

1 [Planning Code - Landmark Designation - Bank of Italy Branch Building]

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3 **Ordinance amending the Planning Code to designate the Bank of Italy Branch Building,**
4 **located at 400-410 Castro Street, Assessor's Parcel Block No. 2647, Lot No. 035, on the**
5 **west side of Castro Street between 18th and Market Streets, as a landmark consistent**
6 **with the standards set forth in Article 10 of the Planning Code; affirming the Planning**
7 **Department's determination under the California Environmental Quality Act; and**
8 **making public necessity, convenience, and welfare findings under Planning Code,**
9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
10 **policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
regulatory agencies for protection of the environment (in this case, landmark designation).

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

1 _____ and is incorporated herein by reference. The Board of Supervisors affirms
2 this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed landmark designation of the Bank of Italy Branch Building will serve the public
5 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
6 Commission Resolution No. _____, recommending approval of the proposed
7 designation, which is incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the Bank of Italy Branch Building is consistent with the General Plan and with Planning Code
10 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
11 _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
14 490-25, initiating landmark designation of Bank of Italy Branch Building as a San Francisco
15 landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor
16 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
17 File No. 250841.

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

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

1 (4) The Historic Preservation Commission, at its regular meeting of January 21,
2 2026, reviewed Planning Department staff's analysis of the historical significance of the Bank
3 of Italy Branch Building set forth in the Landmark Designation Fact Sheet dated January 21,
4 2026.

5 (5) On January 21, 2026, after holding a public hearing on the proposed
6 designation and having considered the specialized analyses prepared by Planning
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
8 Commission recommended designation of the Bank of Italy Branch Building as a landmark
9 consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution
10 No. _____. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
11 _____.

18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, the Bank of Italy Branch Building,
20 located at 400-410 Castro Street, Assessor's Parcel Block No. , Lot No. , is hereby designated
21 as a San Francisco landmark consistent with the standards set forth in Section 1004.
22 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

24 Section 3. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the footprint of the Bank of Italy Branch Building, located on Assessor's Parcel Block No. 2647, Lot No. 035, on the west side of Castro Street between Market and 18th Streets in San Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2025-010431DES. In brief, the Bank of Italy Branch Building, located at 400-410 Castro Street, is eligible for local designation because it is significant for its association with commercial development of the Eureka Valley neighborhood, now commonly known as the Castro. Its construction, along with the development of the Castro Theatre, Hibernia Bank, and a few automotive-related businesses, reflect the establishment of Eureka Valley as an identifiable district within San Francisco. In the early part of the twentieth century, Eureka Valley was developing as a suburban district of the city, well connected by transit. However, through the 1906 earthquake and fires, World War I, the economic boom of the 1920s, and the Great Depression, the neighborhood transitioned to a self-sustaining urban district. Along with the residential development boom, the early twentieth century also saw the neighborhood's most intensive period of commercial development. While 18th Street had served as the primary commercial corridor in the neighborhood through the 1910s, Market Street began to see commercialization around this time. This commercialization further continued along Castro Street between 18th and Market Streets, where the subject property lies. The subject property occupies a prominent corner location and helped link commercial growth on Market Street with the intersection of Castro and 18th Streets. The property is also significant as a good example of Beaux Arts architecture, which originated from architectural curriculum taught at the École des Beaux-Arts

1 in Paris and was one of the most popular architectural movements at the turn of the century.
2 The property was designed by Edward Foulkes, who attended the École des Beaux-Arts.
3 Additionally, it embodies characteristics typical of neighborhood branch banks from the 1920s,
4 including large exterior windows and a large interior volume.

5 (c) The particular features that should be preserved, or replaced in kind as determined
6 necessary, are those generally shown in photographs and described in the Landmark
7 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
8 2025-010431DES, and which are incorporated in this designation by reference as though fully
9 set forth herein. Specifically, the features that are character-defining and shall be preserved or
10 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
11 ornament, and materials of the original portion of the property, identified as:

- 12 (1) Corner location and curved building configuration;
- 13 (2) One-story, double height;
- 14 (3) Flat roof;
- 15 (4) Bracketed cornice with decorative molding;
- 16 (5) Brick with stucco finish exterior;
- 17 (6) Large arched fixed windows with divided lites,
- 18 (7) Decorative keystones;
- 19 (8) Central entry with pediment and decorative molding;
- 20 (9) Bulkhead.

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22 Section 4. Effective Date.

23 This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment.
24 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
25 unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of

1 Supervisors overrides the Mayor's veto of the ordinance.

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3 APPROVED AS TO FORM:
4 DAVID CHIU, City Attorney

5 By: /s/ Peter Miljanich

6 PETER MILJANICH
7 Deputy City Attorney

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