

1 [Planning Code - Designation of Various Properties as Significant and Contributory in the C-3
2 District Based on Architectural, Historic and Aesthetic Value]

3 **Ordinance amending the Planning Code to change the designation of these**
4 **properties located in the C-3 (Downtown Commercial) District from no rating to**
5 **Category 1 (Significant) pursuant to Article 11 of the Planning Code, based on**
6 **architectural, historic, and aesthetic value: 360-4th Street (aka Southern Police**
7 **Station), 539 Bryant Street (aka Shreve and Company Factory), 340-350 Townsend**
8 **Street (aka Paul Wood Warehouse), 601-4th Street (aka Heubline Wine Distribution**
9 **Warehouse), and 500-504-4th Street (aka Hotel Utah); to change the designation of**
10 **these properties located in the C-3 District from no rating to Category III**
11 **(Contributory) pursuant to Article 11 of the Planning Code, based on architectural,**
12 **historic and aesthetic value: 104-106 South Park Street (aka Omiya Hotel/Gran Oriente**
13 **Filipino), 117-125-6th Street (aka The Rose Hotel), 135-6th Street/495 Minna Street**
14 **(aka Sunnyside Hotel), 139-149-6th Street (aka Mint Hotel), 157-161-6th Street (aka**
15 **Sunset Hotel), 169-183-6th Street (aka Adler Hotel), 194-198-5th Street (aka Hotel**
16 **George), 224 Townsend Street (aka Worthington Company Warehouse), 228**
17 **Townsend Street (aka Pullman Hotel), 355 Brannan Street, 361-365 Brannan Street,**
18 **457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), 461**
19 **Bryant Street, 480-5th Street, 566-586-3rd Street (aka Central Hotel), 508-514-4th**
20 **Street (Murschen & Hoelscher Building), 844 Folsom Street (aka Victor Equipment**
21 **Company), 850 Folsom Street (aka Victor Equipment Company), 854 Folsom Street,**
22 **and 95 Jack London (aka Gran Oriente Filipino Masonic Temple); to change the**
23 **designation of this property located in the C-3 District from Category V (Unrated) to**
24 **Category III (Contributory) pursuant to Article 11 of the Planning Code, based on**
25 **architectural, historic, and aesthetic value: 47-55-6th Street (Hillside Hotel); affirming**

1 the Planning Department’s determination under the California Environmental Quality
2 Act; and making public necessity, convenience, and welfare findings under Planning
3 Code, Section 302, and findings of consistency with the General Plan, and the eight
4 priority policies of Planning Code, Section 101.1.

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

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

13 Section 1. Findings.

14 (a) Environmental Findings. The Planning Department has determined that the
15 proposed Planning Code amendment is subject to a Categorical Exemption from the
16 California Environmental Quality Act (California Public Resources Code Sections 21000 et
17 seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute
18 for actions by regulatory agencies for protection of the environment (in this case, landmark
19 designation). Said determination is on file with the Clerk of the Board of Supervisors in File
20 No. 180725 and is incorporated herein by reference. The Board of Supervisors affirms this
21 determination.

22 (b) On April 18, 2018, the Historic Preservation Commission, in Resolution No. 956,
23 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
24 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
25 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
the Board of Supervisors in File No. 180725, and is incorporated herein by reference.

1 (c) At that same public hearing, the Historic Preservation Commission, in Resolution
2 No. 956, recommended that the Board of Supervisors approve the changes in Planning Code
3 Article 11 designation as set forth herein. A copy of said Resolution is on file with the Clerk of
4 the Board of Supervisors in File No. 180725 and is incorporated herein by reference.

5 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed
6 amendments to the Planning Code Article 11 designations will serve the public necessity,
7 convenience, and welfare for the reasons set forth in Historic Preservation Commission
8 Resolution No. 956, which reasons are incorporated herein by reference as though fully set
9 forth.

10 Section 2. Designation of Category I (Significant) Buildings.

11 (a) The Board of Supervisors hereby finds that the following properties are over 40
12 years old, have been judged to be Buildings of Individual Importance, and have been rated
13 either Excellent in Architectural Design or Very Good in both Architectural Design and
14 Relationship to the Environment. For these reasons, the Board finds that designating the
15 following properties located in the C-3 District as Category I (Significant) pursuant to Article 11
16 of the Planning Code, based on architectural, historic and aesthetic value will further the
17 purposes of and conform to the standards set forth in Article 11 of the Planning Code.

18 (b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties
19 are hereby changed from no rating to Category I (Significant), as follows:

20

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building	Existing Article 11 Category
360 4th Street	3752	010	Southern Police Station	None
539 Bryant Street	3776	041	Shreve and Company Factory	None

1	500-504 4th Street	3777	001	Hotel Utah	None
3	340-350 Townsend Street	3786	015	Paul Wood Warehouse	None
6	601 4th Street	3787	052	Heubline Wine Distribution Warehouse	None

8 (c) Appendix A of Article 11 of the Planning Code is hereby amended to include these
9 properties.

10 (d) By virtue of their Category I (Significant) designation, these properties shall be
11 subject to further controls and procedures pursuant to the Planning Code, including but not
12 limited to Article 11.

13 Section 3. Designation of Category III (Contributory) Buildings.

14 (a) The Board of Supervisors hereby finds that the following properties are located
15 outside a designated Conservation District, are over 40 years old, have been judged to be
16 Buildings of Individual Importance and have been rated either Very Good in Architectural
17 Design or Excellent or Very Good in Relationship to the Environment. For these reasons, the
18 Board finds that designating the following properties located in the C-3 District as Category III
19 (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and
20 aesthetic value will further the purposes of and conform to the standards set forth in Article 11
21 of the Planning Code.

22 (b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties
23 are hereby changed from Category V (Unrated) or no rating to Category III (Contributory), as
24 follows:

	Address	Assessor's Block No.	Assessor's Lot No.	Name of Building	Existing Article 11 Category
1					
2					
3	47-55 6th St.	3704	050	Hillside Hotel	V-Unrated
4	194-198 5th St.	3725	007	Hotel George	None
5	169-183 6th St.	3725	026	Alder Hotel	None
6	157-161 6th St.	3725	061	Sunset Hotel	None
7	139-149 6th St.	3725	063	Mint Hotel	None
8	135 6th St./495	3725	064	Sunnyside Hotel	None
9	Minna St.				
10	117-125 6th St.	3725	079	The Rose Hotel	None
11	844 Folsom St.	3704	019	Victor Equipment	None
12				Company	
13	850 Folsom St.	3704	020	Victor Equipment	None
14				Company	
15	480 5th St.	3760	012		None
16	95 Jack London	3775	039	Gran Oriente Filipino	None
17				Masonic Temple	
18	104-106 South	3775	058	Omiya Hotel/ Gran	None
19	Park St.			Oriente Filipino	
20	461 Bryant St.	3775	084		None
21	457 Bryant St.	3775	085	Pile Driver, Bridge and	None
22				Structural Iron Workers	
23				Union #77	
24	566-586 3rd St.	3776	008	Central Hotel	None
25					

1	508-514 4th St.	3777	002	Murschen & Hoelscher Building	None
2					
3	224 Townsend St.	3787	013	Worthington Company Warehouse	None
4					
5	228 Townsend St.	3787	018	Pullman Hotel	None
6	361-365 Brannan St.	3788	024		None
7					
8	854 Folsom St.	3733	020A		None
9	355 Brannan St.	3788	024A		None

10
11 (c) Appendix C of Article 11 of the Planning Code is hereby amended to include these
12 properties.

13 (d) By virtue of their Category III (Contributory) designation, these properties shall be
14 subject to further controls and procedures pursuant to the Planning Code, including but not
15 limited to Article 11.

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

1 APPROVED AS TO FORM:
2 DENNIS J. HERRERA, City Attorney

3 By: _____
4 VICTORIA WONG
5 Deputy City Attorney

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