



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: December 20, 2017
CASE NUMBERS: 2014.1050L – 1610 Geary Boulevard
TO: Historic Preservation Commission
FROM: Desiree Smith
Preservation Planner, 415-575-9093
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On June 21, 2017, the Historic Preservation Commission (HPC) adopted Resolution No. 876 to initiate Article 10 landmark designation of the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

On August 16, the HPC considered a motion to recommend approval of landmark designation of the Peace Pagoda and Peace Plaza to the Board of Supervisors. The item was continued to September 20, December 6, and December 20, 2017.

On November 8th, the Department received a letter from the Japantown Task Force requesting that the HPC delay landmark designation of the Peace Plaza, but move forward with designation of the Peace Pagoda at this time. As a result, staff presented a revised resolution at the HPC's December 6th hearing that would have recommended landmark designation of Peace Pagoda, but not Peace Plaza. During public comment at the December 6th hearing, several members of the Japantown community spoke in support of including Peace Plaza in the designation at this time. After deliberations, the HPC decided to continue the item to its December 20th hearing, directing staff to return with a revised resolution reincorporating Peace Plaza into the landmark designation, along with findings explaining the reasons for this decision.

Attached is a revised draft resolution and ordinance recommending landmark designation of Peace Plaza and Peace Pagoda. In an effort to address concerns relating to future maintenance work at Peace Plaza, the draft ordinance includes language that would exempt certain scopes of work from the requirement of a Certificate of Appropriateness, including work to address waterproofing, accessibility, and failed paving material.

The draft Landmark Designation Report, June 21, 2017 Landmark Designation Case Report, Resolution No. 876, and letters received from the public, were previously provided in the HPC's December 6, 2017 packet, and can be accessed at the following link: http://commissions.sfplanning.org/hpcpackets/2014.1050L_120617.pdf

ATTACHMENTS:

Draft Resolution

Draft Designation Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution No. XXX

HEARING DATE DECEMBER 20, 2017

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF THE PEACE PAGODA AND PEACE PLAZA AT 1610 GEARY BOULEVARD, ASSESSOR'S PARCEL NO. 0700, LOTS 022 AND 023.

1. WHEREAS, on September 18, 2013, the Historic Preservation Commission added the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard to its Landmark Designation Work Program; and
2. WHEREAS, Planning Department Preservation staff meeting the Secretary of the Interior's Professional Qualification Standards prepared the Landmark Designation Report for the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard, which was reviewed by Planning Department Preservation Coordinator, Tim Frye, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of June 21, 2017, reviewed Department staff's analysis of the historical significance of the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard pursuant to Article 10 as part of the Landmark Designation Case Report dated June 21, 2017 and initiated landmark designation through Resolution No. 876; and
4. WHEREAS, the Historic Preservation Commission finds that the designation report for the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard conveys its significant architectural qualities as the work of a master architect, Yoshiro Taniguchi, while employing a Modernist style based on traditional Japanese forms; and
6. WHEREAS, the Historic Preservation Commission finds that the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard conveys its historical significance for its association with the redevelopment of Japantown, serving as a visual landmark and embodiment of the community's identity and perseverance in the face of adversity;

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

7. WHEREAS, the Historic Preservation Commission finds that the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features of the Peace Pagoda and Peace Plaza, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the property's historical significance and retain historical integrity; and
9. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic structures be preserved, for reasons set forth in the June 21, 2017 Landmark Designation Case Report; and
10. WHEREAS, the Planning Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of the landmark designation of the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard, Assessor's Parcel No. 0700, Lots 022 and 023 pursuant to Article 10 of the Planning Code; and

BE IT FURTHER RESOLVED that the Historic Preservation Commission clarifies its recommendation to the Board of Supervisors for the inclusion of Peace Plaza within the subject landmark designation for the following specific reasons:

- The Historic Preservation Commission received public comment from the Japantown community both in favor and in opposition to including the Peace Plaza in the designation, with both sides agreeing that the Peace Plaza should eventually be designated; and
- The Historic Preservation Commission, along with community members and stakeholders, has determined that the history and significance of the Peace Pagoda and the Peace Plaza are inseparable, and that Peace Plaza is an integral part of the overall significance of the site; and
- The Historic Preservation Commission seeks to find a resolution that appeals to both sides of the issue; and
- The Historic Preservation Commission has determined that landmark designation of Peace Plaza will not preclude or delay repairs to the Peace Plaza or to the Japan Center Garage located beneath it, nor will landmark designation result in additional costs related to future remediation or renovation work at the plaza; and
- To reaffirm its commitment to the community and the landmark designation process, the Historic Preservation Commission has amended the designating ordinance so that work to repair or

remediate issues at Peace Plaza would not require a Certificate of Appropriateness so that it may proceed as efficiently and economically as possible; and

- The Historic Preservation Commission believes that the inclusion of Peace Plaza in the landmark designation will serve as a useful tool in guiding future renovation work to create a more pleasant public space that reflects the importance of the Japantown community; and
- The Historic Preservation Commission hopes the Board of Supervisors will consider the findings of this Commission in support of a holistic approach to the designation of the Peace Pagoda and Peace Plaza.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on December 20, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 20, 2017

1 [Planning Code - Landmark Designation of Peace Pagoda and Peace Plaza at 1610 Geary
2 Boulevard]

3 **Ordinance amending the Planning Code to designate the Peace Pagoda and Peace**
4 **Plaza at 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, as a**
5 **Landmark under Article 10 of the Planning Code; affirming the Planning Department's**
6 **determination under the California Environmental Quality Act; and making public**
7 **necessity, convenience and welfare findings under Planning Code, Section 302, and**
8 **findings of consistency with the General Plan and the eight priority policies of Planning**
9 **Code, Section 101.1.**

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

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

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

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the Peace Pagoda and Peace Plaza at 1610 Geary
3 Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, will serve the public necessity,
4 convenience and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. _____, recommending approval of the proposed designation, which is
6 on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated
7 herein by reference.

8 (3) The Board finds that the proposed landmark designation of the Peace
9 Pagoda and Peace Plaza at 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022
10 and 023, is consistent with the San Francisco General Plan and with Planning Code Section
11 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
12 _____.

13 (b) General Findings.

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

18 (2) On September 18, 2013, the Historic Preservation Commission added the
19 Peace Pagoda and Peace Plaza at 1610 Geary Boulevard, in Assessor's Parcel No. 0700,
20 Lots 022 and 023, to the Landmark Designation Work Program.

21 (3) The Designation report was prepared by Planning Department Preservation
22 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards,
23 and the report was reviewed for accuracy and conformance with the purposes and standards
24 of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of
2 _____, reviewed Department staff's analysis of the Peace Pagoda and Peace Plaza at
3 1610 Geary Boulevard's historical significance per Article 10 as part of the Landmark
4 Designation Case Report dated June 21, 2017.

5 (5) On June 21, 2017, the Historic Preservation Commission passed Resolution
6 No. 876, initiating designation of the Peace Pagoda and Peace Plaza at 1610 Geary
7 Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, as a San Francisco Landmark
8 pursuant to Section 1004.1 of the San Francisco Planning Code. Said resolution is on file
9 with the Clerk of the Board in File No. _____ and is incorporated herein by reference.

10 (6) On _____, after holding a public hearing on the proposed designation
11 and having considered the specialized analyses prepared by Planning Department staff and
12 the Landmark Designation Case Report, the Historic Preservation Commission recommended
13 approval of the proposed landmark designation of the Peace Pagoda and Peace Plaza at
14 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, in Resolution No.
15 _____. Such resolution is on file with the Clerk of the Board in File No. _____ and
16 is incorporated herein by reference.

17 (7) The Board of Supervisors hereby finds that the Peace Pagoda and Peace
18 Plaza at 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, has a
19 special character and special historical, architectural, and aesthetic interest and value, and
20 that its designation as a Landmark will further the purposes of and conform to the standards
21 set forth in Article 10 of the San Francisco Planning Code.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the Peace Pagoda and Peace Plaza at
3 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, is hereby
4 designated as a San Francisco Landmark under Article 10 of the Planning Code.

5
6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of
8 Assessor's Parcel No. 0700, Lots 22 and 23, located at 1610 Geary Boulevard in San
9 Francisco's Japantown neighborhood.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Case Docket No.2014.1050L. In brief, the Peace Pagoda and Peace
13 Plaza at 1610 Geary Boulevard, in Assessor's Parcel No. 0700, Lots 022 and 023, is eligible
14 for local designation under National Register of Historic Places Criterion A (as it is associated
15 with events that have made a significant contribution to the broad patterns of our history) and
16 National Register of Historic Places Criterion C (as it embodies distinctive characteristics of a
17 type, period, or method of construction and represents the work of a master architect).
18 Specifically, designation of the Peace Pagoda and Peace Plaza at 1610 Geary Boulevard, in
19 Assessor's Parcel No. 0700, Lots 022 and 023, is proper given their association with the
20 redevelopment of Japantown, the social history of the neighborhood, and as an architecturally
21 significant work of master architect Yoshiro Taniguchi. The Peace Pagoda and Peace Plaza
22 are the most prominent extant structures that serve as a visual landmark and embodiment of
23 the community's identity and perseverance in the face of adversity, having served as a
24 gathering place for community events and cultural celebrations, as well as community protest.

1 (c) The particular features that shall be preserved, or replaced in-kind as determined
2 necessary, are those generally shown in photographs and described in the Landmark
3 Designation Case Report, which can be found in Planning Department Docket No.
4 2014.1050L, and which is incorporated in this designation by reference as though fully set
5 forth herein. Specifically, the following features shall be preserved or replaced in kind:

6 (1) The entirety of the Peace Pagoda, identified as:

7 (A) A central core of reinforced concrete piers;

8 (B) Rounded roofs clad with copper plates;

9 (C) Nine-ringed bronze spire, or “kurin,” surmounted by a golden flaming
10 head, or “hoshu,” topped with a ball finial;

11 (D) Bronze dedication plaques in English and Japanese (but not their
12 current location); and

13 (E) The podium platform, including only a single perimeter step.

14 (2) The character-defining features of the Peace Plaza, including:

15 (A) An open space characterized by a combination of hardscape paving
16 and planters, combined with landscaping elements including shrubbery and, specifically,
17 cherry trees;

18 (B) A sunken plaza in the southern half of the Plaza which provides the
19 setting for the Peace Pagoda;

20 (C) The presence of an eternal flame in proximity to the Peace Pagoda;

21
22 Section 4. Standards for Review of Applications.

23 The standards for review of all applications for Certificates of Appropriateness are as
24 set forth in Section 1006.6 of Article 10. For the purposes of review under those standards,
25

1 the “character of the landmark site” shall mean the architectural features of the Peace Pagoda
2 and Peace Plaza referred to and described in Section 3 of this Ordinance.

3 Any changes to the Landmark property shall require a Certificate of Appropriateness,
4 pursuant to the provisions of Article 10 with the exception of specific scopes of work as
5 outlined below. The following section outlines proposed scopes of work within the boundaries
6 of the Peace Pagoda and Peace Plaza landmark property where no Certificate of
7 Appropriateness is required:

8 **Work to address waterproofing, accessibility, and failed paving material**

9 A Certificate of Appropriateness shall not be required for work related to addressing
10 current conditions at the site resulting from a previous modernization project as well as the
11 persistent waterproofing issue connected to the garage use below.

12 Section 5. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor’s veto of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: _____
20 VICTORIA WONG
21 Deputy City Attorney

22 n:\land\as2017\0900449\01212824.doc