on file with the Clerk of the Board of Supervisors in File
14 No. 180005.

15 (7) The Board of Supervisors hereby finds that 2728 Bryant Street (aka
16 Sunshine School), Assessor's Parcel No. 4273, Lot 008, has a special character and special
17 historical, architectural, and aesthetic interest and value, and that its designation as a
18 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
19 the Planning Code.

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1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 2728 Bryant Street (aka Sunshine
3 School), Assessor's Parcel No. 4273, Lot 008, is hereby designated as a San Francisco
4 Landmark under Article 10 of the Planning Code.

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6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 2728 Bryant Street (aka Sunshine School), Assessor's Parcel No. 4273, Lot
9 008, in San Francisco's Mission neighborhood.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Case Docket No. 2006.1465L. In brief, 2728 Bryant Street (aka
13 Sunshine School), Assessor's Parcel No. 4273, Lot 008, is eligible for local designation under
14 National Register of Historic Places Criterion A (associated with events that have made a
15 significant contribution to the broad patterns of our history) and National Register of Historic
16 Places Criterion C (embody distinctive characteristics of a type, period, or method of
17 construction, represent the work of a master, and possess high artistic values).

18 Specifically, designation of the Sunshine School is proper given that it is significant for its
19 association with events as the first public school specifically designed for children with
20 disabilities built west of the Rockies and for its association with the Public Works
21 Administration. It is also architecturally significant, as it embodies the distinctive
22 characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents;
23 represents the work of four master architects - Albert A. Schroeffer, Charles F. Strothoff,
24 Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan

1 devised to combine two specialized schools into one campus and in its quality of materials
2 and workmanship.

3 (c) The particular features that shall be preserved, or replaced in-kind as determined
4 necessary are those generally shown in photographs and described in the Landmark
5 Designation Case Report, which can be found in Planning Department Docket No.
6 2006.1465L, and which are incorporated in this designation by reference as though fully set
7 forth herein. Specifically, the following features shall be preserved or replaced in-kind:

8 (1) All exterior elevations, including but not limited to its form, massing,
9 structure, architectural ornament and materials of Sunshine School, identified as:

10 (A) The school's overall height, massing, and footprint;

11 (B) All exterior façades and the three courtyard façades, including the
12 painted concrete walls with exposed board form impressions and all molded concrete
13 ornament, including scalloped relief moldings, entablatures, engaged piers and buttresses,
14 friezes, oversized buttresses facing the courtyard, balconies, and figural and animal
15 sculptures;

16 (C) All Mexican-style tilework on the exterior, including on the water table
17 of the classroom wings, on window spandrel panels, and flanking the entrances on Bryant and
18 Florida Streets;

19 (D) Primary entrance and pavilion on Bryant Street, including paired
20 wooden doors and all paneling above and to either side of the doors;

21 (E) Primary entrance on Florida Street, including paired wooden doors
22 and transom;

23 (F) Fenestration pattern and turned wooden mullions along Bryant and
24 Florida Street façades (but not the aluminum sashes themselves);

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1 (G) Fenestration pattern, turned wood wooden mullions, and decorative
2 metal screens on courtyard elevations, including remaining historic steel windows;

3 (H) All wrought-iron window grilles on Bryant and Florida Street façades
4 and on courtyard elevations;

5 (I) The entrance pavilion's hipped roof, including red clay tile accents,
6 finial, and weather vane;

7 (J) Incised signage above the main entrance on Bryant Street;

8 (K) Skylights atop the east and west classroom wings; and

9 (L) Courtyard and remaining sections of original landscaping, including
10 planting bed along Bryant Street and two remaining planting beds at the south side of the
11 courtyard, paved patio at the center of the courtyard (though not the paving material itself),
12 and the tiled flagpole/bench at the north end of the courtyard.

13 (2) The character-defining interior features of the building are those associated
14 with areas that have historically been accessible to the public, and are depicted in the floor
15 plans or photos in the Landmark Designation Report dated October 18, 2017, identified as:

16 (A) Layout, design, and materials of the lobby/stair, including tiled
17 wainscoting, terrazzo flooring, lath and plaster walls, stepped balance-run stair, and remaining
18 light fixtures;

19 (B) Layout, design, and materials of the auditorium spaces on the first
20 and second floor levels, including tiled wainscoting, stage area, and light fixtures;

21 (C) Layout, design, and materials of the first floor corridor, including
22 remaining tiled surfaces, ceiling vaults, and built-in casework;

23 (D) Remaining tile in former therapeutic pool;

24 (E) All remaining hand-stenciling on concrete beams in first floor level
25 classrooms;

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- (F) All remaining exposed metal trusses on second floor level; and
- (G) All surviving Art Deco light fixtures in the lobby/stair and second floor auditorium.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

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

By: _____
VICTORIA WONG
Deputy City Attorney

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