

1 [Planning Code - Landmark Designation - The Gregangelo Museum]

2

3 **Ordinance amending the Planning Code to designate The Gregangelo Museum, located**
4 **at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, as a Landmark**
5 **consistent with the standards set forth in Article 10 of the Planning Code; affirming the**
6 **Planning Department's determination under the California Environmental Quality Act;**
7 **and making public necessity, convenience, and welfare findings under Planning Code,**
8 **Section 302, and findings of consistency with the General Plan, and the eight priority**
9 **policies of 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.

14

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

16

17 Section 1. CEQA and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 231091 and is incorporated herein by reference. The Board of
22 Supervisors affirms this determination.

23 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
24 proposed landmark designation of The Gregangelo Museum, located at 225 San Leandro
25 Way, Assessor's Parcel Block No. 3253, Lot No. 015, will serve the public necessity,

1 convenience, and welfare for the reasons set forth in Historic Preservation Commission
2 Resolution No. 1390, recommending approval of the proposed designation, which is
3 incorporated herein by reference.

4 (c) On March 20, 2024, the Historic Preservation Commission, in Resolution No. 1390,
5 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
6 with the City's General Plan and with the eight priority policies of Planning Code,
7 Section 101.1. The Board adopts these findings as its own.

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9 Section 2. General Findings.

10 (a) On December 4, 2023, the Board of Supervisors adopted Resolution No. 583-23,
11 initiating landmark designation of The Gregangelo Museum as a San Francisco Landmark
12 pursuant to Section 1004.1 of the Planning Code. On December 15, 2023, the Mayor returned
13 the approved resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
14 Board File No. 231091.

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

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

24 (d) The Historic Preservation Commission, at its regular meeting of March 20, 2024,
25 reviewed Planning Department staff's analysis of the architectural and historical significance

1 of The Gregangelo Museum set forth in the Landmark Designation Fact Sheet, dated
2 March 13, 2024.

3 (e) On March 20, 2024, after holding a public hearing on the proposed designation,
4 and having considered the specialized analyses prepared by Planning Department staff, and
5 the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
6 designation of The Gregangelo Museum as a landmark under Article 10 of the Planning Code
7 by Resolution No. 583-23. Said resolution is on file with the Clerk of the Board in Board File
8 No. 231091.

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

14 (g) The Board of Supervisors hereby finds that the interior of the ground floor of the
15 property located at 225 San Leandro Way, The Gregangelo Museum, has historically been
16 accessible to members of the public. This access includes the following:

17 (1) Since 1989, 225 San Leandro Way has been an artist collective with the
18 property as a canvas for collaborative and immersive art installations by artists from around
19 the globe;

20 (2) The Gregangelo Museum provides small group, curator-led tours and hosts
21 events, including fundraisers, team building workshops, and weekly lunch gatherings, that are
22 open to the public.

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24 Section 3. Designation.

25 Pursuant to Section 1004.3 of the Planning Code, The Gregangelo Museum, located

1 at 225 San Leandro Way, Assessor’s Parcel Block No. 3253, Lot No. 015, is hereby
2 designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A
3 to Article 10 of the Planning Code is hereby amended to include this property.
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5 Section 4. Required Data.

6 (a) The description, location, and boundary of the Landmark site consists of the City
7 parcel located at 225 San Leandro Way, Assessor’s Parcel Block No. 3253, Lot No. 015, in
8 San Francisco’s West of Twin Peaks Neighborhood.

9 (b) The characteristics of the Landmark that justify its designation are described and
10 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
11 Planning Department Record Docket No. 2023-011738DES. In brief, The Gregangelo
12 Museum is eligible for local designation because it is associated with events that have made a
13 significant contribution to the broad patterns of San Francisco history (National Register of
14 Historic Places Criterion A) and as a property that possesses high artistic value (Criterion C).
15 Specifically, The Gregangelo Museum, the home and studio of Gregangelo Herrera, an
16 acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective
17 welcoming creators from around the globe, is a cultural hub and an evolving San Francisco-
18 inspired art piece evocative of San Francisco’s 1960s, 1970s, and 1980s LGBTQ+ and
19 Counterculture communities. The Gregangelo Museum is an immersive visual, performance,
20 and circus arts environment located in a restored Mediterranean Revival style house that has
21 been transformed through art installations into a living masterpiece, intertwining art, history,
22 and hope, contributing to the unique arts and culture of San Francisco.

23 (c) The particular features that shall be preserved, or where the City determines it is
24 necessary due to deterioration of the feature, repaired or replaced in-kind, are those shown in
25 photographs and described in the Landmark Designation Fact Sheet, which can be found in

1 Planning Department Record Docket No. 2023-011738DES, and which are incorporated in
2 this designation by reference as though fully set forth. Specifically, the following features are
3 character-defining and shall be preserved, repaired in-kind, or replaced in-kind:

4 (1) The character-defining exterior features of The Gregangelo Museum (225 San
5 Leandro Way), including:

6 (A) Single-story height and rectangular massing;

7 (B) Stucco cladding;

8 (C) Hipped roof;

9 (D) Porch with arched openings, curved projecting balustrades, and mosaics
10 made from colored glass and ceramics on the porch stairs, floors, walls, and columns;

11 (E) Angled bay window at front façade and side (north) elevation;

12 (F) Stucco-clad chimney that projects from side (north) elevation;

13 (G) Paved pathway and stair leading from sidewalk to porch; and

14 (H) Art installations, including weathervanes or similar sculptures, affixed to the
15 roof and rooflines, and sculptures within the landscaped front and side yards.

16 (2) The character-defining interior features of the building are those associated with
17 the immersive arts installations of The Gregangelo Museum that have historically been
18 accessible to the public, and depicted in the photos and described in the Landmark
19 Designation Fact Sheet dated March 13, 2024. Specifically, those physical and spatial
20 features of the ground floor layout of 225 San Leandro Way and the elements associated with
21 the structural support and construction of The Gregangelo Museum’s immersive art
22 installations, which include: floor and wall surfaces, doors, doorways, casings, moldings,
23 wainscot, fireplace surround, and ceilings covered with additive, decorative art installations
24 that create The Gregangelo Museum’s thematic immersive environments, which consists of
25 intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling

1 coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, walls,
2 audio/visual installations, framed artwork, objects, painted portraits, and ephemera. Under
3 Planning Code Section 1004(c)(2), proposed changes to these significant interior architectural
4 features, for which a City permit is required, shall be subject to review under Article 10 of the
5 Planning Code. Changes to the property's art installations that do not involve alteration,
6 demolition, or removal of these significant architectural features shall not be subject to review
7 under Article 10.

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9 Section 5. Effective Date. This ordinance shall become effective 30 days after
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
12 of Supervisors overrides the Mayor's veto of the ordinance.

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14 APPROVED AS TO FORM:
15 DAVID CHIU, City Attorney

16 By: /s/ Peter R. Miljanich
17 PETER R. MILJANICH
Deputy City Attorney

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