

BOARD of SUPERVISORS



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MEMORANDUM

TO: Rich Hillis, Director, Planning Department
Jonas Ionin, Commission Secretary, Historic Preservation Commission
Phil Ginsburg, General Manager, Recreation and Parks Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 27, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Peskin on April 20, 2021:

File No. 210423

Ordinance amending the Planning Code to designate Ingleside Terraces Sundial and Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada Court, as a Landmark under Article 10 of the Planning Code; 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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

Board of Supervisors
Land Use and Transportation Committee
Referral
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cc: Corey Teague, Planning Department
Dan Sider, Planning Department
Laura Lynch, Planning Department
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
Adam Varat, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Planning Department
Sarah Madland, Recreation and Parks Department

1 [Planning Code - Landmark Designation - Ingleside Terraces Sundial and Sundial Park]

2

3 **Ordinance amending the Planning Code to designate Ingleside Terraces Sundial and**
 4 **Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada**
 5 **Court, as a Landmark under Article 10 of the Planning Code; affirming the Planning**
 6 **Department's determination under the California Environmental Quality Act; and**
 7 **making public necessity, convenience, and welfare findings under Planning Code,**
 8 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 9 **policies of Planning Code, Section 101.1.**

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

14

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

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Section 1. Findings.

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(a) CEQA and Land Use Findings.

18

(1) The Planning Department has determined that the Planning Code

19 amendment proposed in this ordinance is subject to a Categorical Exemption from the

20 California Environmental Quality Act (California Public Resources Code Sections 21000 et

21 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections

22 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory

23 agencies for protection of the environment (in this case, landmark designation). Said

24 determination is on file with the Clerk of the Board of Supervisors in File No. _____

25 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the Ingleside Terraces Sundial and Sundial Park,
3 Assessor's Block No. 6917B, Lot No. 001, situated within Entrada Court, ("Ingleside Terraces
4 Sundial and Sundial Park") will serve the public necessity, convenience, and welfare for the
5 reasons set forth in Historic Preservation Commission Resolution No. _____,
6 recommending approval of the proposed designation, which is incorporated herein by
7 reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the Ingleside Terraces Sundial and Sundial Park is consistent with the General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. _____.

12 (b) General Findings.

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

16 (2) The Landmark Designation Fact Sheet was prepared by Planning
17 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
18 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
19 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
20 conformance with the purposes and standards of Article 10 of the Planning Code.

21 (3) The Historic Preservation Commission, at its regular meeting of _____,
22 reviewed Planning Department staff's analysis of the historical significance of the Ingleside
23 Terraces Sundial and Sundial Park pursuant to Article 10, which is included in the Landmark
24 Designation Fact Sheet dated _____.

1 (4) On _____, after holding a public hearing on the proposed designation
2 and having considered the specialized analyses prepared by Planning Department staff and
3 the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
4 designation of the Ingleside Terraces Sundial and Sundial Park as a landmark under Article
5 10 of the Planning Code by Resolution No. _____. Said resolution is on file with the Clerk
6 of the Board in File No. _____.

7 (5) The Board of Supervisors hereby finds that the Ingleside Terraces Sundial
8 and Sundial Park has a special character and special historical, architectural, and aesthetic
9 interest and value, and that its designation as a Landmark will further the purposes of and
10 conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board
11 hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

12 (6) As a landmark, the Ingleside Terraces Sundial and Sundial Park are subject
13 to all requirements of Article 10 of the Planning Code. The procedures, requirements,
14 controls and standards of Article 10 of the Planning Code shall apply to all applications for
15 Certificates of Appropriateness in the Ingleside Terraces Sundial and Sundial Park. As
16 currently set forth in Article 10, the Planning Department may determine that no Certificate of
17 Appropriateness is required; that an Administrative Certificate of Appropriateness is required,
18 which would be approved administratively by Planning Department Preservation staff as
19 delegated pursuant to Section 1006.2(b) of the Planning Code; or that a Certificate of
20 Appropriateness is required pursuant to Section 1006 of the Planning Code at a regularly
21 scheduled Historic Preservation Commission hearing.

22 (7) Article 10 requires that where any exterior change within the Ingleside
23 Terraces Sundial and Sundial Park requires a City permit, as well as in certain other
24 circumstances, the work shall require a Certificate of Appropriateness, with the exception of
25 scopes of work specified herein.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the Ingleside Terraces Sundial and
3 Sundial Park, Assessor's Block No. 6917B, Lot No. 001, situated within Entrada Court, is
4 hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.
5 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.
6

7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the City
9 parcel located at the Ingleside Terraces Sundial and Sundial Park, Assessor's Block No.
10 6917B, Lot No. 001, situated within Entrada Court, in San Francisco's Ingleside Terraces
11 neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
14 Planning Department Record Docket No. 2021-000795DES. In brief, the Ingleside Terraces
15 Sundial and Sundial Park is eligible for local designation as it is associated with events that
16 have made a significant contribution to the broad patterns of San Francisco history and it
17 embodies the distinctive characteristics of a type, period, or method of construction.
18 Specifically, designation of the Ingleside Terraces Sundial and Sundial Park is proper given its
19 association with the development of residence park neighborhoods in San Francisco at the
20 beginning of the twentieth century, as an excellent example of the public landscape features
21 characteristic of residence park developments, and as a visual landmark associated with the
22 Ingleside Terraces neighborhood.

23 (c) The particular features that shall be preserved, or replaced in-kind as determined
24 necessary, are those generally shown in photographs and described in the Landmark
25

1 Designation Fact Sheet, which can be found in Planning Department Record Docket
2 No. _____, and which are incorporated in this designation by reference as though fully set
3 forth. Specifically, the following features shall be preserved or replaced in kind:

4 (1) All exterior elevations, form, massing, structure, architectural ornament, and
5 materials of the Ingleside Terraces Sundial and Sundial Park identified as:

- 6 (A) Circular form of Sundial Park;
- 7 (B) Sundial structure (gnomon) measuring 17' height and 28' in length;
- 8 (C) 34-foot diameter concrete Sundial base with Roman numerals;
- 9 (D) Form and locations of planting beds;
- 10 (E) Circulation patterns and hardscape features, including form,
11 materials, and dimensions of concrete walkways, star-shaped paving,
12 curbs and steps;
- 13 (F) Cast concrete Doric, Ionic, Corinthian, and Tuscan columns and urns;
- 14 (G) Twelve cast concrete benches;
- 15 (H) Marble dedication plaque at base of Sundial; and
- 16 (I) "URICO" grate.

17
18 Section 4. Work Not Requiring a Certificate of Appropriateness.

19 The following scopes of work shall not require a Certificate of Appropriateness:

- 20 (a) Ordinary Maintenance and Repair

21 Ordinary maintenance and repair of the Landmark, for which a Certificate of
22 Appropriateness is not required pursuant to Article 10, includes but is not limited to ordinary
23 maintenance and repair of the Sundial structure and base, and of the benches, columns, urns,
24 and walkways, including paving materials, in Sundial Park.

1 (b) Replacement of Architectural Details

2 A Certificate of Appropriateness shall not be required if the proposed work is limited to
3 in-kind replacement of the benches in Sundial Park, including parts and components.

4 Section 5. Effective Date.

5 This ordinance shall become effective 30 days after enactment. Enactment occurs
6 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
7 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
8 Mayor's veto of the ordinance.

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

12 By: /s Victoria Wong
13 VICTORIA WONG
14 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Ingleside Terraces Sundial and Sundial Park]

Ordinance amending the Planning Code to designate Ingleside Terraces Sundial and Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada Court, as a Landmark under Article 10 of the Planning Code; 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 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently approximately 290 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: Ingleside Terraces Sundial and Sundial Park, Assessor's Block No. 6917B, Lot No. 001, situated within Entrada Court.

This ordinance finds that the Ingleside Terraces Sundial and Sundial Park is eligible for local designation as it is associated with events that have made a significant contribution to the broad patterns of San Francisco history and it embodies the distinctive characteristics of a type, period, or method of construction. Specifically, designation of the Ingleside Terraces Sundial and Sundial Park is proper given its association with the development of residence park neighborhoods in San Francisco at the beginning of the twentieth century, as an excellent example of the public landscape features characteristic of residence park developments, and as a visual landmark associated with the Ingleside Terraces neighborhood.

FILE NO. 210423

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind as determined necessary.

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