

BOARD of SUPERVISORS



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MEMORANDUM

TO: Jonas Ionin, Director of Commission Affairs, Historic Preservation
Commission

FROM: *el*
br Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: October 17, 2019

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislations, which are being referred to the Historic Preservation Commission, pursuant to Charter, Section 4.135, for comment and recommendation.

File No. 191018

Ordinance amending the Planning Code to designate 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001, as a Landmark under 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.

File No. 191030

Resolution initiating a landmark designation under Article 10 of the Planning Code of 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: John Rahaim, Director
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Legislative Affairs
Tim Frye, Preservation Coordinator
Aaron Starr, Manager of Legislative Affairs
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Major Environmental Analysis
Georgia Powell, Planning Misc. Permits Routing

1 [Planning Code - Landmark Designation - 770 Woolsey Street (aka University Mound
2 Nursery)]

3 **Ordinance amending the Planning Code to designate 770 Woolsey Street (aka**
4 **University Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001, 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 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 Sections 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. _____ and is

1 incorporated herein by reference. The Board of Supervisors (Board) affirms this
2 determination.

3 (2) Pursuant to Planning Code Section 302, the Board finds that the proposed
4 landmark designation of 770 Woolsey Street (aka University Mound Nursery), Assessor's
5 Parcel Block No. 6055, Lot No. 001, will serve the public necessity, convenience, and welfare
6 for the reasons set forth in Historic Preservation Commission Resolution No. _____,
7 recommending approval of the proposed designation, which is incorporated herein by
8 reference.

9 (3) The Board finds that the proposed landmark designation of 770 Woolsey
10 Street is consistent with the San Francisco General Plan and with Planning Code Section
11 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
12 _____.

13 (b) Other Findings.

14 (1) Pursuant to Section 1004 of the Planning Code, the Board "may, by
15 ordinance, designate an individual structure or other feature or an integrated group of
16 structures and features on a single lot or site, having a special character or special historical,
17 architectural or aesthetic interest or value, as a landmark, and shall designate a landmark site
18 for each landmark." Further, under Section 1004.1, the Board has authority to initiate
19 designation of a landmark site, by resolution.

20 (2) In 2016, in Resolution No. 462-16, the Board declared the Portola District
21 "The Garden District," endorsed the goals of the Portola Green Plan, and explicitly mentioned
22 the University Mound Nursery greenhouses at 770 Woolsey as a remaining physical marker of
23 the district's agricultural history.

24 (3) According to Planning Department staff analysis in Planning Department
25 Case Docket No. _____, on file with the Clerk of the Board in File No. _____, 770

1 Woolsey Street property appears to meet three of the four criteria that the Historic
2 Preservation Commission uses considering priorities for landmark designations: the
3 designation of underrepresented Landmark property types, including landscapes; the
4 designation of buildings located in geographically underrepresented areas; and the
5 designation of properties with strong cultural or ethnic associations.

6 (4) The Board passed Resolution No. _____, adopted by the City on
7 _____, initiating designation of 770 Woolsey Street as a San Francisco Landmark
8 pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of
9 the Board, in File No. _____ and is incorporated herein by reference.

10 (5) On _____, the Historic Preservation Commission (HPC) held a public
11 hearing on the proposed designation. The HPC considered the Landmark Designation Case
12 Report, prepared by Stacy Farr, who meets the Secretary of the Interior's Professional
13 Qualification Standards for Architectural History, as well as specialized analyses prepared by
14 Planning Department staff. The HPC recommended approval of the proposed landmark
15 designation of 770 Woolsey Street, by Resolution No. _____. Said resolution is on file with
16 the Clerk of the Board in File No. _____.

17 (6) The Board hereby finds that 770 Woolsey Street has a special character and
18 special historical, architectural, and aesthetic interest and value, and that its designation as a
19 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
20 the Planning Code.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 770 Woolsey Street (aka University
3 Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001, is hereby designated as a
4 San Francisco Landmark under Article 10 of the Planning Code.

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6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel
9 Block No. 6055, Lot No. 001, in San Francisco's Portola District of the Excelsior
10 neighborhood.

11 (b) The characteristics of the Landmark that justify its designation are described and
12 shown in the Landmark Designation Case Report and other supporting materials contained in
13 Planning Department Case Docket No. _____, on file with the Clerk of the Board in File
14 No. _____. In brief, 770 Woolsey Street is eligible for local designation as it is associated
15 with events that have made a broad contribution to our history. Specifically, 700 Woolsey
16 Street is significant for its association "with the commercial flower-growing industry in the
17 Portola District, and for its association with the role Italians and Italian-Americans played in
18 the city's flower-growing industry."

19 (c) The particular features that should be preserved, or, if replaced, shall require a
20 Certificate of Appropriateness as determined necessary, are those generally shown in
21 photographs and described in the Landmark Designation Case Report, which can be found in
22 Planning Department Docket No. _____, and which are incorporated in this designation
23 by reference as though fully set forth. Specifically, the following features should be preserved
24 or replaced in kind:
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1 (1) The footprint, scale, and massing of the greenhouses which retain a
2 moderate level of material integrity;

3 (2) The arrangement of the greenhouses within two parallel rows along the
4 center north-south aisle;

5 (3) The north-south aisle which runs through the center of the lot and
6 provides access to the greenhouses from within the lot;

7 (4) The orientation of the individual greenhouses along an east-west axis in
8 order to take advantage of the sun;

9 (5) The ridge-and-furrow arrangement of the greenhouses;

10 (6) The three-quarter span roof plan of the greenhouses, typical of rose-
11 growing greenhouses;

12 (7) Remaining material elements of the greenhouses which retain a
13 moderate level of material integrity, including wood structural members, metal operating
14 elements such as pulleys, wood doors and gutters, glass panes, and ventilator system at the
15 roofline;

16 (8) The footprint, scale, and massing of the boiler house;

17 (9) The remaining material elements of the boiler house, including wood
18 siding and metal chimney;

19 (10) The aisle which runs north-south through the center of the lot and
20 provides access to the greenhouses from within the lot;

21 (11) Metal pipes elevated on metal risers that travel from the boiler house
22 through the center of the lot to provide steam heat to the greenhouses.

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1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of 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 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 770 Woolsey Street (aka University Mound Nursery)]

Ordinance amending the Planning Code to designate 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001, as a Landmark under 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. 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 ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 270 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix 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: 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel Block No. 6055, Lot No. 001.

The ordinance finds that the 770 Woolsey is eligible for local designation as it is associated with events that have made a significant contribution to the broad patterns of our history. Specifically, designation of 770 Woolsey is proper because of its association "with the commercial flower-growing industry in the Portola District, and for its association with the role Italians and Italian-Americans played in the city's flower-growing industry."

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

FILE NO. 191018

Background Information

The landmark designation was initiated by the Board of Supervisors pursuant to its authority under the Planning Code to initiate landmark designations.

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1 [Initiating Landmark Designation - 770 Woolsey Street (aka University Mound Nursery)]

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3 **Resolution initiating a landmark designation under Article 10 of the Planning Code of**
4 **770 Woolsey Street (aka University Mound Nursery), Assessor’s Parcel Block No. 6055,**
5 **Lot No. 001.**

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7 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
8 Resolution initiate landmark designation; and

9 WHEREAS, On March 6, 2019, the Planning Department received a Landmark
10 Designation Application and a draft Landmark Designation Report for 770 Woolsey Street
11 (aka University Mound Nursery), Assessor’s Parcel Block No. 6055, Lot No. 001; said report
12 was prepared by Stacy Farr on behalf of the Friends of 770 Woolsey Street, and is on file with
13 the Clerk of the Board of Supervisors in File No. _____; and

14 WHEREAS, The draft Landmark Designation Report concluded that 770 Woolsey
15 Street has a special character and special historical, architectural, and aesthetic interest and
16 value, and may warrant landmark designation; and

17 WHEREAS, According to the Planning Department staff analysis in Planning
18 Department Case Docket No. _____, on file with the Clerk of the Board in File No.
19 _____, 770 Woolsey Street property appears to meet three of the four criteria that the
20 Historic Preservation Commission uses considering priorities for landmark designations: the
21 designation of underrepresented Landmark property types, including landscapes; the
22 designation of buildings located in geographically underrepresented areas; and the
23 designation of properties with strong cultural or ethnic associations; now, therefore, be it

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1 RESOLVED, That the Board of Supervisors hereby initiates landmark designation of
2 770 Woolsey Street (aka University Mound Nursery), Assessor's Parcel Block No. 6055, Lot
3 No. 001, under Planning Code, Section 1004.1; and, be it

4 FURTHER RESOLVED, That the Board requests that the Historic Preservation
5 Commission review the draft Landmark Designation Report and any other information the
6 Planning Department may have related to the special historical, architectural, and aesthetic
7 interest and value of 770 Woolsey Street; and, be it

8 FURTHER RESOLVED, That the Board requests that the Historic Preservation
9 Commission consider whether 770 Woolsey Street, warrants landmark designation, and
10 submit its recommendation to the Board according to Article 10 of the Planning Code.

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