

1 [Planning Code—Landmark Designation of 2055 Union Street (Metro Theater).]

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3 **Ordinance designating 2055 Union Street (Metro Theater), Assessor's Block No. 0541,**  
 4 **Lot No. 018, as a Landmark under Article 10 of the San Francisco Planning Code; and**  
 5 **adopting General Plan, Planning Code 101.1(b) and environmental findings.**

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

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

10 Section 1. Findings.

11 (A) A resolution initiating landmark designation of 2055 Union Street (Metro  
 12 Theater), Board Resolution No. 672-07, which is on file with the Clerk of the Board in File No.  
 13 071215 and incorporated herein by reference, was passed by the Board of Supervisors on  
 14 December 4, 2007 and referred to the former Landmarks Preservation Advisory Board and  
 15 the Planning Commission for their recommendations on the proposed landmarking pursuant  
 16 to Article 10 of the Planning Code.

17 (B) Under Planning Code section 1004.3, the former Landmarks Preservation  
 18 Advisory Board and the Planning Commission together had 90 days to hold public hearings  
 19 and recommend approval, disapproval, or modification of the proposed landmark designation  
 20 to the Board of Supervisors. Several extensions of this 90-day period were granted by the  
 21 Board of Supervisors pursuant to section 1004.3. The last extension, made by Board  
 22 Resolution No. 0393-08, which can be found in Board File No. 081206, expired on December  
 23 12, 2008. Under Planning Code section 1004.3(b), the Landmarks Preservation Advisory  
 24 Board and Planning Commission's failure to act before the expiration of the review period  
 25 constituted approval.

1 (C) After the expiration of the review period, the former Landmarks Preservation  
2 Advisory Board held a public hearing on the proposed designation and recommended  
3 approval of the proposed landmarking by Landmarks Preservation Advisory Board Resolution  
4 No. \_\_\_\_\_, which resolution is on file with the Clerk of the Board in File No.  
5 \_\_\_\_\_.

6 (A) Pursuant to Planning Code Section 302, the Board finds that the proposed  
7 landmark designation of 2055 Union Street (Metro Theater) will serve the public necessity,  
8 convenience and welfare.

9 (B) The Board finds that the proposed landmark designation of 2055 Union Street  
10 (Metro Theater) is consistent with the City's General Plan and with Planning Code Section  
11 101.1(b) for the reasons set forth in the document entitled "Board of Supervisors of the City  
12 and County of San Francisco, General Plan Policies and Planning Code Section 101.1—  
13 General Plan Consistency and Implementation, 2055 Union Street (Metro Theater)," which is  
14 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
15 incorporated herein by reference. The Board finds that the proposed landmark designation is  
16 consistent with the City's General Plan and with Planning Code Section 101.1(b) for the  
17 reasons set forth in said document.

18 (C) The Planning Department has determined that the actions contemplated in this  
19 Ordinance are in compliance with the California Environmental Quality Act (California Public  
20 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the  
21 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

22 (D) The Board of Supervisors hereby finds that 2055 Union Street (Metro Theater)  
23 on Lot 018 in Assessor's Block 0541 has a special character and special historical,  
24 architectural, and aesthetic interest and value, and that its designation as a Landmark will  
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1 further the purposes of and conform to the standards set forth in Article 10 of the San  
2 Francisco Planning Code.

3 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 2055 Union  
4 Street (Metro Theater), in Lot 018 of Assessor's Block 0541 is hereby designated as a San  
5 Francisco Landmark under Article 10 of the Planning Code.

6 Section 3. Required Data.

7 (A) The description, location, and boundary of the Landmark site consists of the City  
8 parcel located at Lot 018 in Assessor's Block 0541, with the street address of 2055 Union  
9 Street (Metro Theater).

10 (B) The characteristics of the Landmark that justify its designation are described and  
11 shown in the Landmark Designation Report, adopted by the Landmarks Preservation Advisory  
12 Board on December 17, 2008, and other supporting materials contained in Planning  
13 Department Case Docket No. 2007.1401L. In brief, the National Register of Historic Places  
14 characteristics that justify the Landmark's designation are as follows: (1) under Criterion A  
15 (Event) for its association with the development of single-screen neighborhood theaters in  
16 San Francisco and for its association with the San Francisco International Film Festival; (2)  
17 under Criterion C (Design/Construction) for embodying the distinctive characteristics of the  
18 neighborhood theatre building type constructed in San Francisco during the first decades of  
19 the 20th century.

20 (C) The particular exterior features that shall be preserved, or replaced in-kind as  
21 determined necessary, are those generally shown in photographs and described in the  
22 Landmark Designation Report, which can be found in Planning Department Docket No.  
23 2007.1401L and which is incorporated in this designation by reference as though fully set  
24 forth. Specifically, the following exterior features shall be preserved: the multi-story form and  
25 massing; projecting marquee with neon lighting; vertical blade sign with neon lighting; and the

1 Spanish Colonial Revival and Art Deco period façade elements, including the pilasters,  
2 parapet, and plaster ornamentation.

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

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

7 By: \_\_\_\_\_  
8 Marlena G. Byrne  
9 Deputy City Attorney

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