

1 [Planning Code - Landmark Designation - Westwood Park Entrance Gateways and Pillars]

2

3 **Ordinance amending the Planning Code to designate the Westwood Park Entrance**
 4 **Gateways and Pillars, located at the intersections of Miramar Avenue and Monterey**
 5 **Boulevard, Miramar Avenue and Ocean Avenue, and Judson Avenue and Frida Kahlo**
 6 **Way, as a Landmark consistent with the standards set forth in Article 10 of the**
 7 **Planning Code; affirming the Planning Department's determination under the California**
 8 **Environmental Quality Act; and making public necessity, convenience, and welfare**
 9 **findings under Planning Code, Section 302, and findings of consistency with the**
 10 **General Plan, and the 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. CEQA and Land Use Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
 21 ordinance comply with the California Environmental Quality Act (California Public Resources
 22 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
 23 Supervisors in File No. 231216 and is incorporated herein by reference. The Board of
 24 Supervisors affirms this determination.

25 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
 proposed landmark designation of the Westwood Park Entrance Gateways and Pillars, at the

1 intersections of Miramar Avenue and Monterey Boulevard, Miramar Avenue and Ocean
2 Avenue, and Judson Avenue and Friday Kahlo Way, will serve the public necessity,
3 convenience, and welfare for the reasons set forth in Historic Preservation Commission
4 Resolution No. 1360, recommending approval of the proposed designation, which is
5 incorporated herein by reference.

6 (c) On November 15, 2023, the Historic Preservation Commission, in Resolution
7 No. 1360, adopted findings that the actions contemplated in this ordinance are consistent, on
8 balance, with the City's General Plan and with the eight priority policies of Planning Code
9 Section 101.1. The Board adopts these findings as its own.

10
11 Section 2. General Findings.

12 (a) On May 16, 2023, the Board of Supervisors adopted Resolution No. 257-23,
13 initiating landmark designation of the Westwood Park Entrance Gateways and Pillars as a
14 San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On May 26, 2023,
15 the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of
16 Supervisors in Board File No. 230297.

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

20 (c) Planning Department Preservation staff prepared a Landmark Designation Fact
21 Sheet for the Westwood Park Entrance Gateway and Pillars. All preparers meet the Secretary
22 of the Interior's Professional Qualification Standards for historic preservation program staff, as
23 set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was
24 reviewed for accuracy and conformance with the purposes and standards of Article 10 of the
25 Planning Code.

1 (d) The Historic Preservation Commission, at its regular meeting of November 15,
2 2023, reviewed Planning Department staff’s analysis of the historical significance of the
3 Westwood Park Entrance Gateway and Pillars set forth in the Landmark Designation Fact
4 Sheet dated November 8, 2023.

5 (e) On November 15, 2023, 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 Westwood Park Entrance Gateway and Pillars
9 as a landmark under Article 10 of the Planning Code by Resolution No. 1360. Said resolution
10 is on file with the Clerk of the Board in Board File No. 231216.

11 (f) The Board of Supervisors hereby finds that Westwood Park Entrance Gateway and
12 Pillars has a special character and special historical, architectural, and aesthetic interest and
13 value, and that its designation as a Landmark will further the purposes of and conform to the
14 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby
15 incorporates by reference the findings of the Landmark Designation Fact Sheet.

16
17 Section 3. Designation.

18 Pursuant to Section 1004.3 of the Planning Code, Westwood Park Entrance Gateway
19 and Pillars, located at the intersections of Miramar Avenue and Monterey Boulevard, Miramar
20 Avenue and Ocean Avenue, and Judson Avenue and Frida Kahlo Way, is hereby designated
21 as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10
22 of the Planning Code is hereby amended to include this property.

23
24 Section 4. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the
2 locations in public rights-of-way occupied by the landscape features known as the Westwood
3 Park Entrance Gateway and Pillars in San Francisco’s Westwood Park neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
6 Planning Department Record Docket No. 2023-006744DES. In brief, the Westwood Park
7 Entrance Gateway and Pillars were designed in 1916 by renowned architect Louis Christian
8 Mullgardt for Westwood Park developers Baldwin & Howell. The Westwood Park Entrance
9 Gateways and Pillars are significant for association with the development of San Francisco
10 residence parks in the early 20th century, as excellent examples of public landscape features
11 common to residence park developments, and as instances of work of an architect of merit.

12 (c) The particular features that shall be preserved, or replaced in-kind as determined
13 necessary, are those shown in photographs and described in the Landmark Designation Fact
14 Sheet, which can be found in Planning Department Record Docket No. 2023-006744DES,
15 and which are incorporated in this designation by reference as though fully set forth.
16 Specifically, the following features are character-defining and shall be preserved or replaced
17 in kind:

18 (1) All those physical features, including form, architectural ornament, and
19 materials of the Westwood Park Entrance Gateway and Pillars, identified as:

20 (A) Entrance Gateway at Miramar Avenue and Monterey Boulevard, a
21 Beaux-Arts style formal composition of three integrated architectural elements that extends
22 across the full width of Miramar Avenue, consisting of:

23 (i) Portals along the sidewalks on each side of Miramar Avenue,
24 each formed by four concrete pillars, clad in textured cement-plaster and topped with wrought-
25 iron and wire glass lamps, supporting barrel-vault cement-plaster roof under a wrought-iron

1 grille with wrought-iron grilles mounted on concrete curbs enclosing the sides of each portal
2 along the sidewalk; and

3 (ii) At the median, a semi-circular landscaped area with perimeter
4 curb extending toward Monterey Boulevard in front of an open wrought-iron fence with
5 decorative finials between two concrete pillars, topped with wrought-iron and wire glass
6 lamps, and clad in textured cement-plaster with framed panels with raised letters spelling out
7 “Westwood”; and

8 (B) Entrance Pillars at Miramar Avenue and Ocean Avenue – adjacent to
9 the sidewalk on the east and west sides of Miramar Avenue – and at the northwest corner of
10 Judson Avenue and Frida Kahlo Way, consisting of concrete pillars, topped with wrought-iron
11 and wire glass lamps, and clad in textured cement-plaster with framed panels with raised
12 letters spelling out “Westwood”.

13

14 Section 5. Effective Date. This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor’s veto of the ordinance.

18

19 APPROVED AS TO FORM:
20 DAVID CHIU, City Attorney

21 By: /s/ Peter R. Miljanich
22 PETER R. MILJANICH
23 Deputy City Attorney

24 n:\legana\as2023\1800206\01716160.docx

25