

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 1970 Ocean Avenue (aka El Rey Theater)]

Ordinance amending the Planning Code to designate 1970 Ocean Avenue (aka El Rey Theater), in Assessor's Parcel Block No. 3280, Lot 018, 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 260 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: 1970 Ocean Avenue (aka El Rey Theater).

The ordinance finds that the El Rey Theater is eligible for designation as a City landmark under National Register of Historic Places Criterion C (embodies distinctive characteristics of a type, period, or method of construction; and represents the work of a master). Specifically, designation of the El Rey Theater is proper given it is one of the only remaining movie theaters originally designed in the Art Deco style by master architect Timothy Pflueger.

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.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic

FILE NO. 170430

district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of the El Rey Theater on January 18, 2017. On April 5, 2017, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Shannon Ferguson, the HPC voted to recommend approval of the El Rey Theater to the Board of Supervisors.

n:\land\as2016\0900449\01153592.doc