

LEGISLATIVE DIGEST

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

Ordinance amending the Planning Code to change the designation of these properties located in the C-3 (Downtown Commercial) District from no rating to Category 1 (Significant) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 360-4th Street (aka Southern Police Station), 539 Bryant Street (aka Shreve and Company Factory), 340-350 Townsend Street (aka Paul Wood Warehouse), 601-4th Street (aka Heubline Wine Distribution Warehouse), and 500-504-4th Street (aka Hotel Utah); to change the designation of these properties located in the C-3 District from no rating to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), 117-125-6th Street (aka The Rose Hotel), 135-6th Street/495 Minna Street (aka Sunnyside Hotel), 139-149-6th Street (aka Mint Hotel), 157-161-6th Street (aka Sunset Hotel), 169-183-6th Street (aka Adler Hotel), 194-198-5th Street (aka Hotel George), 224 Townsend Street (aka Worthington Company Warehouse), 228 Townsend Street (aka Pullman Hotel), 355 Brannan Street, 361-365 Brannan Street, 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), 461 Bryant Street, 480-5th Street, 566-586-3rd Street (aka Central Hotel), 508-514-4th Street (Murschen & Hoelscher Building), 844 Folsom Street (aka Victor Equipment Company), 850 Folsom Street (aka Victor Equipment Company), 854 Folsom Street, and 95 Jack London (aka Gran Oriente Filipino Masonic Temple); to change the designation of this property located in the C-3 District from Category V (Unrated) to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 47-55-6th Street (Hillside Hotel); 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 11, Section 1106(d) of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove designation of a building as significant or contributory or a change of a building’s designation. . Once a structure has been designated, any construction, alteration, removal or demolition for which a City permit is required necessitates a Permit to Alter from the Historic Preservation Commission ("HPC"). (Planning Code Section 1111; Charter of the City and County of San Francisco, Section 4.135.) Thus, designation pursuant to Article 11 affords a high degree of protection to historic and architectural structures of merit in the City.

Amendments to Current Law

This ordinance amends the Planning Code to change the designations of the following properties from no rating to Category I (Significant): 360 4th Street (aka Southern Police Station), Assessor's Block No. 3752, Lot No. 010,; 539 Bryant Street (aka Shreve and Company Factory), Assessor's Block No. 3776, Lot No. 041; 500-504 4th Street (aka Hotel Utah), Assessor's Block No. 3777, Lot No. 001; 340-350 Townsend Street (aka Paul Wood Warehouse, Assessor's Block No. 3786, Lot 015; and 601 4th Street (aka Heubline Wine Distribution Warehouse), Assessor's Block No. 3787, Lot 052.

The ordinance finds that each building meets the criteria for designation as Significant pursuant to Section 1102(a): each building is over 40 years old, each has been judged to be a Building of Individual Importance, and each has been rated either Excellent in Architectural Design or Very Good in both Architectural Design and Relationship to the Environment. For these reasons, the Board finds that designating the following properties as Category I (Significant) buildings will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

This ordinance also amends the Planning Code to change the designation of the following properties from no rating or Category V (Unrated) to Category III (Contributory): 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), Assessor's Block No. 3775, Lot No. 058; 117-125 6th Street (aka The Rose Hotel), Assessor's Block No. 3725, Lot No. 079; 135 6th Street/495 Minna Street, (aka Sunnyside Hotel), Assessor's Block No. 3725, Lot No. 064; 139-149 6th Street (aka Mint Hotel), Assessor's Block No. 3725, Lot No. 063; 157-161 6th Street (aka Sunset Hotel), Assessor's Block No. 3725, Lot No. 061; 169-183 6th Street (aka Adler Hotel), Assessor's Block No. 3725, Lot No. 026 ; 194-198 5th Street (aka Hotel George), Assessor's Block No. 3725, Lot No. 007; 224 Townsend Street (aka Worthington Company Warehouse), Assessor's Block No. 3787, Lot No. 013; 355 Brannan Street, Assessor's Block No. 3788, Lot No. 024A; 361-365 Brannan Street, Assessor's Block No. 3788, Lot No. 024; 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), Assessor's Block No. 3775, Lot No.085; 461 Bryant Street, Assessor's Block No. 3775, Lot No. 084; 508-514 4th Street (aka Murschen & Hoelscher Building), Assessor's Block No. 3777, Lot No. 002; 566-586 3rd Street (aka Central Hotel), Assessor's Block No. 3776, Lot No. 008; 844 Folsom Street (aka Victor Equipment Company), Assessor's Block No. 3704, Lot No. 019; 850 Folsom Street (aka Victor Equipment Company), Assessor's Block No. 3704, Lot No. 020; 854 Folsom Street, Assessor's Block No. 3733, Lot No. 020A; 95 Jack London (aka Gran Oriente Filipino Masonic Temple), Assessor's Block No. 3775, Lot No. 039; and 47-55 6th St., Assessor's Block No. 3704, Lot No. 050 (Hillside Hotel).

The ordinance finds that these properties meet the criteria for a change of designation per Section 1102(c): each is located outside a designated Conservation District, each is over 40 years old, each has been judged to be either a Building of Individual Importance and each has been rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment. For these reasons, the Board finds that designating the

following properties as Category III (Contributory) buildings will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

Background Information

The changes in designation were initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or change in designations and conservation district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate change in designation on April 18, 2018. On April 18, 2018, after holding a public hearing on the proposed designation and having considered the Change in Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the change in designations to the Board of Supervisors.