

LEGISLATIVE DIGEST

[Planning Code - Clyde and Crooks Warehouse District]

Ordinance amending the Planning Code to add a new Appendix O to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Clyde and Crooks Warehouse Historic District, encompassing an area generally bounded by Brannan Street to the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West; 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 area containing a number of structures that has special character or special historical, architectural or aesthetic interest or value, and constituting a distinct section of the City, as a historic district. Once an area has been named a historic district, 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, historic district designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently thirteen historic districts in the City under Article 10, in addition to individual landmarks protected under Article 10. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic district to the list of historic districts under Article 10: Clyde and Crooks Warehouse District.

The ordinance finds that the Clyde and Crooks Warehouse District is eligible for designation as a historic district as it is representative of the post-1906 San Francisco earthquake and fire reconstruction period and is representative of warehouse/industrial building type and exemplifies early twentieth-century methods of construction and materials. Specifically, the ordinance finds that designation of the Clyde and Crooks Warehouse District is proper as the district reflects the nineteenth-century development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the nineteenth century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The

buildings exemplify early twentieth-century methods of construction and materials and the return of South of Market's function as the industrial center of the city following the earthquake and fire.

As required by Section 1004, the ordinance lists the characteristics of the historic district that justify its designation and a description of the particular features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The historic district designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the historic district designation of the Clyde and Crooks Warehouse District on March 21, 2018. On March 21, 2018 after holding a public hearing on the proposed designation and having considered the Historic District Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the Clyde and Crooks Warehouse District to the Board of Supervisors.