

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

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

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

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

Section 1. Findings.

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

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

1 (C) After the expiration of the review period, on December 17, 2008, the former
2 Landmarks Preservation Advisory Board held a public hearing on the proposed designation
3 and recommended approval of the proposed landmarking by Landmarks Preservation
4 Advisory Board Resolution No. 630 which resolution is on file with the Clerk of the Board in
5 File No. _____.

6 (D) Also after the expiration of the review period, on March 18, 2009, the Historic
7 Preservation Commission held a public hearing on the proposed designation and was unable
8 to obtain a majority vote to either recommend approval or disapproval of the proposed
9 landmarking.

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

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

22 (C)(G) The Planning Department has determined that the actions contemplated in this
23 Ordinance are in compliance with the California Environmental Quality Act (California Public
24 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the
25 Board of Supervisors in File No. _____ and is incorporated herein by reference.

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

6 (I) Additionally, the Board of Supervisors finds that the Heinsbergen Design
7 Company murals, the Ionic columns, the grilles, and the urns located inside the auditorium are
8 important interior features of the theater, which the property owner is committed to retaining.
9 Although these features are not part of this landmark designation and are not hereby
10 designated under Article 10 of the Planning Code, the Board understands that the property
11 owner has represented to the community and to this Board that they are committed to making
12 the protection of the murals and other interior features a condition of any future conditional
13 use permit granted for the property.

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

18 Section 3. Required Data.

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

22 (B) The characteristics of the Landmark that justify its designation are described and
23 shown in the Landmark Designation Report, adopted by the Landmarks Preservation Advisory
24 Board on December 17, 2008, and other supporting materials contained in Planning
25 Department Case Docket No. 2007.1401L. In brief, the National Register of Historic Places

1 characteristics that justify the Landmark's designation are as follows: (1) under Criterion A
2 (Event) for its association with the development of single-screen neighborhood theaters in
3 San Francisco and for its association with the San Francisco International Film Festival; (2)
4 under Criterion C (Design/Construction) for embodying the distinctive characteristics of the
5 neighborhood theatre building type constructed in San Francisco during the first decades of
6 the 20th century.

7 (C) The particular exterior features that shall be preserved, or replaced in-kind as
8 determined necessary, are those generally shown in photographs and described in the
9 Landmark Designation Report, which can be found in Planning Department Docket No.
10 2007.1401L and which is incorporated in this designation by reference as though fully set
11 forth. Specifically, the following exterior features shall be preserved: the multi-story form and
12 massing; projecting marquee with neon lighting; vertical blade sign with neon lighting; and the
13 Spanish Colonial Revival and Art Deco period façade elements, including the pilasters,
14 parapet, and plaster ornamentation.

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

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

19 By: _____
20 Marlena G. Byrne
21 Deputy City Attorney

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