

1 [Planning Code - Designation of 149-155 9th Street (aka the Western Manufacturing
2 Company Building)]

3 **Ordinance amending the Planning Code to change the designation of 149-155 9th**
4 **Street (aka the Western Manufacturing Company Building), Assessor’s Block No. 3728,**
5 **Lot No. 048, from Category V (Unrated) to Category III (Contributory) under Planning**
6 **Code, Article 11; and making environmental findings, and findings of consistency with**
7 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (California Public Resources
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20 Supervisors in File No. 150148 and is incorporated herein by reference.

21 (b) On January 21, 2015, the Historic Preservation Commission, in Resolution No.
22 743, adopted findings that the actions contemplated in this ordinance are consistent, on
23 balance, with the City’s General Plan and eight priority policies of Planning Code Section
24 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with
25 the Clerk of the Board of Supervisors in File No. 150148, and is incorporated herein by
reference.

(c) At that same public hearing, the Historic Preservation Commission, in Resolution
No. 743 recommended that the Board of Supervisors change the Article 11 designation for

1 149-155 9th Street. A copy of said Resolution is on file with the Clerk of the Board of
2 Supervisors in File No. 150148 and is incorporated herein by reference.

3 (d) Pursuant to Planning Code Section 302, the Board finds that the proposed
4 amendment to the Article 11 designation will serve the public necessity, convenience and
5 welfare for the reasons set forth in the Historic Preservation Commission Resolution No. 743,
6 which reasons are incorporated herein by reference as though fully set forth. A copy of said
7 Resolution is on file with the Clerk of the Board of Supervisors in File No. 150148.

8 (e) The Board of Supervisors hereby finds that 149-155 9th Street (Assessor's
9 Block 3728, Lot 048), is located outside a conservation district, is over 40 years old, has been
10 judged to be a Building of Individual Importance and has been rated either Very Good in
11 Architectural Design or Excellent or Very Good in Relationship to the Environment. For these
12 reasons, the Board finds that amending its designation from Category V (Unrated) to Category
13 III (Contributory) will further the purposes of and conform to the standards set forth in Article
14 11 of the San Francisco Planning Code.

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16 Section 2: Designation.

17 Pursuant to Sections 1102 and 1106 of the Planning Code, the designation of 149-155
18 9th Street (Assessor's Block 3728, Lot 048) is hereby changed from Category V (Unrated) to
19 Category III (Contributory). Appendix C of Article 11 of the San Francisco Planning Code is
20 hereby amended to include this property.

21
22 Section 3. The property shall be subject to further controls and procedures pursuant to
23 the San Francisco Planning Code and Article 11.

1 Section 4. Notwithstanding the deadlines for applications for Mills Act contracts set
2 forth in Section 71.3 of the Administrative Code, for calendar year 2015 the property at 149-
3 155 9th Street may submit an application for a Mills Act contract with the City until August 15,
4 2015.

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

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

13 By: _____
14 ANDREA RUIZ-ESQUIDE
15 Deputy City Attorney

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