

1 [Planning Code - Landmark Designation - 500-504-4th Street (aka Hotel Utah)]

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3 **Ordinance amending the Planning Code to designate 500-504-4th Street (Hotel Utah),**
4 **Assessor's Parcel Block No. 3777, Lot No. 001, as a Landmark under Article 10 of the**
5 **Planning Code; affirming the Planning Department's determination under the California**
6 **Environmental Quality Act; and making public necessity, convenience, and welfare**
7 **findings under Planning Code, Section 302, and findings of consistency with the**
8 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

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16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the proposed Planning Code
19 amendment is subject to a Categorical Exemption from the California Environmental Quality
20 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
21 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
22 for protection of the environment (in this case, landmark designation). Said determination is
23 on file with the Clerk of the Board of Supervisors in File No. 180722 and is incorporated herein
24 by reference. The Board of Supervisors affirms this determination.

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1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 500-504 4th Street (aka Hotel Utah), Assessor's Block
3 No. 3777, Lot No. 001 ("Hotel Utah"), will serve the public necessity, convenience, and
4 welfare for the reasons set forth in Historic Preservation Commission Resolution No. 954,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of the Hotel Utah is
8 consistent with the San Francisco General Plan and with Planning Code, Section 101.1(b) for
9 the reasons set forth in Historic Preservation Commission Resolution No. 954, recommending
10 approval of the proposed designation, which is incorporated herein by reference.

11 (b) General Findings.

12 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
13 Francisco, the Historic Preservation Commission has authority "to recommend approval,
14 disapproval, or modification of landmark designations and historic district designations under
15 the Planning Code to the Board of Supervisors."

16 (2) On August 17, 2016, the Historic Preservation Commission added the Hotel
17 Utah to the Landmark Designation Work Program.

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

24 (4) The Historic Preservation Commission, at its regular meeting of March, 21, 2018,
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1 reviewed Department staff's analysis of the historical significance of the Hotel Utah pursuant
2 to Article 10 as part of the Landmark Designation Report dated March 21, 2018.

3 (5) On March 21, 2018, the Historic Preservation Commission passed
4 Resolution No. 946, initiating designation of the Hotel Utah as a San Francisco Landmark
5 pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the Clerk of
6 the Board of Supervisors in File No. 180722 and is incorporated herein by reference.

7 (6) On April 18, 2018, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Case Report, the Historic Preservation
10 Commission recommended approval of the proposed landmark designation of the Hotel Utah,
11 by Resolution No. 954. Such resolution is on file with the Clerk of the Board in File No.
12 180722.

13 (7) The Board of Supervisors hereby finds that the Hotel Utah has a special
14 character and special historical, architectural, and aesthetic interest and value, and that its
15 designation as a Landmark will further the purposes of and conform to the standards set forth
16 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
17 the findings of the Landmark Designation Report.

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19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 500-504 4th Street (aka Hotel Utah),
21 Assessor's Block No. 3777, Lot No. 001, is hereby designated as a San Francisco Landmark
22 under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is
23 hereby amended to include this property.

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25 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 500-504 4th Street (aka Hotel Utah), Assessor's Block No. 3777, Lot No.
3 001, in San Francisco's South of Market neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Report and other supporting materials contained in
6 Planning Department Case Docket No. 2017-004129DES. In brief, the Hotel Utah is eligible
7 for local designation, as it is associated with events that have made a significant contribution
8 to the broad patterns of our history) and embodies the distinctive characteristics of a type,
9 period, or method of construction, or that represent the work of a master, or that possess high
10 artistic values, or that represent a significant and distinguishable entity whose components
11 may lack individual distinction). Specifically, designation of the Hotel Utah is proper given it is
12 representative of pattern of development in the South of Market Street neighborhood that
13 began in the nineteenth century when the area became the center of industrial production in
14 San Francisco and continued through the post-1906 earthquake and fire reconstruction. The
15 property is a rare remaining example of the numerous residential hotels built largely to house
16 itinerant and seasonal workers employed in nearby factories and along the waterfront during
17 the late nineteenth and early twentieth centuries. The Hotel Utah is also significant as an
18 example of Edwardian style architecture commonly employed in the design of residential hotel
19 buildings constructed during the period.

20 (c) The particular features that shall be preserved, or replaced in-kind as determined
21 necessary, are those generally shown in photographs and described in the Landmark
22 Designation Report, which can be found in Planning Department Docket No. 2017-
23 004129DES, and which are incorporated in this designation by reference as though fully set
24 forth. Specifically, the following features shall be preserved or replaced in kind:

1 All exterior elevations, form, massing, structure, roofline, architectural ornament and
2 materials of the Hotel Utah identified as:

- 3 (1) Four-story rectangular massing and plan with flat roof;
- 4 (2) Wood tongue and groove siding;
- 5 (3) Finishes, including painted siding and millwork;
- 6 (4) Existing window and door openings on street facing (north and east)
7 elevations;
- 8 (5) Angles and rounded bays;
- 9 (6) Flat roof with projecting bracketed cornice with egg and dart and dentil
10 molding;
- 11 (7) Pediments above bay windows;
- 12 (8) Molding and ornamental millwork surrounding windows and located on bays;
- 13 (9) One-over-one double hung, wood sash windows with wood frames and sills;
- 14 (10) Brackets beneath second floor bays; and
- 15 (11) Multi-lite transom on north and east elevations (currently obstructed by
16 awnings).

17 Section 4. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

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22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: _____
25 VICTORIA WONG
Deputy City Attorney

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