FILE NO. 260914

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Inverness Garage]

Ordinance amending the Planning Code to designate the Inverness Garage, located at 1565 Bush Street, Assessor's Parcel Block No. 0671, Lot No. 007, on the south side of Bush Street between Franklin Street and Van Ness Avenue, as a landmark consistent with the standards set forth in 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. Unless prohibited by state law, 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. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. 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: the Inverness Garage, located at 1565 Bush Street, Assessor's Parcel Block No. 0671, Lot No. 007. The ordinance finds that the Inverness Garage is eligible for local designation as an early example of a public garage building, and as an exemplary example of a Classical Revival automobile garage with high integrity. The property was constructed in 1923. The building was used as a public garage until 1940. The building's exterior is largely unaltered, and the main center bay vehicle entrance has very rare original doors.

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

Background Information

On August 5, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the Inverness Garage to the Board of Supervisors.