

1 [Planning Code - Landmark Designation - Bob Ross House]

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3 **Ordinance amending the Planning Code to designate the Bob Ross House, located at**
 4 **4200 20th Street, Assessor's Parcel Block No. 2696, Lot No. 14A, on the north side of**
 5 **20th Street between Collingwood and Castro Streets, as a landmark consistent with the**
 6 **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.

15

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

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18 Section 1. Findings.

19 (a) Environmental and Land Use Findings.

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

1 Said determination is on file with the Clerk of the Board of Supervisors in File No.
2 _____ and is incorporated herein by reference. The Board of Supervisors affirms
3 this determination.

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

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

13 (b) General Findings.

14 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
15 491-25, initiating landmark designation of the Bob Ross House as a San Francisco landmark
16 pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor approved
17 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
18 250842.

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

22 (3) The Landmark Designation Fact Sheet was prepared by Planning
23 Department Preservation staff. All preparers meet the Secretary of the Interior’s Professional
24 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
25

1 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
2 conformance with the purposes and standards of Article 10 of the Planning Code.

3 (4) The Historic Preservation Commission, at its regular meeting of January 21,
4 2026, reviewed Planning Department staff’s analysis of the historical significance of the Bob
5 Ross House set forth in the Landmark Designation Fact Sheet dated January 21, 2026.

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

12 (6) The Board of Supervisors hereby finds that the Bob Ross House has a
13 special character and special historical, cultural, architectural, and aesthetic interest and
14 value, and that its designation as a landmark will further the purposes of and conform to the
15 standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors
16 hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

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18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, the Bob Ross House, located at
20 4200 20th Street, Assessor’s Parcel Block No. 2696, Lot 14A, is hereby designated as a San
21 Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to
22 Article 10 of the Planning Code is hereby amended to include this property.

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24 Section 3. Required Data.

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the Bob Ross House, located at 4200 20th Street, Assessor's Parcel Block No.
3 2696, Lot 014A, on the north side of 20th Street between Castro and Collingwood Streets in
4 San Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation
5 Fact Sheet.

6 (b) The characteristics of the landmark that justify its designation are described and
7 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
8 Planning Department Record Docket No. 2025-010443DES. In brief, the Bob Ross House at
9 4200 20th Street is eligible for local designation for its association with events surrounding the
10 establishment of San Francisco's LGBTQ communities, specifically as the home of Bob Ross.
11 Ross, along with Paul Bentley, founded the Bay Area Reporter (BAR) in 1971, which is
12 reportedly the oldest LGBTQ weekly in continuous publication in the United States. The BAR
13 was founded as a way to provide more comprehensive information for and about the gay
14 community. The BAR was distributed at bars because, according to Ross, "that's where
15 people got their knowledge." Bob Ross, who remained the publisher of the BAR until his death
16 in 2003, also cofounded the Tavern Guild, which raised money and provided support for
17 numerous pro-gay politicians. He held frequent political and professional events at the subject
18 property. Ross was instrumental in helping Harvey Milk win election and was one of four
19 names on Milk's short list to replace him if he died in office. Mayor Dianne Feinstein turned to
20 Ross and others to undertake a joint investigation into the police response after the riot that
21 erupted in the wake of the Dan White verdict. Ross also served on the board of the Gay
22 Games and cofounded the LGBTQ mental health organization Operation Concern. He also
23 served for many years on the Golden Gate Bridge District Board and on the board of trustees
24 of the San Francisco Ballet, illustrating the reach that some prominent gay leaders achieved
25 into the halls of power.

1 (c) The particular features that should be preserved, or replaced in kind as determined
2 necessary, are those generally shown in photographs and described in the Landmark
3 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
4 2025-010443DES, and which are incorporated in this designation by reference as though fully
5 set forth herein. Specifically, the features that are character-defining and shall be preserved
6 or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
7 ornament, and materials of the property identified as:

- 8 (1) Two story massing;
- 9 (2) Flat roof;
- 10 (3) Corner location;
- 11 (4) Ground level brick cladding and upper level stucco cladding;
- 12 (5) Two arched garage door openings with recessed entry doors and
13 decorative brick arches;
- 14 (6) Side recessed primary entry door;
- 15 (7) Curved front bays with wood windows with vertical divided lites;
- 16 (8) Secondary facade angled bay with wood windows with vertical divided
17 lites; and
- 18 (9) Classically inspired cornice line with egg and dart molding.

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20 Section 4. Effective Date.

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

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APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney