

1 [Planning Code - Landmark Designation - 6301 Third Street (aka Arthur H. Coleman Medical
Center)]

2
3 **Ordinance amending the Planning Code to designate 6301 Third Street (aka Arthur H.
4 Coleman Medical Center), Assessor's Parcel Block No. 4968, Lot No. 032, as a
5 Landmark under Article 10 of the Planning Code; affirming the Planning Department's
6 determination under the California Environmental Quality Act; and making public
7 necessity, convenience, and welfare findings under Planning Code, Section 302, and
8 findings of consistency with the General Plan, and with the eight priority policies of
9 Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the proposed Planning Code
21 amendment is subject to a Categorical Exemption from the California Environmental Quality
22 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
23 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
24 for protection of the environment (in this case, landmark designation). Said determination is
25 on file with the Clerk of the Board of Supervisors in File No. 180559 and is incorporated herein
by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 6301 Third Street (aka Arthur H. Coleman Medical
3 Center), Assessor's Parcel No. 4968, Lot 032, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 961,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
9 032, is consistent with the San Francisco General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 961,
11 recommending approval of the proposed designation, which is incorporated herein by
12 reference.

13 (b) General Findings.

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

18 (2) A community-sponsored Application for Article 10 Landmark Designation for
19 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
20 032 was submitted to the Planning Department by Dr. Arelious Walker, Pastor of True Hope
21 Church of God.

22 (3) On January 17, 2018, the Historic Preservation Commission added 6301
23 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, to
24 the Landmark Designation Work Program, which was adopted by the Historic Preservation
25

1 Commission on June 15, 2011 and is a list of individual properties and historic districts under
2 consideration for landmark designation.

3 (4) The Designation report was prepared by Desiree Smith, Planning
4 Department Preservation staff and reviewed by Tim Frye, Planning Department Preservation
5 staff. All preparers meet the Secretary of the Interior’s Professional Qualification Standards
6 and Planning Department Preservation staff reviewed the report for accuracy and
7 conformance with the purposes and standards of Article 10.

8 (5) The Historic Preservation Commission, at its regular meeting of April 18,
9 2018, reviewed Planning Department Preservation staff’s analysis of 6301 Third Street’s
10 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
11 dated April 18, 2018.

12 (6) On April 18, 2018, the Historic Preservation Commission passed Resolution
13 No. 951, initiating designation of 6301 Third Street (aka Arthur H. Coleman Medical Center),
14 Assessor’s Parcel No. 4968, Lot 032, as a San Francisco Landmark pursuant to Section
15 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
16 Supervisors in File No. 180559 and is incorporated herein by reference.

17 (7) On May 16, 2018, after holding a public hearing on the proposed
18 designation and having considered the specialized analyses prepared by Planning
19 Department Preservation staff and the Landmark Designation Case Report, the Historic
20 Preservation Commission recommended approval of the proposed landmark designation of
21 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor’s Parcel No. 4968, Lot
22 032, in Resolution No. 961. Said resolution is on file with the Clerk of the Board of
23 Supervisors in File No. 180559.

24 (8) The Board of Supervisors hereby finds that 6301 Third Street (aka Arthur H.
25 Coleman Medical Center), Assessor’s Parcel No. 4968, Lot 032, has a special character and

1 special historical, architectural, and aesthetic interest and value, and that its designation as a
2 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
3 the Planning Code.

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5 Section 2. Designation.

6 Pursuant to Section 1004 of the Planning Code, 6301 Third Street (aka Arthur H.
7 Coleman Medical Center), in Assessor's Parcel No. 4968 Lot 032, is hereby designated as a
8 San Francisco Landmark under Article 10 of the Planning Code. Appendix A of Planning
9 Code, Article 10 is hereby amended to include this property.

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11 Section 3. Required Data.

12 (a) The description, location, and boundary of the Landmark site consists of the City
13 parcel located at 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's
14 Parcel No. 4968 Lot 032, in San Francisco's Bayview neighborhood.

15 (b) The characteristics of the Landmark that justify its designation are described and
16 shown in the Landmark Designation Case Report and other supporting materials contained in
17 Planning Department Docket No. 2017-012290DES. In brief, 6301 Third Street (aka Arthur H.
18 Coleman Medical Center), in Assessor's Parcel No. 4968, Lot 032, is eligible for local
19 designation under National Register of Historic Places Criterion B, as it is associated with the
20 lives of significant persons in our past. Specifically, designation of 6301 Third Street (aka
21 Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, is proper given that
22 it is associated with Dr. Arthur H. Coleman, a nationally prominent African American
23 physician-lawyer and influential healthcare and civil rights activist. Dr. Coleman purchased the
24 property at 6301 Third Street to construct a purpose-built medical facility to serve Bayview
25 residents. Opening in 1960, the Arthur H. Coleman Medical Center reflected the popular

1 architectural styles of the period, and served as a modern symbol of community health,
2 progress, and success. He recruited a team of African American physicians to join him in his
3 vision of providing comprehensive health services to the area's low-income African American
4 residents. Dr. Coleman was celebrated as a local pioneer in the nationally significant
5 community health center movement of the 1960s, worked tirelessly to bring about racial equity
6 within healthcare and the medical profession, and advocated for the needs of the Bayview's
7 African American community.

8 (c) The particular features that shall be preserved, or replaced in-kind as determined
9 necessary, are those generally shown in photographs and described in the Landmark
10 Designation Case Report, which can be found in Planning Department Docket No. 2017-
11 012290DES, and which are incorporated in this designation by reference as though fully set
12 forth herein. The character-defining interior features of the building are those associated with
13 areas that have historically been accessible to the public and are depicted in the floor plans or
14 photos in the Landmark Designation Report dated May 16, 2018. Specifically, the following
15 features shall be preserved or replaced in kind:

16 All exterior elevations, form, massing, structure, roofline, architectural ornament, and
17 materials identified as:

- 18 (1) Location and site built to property line along Third Street;
- 19 (2) Two story height;
- 20 (3) Flat roof;
- 21 (4) Boxed eaves;
- 22 (5) Stucco cladding;
- 23 (6) Porcelain enameled steel panels with abstract boomerang motifs on Third
24 Street and Ingerson Avenue elevations;

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- 1 (7) Historic recessed pharmacy entrance at north corner with fully glazed
2 aluminum frame door, flanked by large aluminum frame windows and
3 transom;
- 4 (8) Historic main entry along Third Street elevation including:
5 (A) Angled and recessed main entry with porcelain enameled steel return
6 at the south and stucco and glazing at the north return;
7 (B) Fully glazed aluminum frame double doors;
8 (C) Two aluminum frame windows flanking the double doors;
9 (D) Large glazed double-height transom above entry;
10 (E) Historic metal stylized address numbers at transom;
11 (F) Historic suspended abstract light fixture at entry;
12 (G) Applied ornamental medical emblem on north return; and
13 (H) Stucco clad planter abutting north return.
- 14 (9) Fenestration of ganged and single aluminum casement and awning
15 windows and aluminum storefront system at ground level; and
- 16 (10) Letter signage reading, "The Arthur H. Coleman Medical Center" on the
17 Ingerson Avenue elevation, located between the first and second floors.

18 All publicly accessible interior features identified as:

- 19 (1) Double-height entry lobby with straight run stair, second floor landing
20 configuration, and porcelain enameled steel panels along south return.

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

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

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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