

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Grand Theater]

Ordinance amending the Planning Code to designate the Grand Theater, located at 2665 Mission Street, Assessor's Parcel Block No. 3637, Lot No. 023, as a Landmark consistent with the standards set forth in 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 more than 300 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: Grand Theater, located at 2665 Mission Street, Assessor's Parcel Block No. 3637, Lot No. 023. Grand Theater, constructed in 1940, was the last single-screen, neighborhood movie theater constructed in San Francisco prior to World War II. The ordinance finds that Grand Theater is eligible for local designation for its association with the City's network of 20th century neighborhood theaters. Designation of Grand Theater is also proper given its architectural significance as a building that embodies distinctive characteristics of the Streamline Moderne style, including notable neon sign marquee. It is also representative of the work of two architects of merit, G. Albert Lansburgh and S. Charles Lee, renowned theater designers.

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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