

1 [Planning Code - Landmark Designation - Wall at the Intersection of Diamond Heights
2 Boulevard and Clipper Street (aka Diamond Heights Safety Wall)]

3 **Ordinance amending the Planning Code to designate the wall located at the**
4 **intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights**
5 **Safety Wall), in Assessor's Parcel Block No. 7504, Lot No. 011, as a Landmark under**
6 **Article 10 of the Planning Code; affirming the Planning Department's determination**
7 **under the California Environmental Quality Act; making public necessity, convenience,**
8 **and welfare findings under Planning Code, Section 302; and making findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **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 ~~*italics Times New Roman font*~~.
14 **Board amendment additions** are in double-underlined Arial font.
15 **Board amendment deletions** are in ~~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) CEQA and Land Use Findings.

21 (1) The Planning Department has determined that the proposed Planning Code
22 amendment is subject to a Categorical Exemption from the California Environmental Quality
23 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
24 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
25 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. 180078 and is incorporated herein
by reference. The Board affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the wall at the intersection of Diamond Heights
3 Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights
4 Safety Wall) will serve the public necessity, convenience and welfare for the reasons set forth
5 in Historic Preservation Commission Resolution No. 926, recommending approval of the
6 proposed designation, which is incorporated herein by reference.

7 (3) The Board finds that the proposed landmark designation of the wall at the
8 intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504,
9 Lot 011 (aka Diamond Heights Safety Wall) is consistent with the San Francisco General Plan
10 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
11 Commission Resolution No. 926, recommending approval of the proposed designation, which
12 is incorporated herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
15 Francisco, the Historic Preservation Commission has authority "to recommend approval,
16 disapproval, or modification of landmark designations and historic district designations under
17 the Planning Code to the Board of Supervisors."

18 (2) A community-sponsored Application for Article 10 Landmark Designation for
19 the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's
20 Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning
21 Department by Robert Pullum, a member of the public.

22 (3) The Landmark Designation Case Report was prepared by Planning
23 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
24 Qualification Standards and the report was reviewed for accuracy and conformance with the
25 purposes and standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of November
2 1, 2017, reviewed Department staff's analysis of the Diamond Heights Safety Wall's historical
3 significance per Article 10 as part of the Landmark Designation Case Report dated November
4 1, 2017.

5 (5) On November 1, 2017, the Historic Preservation Commission passed
6 Resolution No. 914, initiating designation of the wall at the intersection of Diamond Heights
7 Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights
8 Safety Wall) as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code.
9 Such motion is on file with the Clerk of the Board in File No. 180078 and incorporated herein
10 by reference.

11 (6) On December 20, 2017, after holding a public hearing on the proposed
12 designation and having considered the specialized analyses prepared by Planning
13 Department staff as reflected in the Landmark Designation Case Report dated November 1,
14 2017, the Historic Preservation Commission recommended approval of the proposed
15 landmark designation of the wall at the intersection of Diamond Heights Boulevard and
16 Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), in
17 Resolution No. 926. Such resolution is on file with the Clerk of the Board in File No. 180078.

18 (7) The Board of Supervisors hereby finds that the wall at the intersection of
19 Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka
20 Diamond Heights Safety Wall) has a special character and special historical, architectural,
21 and aesthetic interest and value, and that its designation as a Landmark will further the
22 purposes of and conform to the standards set forth in Article 10 of the Planning Code.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the wall at the intersection of Diamond
3 Heights Boulevard and Clipper Street on Assessor’s Parcel No. 7504, Lot 011 (aka Diamond
4 Heights Safety Wall) is hereby designated as a San Francisco Landmark under Article 10 of
5 the Planning Code.

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7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the wall at
9 the intersection of Diamond Heights Boulevard and Clipper Street on Assessor’s Parcel No.
10 7504, Lot 011 (aka Diamond Heights Safety Wall), in San Francisco’s Diamond Heights
11 neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Case Report and other supporting materials contained in
14 Planning Department Case Docket No. 2017-004024DES. In brief, the wall at the intersection
15 of Diamond Heights Boulevard and Clipper Street on Assessor’s Parcel No. 7504, Lot 011
16 (aka Diamond Heights Safety Wall) is eligible for local designation under National Register of
17 Historic Places Criterion A (as it is associated with events that have made a significant
18 contribution to the broad patterns of our history) and Criterion C (as it embodies distinctive
19 characteristics of a type, period, or method of construction, conveys high artistic values, and is
20 the work of a master architect). Specifically, designation of the Diamond Heights Safety Wall
21 is proper given its association with the Diamond Heights Redevelopment Project, as a notable
22 work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a
23 gateway into the Diamond Heights neighborhood.

24 (c) The particular features that shall be preserved, or replaced in-kind as determined
25 necessary, are those generally shown in photographs and described in the Landmark

1 Designation Case Report, which can be found in Planning Department Docket No. 2017-
2 004024DES, and which are incorporated in this designation by reference as though fully set
3 forth. Specifically, the following features shall be preserved or replaced in kind:

4 All exterior elevations, form, massing, structure, architectural ornament and materials
5 of the Diamond Heights Safety Wall, identified as:

- 6 (1) Naturally weathered, untreated redwood construction;
- 7 (2) Dimensions of approximately 32' in height and 50' in length;
- 8 (3) Bolts with cast iron washers that articulate joints and act as functional
9 ornament;
- 10 (4) Round, recessed bolt holes that serve as elements of the geometric
11 ornament;
- 12 (5) A pattern of solid and void;
- 13 (6) North facing orientation;
- 14 (7) Unpainted concrete abutments that anchor the structure into the ground and
15 serve the engineering purpose of creating a structurally sound safety wall;
- 16 (8) Angled notches in the redwood posts that serve as geometric ornamentation;
17 and
- 18 (9) Open, three-dimensional structure that creates a pedestrian experience "in
19 the round."

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1 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment.
2 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
3 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
4 Supervisors overrides the Mayor's veto of the ordinance.

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6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: _____
9 VICTORIA WONG
Deputy City Attorney

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