

REVISED LEGISLATIVE DIGEST

(5/11/2015, Amended in Committee)

[Planning Code - Designation of 149-155 9th Street (aka the Western Manufacturing Company Building)]

Ordinance amending the Planning Code to change the designation of 149-155 9th Street (aka the Western Manufacturing Company Building), Assessor's Block No. 3728, Lot No. 048, from Category V (Unrated) to Category III (Contributory) under Planning Code, Article 11; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 11 of the Planning Code, buildings in the C-3 Districts are divided into five categories according to the Building Rating methodology set forth and explained in the Preservation of the Past section of the Downtown Plan, a component of the General Plan. These categories are: 1) Significant Buildings - Category I; 2) Significant Buildings - Category II; 3) Contributory Buildings - Category III; 4) Contributory Buildings - Category IV; and 5) Unrated Buildings - Category V. (See Section 1102, Standards for Designation of Buildings.) The Planning Code also provides a process for changes of designation. (See Section 1106, Procedures For Change Of Designation And Designation Of Additional Significant And Contributory Buildings".)

Amendments to Current Law

Up to now, the building at 149-155 9th Street, a.k.a. the Western Manufacturing Company Building, has been a Category V – Unrated building. This Ordinance would amend its designation from Category V to Category III, Contributory, upon finding that the building is located outside a conservation district, is over 40 years old, has been judged to be a Building of Individual Importance and has been rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment.

The Ordinance provides that notwithstanding the deadlines for applications for Mills Act contracts in Section 71.3 of the Administrative Code, for calendar year 2015 the property at 149-155 9th Street may submit an application for a Mills Act contract with the City until August 15, 2015.

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