

1 [Planning Code - Landmark Designation - San Francisco AIDS Foundation]

2

3 **Ordinance amending the Planning Code to designate the San Francisco AIDS**
 4 **Foundation building, located at 514-520 Castro Street, Assessor's Parcel Block No.**
 5 **2695, Lot No. 002, on the west side of Castro Street between 18th and 19th Streets, as a**
 6 **landmark consistent with the standards set forth in Article 10 of the Planning Code;**
 7 **affirming the Planning Department's determination under the California Environmental**
 8 **Quality Act; and making public necessity, convenience, and welfare findings under**
 9 **Planning Code, Section 302, and findings of consistency with the General Plan, and the**
 10 **eight priority 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 San Francisco AIDS Foundation building will serve
5 the public necessity, convenience, and welfare for the reasons set forth in Historic
6 Preservation Commission Resolution No. _____, recommending approval of the
7 proposed designation, which is incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the San Francisco AIDS Foundation building 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. _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
14 493-25, initiating landmark designation of the San Francisco AIDS Foundation building as a
15 San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On October 24,
16 2025, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board
17 of Supervisors in File No. 250844.

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 San
3 Francisco AIDS Foundation building set forth in the Landmark Designation Fact Sheet dated
4 January 21, 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 San Francisco AIDS Foundation building as a
9 landmark consistent with the standards set forth in Section 1004 of the Planning Code, by
10 Resolution No. _____. Said resolution is on file with the Clerk of the Board in File No.
11 _____.

12 (6) The Board of Supervisors hereby finds that the San Francisco AIDS
13 Foundation building has a special character and special historical, cultural, architectural, and
14 aesthetic interest and value, and that its designation as a landmark will further the purposes of
15 and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the
16 Board 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 San Francisco AIDS Foundation
20 building, located at 514-520 Castro Street, Assessor’s Parcel Block No. 2695, Lot No. 002, is
21 hereby designated as a San Francisco landmark consistent with the standards set forth in
22 Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include
23 this property.

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25 Section 3. Required Data.

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the building that housed the San Francisco AIDS Foundation, located on
3 Assessor's Parcel Block No. 2695, Lot No. 002, on the west side of Castro Street between
4 18th and 19th Streets in San Francisco's Castro/Upper Market neighborhood, as shown in the
5 Landmark Designation 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. 2025-010436DES. In brief, the San Francisco AIDS
9 Foundation, located at 514-520 Castro Street, is eligible for local designation because it is
10 significant as the original location of the office of the Kaposi's Sarcoma Research and
11 Education Foundation, later renamed the San Francisco AIDS Foundation. In the early 1980s,
12 San Francisco was among the first American cities to face the crisis of AIDS, a new disease
13 which had been rapidly spreading among gay men. In 1982, activist Cleve Jones was
14 approached by Dr. Marcus Conant about creating the Foundation as a community-based
15 organization to address the threat of AIDS and lobby the government for additional funds. The
16 Foundation initially operated from folding tables at the corner of 18th and Castro Streets but
17 within a few months opened their first office at the subject property. The office was stationed
18 in a tiny back room with a single telephone referral and information hotline staffed by
19 volunteers. Despite an initially unlisted phone number, their phone immediately rang off the
20 hook with calls seeking information and assistance. In September 1982, the organization
21 hosted a community forum at Everett Middle School, the first public event dedicated to
22 discussing the epidemic. The organization gained local and national recognition for its AIDS
23 expertise, and also informed the nation's first safe sex guidelines for gay men in
24 1982. Community fundraising and financial assistance from local and state sources led to
25 hiring paid staff and expanding their operations. In 1984, the San Francisco AIDS Foundation

1 was established as a non-profit organization, as it remains today. While the organization did
2 not remain at the subject property long, the building is significant for having housed one of first
3 agencies in the United States specifically addressing AIDS.

4 (c) The particular features that should be preserved, or replaced in kind as determined
5 necessary, are those generally shown in photographs and described in the Landmark
6 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
7 2025-010436DES, and which are incorporated in this designation by reference as though fully
8 set forth herein. Specifically, the features that are character-defining and shall be preserved or
9 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
10 ornament, and materials of the property, identified as:

- 11 (1) Two-story height;
- 12 (2) Full lot width;
- 13 (3) Flat roof, red Spanish clay tile parapet with ornamental molding;
- 14 (4) Stucco cladding;
- 15 (5) Presence of glazed ground level storefronts;
- 16 (6) Decorative belt course;
- 17 (7) Second story angled bays with red Spanish tile clay roofs and ornamental
18 molding; and
- 19 (8) Shallow second story wood multi-lite windows below semi-circle ornamental
20 features.

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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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