

1 [Planning Code - Landmark Designation – 6301 Third Street (aka Arthur H. Coleman Medical
2 Center)]

3 **Ordinance amending the Planning Code to designate 6301 Third Street (aka Arthur H.**
4 **Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, as a Landmark under**
5 **Article 10 of the Planning Code; affirming the Planning Department's determination**
6 **under the California Environmental Quality Act; and making public necessity,**
7 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
8 **consistency with the General Plan, and with 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. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 6301 Third Street (aka Arthur H. Coleman Medical
3 Center), Assessor's Parcel No. 4968, Lot 032, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
9 032, is consistent with the San Francisco General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
11 _____, recommending approval of the proposed designation, which is incorporated
12 herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the City 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) A community-sponsored Application for Article 10 Landmark Designation for
19 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot
20 032 was submitted to the Planning Department by Dr. Arelious Walker, Pastor of True Hope
21 Church of God.

22 (3) On January 17, 2018, the Historic Preservation Commission added 6301
23 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, to
24 the Landmark Designation Work Program, which was adopted by the Historic Preservation
25

1 Commission on June 15, 2011 and is a list of individual properties and historic districts under
2 consideration for landmark designation.

3 (4) The Designation report was prepared by Desiree Smith, Planning
4 Department Preservation staff and reviewed by Tim Frye, Planning Department Preservation
5 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards
6 and Planning Department Preservation staff reviewed the report for accuracy and
7 conformance with the purposes and standards of Article 10.

8 (5) The Historic Preservation Commission, at its regular meeting of April 18,
9 2018, reviewed Planning Department Preservation staff's analysis of 6301 Third Street's
10 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
11 dated April 18, 2018.

12 (6) On April 18, 2018, the Historic Preservation Commission passed Resolution
13 No. _____, initiating designation of 6301 Third Street (aka Arthur H. Coleman Medical
14 Center), Assessor's Parcel No. 4968, Lot 032, as a San Francisco Landmark pursuant to
15 Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
16 Supervisors in File No. _____ and is incorporated herein by reference.

17 (7) On _____, after holding a public hearing on the proposed designation
18 and having considered the specialized analyses prepared by Planning Department
19 Preservation staff and the Landmark Designation Case Report, the Historic Preservation
20 Commission recommended approval of the proposed landmark designation of 6301 Third
21 Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, in
22 Resolution No. _____. Said resolution is on file with the Clerk of the Board of Supervisors in
23 File No. _____.

24 (8) The Board of Supervisors hereby finds that 6301 Third Street (aka Arthur H.
25 Coleman Medical Center), Assessor's Parcel No. 4968, Lot 032, has a special character and

1 special historical, architectural, and aesthetic interest and value, and that its designation as a
2 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
3 the Planning Code.

4
5 Section 2. Designation.

6 Pursuant to Section 1004 of the Planning Code, 6301 Third Street (aka Arthur H.
7 Coleman Medical Center), in Assessor's Parcel No. 4968 Lot 032, is hereby designated as a
8 San Francisco Landmark under Article 10 of the Planning Code. Appendix A of Planning
9 Code, Article 10 is hereby amended to include this property.

10
11 Section 3. Required Data.

12 (a) The description, location, and boundary of the Landmark site consists of the City
13 parcel located at 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's
14 Parcel No. 4968 Lot 032, in San Francisco's Bayview neighborhood.

15 (b) The characteristics of the Landmark that justify its designation are described and
16 shown in the Landmark Designation Case Report and other supporting materials contained in
17 Planning Department Docket No. 2017-012290DES. In brief, 6301 Third Street (aka Arthur H.
18 Coleman Medical Center), in Assessor's Parcel No. 4968, Lot 032, is eligible for local
19 designation as it is associated with the lives of significant persons in our past. Specifically,
20 designation of 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel
21 No. 4968, Lot 032, is proper given that it is associated with Dr. Arthur H. Coleman, a
22 nationally prominent African American lawyer-physician and influential local civil rights leader.
23 Dr. Coleman purchased the property at 6301 Third Street to construct a purpose-built medical
24 facility to serve Bayview residents. Opening in 1960, the Arthur H. Coleman Medical Center
25 was celebrated with great fanfare, reflecting the style of the period and serving as a modern

1 symbol of community health, progress, and success. He recruited a team of African American
2 physicians to join him in his vision of providing comprehensive health services to the area's
3 low-income African American residents. In addition to his private practice where he worked
4 until a week before his death in 2002, Dr. Coleman was heavily involved with a wide variety of
5 community and neighborhood initiatives – as a local pioneer in the nationally significant
6 community health center movement of the 1960s, a tireless advocate for racial equity within
7 healthcare and the medical profession, and as an advocate for the Bayview's African
8 American community.

9 (c) The particular features that shall be preserved, or replaced in-kind as determined
10 necessary, are those generally shown in photographs and described in the Landmark
11 Designation Case Report, which can be found in Planning Department Docket No. 2017-
12 012290DES, and which are incorporated in this designation by reference as though fully set
13 forth herein. The character-defining interior features of the building are those associated with
14 areas that have historically been accessible to the public and are depicted in the floor plans or
15 photos in the Landmark Designation Report dated _____. Specifically, the following
16 features shall be preserved or replaced in kind:

17 All exterior elevations, form, massing, structure, roofline, architectural ornament, and
18 materials identified as:

- 19 (1) Location and site built to property line along Third Street;
- 20 (2) Two story height;
- 21 (3) Flat roof;
- 22 (4) Boxed eaves;
- 23 (5) Stucco cladding;
- 24 (6) Porcelain enameled steel panels with abstract boomerang motifs on Third
25 Street and Ingerson Avenue elevations;

- 1 (7) Historic recessed pharmacy entrance at north corner with fully glazed
2 metal frame door, flanked by large metal frame windows and transom;
- 3 (8) Historic main entry along Third Street elevation including:
4 (A) Angled and recessed main entry with porcelain enameled steel return
5 at the south and stucco and glazing at the north return;
6 (B) Fully glazed metal frame double doors;
7 (C) Two metal frame windows flanking the double doors;
8 (D) Large glazed double-height transom above entry;
9 (E) Historic metal stylized address numbers at transom;
10 (F) Historic suspended abstract light fixture at entry;
11 (G) Applied ornamental medical emblem on north return; and
12 (H) Stucco clad planter abutting north return.
- 13 (9) Fenestration of ganged and single metal casement and awning windows
14 and metal storefront system at ground level; and
- 15 (10) Letter signage reading, "The Arthur H. Coleman Medical Center" on the
16 Ingerson Avenue elevation, located between the first and second floors.

17 All publicly accessible interior features identified as:

- 18 (1) Double-height entry lobby with open stair and porcelain enameled steel
19 panels along south return.

20

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.

25

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

3 By:

4 
ANDREA RUIZ-ESQUIDE
5 Deputy City Attorney

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[Planning Code - Landmark Designation - 228-248 Townsend Street (aka New Pullman Hotel)]

Ordinance amending the Planning Code to designate 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Block No. 3787, Lot No. 018, as a Landmark under Article 10 of the Planning Code; 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.

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

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

Section 1. Findings.

(a) CEQA and Land Use Findings.

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

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 228-248 Townsend Street (aka New Pullman Hotel),
3 Assessor's Block No. 3787, Lot No. 018 ("New Pullman Hotel"), will serve the public
4 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
5 Commission Resolution No. _____, recommending approval of the proposed
6 designation, which is incorporated herein by reference.

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

12 (b) General Findings.

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

17 (2) On August 17, 2016, the Historic Preservation Commission added the New
18 Pullman Hotel to the Landmark Designation Work Program.

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

24 (4) The Historic Preservation Commission, at its regular meeting of
25 _____, 2018, reviewed Department staff's analysis of the historical significance of

1 the New Pullman Hotel pursuant to Article 10 as part of the Landmark Designation Case
2 Report dated March 21 2018.

3 (5) On _____, 2018, the Historic Preservation Commission passed
4 Resolution No. _____, initiating designation of the New Pullman Hotel as a San
5 Francisco Landmark pursuant to Section 1004.1 of the Planning Code. Such resolution is on
6 file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
7 herein by reference.

8 (6) On _____, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department staff and the Landmark Designation Case Report, the Historic Preservation
11 Commission recommended approval of the proposed landmark designation of the New
12 Pullman Hotel, by Resolution No. _____. Such resolution is on file with the Clerk of the
13 Board in File No. _____.

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

19
20 Section 2. Designation.

21 Pursuant to Section 1004 of the Planning Code, 228-248 Townsend Street (aka New
22 Pullman Hotel), Assessor's Block No. 3787, Lot No. 018, is hereby designated as a San
23 Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the
24 Planning 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 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Block No.
4 3787, Lot No. 018, in San Francisco's South Park 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. 2017-004023DES. In brief, the New Pullman Hotel is
8 eligible for local designation as it is associated with events that have made a significant
9 contribution to the broad patterns of our history and embodies distinctive characteristics of a
10 type, period, or method of construction, or that represent a significant and distinguishable
11 entity whose components may lack individual distinction. Specifically, designation of the New
12 Pullman Hotel is proper, given it was the primary lodging venue in San Francisco for African
13 American railroad workers, including Pullman porters and maids, during the first half of the
14 twentieth century. As a group, Pullman porters and maids are nationally significant for
15 establishing the first all-Black union in the country, contributing to the development of the
16 African American middle class, and laying important foundations for the Civil Rights
17 Movement. The New Pullman Hotel is the only known property in San Francisco that has
18 strong associations with Pullman porters and maids. Designation of the New Pullman Hotel is
19 also proper given it is a rare remaining example of the once numerous residential hotels built
20 in the South of Market during the post-1906 earthquake and fire reconstruction period.

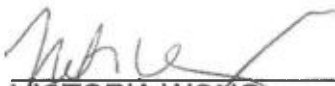
21 (c) The particular features that shall be preserved, or replaced in-kind as determined
22 necessary, are those generally shown in photographs and described in the Landmark
23 Designation Case Report, which can be found in Planning Department Docket No. 2017-
24 004023DES, and which are incorporated in this designation by reference as though fully set
25 forth. Specifically, the following features shall be preserved or replaced in kind:

1 All exterior elevations, form, massing, structure, roofline, architectural ornament and
2 materials of the New Pullman Hotel identified as:

- 3 (1) Two-story, rectangular building plan;
4 (2) Existing flat roofline and entablature, including a projecting bracketed cornice,
5 frieze, and architrave;
6 (3) Existing window and door openings on all three visible facades (west, south,
7 and east elevations);
8 (4) Configuration of six existing storefronts at front façade, including an angled,
9 recessed entryway with paired doors at southeast corner;
10 (5) Two entrances on front façade leading up to second floor;
11 (6) Horizontal, projecting wooden belt course on east elevation; and
12 (7) Wooden window surrounds on east elevation.

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

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

21 By: 
22 VICTORIA WONG
Deputy City Attorney

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24
25

[Planning Code - Landmark Designation - 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall)]

Ordinance amending the Planning Code to designate 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Block No. 3775, Lot No. 085, as a Landmark under Article 10 of the Planning Code; 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.

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

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

Section 1. Findings.

(a) CEQA and Land Use Findings.

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

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 457 Bryant Street (aka Piledrivers, Bridge, and
3 Structural Ironworkers Local No. 77 Union Hall), Assessor's Block No. 3775, Lot No. 085
4 ("Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall"), will serve the
5 public necessity, convenience, and welfare for the reasons set forth in Historic Preservation
6 Commission Resolution No. _____, recommending approval of the proposed
7 designation, which is incorporated herein by reference.

8 (3) The Board finds that the proposed landmark designation of the Piledrivers,
9 Bridge, and Structural Ironworkers Local No. 77 Union Hall is consistent with the San
10 Francisco General Plan and with Planning Code, Section 101.1(b) for the reasons set forth in
11 Historic Preservation Commission Resolution No. _____, recommending approval of
12 the proposed designation, which is incorporated herein by reference.

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 August 17, 2016, the Historic Preservation Commission added the
19 Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall to the Landmark
20 Designation Work Program, which was adopted by the Historic Preservation Commission on
21 June 15, 2011, and is a list of individual properties and historic districts under consideration
22 for landmark designation.

23 (3) The Landmark Designation Report was prepared by Shannon Ferguson and
24 reviewed by Tim Frye, Planning Department Preservation staff. All preparers meet the
25 Secretary of the Interior's Professional Qualification Standards for historic preservation

1 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The
2 report was reviewed for accuracy and conformance with the purposes and standards of Article
3 10 of the Planning Code.

4 (4) The Historic Preservation Commission, at its regular meeting of March 31,
5 2018, reviewed Department staff's analysis of the historical significance of the Piledrivers,
6 Bridge, and Structural Ironworkers Local No. 77 Union Hall pursuant to Article 10 as part of
7 the Landmark Designation Case Report dated March 31, 2018.

8 (5) On March 31, 2018, the Historic Preservation Commission passed
9 Resolution No. _____, initiating designation of the Piledrivers, Bridge, and Structural
10 Ironworkers Local No. 77 Union Hall as a San Francisco Landmark pursuant to Section
11 1004.1 of the Planning Code. Such resolution is on file with the Clerk of the Board of
12 Supervisors in File No. _____ and is incorporated herein by reference.

13 (6) On _____, after holding a public hearing on the proposed
14 designation and having considered the specialized analyses prepared by Planning
15 Department staff and the Landmark Designation Report, the Historic Preservation
16 Commission recommended approval of the proposed landmark designation of the Piledrivers,
17 Bridge, and Structural Ironworkers Local No. 77 Union Hall by Resolution No. _____.
18 Such resolution is on file with the Clerk of the Board in File No. _____.

19 (7) The Board of Supervisors hereby finds that the Piledrivers, Bridge, and
20 Structural Ironworkers Local No. 77 Union Hall has a special character and special historical,
21 architectural, and aesthetic interest and value, and that its designation as a Landmark will
22 further the purposes of and conform to the standards set forth in Article 10 of the Planning
23 Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark
24 Designation Report.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 457 Bryant Street (aka Piledrivers,
3 Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Block No. 3775, Lot
4 No. 085, is hereby designated as a San Francisco Landmark under Article 10 of the Planning
5 Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this
6 property.

7
8 Section 3. Required Data.

9 (a) The description, location, and boundary of the Landmark site consists of the City
10 parcel located at 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local
11 No. 77 Union Hall), Assessor's Block No. 3775, Lot No. 085, in San Francisco's South Park
12 neighborhood.

13 (b) The characteristics of the Landmark that justify its designation are described and
14 shown in the Landmark Designation Report and other supporting materials contained in
15 Planning Department Case Docket No. 2017-002874DES. In brief, the Piledrivers, Bridge, and
16 Structural Ironworkers Local No. 77 Union Hall is eligible for local designation as it is
17 associated with events that have made a significant contribution to the broad patterns of our
18 history, and it embodies the distinctive characteristics of a type, period, or method of
19 construction. Specifically, designation of the Piledrivers, Bridge, and Structural Ironworkers
20 Local No. 77 Union Hall is proper given it is one of the early extant union halls in San
21 Francisco that played an important role in the growth of organized labor in the city, and is also
22 associated with the post-1906 Earthquake and Fire reconstruction era in San Francisco.

23 (c) The particular features that shall be preserved, or replaced in-kind as determined
24 necessary, are those generally shown in photographs and described in the Landmark
25 Designation Report, which can be found in Planning Department Docket No. 2017-

002874DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved or replaced in kind:

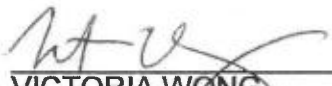
(1) All exterior elevations, form, massing, structure, roofline, architectural ornament, and materials of the Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall identified as:

- (A) Rectangular plan;
- (B) Two story massing;
- (C) Two bay form at primary façade;
- (D) Flat roof;
- (E) Horizontal wood shiplap siding at primary façade;
- (F) Wood storefront with wood and glass double doors, paneled bulkhead and columns, plate glass windows, and multi-lite transom windows;
- (G) Arched entry with pilasters, volutes, dentils and pediment;
- (H) Mosaic tile floor at entry spelling out "Piledrivers B S W Local 77";
- (I) Wood paneled double doors with diamond shaped lites and wood frame transom window at entry;
- (J) Terrazzo step, terrazzo paneling with wood paneling above at entry;
- (K) Paired angled bay windows framed by colonnettes with wood paneled spandrel at base, molded sill, molded cornice and paneled spandrel at top;
- (L) Double-hung, wood sash windows with ogee lugs in wood frame;
- (M) Molded cornice with oversized dentils;
- (N) Beveled horizontal siding on secondary elevations; and
- (O) Double-hung, wood sash windows with ogee lugs in wood frames.

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

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By:


9 VICTORIA WONG
10 Deputy City Attorney

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[Planning Code - Landmark Designation - 500-504 4th Street (aka Hotel Utah)]

Ordinance amending the Planning Code to designate 500-504 4th Street (Hotel Utah), Assessor's Block No. 3777, Lot No. 001, as a Landmark under Article 10 of the Planning Code; 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.

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

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

Section 1. Findings.

(a) CEQA and Land Use Findings.

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

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 500-504 4th Street (aka Hotel Utah), Assessor's Block
3 No. 3777, Lot No. 001 ("Hotel Utah"), will serve the public necessity, convenience, and
4 welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

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

12 (b) General Findings.

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

17 (2) On August 17, 2016, the Historic Preservation Commission added the Hotel
18 Utah to the Landmark Designation Work Program.

19 (3) The Landmark Designation Report was prepared by Frances McMillen and
20 reviewed by Tim Frye, Planning Department Preservation staff. All preparers meet the
21 Secretary of the Interior's Professional Qualification Standards for historic preservation
22 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The
23 report was reviewed for accuracy and conformance with the purposes and standards of Article
24 10 of the Planning Code.

1 (4) The Historic Preservation Commission, at its regular meeting of
2 _____, reviewed Department staff's analysis of the historical significance of the Hotel
3 Utah pursuant to Article 10 as part of the Landmark Designation Report dated
4 _____.

5 (5) On _____, the Historic Preservation Commission passed
6 Resolution No. _____, initiating designation of the Hotel Utah as a San Francisco
7 Landmark pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the
8 Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
9 reference.

10 (6) On _____, after holding a public hearing on the proposed
11 designation and having considered the specialized analyses prepared by Planning
12 Department staff and the Landmark Designation Case Report, the Historic Preservation
13 Commission recommended approval of the proposed landmark designation of the Hotel Utah,
14 by Resolution No. _____. Such resolution is on file with the Clerk of the Board in File No.
15 _____.

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

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 500-504 4th Street (aka Hotel Utah),
3 Assessor's Block No. 3777, Lot No. 001, is hereby designated as a San Francisco Landmark
4 under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is
5 hereby amended to include this property.

6
7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the City
9 parcel located at 500-504 4th Street (aka Hotel Utah), Assessor's Block No. 3777, Lot No.
10 001, in San Francisco's South of Market neighborhood.

11 (b) The characteristics of the Landmark that justify its designation are described and
12 shown in the Landmark Designation Report and other supporting materials contained in
13 Planning Department Case Docket No. 2017-004129DES. In brief, the Hotel Utah is eligible
14 for local designation, as it is associated with events that have made a significant contribution
15 to the broad patterns of our history) and embodies the distinctive characteristics of a type,
16 period, or method of construction, or that represent the work of a master, or that possess high
17 artistic values, or that represent a significant and distinguishable entity whose components
18 may lack individual distinction). Specifically, designation of the Hotel Utah is proper given it is
19 representative of pattern of development in the South of Market Street neighborhood that
20 began in the nineteenth century when the area became the center of industrial production in
21 San Francisco and continued through the post-1906 earthquake and fire reconstruction. The
22 property is a rare remaining example of the numerous residential hotels built largely to house
23 itinerant and seasonal workers employed in nearby factories and along the waterfront during
24 the late nineteenth and early twentieth centuries. The Hotel Utah is also significant as an
25

1 example of Edwardian style architecture commonly employed in the design of residential hotel
2 buildings constructed during the period.

3 (c) The particular features that shall be preserved, or replaced in-kind as determined
4 necessary, are those generally shown in photographs and described in the Landmark
5 Designation Report, which can be found in Planning Department Docket No. 2017-
6 004129DES, and which are incorporated in this designation by reference as though fully set
7 forth. Specifically, the following features shall be preserved or replaced in kind:

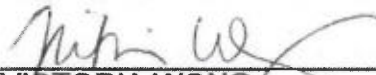
8 All exterior elevations, form, massing, structure, roofline, architectural ornament and
9 materials of the Hotel Utah identified as:

- 10 (1) Four-story rectangular massing and plan with flat roof;
11 (2) Wood tongue and groove siding;
12 (3) Finishes, including painted siding and millwork;
13 (4) Existing window and door openings on street facing (north and east)
14 elevations;
15 (5) Angles and rounded bays;
16 (6) Flat roof with projecting bracketed cornice with egg and dart and dentil
17 molding;
18 (7) Pediments above bay windows;
19 (8) Molding and ornamental millwork surrounding windows and located on bays;
20 (9) One-over-one double hung, wood sash windows with wood frames and sills;
21 (10) Brackets beneath second floor bays; and
22 (11) Multi-lite transom on north and east elevations (currently obstructed by
23 awnings).

24 Section 4. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: 
7 VICTORIA WONG
8 Deputy City Attorney

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