

1 [Planning Code - Landmark Designation - 524 Union Street (aka Paper Doll)]

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3 **Ordinance amending the Planning Code to designate 524 Union Street (aka Paper Doll),**
 4 **Assessor's Parcel Block No. 0103, Lot No. 009, 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.

13

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 Sections 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. 181107 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 524 Union Street (aka Paper Doll), Assessor's Parcel
3 Block No. 0103, Lot No. 009 ("Paper Doll"), will serve the public necessity, convenience, and
4 welfare for the reasons set forth in Historic Preservation Commission Resolution No. 995,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
7 181107.

8 (3) The Board of Supervisors further finds that the proposed landmark
9 designation of the Paper Doll is consistent with the San Francisco General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. 995, recommending approval of the proposed designation, which is
12 incorporated herein by reference.

13 (b) General Findings.

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

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

1 (3) The Historic Preservation Commission, at its regular meeting of September
2 5, 2018, reviewed staff's analysis of the historical significance of the Paper Doll pursuant to
3 Article 10 as part of the Landmark Designation Case Report dated September 5, 2018.

4 (4) On September 5, 2018, the Historic Preservation Commission passed
5 Resolution No. 971, initiating designation of the Paper Doll as a San Francisco Landmark
6 pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of
7 the Board of Supervisors in File No. 181108 and is incorporated herein by reference.

8 (5) On October 17, 2018, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department Preservation staff and the Landmark Designation Fact Sheet, the Historic
11 Preservation Commission recommended approval of the proposed landmark designation of
12 the Paper Doll by Resolution No. 995. Said resolution is on file with the Clerk of the Board in
13 File No. 181108.

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

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20 Section 2. Designation.

21 Pursuant to Section 1004 of the Planning Code, 524 Union Street (aka Paper Doll),
22 Assessor's Parcel Block No. 0103, Lot No. 009, is hereby designated as a San Francisco
23 Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning
24 Code is hereby amended to include this property.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 524 Union Street (aka Paper Doll), Assessor's Parcel Block No. 0103, Lot
4 No. 009, in San Francisco's North Beach neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Report and other supporting materials contained in
7 Planning Department Case Docket No. 2017-001773DES. In brief, the Paper Doll is eligible
8 for local designation as it is significant as one of the earliest bars associated with the
9 development of LGBTQ communities in San Francisco, and is also significant for its
10 association with owner Dante Benedetti, who was on the front lines in the fight for LBGTQ civil
11 rights in San Francisco in the 1950s.

12 (c) The particular features that shall be preserved, or replaced in-kind as determined
13 necessary, are those generally shown in photographs and described in the Landmark
14 Designation Report, which can be found in Planning Department Docket No. 2017-
15 001773DES, and which are incorporated in this designation by reference as though fully set
16 forth. Specifically, the following features shall be preserved or replaced in kind:

- 17 (1) The following character-defining exterior features: overall form, structure,
18 height, massing, materials, and architectural ornamentation, including
- 19 (A) Two story height;
 - 20 (B) Low, boxy massing;
 - 21 (C) Flat roof;
 - 22 (D) Redwood channel rustic horizontal wood siding;
 - 23 (E) Regularly spaced punched window openings with simple, flat wood
24 surrounds and wood sills;
 - 25 (F) Double-hung, wood sash windows at second floor;

- 1 (G) Prominent corner siting at Union Street and Cadell Place; and
- 2 (H) Two entries and stairways to second floor facing Cadell Place.

3 (2) The following character-defining interior features of the building, which are
4 associated with areas that have historically been accessible to the public, including

5 (A) A front dining room and a rear dining room with raised area
6 separated by kitchen and bathrooms;

7 (B) Heavy timber support posts running north-south in both front dining
8 room and back dining room;

9 (C) Bar configuration and back bar with oak wood coolers located at the
10 west wall of the front dining room; and

11 (D) Fireplace in rear dining room.

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

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18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: _____
21 VICTORIA WONG
22 Deputy City Attorney

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