



SAN FRANCISCO PLANNING DEPARTMENT

Memorandum Planning Code Text Changes

October 6, 2010

Project Name: 2010 Planning Code 'Clean Up'
Case Number: 2010.0080T
Initiated by: John Rahaim, Director of Planning
Staff Contact: Tara Sullivan, Legislative Affairs
tara.sullivan@sfgov.org, 415-558-6257
Reviewed by: Tim Frye, Acting Preservation Coordinator
tim.frye@sfgov.org, 415-575-6822

Recommendation: **Approval with Modifications**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Historic Preservation Commissioners,

Included in your packets for the October 6th hearing are:

- Revised version of Article 10 based on your comments from the September 29th hearing; and
- Revised version of Article 11 based on your comments from the September 29th hearing; and
- Copy of the Department's proposed amendments to Section 309 of the Planning Code.

Members of the public can view the original proposed legislation and materials at 1650 Mission Street Suite #400 or on the Planning Department website under HPC Agenda for July 21st, Planning Department Case No. 2010.0080T.

DRAFT COPY

1 Note: Additions are *single-underline italics Times New Roman*;
2 Deletions are ~~*striketthrough italics Times New Roman*~~.
3 Board amendment additions are double underlined
4 Board amendment deletions are ~~striketthrough normal~~.

5 Section 69. The San Francisco Planning Code is hereby amended by amending Article
6 10, to read as follows:

7 SEC. 1001. PURPOSES.

8 It is hereby found that structures, sites and areas of special character or special
9 historical, architectural or aesthetic interest or value have been and continue to be
10 unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further
11 found that the prevention of such needless destruction and impairment is essential to the
12 health, safety and general welfare of the public. The purpose of this legislation is to promote
13 the health, safety and general welfare of the public through:

14 (a) The protection, enhancement, perpetuation and use of structures, sites and
15 areas that are reminders of past eras, events and persons important in local, State or national
16 history, or which provide significant examples of architectural styles of the past or are
17 landmarks in the history of architecture, or which are unique and irreplaceable assets to the
18 City and its neighborhoods, or which provide for this and future generations examples of the
19 physical surroundings in which past generations lived;

20 (b) The development and maintenance of appropriate settings and environment for
21 such structures, and in such sites and areas;

22 (c) The enhancement of property values, the stabilization of neighborhoods and
23 areas of the City, the increase of economic and financial benefits to the City and its
24 inhabitants, and the promotion of tourist trade and interest;

25

DRAFT COPY

1 (d) The preservation and encouragement of a City of varied architectural styles,
2 reflecting the distinct phases of its history: cultural, social, economic, political and architectural
3 and

4 (e) The enrichment of human life in its educational and cultural dimensions in order
5 to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the
6 past.

7 SEC. 1002. POWERS AND DUTIES OF THE PLANNING DEPARTMENT AND THE
8 HISTORIC PRESERVATION COMMISSION OF CITY PLANNING AND CITY PLANNING
9 COMMISSION.

10 The Planning Department of City Planning (hereinafter referred to as the "Department")
11 and the Planning Commission Historic Preservation Commission ("HPC") shall have and exercise
12 the powers and shall perform the duties set forth in this Section and elsewhere in this Article
13 10 with respect to historical preservation. ~~The Department and the Planning Commission shall be~~
14 ~~advised in the exercise and performance of their powers and duties by the Landmarks Preservation~~
15 ~~Advisory Board hereinafter created.~~

16 (a) The ~~Planning Commission~~ HPC:

17 (1) Shall recommend to the Board of Supervisors, after public hearing, on the
18 designation of landmarks and historic districts, as more fully set forth ~~in Section 1004.3~~ below in
19 this Article 10;

20 (2) Shall ~~in appropriate cases, after public hearing,~~ review and decide on applications
21 for construction, alteration, demolition and other applications pertaining to landmark sites and
22 historic districts, as more fully set forth below in this Article 10;

23 (3) May take steps to encourage or bring about preservation of structures or other
24 features where the ~~Planning Commission~~ HPC has decided to suspend action on an application,
25 as more fully set forth in Section 1006.6 below; *and*

DRAFT COPY

1 (4) May establish and maintain a list of structures and other features deemed
2 deserving of official recognition although not designated as landmarks or historic districts, and
3 take appropriate measures of recognition, as more fully set forth in Section 1011 below;

4 (5) Shall have the authority to review and comment upon environmental documents under
5 the California Environmental Quality Act and the National Environmental Policy Act for proposed
6 projects that may have an impact on historic or cultural resources;

7 (6) Shall act as the City's local historic preservation review commission for the purposes of
8 the Certified Local Government Program, may recommend properties for inclusion in the National
9 Register of Historic Places, and may review and comment on federal undertakings where authorized
10 under the National Historic Preservation Act;

11 (7) Shall review and comment upon any agreements proposed under the National Historic
12 Preservation Act where the City is a signatory prior to any approval action on such agreement;

13 (8) Shall have the authority to oversee and direct the survey and inventory of historic
14 properties;

15 (9) Shall review and provide written reports to the Planning Commission and Board of
16 Supervisors on ordinances and resolutions concerning historic preservation issues and historic
17 resources; redevelopment project plans; waterfront land use and project plans; and such other matters
18 as may be prescribed by ordinance;

19 (10) Shall have the authority to recommend approval, disapproval, or modification of
20 historical property contracts pursuant to the Mills Act (Cal. Govt. Code Section 50280 et seq.) to the
21 Board of Supervisors, without referral or recommendation of the Planning Commission; and

22 (11) Shall recommend to the Planning Commission a Preservation Element of the General
23 Plan and shall periodically recommend to the Planning Commission proposed amendments to such
24 Preservation Element of the General Plan; and shall comment and provide recommendations to the
25 Planning Commission and Board of Supervisors on other objectives, policies and provisions of the

DRAFT COPY

1 General Plan and special area, neighborhood, and other plans designed to carry out the General Plan,
2 and proposed amendments thereto, that are not contained within such Preservation Element but
3 concern historic preservation.

4 (b) The Department and the ~~Planning Commission~~ HPC:

5 (1) May carry out, assist and collaborate in studies and programs designed to
6 identify and evaluate structures, sites and areas worthy of preservation;

7 (2) May consult with and consider the ideas and recommendations of civic groups,
8 public agencies, and citizens interested in historical preservation;

9 (3) May inspect and investigate structures, sites and areas which they have reason
10 to believe worthy of preservation;

11 (4) May disseminate information to the public concerning those structures, sites and
12 areas deemed worthy of preservation, and may encourage and advise property owners in the
13 protection, enhancement, perpetuation and use of landmarks, property in historic districts, and
14 other officially recognized property of historical interest;

15 (5) May consider methods other than those provided for in this Article 10 for
16 encouraging and achieving historical preservation, and make appropriate recommendations to
17 the Board of Supervisors and to other bodies and agencies, both public and private; and

18 (6) May establish such policies, rules and regulations as they deem necessary to
19 administer and enforce this Article 10 and Charter Section 4.135 establishing the HPC.

20 SEC. 1003. ~~LANDMARKS PRESERVATION ADVISORY BOARD.~~ HISTORIC
21 PRESERVATION COMMISSION

22 *There is hereby created a Landmarks Preservation Advisory Board (hereinafter referred to as*
23 *the "Advisory Board"), which shall advise the Department and the Planning Commission on historical*
24 *preservation matters. The Advisory Board shall consist of nine voting members appointed by the Mayor*
25 *and serving at his pleasure, without salary. Of the original appointments, five shall be for a four-year*

DRAFT COPY

1 ~~term and four for a two-year term; after the expiration of the said original terms, all appointments shall~~
2 ~~be for four-year terms. In addition, the Art Commission shall choose one of its members to be an ex~~
3 ~~officio member of the Advisory Board, without vote.~~

4 ~~(a) — In making appointments, the Mayor may consult persons and organizations interested in~~
5 ~~historical preservation. Appointees to the Advisory board shall be persons specially qualified by reason~~
6 ~~of training or experience in the historic and cultural traditions of the City, and interested in the~~
7 ~~preservation of its historic structures, sites and areas. The voting members shall be residents of the~~
8 ~~City.~~

9 Charter Section 4.135 created the HPC, which shall advise the City on historic preservation
10 matters, participate in processes that involve historic or cultural resources, and take such other actions
11 concerning historic preservation as may be prescribed by ordinance. The HPC shall consist of seven
12 members nominated by the Mayor and subject to approval by a majority of the Board of Supervisors.
13 Of the original appointments to the HPC, four shall be for a four-year term and three for a two-year
14 term as follows: the odd-numbered seats shall be for four-year terms and the even-numbered seats shall
15 be for two-year terms. After the expiration of the original terms, all appointments shall be for four-
16 year terms, provided however, that a member may holdover until a successor has been nominated by
17 the Mayor and approved by the Board of Supervisors. There shall be no limit on the number of terms a
18 member may serve. Members may be removed by the appointing officer only pursuant to Charter
19 Section 15.105.

20 Within 60 days of the expiration of a term or other vacancy the Mayor shall nominate a
21 qualified person to fill the vacant seat for the term, or the remainder of the term, subject to approval by
22 a majority of the Board of Supervisors who shall hold a public hearing and vote on the nomination
23 within 60 days of the Mayor's transmittal of the nomination to the Clerk of the Board of Supervisors. If
24 the Mayor fails to make such nomination within 60 days, the nomination may be made by the President
25 of the Board of Supervisors, subject to the approval of a majority of the Board of Supervisors. The

DRAFT COPY

1 appointment shall become effective on the date the Board of Supervisors adopts a motion approving the
2 nomination or after 60 days from the date the Mayor transmits the nomination to the Clerk of the Board
3 of Supervisors if the Board of Supervisors fails to act.

4 (a) In addition to the specific requirements set forth below, members of the HPC shall be
5 persons specially qualified by reason of interest, competence, knowledge, training and experience in
6 the historic, architectural, aesthetic, and cultural traditions of the City, interested in the preservation of
7 its historic structures, sites and areas, and residents of the City. Six of the members of the HPC shall
8 be specifically qualified in the following fields:

9 (1) Seats 1 and 2: licensed architects meeting the Secretary of the Interior's Professional
10 Qualifications Standards for historic architecture;

11 (2) Seat 3: an architectural historian meeting the Secretary of the Interior's Professional
12 Qualifications Standards for architectural history with specialized training and/or demonstrable
13 experience in North American or Bay Area architectural history;

14 (3) Seat 4: an historian meeting the Secretary of the Interior's Professional Qualifications
15 Standards for history with specialized training and/or demonstrable experience in North American or
16 Bay Area history;

17 (4) Seat 5: an historic preservation professional or professional in a field such as law, land
18 use, community planning or urban design with specialized training and/or demonstrable experience in
19 historic preservation or historic preservation planning.

20 (5) Seat 6 shall be specially qualified in one of the following fields or in one of the fields set
21 forth for Seats 1, 2, or 3:

22 (i) A professional archeologist meeting the Secretary of the Interior's Professional
23 Qualification Standards for Archeology;

24 (ii) A real estate professional or contractor who has demonstrated a special interest,
25 competence, experience, and knowledge in historic preservation;

DRAFT COPY

1 (iii) A licensed structural engineer with at least four years of experience in seismic and
2 structural engineering principals applied to historic structures; or

3 (iv) A person with training and professional experience with materials conservation.

4 (6) Seat 7 shall be an at large seat subject to the minimum qualifications set forth above.

5 (b) The Director of ~~City Planning, or his delegate,~~ shall assume the powers and duties
6 that would otherwise be executed by an HPC department head ~~serve as Secretary of the Advisory~~
7 ~~Board, without vote.~~ The Department shall render staff assistance to the HPC. The HPC may
8 review and make recommendations on the Department budget and on any rates, fees, and similar
9 charges with respect to appropriate items coming within the HPC's jurisdiction to the Director of
10 Planning or the Planning Commission ~~to the Advisory Board.~~

11 (c) The ~~Advisory Board~~ HPC shall elect a ~~Chairman~~ President from among its voting
12 members, and shall establish rules and regulations for its own organization and procedure.

13 SEC. 1004. DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS.

14 (a) The HPC shall have the authority to recommend approval, disapproval, or modification
15 of landmark designations and historic district designations under the Planning Code to the Board of
16 Supervisors. Pursuant to the procedures set forth hereinafter:

17 (1) The Board of Supervisors may, by ordinance, designate an individual structure
18 or other feature or an integrated group of structures and features on a single lot or site, having
19 a special character or special historical, architectural or aesthetic interest or value, as a
20 landmark, and shall designate a landmark site for each landmark; and

21 (2) The Board of Supervisors may, by ordinance, designate an area containing a
22 number of structures having a special character or special historical, architectural or aesthetic
23 interest or value, and constituting a distinct section of the City, as a historic district.

24 (b) Each such designating ordinance shall include, or shall incorporate by reference
25 to the pertinent resolution of the ~~Planning Commission~~ HPC then on file with the Clerk of the

DRAFT COPY

1 Board of Supervisors, as though fully set forth in such designating ordinance, the location and
2 boundaries of the landmark site or historic district, a description of the characteristics of the
3 landmark or historic district that justify its designation, and a description of the particular
4 features that should be preserved. Any such designation shall be in furtherance of and in
5 conformance with the purposes of this Article 10 and the standards set forth herein.

6 (c) The property included in any such designation shall upon designation be subject
7 to the controls and standards set forth in this Article 10. In addition, the said property shall be
8 subject to the following further controls and standards if imposed by the designating
9 ordinance:

10 (1) For a publicly-owned landmark, review of proposed changes to significant
11 interior architectural features.

12 (2) For a privately-owned landmark, review of proposed changes requiring a permit
13 to significant interior architectural features in those areas of the landmark that are or
14 historically have been accessible to members of the public. The designating ordinance must
15 clearly describe each significant interior architectural feature subject to this restriction.

16 (3) For a historic district, such further controls and standards as ~~the Board of~~
17 ~~Supervisors deems~~ deemed necessary or desirable, including but not limited to facade, setback
18 and height controls.

19 (4) For a City-owned park, square, plaza or garden on a landmark site, review of
20 alterations as identified in the designating ordinance.

21 (d) The Board of Supervisors may amend or rescind a designation at any time,
22 subject to all of the procedures set forth in this Article 10 for an original designation; provided,
23 however, that in the event that a landmark is accidentally destroyed or is demolished or
24 removed in conformity with the provisions of Section 1007, or is legally demolished or
25 relocated after compliance has been had with the provisions ~~of Section 1006.2~~ this Article 10,

DRAFT COPY

1 the Director of Planning may request the ~~Planning Commission~~HPC to recommend to the
2 Board of Supervisors that the designation be amended or rescinded, and in such case the
3 procedures for an original designation set forth in Sections 1004.1, 1004.2 and 1004.3 hereof
4 shall not apply.

5 SEC. 1004.1. NOMINATION AND INITIATION OF LANDMARK AND HISTORIC
6 DISTRICT DESIGNATION.

7 a) Nomination. The Department, a property owner(s), or a member of the public may request
8 that the HPC initiate designation of a landmark site or a historic district. Any such nomination for
9 initiation of designation shall contain historic, architectural, and/or cultural documentation to support
10 the initiation as well as any additional information which may be required by the application
11 procedures and policies established by the HPC. For nominations submitted for landmark sites, the
12 Department shall schedule a hearing before the HPC no later than 30 days from date of submittal.

13 b) Initiation. Initiation of designation of a landmark site or historic district shall be made by
14 one of the following methods:

15 1) Landmark Site(s):

16 a) ~~by~~ a resolution to initiate designation by the Board of Supervisors; ~~or~~

17 b) ~~by~~ a resolution of intention to initiate designation by the HPC;

18 c) a resolution to initiate designation by the HPC; or

19 d) upon the submittal of a complete nomination application to the Department pursuant to
20 Section 1004.1(a). The HPC shall conduct a hearing no later than 30 days from date of submittal to
21 confirm the initiation of the landmark site.

22 2. Historic Districts:

23 a) a resolution to initiate designation by the Board of Supervisors;

24 b) a resolution of intention to initiate designation by the HPC; or

25 c) a resolution to initiate designation by the HPC.

DRAFT COPY

1 Any resolution by the Board of Supervisors or the HPC shall make findings to support the
2 initiation of designation of the landmark site and/or historic district. The Board of Supervisors shall
3 promptly refer any initiation of designation to the HPC for its review and recommendation.

4 ~~by the Planning Commission, the Art Commission or the Advisory Board, or on the verified~~
5 ~~application of owners of the property to be designated or their authorized agents.— Any such~~
6 ~~application shall be filed with the Department upon forms prescribed by the Planning Commission and~~
7 ~~shall be accompanied by all data required by the Planning Commission. Where such an application is~~
8 ~~submitted for designation of a historic district, the application must be subscribed by or on behalf of at~~
9 ~~least 66 percent of the property owners in the proposed district.~~

10 SEC. 1004.2. INTENTIONALLY LEFT BLANK. ~~—REFERRAL TO LANDMARKS~~
11 ~~PRESERVATION ADVISORY BOARD.~~

12 ~~The proposed designation, resolution or application shall be promptly referred to the Advisory~~
13 ~~Board for review and report to the Planning Commission as to conformance with the purposes and~~
14 ~~standards of this Article 10. The Advisory Board shall recommend approval, disapproval or~~
15 ~~modification of the proposal, or shall report its failure to reach a decision thereon, within 60 days after~~
16 ~~such referral. If no recommendation is rendered within 60 days, the Planning Commission may~~
17 ~~consider the proposed designation as provided in Section 1004.3 below notwithstanding the lack of~~
18 ~~such a recommendation.~~

19 SEC. 1004.3. DECISION BY THE HPC. ~~HEARING BY CITY PLANNING COMMISSION.~~

20 ~~After receiving a report from the Advisory Board or after the expiration of 60 days from the~~
21 ~~date of referral to the Advisory Board, whichever is sooner, the Planning Commission~~ The HPC ~~shall~~
22 hold a public hearing on the ~~proposal~~ proposed designation; the HPC; the Department shall set a
23 time and place for such hearing. A record of pertinent information presented at the hearing
24 shall be made and maintained as a permanent record.

DRAFT COPY

1 (a) Notice of Hearing. Notice of the time, place and purpose of such hearing shall
2 be given by at least one publication in a newspaper of general circulation in the City not less
3 than 20 days prior to the date of hearing. Notice shall also be mailed not less than 10 days
4 prior to the date of hearing to the owners of all property included in the proposed designation,
5 using for this purpose the names and addresses of the last known owners as shown on the
6 records of the Assessor, as well as the applicant of the nomination for initiation. Failure to send
7 notice by mail to any such property owner where the address of such owner is not a matter of
8 public record shall not invalidate any proceedings in connection with the proposed
9 designation. The Department may also give such other notice as it may deem desirable and
10 practicable.

11 (b) Time Limitation. The ~~Planning Commission~~HPC shall ~~consider the report and~~
12 ~~recommendation of the Advisory Board, if any, and shall~~ consider the conformance or lack of
13 conformance of the proposed designation with the purposes and standards of this Article 10.
14 Where the Board of Supervisors has referred an initiation of designation to the HPC, The Planning
15 ~~Commission~~the HPC shall hold a public hearing and shall approve, disapprove or modify the
16 proposal within 90 days from the date of referral of the proposed designation to the ~~Advisory~~
17 ~~Board~~HPC. Failure to act within said time shall constitute approval. The Board of Supervisors
18 may, by resolution, extend the time within which the ~~Planning Commission~~HPC is to render its
19 decision.

20 (c) REFERRAL OF PROPOSED DESIGNATION(S). Notice of Action Taken. The Planning
21 ~~Commission HPC shall promptly notify the applicant of action taken. If the Planning Commission~~
22 ~~approves or modifies the proposed designation in whole or in part, it shall transmit the proposal~~
23 ~~together with a copy of the resolution of approval, to the Clerk of the Board of Supervisors. The HPC~~
24 ~~shall have the authority to recommend approval, disapproval, or modification of landmark and historic~~
25 ~~district designations under the Planning Code to the Board of Supervisors. The HPC shall send its~~

DRAFT COPY

1 recommendations regarding landmark designations to the Board of Supervisors without referral to the
2 Planning Commission. The HPC shall refer recommendations regarding historic districts to the
3 Planning Commission, which shall have 45 days from receipt of the HPC's recommendation to review
4 and comment on the proposed designation, which comments, if any, shall be forwarded to the Board of
5 Supervisors together with the HPC's recommendation.

6 ~~(d) — In the event that a proposed designation has been initiated prior to July 18, 2006, and~~
7 ~~the Planning Commission has failed to act upon such proposed designation as of the effective date of~~
8 ~~this ordinance, the Board of Supervisors may act on the proposed designation notwithstanding the~~
9 ~~Planning Commissions failure to act on the proposed designation.~~

10 SEC. 1004.4. DESIGNATION BY BOARD OF SUPERVISORS.

11 The Board of Supervisors shall hold a public hearing on any proposal so transmitted to
12 it, after due notice to the owners of the property included in the proposal, and such other
13 notice as the said Board may deem necessary. The Board of Supervisors may approve, or
14 modify and approve, the designation by a majority vote of all its members.

15 SEC. 1004.5. APPEAL TO BOARD OF SUPERVISORS.

16 If the ~~Planning Commission~~ HPC disapproves the proposed designation, such action
17 shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30
18 days by a protest subscribed by the owners of at least 20 percent of the property proposed to
19 be designated, or by any governmental body or agency, or by an organization with a
20 recognized interest in historical preservation; provided, however, that if the proposal was
21 initiated by the Board of Supervisors, the Clerk of the said Board shall be notified immediately
22 of the disapproval without the necessity for an appeal.

23 (a) Hearing. The Board of Supervisors shall hold a public hearing on any such
24 proposal appealed to it or initiated by it, after due notice to the owners of the property included

25

DRAFT COPY

1 in the proposal, and the applicant(s), and such other notice as the said Board may deem
2 necessary.

3 (b) Decision. The Board of Supervisors may overrule the ~~Planning Commission~~ HPC
4 and approve, or modify and approve the designation by a majority vote of all its members.

5 (c) Resubmission, Reconsideration. If a proposal initiated by application has been
6 disapproved by the ~~Planning Commission~~ HPC or by the Board of Supervisors ~~on appeal~~, no
7 subsequent application that is the same or substantially the same may be submitted or
8 reconsidered for at least one year from the effective date of final action of the original
9 proposal.

10 SEC. 1004.6. NOTICE OF DESIGNATION BY BOARD OF SUPERVISORS.

11 When a landmark or historic district has been designated by the Board of Supervisors
12 as provided above, the Department shall promptly notify the owners of the property included
13 therein. The Department shall cause a copy of the designating ordinance, or notice thereof, to
14 be recorded in the office of the County Recorder.

15 SEC. 1004.7. NOTICE OF AMENDMENT OR RESCISSION OF DESIGNATION.

16 When a landmark or historic district designation has been amended or rescinded, the
17 Department shall promptly notify the owners of the property included therein, and shall cause
18 a copy of the appropriate ordinance, or notice thereof, to be recorded in the office of the
19 County Recorder.

20 SEC. 1005. CONFORMITY AND PERMITS.

21 (a) No person shall carry out or cause to be carried out on a designated landmark
22 site or in a designated historic district any construction, alteration, removal or demolition of a
23 structure or any work involving a sign, awning, marquee, canopy, mural or other appendage,
24 for which a City permit is required, except in conformity with the provisions of this Article 10. In
25

DRAFT COPY

1 addition, no such work shall take place unless all other applicable laws and regulations have
2 been complied with, and any required permit has been issued for said work.

3 (b)

4 (1) Installation of a new general advertising sign is prohibited in any ~~h~~Historic ~~d~~District
5 or on any historic property regulated by this Article 10.

6 (2) The Central Permit Bureau shall not issue, and no other City department or
7 agency shall issue, any permit for construction, alteration, removal or demolition of a structure
8 or any permit for work involving a sign, awning, marquee, canopy, mural or other appendage
9 on a landmark site or in an ~~h~~Historic ~~d~~District, except in conformity with the provisions of this
10 Article 10. In addition, no such permit shall be issued unless all other applicable laws and
11 regulations have been complied with.

12 (c)

13 (1) Where so provided in the designating ordinance for a historic district, any or all
14 exterior changes visible from a public street or other public place shall require approval in
15 accordance with the provisions of this Article 10, regardless of whether or not a City permit is
16 required for such exterior changes. Such exterior changes may include, but shall not be
17 limited to, painting and repainting; landscaping; fencing; and installation of lighting fixtures and
18 other building appendages.

19 (2) The addition of a mural to any landmark or contributory structure in a historic
20 district shall require compliance with the provisions of this Article 10, regardless of whether or
21 not a City permit is required for the mural.

22 (3) Alterations to City-owned parks, squares, plazas or gardens on a landmark site,
23 where the designating ordinance identifies such alterations, shall require approval in
24 accordance with the provisions of this Article 10, regardless of whether or not a City permit is
25 required.

DRAFT COPY

1 (d) The Department shall maintain with the Central Permit Bureau a current record
2 of designated landmarks and historic districts. Upon receipt of any application for a permit to
3 carry out any construction, alteration, removal or demolition of a structure or any work
4 involving a sign, awning, marquee, canopy, mural or other appendage, on a landmark site or
5 in a historic district, the Central Permit Bureau shall, unless the structure or feature concerned
6 has been declared unsafe or dangerous pursuant to Section 1007 of this Article 10, promptly
7 forward such permit application to the Department.

8 (e) After receiving a permit application from the Central Permit Bureau in
9 accordance with the preceding subsection, the Department shall ascertain whether ~~Section~~
10 ~~1006 requires~~ a Certificate of Appropriateness is required or has been approved for the work
11 proposed in such permit application. If ~~such a~~ Certificate of Appropriateness is required and has
12 been issued, and if the permit application conforms to ~~such Certificate the work approved in the~~
13 Certificate of Appropriateness, the permit application shall be processed without further
14 reference to this Article 10. If ~~such a~~ Certificate of Appropriateness is required and has not been
15 issued, or if ~~in the sole judgment of the Department~~ the permit application does not ~~so~~ conform to
16 what was approved, the permit application shall be disapproved or held by the Department until
17 such time as conformity does exist; ~~the decision and action of the Department shall be final.~~
18 Notwithstanding the foregoing, in the following cases the Department shall process the permit
19 application without further reference to this Article 10:

20 (1) When the application is for a permit to construct on a landmark site where the
21 landmark has been lawfully demolished and the site is not within a designated historic district;

22 (2) When the application is for a permit to make interior alterations only on a
23 privately-owned structure or on a publicly-owned structure, unless the Department has
24 determined that any proposed interior alterations may result in any visual or material impact to the
25

DRAFT COPY

1 exterior of the subject building or the designating ordinance requires review of such interior
2 alterations to the privately- or publicly-owned structure pursuant to Section 1004(c) hereof.

3 ~~(3) — When the application is for a permit to do ordinary maintenance and repairs only. For~~
4 ~~the purpose of this Article 10, "ordinary maintenance and repairs" shall mean any work, the sole~~
5 ~~purpose and effect of which is to correct deterioration, decay or damage, including repair of damage~~
6 ~~caused by fire or other disaster;~~

7 ~~(4) — When the application is for a permit to comply with the UMB Seismic Retrofit~~
8 ~~Ordinances and the Zoning Administrator determines that the proposed work complies with the UMB~~
9 ~~Retrofit Architectural Design Guidelines, which guidelines shall be adopted by the Planning~~
10 ~~Commission.~~

11 (f) For purposes of this Article 10, demolition shall be defined as any one of the
12 following:

13 (1) Removal of more than 25 percent of the surface of all external walls facing a
14 public street(s); or

15 (2) Removal of more than 50 percent of all external walls from their function as all
16 external walls; or

17 (3) Removal of more than 25 percent of external walls from function as either
18 external or internal walls; or

19 (4) Removal of more than 75 percent of the building's existing internal structural
20 framework or floor plates unless the City determines that such removal is the only feasible
21 means to meet the standards for seismic load and forces of the latest adopted version of the
22 San Francisco Building Code and the State Historical Building Code.

23 (g) The following procedures shall govern review of the addition of murals to any
24 landmark or contributory structure in a historic district:

25

DRAFT COPY

1 (1) Where the mural is proposed to be added to a landmark or contributory structure
2 in a historic district, located on property owned by the City, no Certificate of Appropriateness
3 shall be required. On such structures, the Art Commission shall not approve the mural until
4 the ~~Advisory Board~~HPC has provided advice to the Art Commission on the impact of the mural
5 on the historical structure. The ~~Advisory Board~~HPC shall provide advice to the Art Commission
6 within 50 days of receipt of a written request for advice and information regarding the
7 placement, size and location of the proposed mural;

8 (2) Where the mural is proposed to be added to a landmark or contributory structure
9 in a historic district, located on property that is not owned by the City, a Certificate of
10 Appropriateness shall be required. The ~~Advisory Board~~HPC shall not act on the Certificate of
11 Appropriateness until the Art Commission has provided advice to the ~~Advisory Board~~HPC on
12 the mural. The Art Commission shall provide advice to the ~~Advisory Board~~HPC within 50 days
13 of receipt of a written request for advice and information regarding the proposed mural.

14 SEC. 1006. CERTIFICATE OF APPROPRIATENESS REQUIRED.

15 In the case of:

16 (1) Any construction, alteration, removal or demolition of a structure or any work
17 involving a sign, awning, marquee, canopy, mural (as set forth in Planning Code Section
18 1005(g)), or other appendage, for which a City permit is required, on a landmark site or in a
19 historic district;

20 (2) Exterior changes in a historic district visible from a public street or other public
21 place, where the designating ordinance requires approval of such changes pursuant to the
22 provisions of this Article 10; ~~and~~

23 (3) The addition of a mural to any landmark or contributory structure in a historic
24 district, which is not owned by the City or located on property owned by the City, as set forth
25

DRAFT COPY

1 in Planning Code Section 1005(g), regardless of whether or not a City permit is required for
2 the mural; *and or*

3 (4) Alterations to City-owned parks, squares, plazas or gardens on a landmark site,
4 where the designating ordinance identifies the alterations that require approval under this
5 Article 10.

6 A Certificate of Appropriateness shall be required and shall govern review of permit
7 applications as provided in Sections 1005(e) and 1005(g), except in the specific cases set
8 forth in Section 1005(e). The procedures, requirements, controls and standards in Sections
9 1006 through 1006.8 shall apply to all applications for Certificates of Appropriateness;
10 provided, however, that the designating ordinance for a historic district, or for a City-owned
11 park, square, plaza or garden on a landmark site, may modify or add to these procedures,
12 requirements, controls and standards.

13 SEC. 1006.1. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS.

14 (a) Who May Apply. An application for a Certificate of Appropriateness may be filed
15 by the owner, or authorized agent for the owner, of the property for which the Certificate is
16 sought.

17 (b) Where to File. Applications shall be filed in the office of the Planning Department
18 ~~of City Planning~~.

19 (c) Content of Applications. The content of applications shall be in accordance with
20 the policies, rules and regulations of the Department and the ~~City Planning Commission~~ HPC.
21 All applications shall be upon forms prescribed therefore, and shall contain or be
22 accompanied by all information required to assure the presentation of pertinent facts for
23 proper consideration of the case and for the permanent record. In general, the application
24 shall be accompanied by plans and specifications showing the proposed exterior appearance,
25 including but not limited to color, texture of materials, and architectural design and detail;

DRAFT COPY

1 drawings or photographs showing the property in the context of its surroundings may also be
2 required. The applicant may be required to file with ~~his~~ the application ~~the~~ additional information
3 needed for the preparation and mailing of notices as specified in Section 1006.3.

4 (d) Verification. Each application filed by or on behalf of one or more property
5 owners shall be verified by at least one such owner or his authorized agent attesting to the
6 truth and correctness of all facts, statements and information presented.

7 (e) ~~Conditional Uses. In the case of any proposal for which the City Planning Code requires~~
8 ~~a conditional use authorization in addition to a Certificate of Appropriateness, the Department may~~
9 ~~combine the required applications, notices and hearings for administrative convenience and in the~~
10 ~~interests of the applicant and the public, to the extent deemed feasible and desirable by the Department.~~

11 Multiple Planning Approvals. For projects that require multiple planning approvals, the HPC must
12 review and act on any Certificate of Appropriateness before any other planning approval action. For
13 projects that (1) require a Conditional Use Authorization or permit review under Section 309, et. seq.
14 of the Code, and (2) do not concern an individually landmarked property, the Planning Commission
15 may modify any decision on a Certificate of Appropriateness by a two-thirds vote, provided that the
16 Planning Commission shall apply all applicable historic resources provisions of the Code. For
17 properties located on vacant lots, the Planning Commission may modify any decision on a Certificate
18 of Appropriateness by a two-thirds vote, provided that the Planning Commission shall apply all
19 applicable historic resources provisions of the Planning Code.

20 SEC. 1006.2. REVIEW BY PLANNING DEPARTMENT OF CITY PLANNING AND CITY
21 PLANNING COMMISSIONHPC.

22 An application for a Certificate of Appropriateness shall be reviewed by the Department which
23 shall determine within 30 days after the application is filed whether or not the application is complete.

24 (a) The HPC shall have the authority to define categories of alterations to be deemed Minor
25 Alterations and may delegate approval of an Administrative Certificate of Appropriateness for such

DRAFT COPY

1 work to Department staff, whose decisions may be appealed to the HPC pursuant to subsection
2 1006.2(b) of this Article 10. If delegated to the Department, the categories of Minor Alterations shall
3 include but are not limited to the following:

4 (1) Work to perform “ordinary maintenance and repairs,” which for the purpose of this
5 Article 10 shall mean any work, the sole purpose and effect of which is to correct deterioration, decay
6 or damage; and

7 (2) The sole purpose and effect of the proposed alteration is to comply with the UMB Seismic
8 Retrofit Ordinances and the proposed work complies with UMB Retrofit Architectural Design
9 Guidelines adopted by the HPC; and

10 (3) Any other work so delegated to the Department by the HPC.

11 (b) If the application has been determined to be for a Minor Alteration which has been
12 delegated to Department staff for approval as an Administrative Certificate of Appropriateness, then
13 the application may be approved by the Department without a hearing before the HPC. The
14 Department shall mail to the applicant and any individuals or organizations who so request the
15 Department’s written decision approving an Administrative Certificate of Appropriateness. Such
16 decisions of the Department may be appealed to the HPC within 15 days of the date of the written
17 decision. The HPC may also review the decisions of the Department by its own motion.

18 (c) If the application for a Certificate of Appropriateness is not a for Minor Alteration that
19 has been delegated to Department staff, then it shall be scheduled for a hearing by the HPC pursuant to
20 the procedures in Section 1006.3 and 1006.5.

21 ~~Cases Other Than Construction, Removal or Demolition.~~

22 ~~(1) In the case of any alteration of a structure or any work involving a sign, awning,~~
23 ~~marquee, canopy or other appendage, or exterior changes in a historic district visible from a public~~
24 ~~street or other public place, or alterations to a City-owned park, square, plaza or garden on a~~
25 ~~landmark site, where a Certificate of Appropriateness is required, the application for said Certificate~~

DRAFT COPY

1 ~~shall be reviewed by the Department with the advice of the Advisory Board. The Department, with the~~
2 ~~advice of the Advisory Board, shall determine within 20 days after the application is accepted for filing,~~
3 ~~whether or not the proposal would have a significant impact upon, or is potentially detrimental to, the~~
4 ~~landmark site or historic district; and the Department shall notify the applicant of the determination~~
5 ~~made. If it is determined that there would be no such significant impact or potential detriment, the~~
6 ~~Department shall issue a Certificate of Appropriateness to the applicant.~~

7 (2) ~~— If it is determined that the proposal would have a significant impact upon, or is~~
8 ~~potentially detrimental to, the landmark site or historic district, or upon request of the Planning~~
9 ~~Commission, the Planning Commission shall hold a public hearing on the application.~~

10 (b) ~~— Construction, Removal or Demolition. The Planning Commission shall hold a public~~
11 ~~hearing on the application for a Certificate of Appropriateness for any construction, removal or~~
12 ~~demolition of a structure, except as may be otherwise provided in the designating ordinance for a~~
13 ~~historic district or for City-owned park, square, plaza or garden on a landmark site.~~

14 SEC. 1006.3. SCHEDULING AND NOTICE OF HEARING.

15 When a public hearing before the HPC on a Certificate of Appropriateness is required, then an
16 application for a Certificate of Appropriateness has been filed and Section 1006.2 provides that the
17 Planning Commission shall hold a public hearing thereon, the Department; shall set a time and
18 place for said hearing within a reasonable period. Notice of the time, place and purpose of the
19 hearing shall be given by the Department as follows:

20 (a) By mail to the applicant not less than 20 days prior to the date of the hearing; and

21 (b) By mail to any interested parties who make a request in writing to the Department; and

22 (c) For landmark sites: by mail not less than 20 days prior to the date of the hearing to the
23 owners and occupants of the subject property and to owners and occupants within 150 feet of the
24 subject property;

DRAFT COPY

1 ~~(b d)~~ For buildings located in historic districts: ~~b~~By mail not less than ~~20~~ 10 days prior to
2 the date of the hearing to the owners ~~and occupants of the subject property and the owners and~~
3 ~~occupants of properties within 300 feet of the subject property. of all real property that is the subject of~~
4 ~~the application and, if said property is in a historic district, to the owners of all real property within the~~
5 ~~historic district using for this purpose the names and addresses of the owners as shown on the latest~~
6 ~~citywide assessment roll in the office of the Tax Collector. Failure to send notice by mail to any such~~
7 ~~property owner where the address of such owner is not shown on such assessment roll shall not~~
8 ~~invalidate any proceedings in connection with such action;~~

9 (1) For the purposes of the mailed notice, the latest citywide assessment roll for names and
10 addresses of owners shall be used, and all efforts shall be made to the extent practical, to locate
11 occupants of properties in the notification area.

12 (2) Failure to send notice by mail to any such property owner or occupant where the
13 address is not shown on the citywide assessment roll shall not invalidate any proceedings in connection
14 with such action.

15 ~~(c)~~ By publication at least once in a newspaper of general circulation in the City not less
16 than 20 days prior to the date of the hearing;

17 (e) By posting notice on the site not less than 20 days prior to the date of the hearing; and

18 ~~(d f)~~ Such other notice as the Department shall deem appropriate.

19 (g) Notice for HPC Review of Administrative Certificate(s) of Appropriateness. For all
20 requests of the HPC to exercise its review powers over an Administrative Certificate of
21 Appropriateness as outlined in Section 1006.2, the following notification procedures shall be used:

22 (1) By mailed notice not less than 10 days prior to the date of the hearing to all owners and
23 occupants of the subject property and to all owners and occupants within 150 feet of the subject
24 property, as well as to any other interested parties who make a request in writing to the Department;
25 and

DRAFT COPY

1 (2) By posted notice on the site not less than 10 days prior to the date of the hearing.

2 SEC. 1006.4. INTENTIONALLY LEFT BLANK. ~~REFERRAL TO ADVISORY BOARD PRIOR~~
3 ~~TO HEARING.~~

4 ~~Where a public hearing before the Planning Commission has been scheduled thereon, the~~
5 ~~application for a Certificate of Appropriateness shall be promptly referred to the Advisory Board and~~
6 ~~shall be considered by the Advisory Board at its next regular meeting, or at a special meeting called for~~
7 ~~that specific purpose. The Advisory Board shall render a report to the Planning Commission at or prior~~
8 ~~to the scheduled public hearing; failure of the Advisory Board to consider the application or to render~~
9 ~~a report shall not constitute grounds for continuation of the public hearing.~~

10 SEC. 1006.5. CONDUCT OF HEARING; DECISION.

11 Where a public hearing before the ~~Planning Commission~~ HPC has been scheduled:

12 (a) Report and Recommendation. The Department shall make necessary
13 investigations and studies prior to the hearing of the ~~Planning Commission~~ HPC. ~~The report and~~
14 ~~recommendation of the Director of Planning shall be submitted at the hearing.~~ The Department shall
15 provide its report and recommendation to the HPC.

16 (b) Record. A record shall be kept of the pertinent information presented at the
17 hearing, and such record shall be maintained as a part of the permanent public records of the
18 Department. A verbatim record may be made if permitted or ordered by the ~~Planning~~
19 ~~Commission~~ HPC.

20 (c) Continuations. The ~~Planning Commission~~ HPC shall determine the instances in
21 which cases scheduled for hearing may be continued or taken under advisement. In such
22 cases, new notice need not be given of the further hearing date, provided such date is
23 announced at the scheduled hearing.

24 (d) Decision. The HPC shall approve, disapprove, or modify Certificates of
25 Appropriateness for work to designated landmarks or within historic districts. The decision of the

DRAFT COPY

1 ~~Planning Commission~~ HPC shall be rendered within 30 days from the date of conclusion of the
2 hearing; failure of the ~~Commission~~ HPC to act within the prescribed time shall be deemed to
3 constitute disapproval of the application. The decision of the ~~Planning Commission~~ HPC, in
4 ~~either approving, or disapproving, or modifying~~ the application pursuant to Section 1006.6, shall
5 be final except upon the filing of a valid appeal to the Board of Appeals or Board of Supervisors
6 as provided in Section 1006.8. ~~The decision of the Planning Commission, in suspending action on~~
7 ~~an application pursuant to Section 1006.6, shall be final.~~ If the ~~Planning Commission or the~~ Board of
8 Appeals or Board of Supervisors on appeal, approves the application, ~~or after the expiration of~~
9 ~~any suspension period imposed by the Commission,~~ the Department shall issue a Certificate of
10 Appropriateness to the applicant.

11 (e) Time Limit for Exercise. When approving an application for a Certificate of
12 Appropriateness as provided herein, the ~~Planning Commission~~ HPC may impose a time limit for
13 submission of a permit application conforming to the Certificate; otherwise, such permit
14 application must be submitted within a reasonable time.

15 (f) Delegation of Hearing. The ~~Planning Commission~~ HPC may delegate to a
16 committee of one or more of its members, or to the Director of Planning or his or her designee,
17 ~~or to the Advisory Board,~~ or to any combination of the foregoing, the holding of the hearing
18 required by this Article 10 for a Certificate of Appropriateness. The delegate or delegates shall
19 submit to the ~~Planning Commission~~ HPC a record of the hearing, together with a report of
20 findings and recommendations relative thereto, for the consideration of the ~~Commission~~ HPC in
21 reaching its decision in the case.

22 (g) Reconsideration. Whenever an application has been disapproved by the
23 ~~Planning Commission~~ HPC, or by the Board of Appeals or Board of Supervisors on appeal as
24 described in Section 1006.8, no application, the same or substantially the same as that which
25

DRAFT COPY

1 was disapproved, shall be resubmitted to or reconsidered by the ~~Planning Commission~~ HPC
2 within a period of one year from the effective date of final action upon the earlier application.

3 SEC. 1006.6. NATURE OF ~~PLANNING COMMISSION~~ THE HPC'S DECISION.

4 The decision of the ~~Planning Commission~~ HPC after its public hearing shall be in
5 accordance with the following provisions:

6 (a) If the application for a Certificate of Appropriateness proposes construction or
7 alteration of a structure or any work involving a sign, awning, marquee, canopy, mural or other
8 appendage, or exterior changes in a historic district visible from a public street or other public
9 place, the ~~Planning Commission~~ HPC shall approve, ~~or~~ disapprove, or modify the application in
10 whole or in part.

11 (b) If the application proposes removal or demolition of a structure on a designated
12 landmark site, the ~~Planning Commission~~ HPC may disapprove or approve the application, or
13 may suspend action on it for a period not to exceed 180 days; provided that the Board of
14 Supervisors by resolution may, for good cause shown, extend the suspension for an
15 additional period not to exceed 180 days, if the said Board acts not more than 90 days and
16 not less than 30 days prior to the expiration of the original 180-day period.

17 (c) If the application proposes removal or demolition of a structure in a designated
18 historic district, other than on a designated landmark site, the ~~Planning Commission~~ HPC may
19 disapprove or approve the application, or may suspend action on it for a period not to exceed
20 90 days, subject to extension by the Board of Supervisors as provided in the preceding
21 subsection; provided, however, that the designating ordinance for the historic district may
22 authorize the suspension of action for an alternate period which shall in no event exceed 90
23 days, without extension, and in such event the provision of the designating ordinance shall
24 govern.

25

DRAFT COPY

1 (d) In the event action on an application to remove or demolish a structure is
2 suspended as provided in this Section, the ~~Planning Commission~~ HPC, ~~with the advice and~~
3 ~~assistance of the Advisory Board~~, may take such steps as it determines are necessary to
4 preserve the structure concerned, in accordance with the purposes of this Article 10. Such
5 steps may include, but shall not be limited to, consultations with civic groups, public agencies,
6 and interested citizens, recommendations for acquisition of property by public or private
7 bodies or agencies, and exploration of the possibility of moving one or more structures or
8 other features.

9 SEC. 1006.7. STANDARDS FOR REVIEW OF APPLICATIONS.

10 The ~~Planning Commission, HPC and~~ the Department, ~~and the Advisory Board and, in case of~~
11 ~~multiple approvals pursuant to Section 1006.1(f), the Planning Commission, and any other decision-~~
12 ~~making bodies,~~ shall be guided by the standards in this Section in their review of applications
13 for Certificates of Appropriateness for proposed work on a landmark site or in a historic
14 district. In appraising the effects and relationships mentioned herein, the ~~Planning Commission,~~
15 ~~HPC and~~ the Department ~~and the Advisory Board and other decision-making bodies,~~ shall in all
16 cases consider the factors of architectural style, design, arrangement, texture, materials,
17 color, and any other pertinent factors.

18 (a) The proposed work shall be appropriate for and consistent with the effectuation
19 of the purposes of this Article 10.

20 **(b)** The proposed work shall comply with the Secretary of the Interior's Standards for the
21 Treatment of Historic Properties.

22 **(c)** For applications pertaining to landmark sites, the proposed work shall preserve,
23 enhance or restore, and shall not damage or destroy, the exterior architectural features of the
24 landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its
25 major interior architectural features. The proposed work shall not adversely affect the special

DRAFT COPY

1 character or special historical, architectural or aesthetic interest or value of the landmark and
2 its site, as viewed both in themselves and in their setting, nor of the historic district in
3 applicable cases.

4 (d e) For applications pertaining to property in historic districts, other than on a
5 designated landmark site, any new construction, addition or exterior change shall be
6 compatible with the character of the historic district as described in the designating ordinance;
7 and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore,
8 and not to damage or destroy, the exterior architectural features of the subject property which
9 are compatible with the character of the historic district. Notwithstanding the foregoing, for any
10 exterior change where the subject property is not already compatible with the character of the
11 historic district, reasonable efforts shall be made to produce compatibility, and in no event
12 shall there be a greater deviation from compatibility. Where the required compatibility exists,
13 the application for a Certificate of Appropriateness shall be approved.

14 (e d) For applications pertaining to all property in historic districts, the proposed work
15 shall also conform to such further standards as may be embodied in the ordinance
16 designating the historic district.

17 (f e) For applications pertaining to the addition of murals on a landmark or
18 contributory structure in a historic district, ~~the Advisory Board and the Planning Commission~~ HPC
19 shall consider only the placement, size and location of the mural, to determine whether the
20 mural covers or obscures significant architectural features of the landmark or contributory
21 structure. For purposes of review under this Article 10, the City shall not consider the content
22 or artistic merit of the mural.

23 SEC. 1006.8. APPEALS ~~FROM PLANNING COMMISSION DECISION OF A~~
24 CERTIFICATE OF APPROPRIATENESS.

25

DRAFT COPY

1 (a) Right of Appeal. The decision of the HPC or the Planning Commission on a Certificate
2 of Appropriateness shall be final unless appealed to the Board of Appeals, which may modify the
3 decision by a 4/5 vote; provided however, that if the project requires Board of Supervisors approval or
4 is appealed to the Board of Supervisors as a Conditional Use Authorization, the decision shall not be
5 appealed to the Board of Appeals but rather to the Board of Supervisors, which may modify the
6 decision by a majority vote. The action of the Planning Commission in approving or disapproving in
7 whole or in part an application for a Certificate of Appropriateness shall be subject to appeal to the
8 Board of Supervisors in accordance with this Section. An action of the Commission on a Certificate of
9 Appropriateness so appealed ~~from~~ shall not become effective unless and until approved by the
10 Board of Appeals or Board of Supervisors in accordance with this Section. Nothing in this
11 Section shall be construed to authorize the appeal of any decision under Section 1006.6 of
12 this Article 10 to suspend action on an application.

13 (b) Notice of Appeal. Any appeal under this Section shall be taken by filing written
14 notice of appeal with the Board of Appeals or the Clerk of the Board of Supervisors, whichever
15 entity is appropriate under the requirements of subsection 1006.8(a), within 30 days after the date of
16 action by the ~~Planning Commission~~ HPC. ~~In the case of a historic district, the notice of appeal shall~~
17 ~~be subscribed by the owners of at least 20 percent of the property affected by the proposed Certificate~~
18 ~~of Appropriateness; for the purposes of this calculation, the property affected shall be deemed to be all~~
19 ~~property within the historic district. In the case of a landmark not in a historic district, the notice of~~
20 ~~appeal shall be subscribed by the property owner, or by any governmental body or agency, or by an~~
21 ~~organization with a recognized interest in historical preservation.~~

22 (c) Hearing. ~~Upon the filing of such written notice of appeal so subscribed, t~~The Board of
23 Supervisors, or the Board of Appeals or the Clerk(s) thereof shall set a time and place for
24 hearing such appeal, which shall be not less than 10 nor more than 30 days after such filing.
25 The Board of Supervisors must decide such appeal within 30 days of the time set for the

DRAFT COPY

1 hearing thereon; provided that, if the full membership of the Board is not present on the last
2 day on which said appeal is set or continued for hearing within said period, the Board may
3 postpone said hearing and decision thereon until, but not later than, the full membership of the
4 Board is present; provided, further, that the latest date to which said hearing and decision may
5 be so postponed shall be not more than 90 days from the date of filing of the appeal. Failure
6 of the Board of Supervisors to act within such time limit shall be deemed to constitute
7 approval by the Board of the ~~action~~ decision of the ~~Planning Commission~~ HPC.

8 ~~(d) — Decision. In acting upon any such appeal, the Board of Supervisors may disapprove the~~
9 ~~action of the Planning Commission only by a vote of not less than of all members of the Board.~~

10 ~~(d e)~~ Decisions Affecting City Hall. The provisions of this Subsection shall govern
11 decisions by the ~~City Planning Commission~~ HPC on a Certificate of Appropriateness for
12 alteration work to be done at City Hall, in lieu of any other provision set forth above. Upon the
13 approval or disapproval by the ~~City Planning Commission~~ HPC of a Certificate of
14 Appropriateness for alteration of City Hall, the Secretary of the ~~City Planning Commission~~ HPC
15 shall transmit to the Clerk of the Board of Supervisors written notification of the ~~Commission~~
16 HPC's decision. The Clerk shall set a time and place for hearing on the decision, which shall
17 be not less than 10 nor more than 30 days after receipt of such notification. The Board of
18 Supervisors may either approve, or disapprove, ~~or modify~~ the HPC's ~~Commission's~~ decision by
19 majority vote. The Board of Supervisors must take this action within 30 days of the time set for
20 the hearing thereon, provided that, if the full membership of the Board is not present on the
21 last day on which said hearing is set or continued within said period, the Board may postpone
22 said hearing and decision thereon until, but not later than, the full membership of the Board is
23 present; provided further, that the latest date to which said hearing and decision may be so
24 postponed shall be not more than 90 days from the date of the receipt of written notification.

25

DRAFT COPY

1 Failure of the Board of Supervisors to act within such time limit shall be deemed to constitute
2 approval by the Board of the action of the HPC City Planning Commission.

3 SEC. 1007. UNSAFE OR DANGEROUS CONDITIONS.

4 None of the provisions of this Article 10 shall be construed to prevent any measures of
5 construction, alteration, or demolition necessary to correct the unsafe or dangerous condition
6 of any structure, other feature, or part thereof, where such condition has been declared
7 unsafe or dangerous by the Director Superintendent of the Bureau Department of Building
8 Inspection or the Chief of the Bureau of Fire Prevention and Public Safety, and where the
9 proposed measures have been declared necessary, by such official, to correct the said
10 condition; provided, however, that only such work as is absolutely necessary to correct the
11 unsafe or dangerous condition may be performed pursuant to this Section. In the event any
12 structure or other feature shall be damaged by fire, or other calamity, or by Act of God or by
13 the public enemy, to such an extent that in the opinion of the aforesaid officials it cannot
14 reasonably be repaired and restored, it may be removed in conformity with normal permit
15 procedures and applicable laws.

16 SEC. 1008. COMPLIANCE WITH MAINTENANCE REQUIREMENTS.

17 The owner, lessee or other person in actual charge of a landmark, or of a structure in
18 an historic district, shall comply with all applicable codes, laws and regulations governing the
19 maintenance of the property. It is the intent of this Section to preserve from deliberate or
20 inadvertent neglect the exterior portions of such landmark or structure, the interior portions
21 thereof when subject to control as specified in the designating ordinance, and all interior
22 portions thereof whose maintenance is necessary to prevent deterioration and decay of any
23 exterior portion. Failure to comply with this Section shall be subject to enforcement and penalties
24 pursuant to Section 1013 below.

25 SEC. 1009. ADVICE AND GUIDANCE TO PROPERTY OWNERS.

DRAFT COPY

1 The ~~Advisory Board~~HPC may, upon request of the property owner, render advice and
2 guidance with respect to any proposed work for which a Certificate of Appropriateness is not
3 required, on a designated landmark site or in a designated historic district. In rendering such
4 advice and guidance, the ~~Advisory Board~~HPC shall be guided by the purposes and standards
5 in this Article 10. This Section shall not be construed to impose any regulations or controls
6 upon any property.

7 SEC. 1010. PROPERTY OWNED BY PUBLIC AGENCIES.

8 (a) The Department shall take appropriate steps to notify all public agencies which
9 own or may acquire property in the City, about the existence and character of designated
10 landmarks and historic districts; if possible, the Department shall cause a current record of
11 such landmarks and historic districts to be maintained in each such public agency. In the case
12 of any publicly owned property on a landmark site or in a historic district which is not subject
13 to the permit review procedures of the City, the agency owning the said property shall seek
14 the advice of the ~~Planning Commission~~HPC prior to approval or authorization of any
15 construction, alteration or demolition thereon; and the ~~Planning Commission, with the aid of the~~
16 ~~Advisory Board and~~HPC, in consultation with the Art Commission in appropriate cases, shall
17 render a report to the owner as expeditiously as possible, based on the purposes and
18 standards in this Article 10. ~~If Planning Commission review of a~~ If any such public project involving
19 construction, alteration or demolition on a landmark site or in a historic district is required by
20 the permit review procedures of the City or under any other law, or under the Charter, a Certificate
21 of Appropriateness shall be required pursuant to the provisions of this Article 10. ~~the Planning~~
22 ~~Commission shall render the report referred to in this Section to such public agency without specific~~
23 ~~request therefore.~~

24
25

DRAFT COPY

1 (b) All officers, boards, commissions and departments of the City shall cooperate
2 with the ~~Advisory Board and the Planning Commission~~ HPC in carrying out the spirit and intent of
3 this Article 10.

4 (c) Nothing in this Article 10 shall be construed to imposed any regulations or
5 controls upon designated landmarks owned or controlled by the Golden Gate Bridge Highway
6 and Transportation District.

7 SEC. 1011. RECOGNITION OF STRUCTURES OF MERIT.

8 (a) The ~~Advisory Board may recommend, and the Planning Commission~~ HPC may
9 approve, a list of structures of historical, architectural or aesthetic merit which have not been
10 designated as landmarks and are not situated in designated historic districts. ~~The said~~ This list
11 may be added to from time to time. The purpose of this list shall be to recognize and
12 encourage the protection, enhancement, perpetuation and use of such structures. The
13 ~~Advisory Board and the Planning Commission~~ HPC shall maintain a record of historic structures in
14 the City which have been officially designated by agencies of the State or federal government,
15 and shall cause such structures to be added to the aforesaid list.

16 (b) Nothing in this Article 10 shall be construed to impose any regulations or
17 controls upon such structures of merit included on the said list and neither designated as
18 landmarks nor situated in historic districts.

19 (c) The ~~Planning Commission, with the advice of the Advisory Board,~~ HPC may authorize
20 such steps as it deems desirable to recognize the merit of, and to encourage the protection,
21 enhancement, perpetuation and use of any such listed structure, or of any designated
22 landmark or any structure in a designated historic district, including but not limited to the
23 issuance of a certificate of recognition and the authorization of a plaque to be affixed to the
24 exterior of the structure; and the ~~Planning Commission~~ HPC shall cooperate with appropriate
25 State and federal agencies in such efforts.

DRAFT COPY

1 (d) The ~~Planning Commission, with the advice of the Advisory Board,~~ HPC may make
2 recommendations to the Board of Supervisors and to any other body or agency responsible,
3 to encourage giving names pertaining to San Francisco history to streets, squares, walks,
4 plazas and other public places.

5 SEC. 1013. ENFORCEMENT AND PENALTIES.

6 Enforcement and Penalties shall be as provided in Sections 176 and 176.1 of this
7 Code.

8 SEC. 1014. APPLICABILITY.

9 (a) No application for a permit to construct, alter, or demolish any structure or other
10 feature on a proposed landmark site or in a proposed historic district, filed subsequent to the
11 day that ~~initiation an application has been filed or a resolution adopted to initiate designation~~ of the
12 said landmark site or historic district was made pursuant to Section 1004.1(b), shall be approved
13 by the Department while proceedings are pending on such designation for the following time
14 periods:

15 (1) For landmark sites: 180 days after the date of initiation;

16 (2) For historic districts: 1 year after the date of initiation.

17 The HPC or the Board of Supervisors may approve by resolution a one-time extension of up to
18 180 days for both a landmark site and historic district. If ~~provided however, that after 180 days have~~
19 elapsed from the date of initiation of said designation, if final action on such designation has not
20 been completed before the time period lapses, then the permit application may be approved.

21 (b) The provisions of this Article 10 shall be inapplicable to the construction,
22 alteration or demolition of any structure or other feature on a landmark site or in a historic
23 district, where a permit for the performance of such work was issued prior to the effective date
24 of the designation of the said landmark site or historic district, and where such permit has not
25

DRAFT COPY

1 expired or been cancelled or revoked, provided that construction is started and diligently
2 prosecuted to completion in accordance with the Building Code.

3 (c) The provisions of subsection (a) notwithstanding, any property owner or their
4 authorized agent may proceed through the review and permitting process while proceedings are
5 pending on a proposed designation by applying to the HPC for a Certificate of Appropriateness
6 pursuant to Section 1006 while proceedings are pending on a proposed designation.

7 SEC. 1015. - SEVERABILITY.

8 If any Section, Subsection, Subdivision, Paragraph, sentence, clause or phrase of this
9 Article 10 or any part thereof, is for any reason held to be unconstitutional or invalid, such
10 decision shall not affect the validity of the remaining portions of this Article 10 or any part
11 thereof. The Board of Supervisors hereby declares that it would have passed each Section,
12 Subsection, Subdivision, Paragraph, sentence, clause or phrase thereof, irrespective of the
13 fact that any one or more Sections, Subsections, Subdivisions, Paragraphs, sentences,
14 clauses or phrases be declared unconstitutional.

15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Note: Additions are *single-underline italics Times New Roman*;
Deletions are ~~*strikethrough italics Times New Roman*~~.
Board amendment additions are double underlined
Board amendment deletions are ~~strikethrough normal~~.

Section 70. The San Francisco Planning Code is hereby amended by amending Article 11, to read as follows:

SEC. 1101. FINDINGS AND PURPOSES.

(a) It is hereby found that a substantial number of the buildings in the C-3 District have a special architectural, historical, and aesthetic value. These buildings contribute substantially to San Francisco's reputation throughout the United States as a City of outstanding beauty and physical harmony. A substantial number of these special buildings have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving and continuing their use, and without adequate consideration for the irreplaceable loss to the people of the City of their aesthetic, cultural, historic and economic value.

(b) It is further found that distinct and definable subareas within the C-3 District possess concentrations of buildings that together create a unique historic, architectural, and aesthetic character which contributes to the beauty and attractiveness of the City. The quality of these geographic areas has been and continues to be degraded by the unnecessary demolition of buildings of substantial architectural and aesthetic merit, by their replacement with buildings which conflict with the character and scale of the area, and by alteration of buildings in a manner which conflicts with the character and scale of the area.

1 (c) It is therefore declared that the protection, enhancement, and perpetuation of
2 buildings and definable subareas of special architectural, historical, and aesthetic interest is
3 necessary to promote the health, safety, prosperity and welfare of the people of the City.
4 Accordingly, the purposes of this Article are:

5 (1) The protection, enhancement, and perpetuation of structures and subareas of
6 special architectural, historical, and aesthetic character which contribute to the urban
7 environment;

8 (2) The maintenance and improvement of a healthy economy for the City by
9 enhancing both property values and the City's attractiveness as a place to do business;

10 (3) The protection and improvement of the City's attractiveness to tourists and other
11 visitors, and the stimulus to business provided thereby;

12 (4) The enrichment of the educational, cultural, aesthetic and spiritual life of the
13 inhabitants of the City by fostering knowledge of the heritage of the City's past and retaining
14 the quality of the City's urban environment.

15 (d) It is further found that the use of Transferable Development Rights ("TDR") as
16 provided herein is necessary to promote the urban planning and design goals of the *Master*
17 *General* Plan by (1) maintaining appropriate overall development capacities in each zoning
18 district within the C-3 area, as defined by applicable floor area, height, bulk and other
19 parameters; (2) encouraging and directing development into the Special Development District
20 in order to maintain a compact downtown financial district; and (3) facilitating the retention of
21 Significant Buildings, ~~and encouraging the retention of~~ Contributory Buildings, and the
22 compatible replacement or alteration of Unrated buildings in Conservation Districts, as defined
23 herein.

24 SEC. 1102. STANDARDS FOR DESIGNATION OF BUILDINGS.

25

1 The buildings in the C-3 Districts are divided into five categories according to the
2 Building Rating methodology as set forth and explained in the Preservation of the Past section
3 of the Downtown Plan, a component of the ~~Master~~ General Plan. Those categories are as
4 follows:

5 (a) Significant Buildings - Category I. Buildings which:

6 (1) Are at least 40 years old; and

7 (2) Are judged to be Buildings of Individual Importance; and

8 (3) Are rated Excellent in Architectural Design or are rated Very Good in both

9 Architectural Design and Relationship to the Environment.

10 (b) Significant Buildings - Category II. Buildings:

11 (1) Which meet the standards in Section 1102(a) above; and

12 (2) To which, because of their depth and relationship to other structures, it is
13 feasible to add different and higher replacement structures or additions to height at the rear of
14 the structure, even if visible when viewing the principal facades, without affecting their
15 architectural quality or relationship to the environment and without affecting the appearance of
16 the retained portions as separate structures when viewing the principal facades. The
17 designation of Category II Buildings shall identify for each building the portion of the building
18 beyond which such additions may be permitted.

19 (c) Contributory Buildings - Category III. Buildings which:

20 (1) Are located outside a designated Conservation District; and

21 (2) Are at least 40 years old; and

22 (3) Are judged to be Buildings of Individual Importance; and

23 (4) Are rated either Very Good in Architectural Design or Excellent or Very Good in

24 Relationship to the Environment.

25 (d) Contributory Buildings - Category IV. Buildings which:

- 1 (1) Are located in a designated Conservation District; and
2 (2) Are at least 40 years old; and
3 (3) Are judged to be Buildings of Individual Importance, and are rated either Very
4 Good in Architectural Design or Excellent or Very Good in Relationship to the Environment.
5 (4) Are judged to be Buildings of Contextual Importance and are rated Very Good in
6 Architectural Design and/or Excellent or Very Good in Relationship to the Environment.
7 (e)___Unrated Buildings - Category V. Buildings which are not designated as
8 Significant or Contributory.

9 SEC. 1102.1.DESIGNATION OF BUILDINGS.

10 The buildings in the C-3 District are classified as follows:

- 11 (a) Significant Buildings - Category I. The buildings listed in Appendix A to this
12 Article 11 are hereby designated as Significant Buildings - Category I.
13 (b) Significant Buildings - Category II. The buildings listed in Appendix B to this
14 Article 11 are hereby designated as Significant Buildings - Category II.
15 (c) Contributory Buildings - Category III. The buildings listed in Appendix C to this
16 Article 11 are hereby designated as Contributory Buildings - Category III.
17 (d) Contributory Buildings - Category IV. The buildings listed in Appendix D to this
18 Article 11 are hereby designated as Contributory Buildings - Category IV.
19 (e) Unrated Buildings - Category V. All buildings in the C-3 District not otherwise
20 designated in this Section are hereby designated as Unrated - Category V.

21 SEC. 1103. STANDARDS FOR DESIGNATION OF CONSERVATION DISTRICTS.

22 Portions of the C-3 District may be designated as Conservation Districts if they contain
23 substantial concentrations of buildings that together create subareas of special architectural
24 and aesthetic importance. Such areas shall contain substantial concentrations of Significant
25

1 and Contributory Buildings and possess substantial overall architectural, aesthetic or historic
2 qualities justifying additional controls in order to protect and promote those qualities.

3 SEC. 1103.1. CONSERVATION DISTRICT DESIGNATIONS.

4 The following Conservation Districts are hereby designated for the reasons indicated in
5 the appropriate Appendix:

6 (a) The Kearny-Market-Mason-Sutter Conservation District is hereby designated as
7 set forth in Appendix E.

8 (b) The New Montgomery-Second Street Conservation District is hereby designated
9 as set forth in Appendix F.

10 (c) The Commercial-Leidesdorff Conservation District is hereby designated as set
11 forth in Appendix G.

12 (d) The Front-California Conservation District is hereby designated as set forth in
13 Appendix H.

14 (e) The Kearny-Belden Conservation District is hereby designated as set forth in
15 Appendix I.

16 (f) The Pine-Sansome Conservation District is hereby designated as set forth in
17 Appendix J.

18 SEC. 1104. INTENTIONALLY LEFT BLANK.—~~NOTICE OF DESIGNATION.~~

19 ~~(a) — The Zoning Administrator shall notify by mail the owners of every building designated~~
20 ~~by this ordinance as a Significant or Contributory Building and every building within a conservation~~
21 ~~district as established by this ordinance.~~

22 ~~(b) — With respect to buildings designated Significant or Contributory by this ordinance,~~
23 ~~notice shall also be given by posting each such building in a conspicuous place as well as by~~
24 ~~publication pursuant to the provisions of California Government Code Section 6064. The notice shall~~

25

1 ~~state that the owner of every building so designated has the right to request a change of designation~~
2 ~~and the time permitted for making such a request.~~

3 ~~(c) — The Zoning Administrator shall cause a copy of this ordinance, or notice thereof, to be~~
4 ~~recorded in the office of the County Recorder for properties designated as Significant or Contributory,~~
5 ~~and for properties designated within a conservation district, by this ordinance.~~

6 SEC. 1105. INTENTIONALLY LEFT BLANK ~~—RECONSIDERATION OF DESIGNATION.~~

7 ~~(a) — Request for Reconsideration. Within 45 days of the effective date of this ordinance, a~~
8 ~~request for reconsideration and change of a designation may be filed by any affected property owner,~~
9 ~~by any organization or group which has historic preservation stated as one of its goals in its bylaws or~~
10 ~~articles of incorporation, or the application of at least 50 registered voters of the City, based on the~~
11 ~~grounds that under the standards contained in Section 1102 the designation set forth in this ordinance~~
12 ~~is incorrect. Such a request shall be filed with the Department of City Planning on forms provided for~~
13 ~~that purpose. The Department of City Planning shall not accept or act upon any application filed after~~
14 ~~45 days have passed. Once a request for reconsideration has been made as to any building, no~~
15 ~~additional requests shall be accepted as to that building; however, another applicant may seek a~~
16 ~~change of designation different from that sought in the original reconsideration request. Any property~~
17 ~~owner who contends that the designation applicable to its property deprives the owner of a~~
18 ~~constitutionally protected property right, or that, by reason of such application, the property owner is~~
19 ~~entitled to compensation, shall assert such argument in connection with and in aid of the application~~
20 ~~filed under this Section and provide all evidence in the property owner's possession in support of such~~
21 ~~contention.~~

22 ~~(b) — Referral to the Landmarks Preservation Advisory Board; Review by the Department of~~
23 ~~City Planning. Upon determination by the Zoning Administrator that an application is complete, the~~
24 ~~Zoning Administrator shall promptly refer the matter to the Landmarks Preservation Advisory Board~~
25 ~~for review and recommendation, and the Department of City Planning shall undertake a study of the~~

1 ~~reconsideration request and prepare a report and recommendation. The Landmarks board shall~~
2 ~~recommend approval, disapproval, or approval with modifications of the application within 30 days of~~
3 ~~receiving it; provided, however, that if more than 30 applications are received within any 15-day~~
4 ~~period at the Department of City Planning, the Zoning Administrator may extend the time for Advisory~~
5 ~~Board action with respect to those applications for an additional period of time not to exceed 45 days,~~
6 ~~and if more than 50 applications are received within such time, for an additional period of time deemed~~
7 ~~necessary to allow sufficient time for Board review. If the Landmarks Board fails to respond within the~~
8 ~~allowed time the City Planning Commission shall proceed without a recommendation from the~~
9 ~~Landmarks Board.~~

10 (c) ~~— Submittal to the Planning Commission. Upon completion of the study by the Department~~
11 ~~of City Planning and recommendation by the Landmarks Advisory Board, the matter shall be scheduled~~
12 ~~for public hearing before the Planning Commission; provided, however, that in no event shall it be~~
13 ~~scheduled later than 30 days after the Advisory Board has made its recommendation unless the~~
14 ~~applicant consents to an extension of this time limit. Notice of the hearing shall be given by mail to the~~
15 ~~applicant and to any other persons requesting notice.~~

16 (d) ~~— City Planning Commission Decision. The Planning Commission may approve,~~
17 ~~disapprove, or approve with modifications the reconsideration application. The building shall be~~
18 ~~deemed to be designated according to the decision of the Planning Commission and the provisions of~~
19 ~~this Article 11 applicable to that designation shall apply to the building notwithstanding another~~
20 ~~designation of the building in Appendices A, B, C or D to this Article.~~

21 SEC. 1106. PROCEDURES FOR CHANGE OF DESIGNATION; AND DESIGNATION
22 OF ADDITIONAL SIGNIFICANT AND CONTRIBUTORY BUILDINGS.

23 Buildings may be designated as Significant or Contributory Structures or their designation
24 may be changed through amendment of Appendices A, B, C and D of this Article. Such
25

1 designation or change of designation shall be governed by the following provisions in lieu of
2 the provisions of Section 302:

3 (a) Initiation. The designation or change of designation of a Significant or
4 Contributory building may be initiated by motion of the Board of Supervisors, by resolution of
5 the ~~Planning Commission or the Landmarks Preservation Advisory Board~~ HPC, by the verified
6 application of the owner or authorized agent of the affected property, by the application of any
7 organization or group which has historic preservation stated as one of its goals in its bylaws or
8 articles of incorporation, or by the application of at least 50 registered voters of the City.
9 Except in the case of initiation by governmental bodies, any such application shall contain
10 historic, architectural, and/or cultural documentation to support the initiation or change of designation
11 as well as any additional information which may be required by the application procedures and
12 policies established by the HPC. ~~be filed with the Department of City Planning upon forms prescribed~~
13 ~~by the Department of City Planning, and shall be accompanied by all data required by the Department.~~

14 (b) ~~Notice; Referral to the Landmarks Preservation Advisory Board; and~~ Review by the
15 Planning Department ~~of City Planning~~. Upon determination by the ~~Zoning Administrator~~ Planning
16 Department that a verified application is complete and contains all necessary information or
17 upon receipt of the motion or resolution of one of the governmental bodies set forth in
18 Subsection (a) above, the ~~Zoning Administrator~~ Department shall (1) send notice of the
19 proposed designation or change of designation by mail no less than 20 days from the date of the
20 hearing to the owner of the affected property, unless the application is that of the owner, and to
21 any interested parties who make a request in writing to the Department, and (2) promptly refer the
22 matter to the ~~Landmarks Preservation Advisory Board~~ HPC for review and the submittal of a
23 recommendation. The Planning Department ~~of City Planning~~ shall also undertake a study of the
24 proposed designation or change of designation.

25

1 (c) ~~Referral and~~ Action by the ~~Planning Commission HPC~~. ~~Upon completion of the review~~
2 ~~of the proposed designation or change of designation by the Department of City Planning and the~~
3 ~~submittal of the report by the Landmarks Board, the matter~~ The application proposed designation or
4 change of designation shall be placed on the agenda of the ~~Planning Commission HPC~~ for public
5 hearing. The ~~Planning Commission HPC~~ shall determine the appropriate designation or change
6 in designation of the building. If the ~~Planning Commission HPC~~ approves or modifies the
7 ~~proposed~~ designation or change of designation in whole or in part, it shall transmit ~~the proposal~~
8 its recommendation, together with a copy of the resolution ~~of approval~~, to the Clerk of the Board
9 of Supervisors without referral or recommendation of the Planning Commission.

10 ~~(d e)~~ Designation by Board of Supervisors. The Board of Supervisors, or a committee
11 thereof, shall hold a public hearing on any proposal so transmitted to it. The Board of
12 Supervisors may approve, modify and approve, or disapprove the designation or change of
13 designation by a majority vote of all its members.

14 ~~(e) (f)~~ Appeal to Board of Supervisors. If the ~~Planning Commission HPC~~ disapproves the
15 proposed designation or change of designation, such action shall be final except upon the
16 filing of a notice of appeal to the Board of Supervisors within 30 days by the applicant or any
17 of the persons, organizations or groups listed in Section 1106(a); provided, however, that if
18 the proposal was initiated by the Board of Supervisors, the Clerk of the said Board shall be
19 notified immediately of the disapproval without the necessity for an appeal.

20 ~~(f) (g)~~ Hearing and Decision. The Board of Supervisors, or a committee thereof, shall
21 hold a public hearing on any such proposal appealed to it or initiated by it. The Board of
22 Supervisors may uphold the ~~Planning Commission HPC~~, overrule the ~~Planning Commission HPC~~
23 and approve, or modify and approve, the designation or change of designation by a majority
24 vote of all its members.

25

1 ~~(g)~~ ~~(h)~~ Notice of Proceedings. Notice of the hearing~~(s)~~ scheduled before the ~~Planning~~
2 ~~Commission~~ HPC and Board of Supervisors, and of the availability of applicable reports, shall
3 be given by mail no less than 20 days from the date of the hearing to the initiators of the
4 designation or change of designation, to the owners of any affected building, to appellants,
5 and to any other interested person or organization requesting notice.

6 ~~(h)~~ ~~(i)~~ Grounds for Designation or Change of Designation. The designation of a
7 building may be changed if (1) changes in the area in the vicinity of a building located outside
8 a Conservation District warrant a change in the rating of the building with respect to its
9 relationship to the environment and therefore place it in a different category, pursuant to
10 Section 1102; or (2) changes in Conservation District boundaries make a building of
11 Contextual Importance fall outside a Conservation District and therefore no longer eligible for
12 designation as a Contributory building, or, conversely, make a building of Contextual
13 Importance fall within a Conservation District and therefore eligible for designation as a
14 Contributory Building; or (3) changes in the physical features of the building due to
15 circumstances beyond the control of the owner, or otherwise permitted by this Article, warrant
16 placing the building in a different category pursuant to the standards set forth in Section 1102;
17 or (4) restoration of the building to its original quality and character warrants placing the
18 building in a different category pursuant to the standards set forth in Section 1102; or (5) by
19 the passage of time, the building has become at least 40 years old, making it eligible to be
20 considered for designation as a Significant or Contributory building, pursuant to Section 1102;
21 or (6) the discovery of new factual information (for example, information about the history of
22 the building) makes the building eligible for rating as a Building of Individual or Contextual
23 Importance and, therefore, eligible to be designated as a Significant or Contributory Building.

24 SEC. 1107. PROCEDURES FOR DESIGNATION OF ADDITIONAL
25 CONSERVATION DISTRICTS OR BOUNDARY CHANGE OF CONSERVATION DISTRICTS.

1 A Conservation District may be designated or its boundary changed through
2 amendment of Section 1103.1 of this Article 11. The HPC shall have the authority to recommend
3 approval, disapproval, or modification of Conservation District designations or boundary changes to
4 the Board of Supervisors. Such designation or boundary change shall be governed by the
5 following provisions in lieu of the provisions of Section 302.

6 (a) Initiation of Designation or Boundary Change. The designation of an area of the
7 C-3 District as a Conservation District or the change of District boundaries may be initiated by
8 motion of the Board of Supervisors, by resolution of the ~~Planning Commissioner the Landmarks~~
9 ~~Preservation Advisory Board~~ HPC, upon the verified application of the owners or other
10 authorized agents of greater than 25 percent of the structures in the area proposed for
11 designation (or, as to an alteration, 25 percent of the structures of the proposed new district
12 unless it would be an area smaller than the existing district, in which case it shall be 25
13 percent of the structures of the existing district), upon the verified application of any
14 organization or group which has historic preservation stated as one of its goals in its bylaws or
15 articles of incorporation, or upon the verified application of at least 150 registered voters of the
16 City. Except in case of an initiation by governmental bodies, any such application shall contain
17 historic, architectural, and/or cultural documentation to support the initiation or change of designation
18 as well as any additional information which may be required by the application procedures and
19 policies established by the HPC. ~~be filed with the Department of City Planning upon forms prescribed~~
20 ~~by the Department of City Planning, and shall be accompanied by all data required by said~~
21 ~~Department.~~

22 (b) ~~Notice; Referral to the Landmarks Preservation Advisory Board; Review by the~~
23 ~~Department of City Planning. Notice, referral to the Landmarks Board and review by the Department~~
24 ~~of City Planning shall be as provided in Section 1106(b) of this Article.~~

1 (e b) Submittal to the ~~Planning Commission HPC~~. Submittal to and action by the
2 ~~Planning Commission HPC~~ shall be as set forth in Section 1106(e) of this Article.

3 (~~c~~) ~~Review by the Planning Commission. Submittal to and action by the Planning~~
4 ~~Commission shall be as set forth in Section 1106(d) of this Article The Department shall promptly refer~~
5 ~~recommendations regarding Conservation District designations to the Planning Commission, which~~
6 ~~shall have 45 days to review and comment on the proposed designation, which comments, if any, shall~~
7 ~~be forwarded to the Board of Supervisors together with the HPC's recommendation. Notice of the~~
8 ~~Planning Commission hearing shall be given as provided in Section 1107(g) of this Article.~~

9 (d) Designation by Board of Supervisors. The Board of Supervisors, or a committee
10 thereof, shall hold a public hearing on any proposal so transmitted to it. The Board of
11 Supervisors may approve, modify and approve, or disapprove the designation or boundary
12 change by a majority vote of all its members.

13 (e) Appeal to Board of Supervisors. If the ~~Planning Commission HPC~~ disapproves the
14 proposed designation or boundary change, such action shall be final except upon the filing of
15 a notice of appeal to the Board of Supervisors within 30 days by the applicant or any of the
16 persons, organizations, or groups listed in Section 1107(a); provided, however, that if the
17 proposal was initiated by the Board of Supervisors, the Clerk of the said board shall be
18 notified immediately of the disapproval without the necessity for an appeal.

19 (f) Hearing and Decision. The Board of Supervisors, or a committee thereof, shall
20 hold a public hearing on any such proposal appealed to it or initiated by it. The Board of
21 Supervisors may uphold the ~~Planning Commission HPC~~, overrule the ~~Planning Commission HPC~~
22 and approve, or modify and approve, the designation or boundary change by a majority vote
23 of all its members.

24 (g) Notice of Proceedings. Notice of the public hearing(s) scheduled pursuant to this
25 Section 1107 ~~before the Planning Commission~~ shall be given by mail no less than 20 days from the

1 date of the hearing to the initiators of the designation or alteration, the owners of all lots within
2 300 feet of the proposed new district or of that portion of the district being ~~altered~~ modified, as
3 well as to interested individuals or organizations who request such notice in writing to the
4 Department.

5 (h) Standards Applicable to Designation or Boundary Change. The standards
6 governing the designation and change of District boundaries are those set forth in Section
7 1103. Areas may be removed from Conservation Districts if the character of the area has
8 changed such that the area no longer qualifies under the standards set forth in Section 1103.

9 SEC. 1108. NOTICE OF DESIGNATION.

10 When a building has been designated Significant or Contributory or its designation is
11 changed pursuant to Section 1106, or when a new Conservation District is established or the
12 boundary of a Conservation District changed pursuant to Section 1107, the Zoning
13 ~~Administrator~~ Planning Department shall notify each affected property owner by mail and shall
14 cause a copy of the ordinance, or notice thereof, to be recorded in the office of the County
15 Recorder.

16 SEC. 1109. PRESERVATION LOTS: ELIGIBILITY FOR TRANSFER OF
17 DEVELOPMENT RIGHTS.

18 For the purpose of T~~r~~ansfer of D~~e~~velopment Rights (TDR) as provided in Section
19 128 of this Code, lots on which are located Significant or Contributory Buildings, or Category
20 V Buildings in those certain Conservation Districts and portions thereof as indicated in Section
21 8 of the Appendix relating to that District are eligible P~~p~~reservation L~~l~~ots as provided in this
22 Section:

23 (a) Significant Buildings. Lots on which are located buildings designated as
24 Significant Buildings - Category I or Category II - are eligible to transfer the difference between
25 the allowable gross floor area permitted on the lot by Section 124 of this Code and the gross

1 floor area of the development on the lot, if all the requirements for transfer set forth in Section
2 128 are met. Lots on which are located Significant Buildings which have been altered in
3 conformance with the provisions of this Article retain eligibility for the transfer of TDR.

4 (b) Contributory Buildings. Lots on which are located buildings designated as
5 Contributory Buildings - Category III or Category IV - are eligible to transfer the difference
6 between the allowable gross floor area permitted on the lot by Section 124 of the Code and
7 the gross floor area of the development on the lot, if all the requirements for transfer set forth
8 in Section 128 are met. Alteration or demolition of such a building in violation of Section 1110
9 or Section 1112, or alterations made without a permit issued pursuant to Sections 1111
10 through 1111.6, eliminates eligibility for the transfer of TDR; provided, however, that such
11 eligibility may nonetheless be retained or acquired again if, pursuant to Section 1114(b), the
12 property owner demonstrates as to any alteration that it was not major, or if the property
13 owner restores the demolished or altered building. Once any TDR have been transferred from
14 a Contributory Building, the building is subject to the same restrictions on demolition and
15 alteration as a Significant Building. These restrictions may not be removed by the transfer of
16 TDR back to the building.

17 (c) Category V Buildings in Conservation Districts. Where explicitly permitted in
18 Section 8 of the Appendix establishing a Conservation District, lots located in such a District
19 on which are located Category V Buildings (designated as neither Significant nor Contributory)
20 are eligible to transfer the difference between the allowable gross floor area permitted on the
21 lot under Section 124 of the Code and the gross floor area of the development on the lot, if all
22 the requirements for transfer set forth in Section 128 are met; provided, however, that a lot is
23 eligible as a Preservation Lot pursuant to this Section only if (1) the exterior of the building is
24 substantially altered so as to make it compatible with the scale and character of the Significant
25 and Contributory Buildings in the district, including those features described in Sections 6 and

1 7 of the Appendix to Article 11 describing the relevant district, and has thus been determined
2 a Compatible Rehabilitation, and the building meets or has been reinforced to meet the
3 standards for seismic loads and forces of the ~~1975~~ Building Code or (2) the building on the lot
4 is new, having replaced a Category V Building, and has received approval as a Compatible
5 Replacement Building, pursuant to Section 1113. The procedures governing these
6 determinations are set forth in Section 309.

7 SEC. 1110. ALTERATION OF SIGNIFICANT OR CONTRIBUTORY BUILDINGS OR
8 BUILDINGS IN CONSERVATION DISTRICTS.

9 With respect to a designated Significant or Contributory Building or any ~~Category V B~~
10 ~~building~~ in a Conservation District, no person shall carry out or cause to be carried out any
11 alteration to the exterior of a building for which a permit is required pursuant to the Building
12 Code unless the permit is approved pursuant to the provisions of Sections 1111 through
13 1111.6 of this Article. The HPC shall have the authority to approve, disapprove, or modify all
14 applications for Permits to Alter Significant or Contributory Buildings or buildings within
15 Conservation Districts subject to appeal as provided in this Article 11.; ~~provided, however, that this~~
16 ~~approval is not required with respect to the owner of a Contributory Building of Category III who has~~
17 ~~not transferred any TDR and who elects to proceed with a major alteration without reference to~~
18 ~~Sections 1111 through 1111.6. Election to proceed without a permit pursuant to this Section may be~~
19 ~~made at the time that the Zoning Administrator determines that the proposed alteration is major~~
20 ~~pursuant to Section 1111.1. If no election is made at the time of the Zoning Administrator's~~
21 ~~determination that an alteration is major, the applicant may make such election at any time thereafter.~~
22 ~~Review under Sections 1111 through 1111.6 shall cease after such election has been made and the~~
23 ~~permit shall be processed without regard to the requirements of that Section. Election shall be made in~~
24 ~~writing on a form provided by the Zoning Administrator. Where an owner elects not to proceed~~
25 ~~pursuant to Sections 1111 through 1111.6, the proposed alteration for which the application is filed~~

1 ~~shall be deemed not to meet the requirements of Section 1111.6, and if the alteration permit is issued~~
2 ~~and work commenced thereunder, the Zoning Administrator shall not issue a Statement of Eligibility for~~
3 ~~the lot on which the building is located.~~

4 SEC. 1111. APPLICATIONS FOR PERMITS TO ALTER.

5 The ~~Zoning Administrator~~ HPC may define categories of alterations which are deemed to
6 be Minor Alterations ~~and individual permits falling within those categories shall be reviewed and~~
7 ~~acted upon without referral to the Zoning Administrator HPC for review pursuant to Sections 1111~~
8 ~~through 1111.6. All other~~ applications for permits to undertake any alteration of a building subject
9 to this Article designated Significant or Contributory or a building in any Conservation District shall
10 be referred to the ~~Zoning Administrator~~ Planning Department by the Central Permit Bureau within
11 five days of receipt.

12 An applicant for a major alteration permit for a Category V Building in any of the
13 Conservation Districts which provides for such eligibility may request on the application a
14 determination by the HPC that if the proposed alteration is completed as approved, the building
15 will be deemed a Compatible Rehabilitation under Section 1109(c) so that the lot on which the
16 building is located becomes eligible as a Preservation Lot for the transfer of TDR.

17 SEC. 1111.1. DETERMINATION OF MAJOR ALTERATION.

18 ~~Within 10 days after referral by the Central Permit Bureau, the Zoning Administrator shall~~
19 ~~determine in writing if the proposed alteration is a Major Alteration or a Minor Alteration. The HPC~~
20 ~~shall have the authority to determine if a proposed alteration is a Major or a Minor Alteration. The~~
21 HPC may define categories of alterations to be deemed Minor Alterations and may delegate approval
22 of applications for such Permits for Minor Alterations to Department staff, whose decisions may be
23 appealed to the HPC pursuant to subsection 1111.1(c) of this Article. If delegated to the Department,
24 the categories of Minor Alterations shall include but are not limited to the following:

25 (a) — An alteration is considered Major if any of the following apply:

1 (1) — ~~The alteration will substantially change, obscure or destroy exterior character defining~~
2 ~~spaces, materials, features or finishes; or~~

3 (2) — ~~The alteration would affect all or any substantial part of a building's structural~~
4 ~~elements, exterior walls or exterior ornamentation; or~~

5 (3) — ~~The alteration occurs by virtue of construction which results in a substantial addition of~~
6 ~~height above the height of the building.~~

7 (b) — ~~An alteration is considered minor if:~~

8 (1) — ~~The criteria set forth in Subsection (a) do not apply; or —~~

9 (2) — ~~It is an alteration of the ground-floor display areas within the architectural frame (piers~~
10 ~~and lintels) of the building to meet the needs of first-floor commercial uses; or~~

11 (1) Work to perform “ordinary maintenance and repairs” which for the purpose of this
12 Article 11 shall mean any work, the sole purpose and effect of which is to correct deterioration, decay,
13 or damage; and

14 (2 ~~3~~) The sole purpose and effect of the alteration is to comply with the UMB Seismic
15 Retrofit Ordinances and the ~~Zoning Administrator determines that the~~ proposed work complies
16 with the UMB Retrofit Architectural Design Guidelines, ~~which guidelines shall be~~ adopted by the
17 ~~Planning Commission~~ HPC; and

18 (3) Any other work so delegated to the Department by the HPC.

19 (a) If the application is been determined to be a Minor Alteration which has been delegated
20 to the Department staff for approval, then the application may be approved as a Permit for Minor
21 Alteration by the Department without a hearing before the HPC. The Department shall mail to the
22 applicant and any individuals or organizations who so request the Department’s written decision
23 approving the Permit for Minor Alteration. Such decisions of the Department may be appealed to the
24 HPC within 15 days of the date of the written decision. The HPC may also review the decisions of the
25 Department by its own motion.

1 ~~(b) If the application for a Permit to Alter is not a Minor Alteration that has been delegated~~
2 ~~to Department staff, then it shall be scheduled for a hearing by the HPC pursuant to the procedures in~~
3 ~~Section 1111.4 below.~~

4 ~~(c) The Zoning Administrator shall mail to the applicant and any individuals or~~
5 ~~organizations who so request the written determination as to the category of the proposed alteration.~~
6 ~~Decisions of the Zoning Administrator may be appealed to the Board of Permit Appeals HPC within 10~~
7 ~~days of the written determination in the manner provided in Section 308.2.~~

8 ~~(d) Permits determined to be for minor alterations shall be returned, with that~~
9 ~~determination noted, to the Central Permit Bureau for further processing; provided, however, that the~~
10 ~~Zoning Administrator may take any action with respect to the application otherwise authorized.~~

11 ~~SEC. 1111.2. INTENTIONALLY LEFT BLANK - REFERRAL OF APPLICATIONS FOR~~
12 ~~MAJOR ALTERATIONS TO LANDMARKS PRESERVATION ADVISORY BOARD: REVIEW BY THE~~
13 ~~DEPARTMENT OF CITY PLANNING.~~

14 ~~(a) Upon determination that the proposed alteration is a major alteration, the Director of~~
15 ~~Planning shall refer applications for permits to alter Significant and Contributory Buildings to the~~
16 ~~Landmarks Preservation Advisory Board for its report and recommendation, which shall be rendered~~
17 ~~within 30 days. Said time limit for the Board to render its report may be extended by the Department of~~
18 ~~City Planning for an additional 30 days to render its report in the case of complex alterations, multiple~~
19 ~~hearings, or upon request of the applicant. If the Board fails to submit a report and recommendation~~
20 ~~within the time allowed, the matter may be considered without reference to such report and~~
21 ~~recommendation.~~

22 ~~(b) Simultaneously with the proceedings before the Landmarks Board, the application shall~~
23 ~~be reviewed by the Department of City Planning.~~

24
25

1 ~~(e) — Applications for permits to alter any Category V building in a Conservation District~~
2 ~~which alteration is determined to be major shall be governed by the standards of Section 1111.6(e) and~~
3 ~~the procedures set forth in Section 309.~~

4 SEC. 1111.3. INTENTIONALLY LEFT BLANK. ~~RECOMMENDATION BY THE DIRECTOR~~
5 ~~OF PLANNING.~~

6 ~~After considering any report and recommendation submitted by the Landmarks Preservation~~
7 ~~Advisory Board, the Director of Planning shall make a determination on the application and shall~~
8 ~~submit a written recommendation containing findings to the Planning Commission. The~~
9 ~~recommendation may be to approve, to approve with conditions, or disapprove the application for~~
10 ~~alteration, and, where applicable, the application for a determination that the building is a Compatible~~
11 ~~Rehabilitation. The Commission, the applicant and any other person who so requests shall be supplied~~
12 ~~with a copy of reports and recommendations of the Landmarks Preservation Advisory Board and the~~
13 ~~findings and recommendations of the Director of Planning.~~

14 SEC. 1111.4. CONSIDERATION AND DECISION BY THE ~~CITY PLANNING~~
15 ~~COMMISSION HPC.~~

16 ~~Upon determination by the Department that a proposed alteration is not a Minor Alteration that~~
17 ~~has been delegated to staff, then it shall be scheduled for a hearing by the HPC. The Department shall~~
18 ~~set a time and place for said hearing within a reasonable period. Notice of the time, place, and~~
19 ~~purpose of the hearing shall be given by the Department as follows:~~

20 ~~(a) By mail to the owner of the subject property not less than 20 days prior to the date of the~~
21 ~~hearing; and~~

22 ~~(b) By mail to the applicant not less than 20 days prior to the date of the hearing; and~~

23 ~~(c) By mail to any interested parties who make a request in writing to the Department; and~~

24
25

1 (d) For applications for a building located in a Conservation District, by mail not less than
2 20 days prior to the date of the hearing to the owners of all real property within 300 feet of the subject
3 property; and

4 (e) By posting notice on the site not less than 20 days prior to the date of the hearing; and

5 (f) Any other notice as the Department shall deem appropriate.

6 (1) For the purposes of the mailed notice, the latest citywide assessment roll for names and
7 addresses of owners shall be used. Failure to send notice by mail to any such property owner or
8 occupant where the address is not shown on the citywide assessment roll shall not invalidate any
9 procedures in connection with such action.

10 (g) Notice for HPC review of Minor Permits to Alter. For all requests of the HPC to
11 exercise its review powers over a Minor Permit to Alter as outlined in Section 1111.2, the following
12 notification procedures shall be used:

13 (1) Mailed notice not less than 10 days prior to the date of the hearing to all owners within
14 150 feet of the subject property, as well as to any other interested parties who make a request in
15 writing; and

16 (2) Posted notice on the site not less than 10 days prior to the date of the hearing.

17 ~~(a) The recommendation of the Director of Planning shall be placed on the consent~~
18 ~~calendar of the City Planning Commission; provided, however, that upon the request of the applicant~~
19 ~~or of any person prior to the City Planning Commission meeting or by a member of the Commission at~~
20 ~~the meeting, the matter may be removed from the consent calendar and calendared for a public hearing~~
21 ~~before the Planning Commission at a later meeting, which shall be the next regular meeting of the~~
22 ~~Commission unless the applicant otherwise consents.~~

23 ~~(b) Notice of the time, place and purpose of the hearing before the City Planning~~
24 ~~Commission shall begin given as follows:~~

25 ~~(1) By mail to the applicant;~~

1 ~~(2) — When the application is for alteration of a building located in a Conservation District,~~
2 ~~by mail not less than 10 days prior to the date of the hearing to the owners of all real property within~~
3 ~~300 feet of property that is the subject of the application.~~

4 SEC. 1111.5. DECISION BY THE ~~CITY PLANNING COMMISSION~~ HPC.

5 The ~~Planning Commission~~ HPC may approve, disapprove or approve with conditions an
6 application for a Permit to Alter ~~an alteration permit~~ and, where applicable, for a determination
7 that the building is a Compatible Rehabilitation, and shall make findings in support of its
8 decision. ~~If the Planning Commission approves the recommendation of the Director of Planning, it~~
9 ~~may adopt or modify the findings of the Director of Planning as appropriate. Where the Planning~~
10 ~~Commission disapproves the recommendations of the Director of Planning, it shall make findings~~
11 ~~supporting its decision. If the Commission disapproves the application for a permit to alter, it shall~~
12 ~~recommend disapproval to the Central Permit Bureau which shall deny the application. The Planning~~
13 ~~Commission's determination that a building qualifies or fails to qualify as a Compatible Rehabilitation~~
14 ~~is a final administrative decision. Any decision of the Planning Commission~~ HPC ~~rendered pursuant to~~
15 ~~this Section shall be rendered within 30 days from the date of conclusion of the hearing.~~

16 SEC. 1111.6. MULTIPLE PLANNING APPROVALS.

17 The HPC shall have the authority to recommend approval, disapproval, or modification for
18 Permits to Alter. For projects that require multiple planning approvals, the HPC must review and act
19 on any Permit to Alter before any other planning approval action. For projects that (1) require a
20 Conditional Use Authorization or permit review under Section 309, et. seq. of the Code, and (2) do not
21 concern Significant Building (Categories I & II) or a Contributory Building (Category III only), the
22 Planning Commission may modify any decision on a Permit to Alter by a two-thirds vote, provided that
23 the Planning Commission shall apply all applicable historic resources provisions of the Code.

1 For properties located on vacant lots, the Planning Commission may modify any decision on a
2 Permit to Alter by a two-thirds vote, provided that the Planning Commission shall apply all applicable
3 historic resources provisions of the Planning Code.

4 SEC. 1111.6 ~~7~~. STANDARDS AND REQUIREMENTS FOR REVIEW OF
5 APPLICATIONS FOR ALTERATIONS.

6 The HPC, the Board of Permit Appeals, the Board of Supervisors, and the City Planning
7 Commission the Director of Planning, and the Landmarks Board shall be governed by the following
8 standards in the review of applications for major alteration permits.

9 (a) The proposed alteration shall be consistent with and appropriate for the
10 effectuation of the purposes of this Article 11.

11 (b) The proposed work shall comply with the Secretary of the Interior's Standards for the
12 Treatment of Historic Properties.

13 (~~c~~ ~~b~~) For Significant Buildings - Categories I and II, and for Contributory Buildings -
14 Categories III and IV, proposed alterations of structural elements and exterior features shall
15 be consistent with the architectural character of the building, and shall comply with the
16 following specific requirements:

17 (1) The distinguishing original qualities or character of the building may not be
18 damaged or destroyed. Any distinctive architectural feature which affects the overall
19 appearance of the building shall not be removed or altered unless it is the only feasible means
20 to protect the public safety.

21 (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship
22 that characterize a building shall be preserved.

23 (3) Distinctive architectural features which are to be retained pursuant to Paragraph
24 (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In
25 the event replacement is necessary, the new material shall match the material being replaced

1 in composition, design, color, texture and other visual qualities. Repair or replacement of
2 missing architectural features shall be based on accurate duplication of features,
3 substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural
4 designs or the availability of different architectural elements from other buildings or structures.
5 Replacement of nonvisible structural elements need not match or duplicate the material being
6 replaced.

7 (4) Contemporary design of alterations is permitted, provided that such alterations
8 do not destroy significant exterior architectural material and that such design is compatible
9 with the size, scale, color, material and character of the building and its surroundings.

10 (5) The degree to which distinctive features need be retained may be less when the
11 alteration is to exterior elements not constituting a part of a principal facade or when it is an
12 alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.

13 (6) In the case of Significant Buildings - Category I, any additions to height of the
14 building (including addition of mechanical equipment) shall be limited to one story above the
15 height of the existing roof, shall be compatible with the scale and character of the building,
16 and shall in no event cover more than 75 percent of the roof area.

17 (7) In the case of Significant Buildings - Category II, a new structure or addition,
18 including one of greater height than the existing building, may be permitted on that portion of
19 the lot not restricted in Appendix B even if such structure or addition will be visible when
20 viewing the principal facades at ground level, provided that the structure or addition does not
21 affect the appearance of the retained portion as a separate structure when so viewing the
22 principal facades and is compatible in form and design with the retained portion. Alteration of
23 the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of
24 this Subsection (b).

25

1 (~~d e~~) Within Conservation Districts, all major exterior alterations, of Category V
2 Buildings, shall be compatible in scale and design with the District as set forth in Sections 6
3 and 7 of the Appendix which describes the District.

4 SEC. 1111.~~7~~ 8. PERMITS FOR SIGNS.

5 (a) Installation of a new general advertising sign is prohibited in any Historic District
6 or Conservation District or on any historic property regulated by this Article 11.

7 (b) Wherever a permit for a sign is required pursuant to Article 6 of this Code, an
8 application for such permit shall be governed by the provisions of this Section in addition to
9 those of Article 6.

10 (c) Apart from and in addition to any grounds for approval or disapproval of the
11 application under Article 6, an application involving a permit for a business sign, or general
12 advertising sign, identifying sign, or nameplate to be located on a Significant or Contributory
13 Building or any building in a Conservation District shall be subject to review by the HPC pursuant
14 to the provisions of this Article, and the HPC may be disapproved, the application or approved it
15 subject to conditions if the proposed location, materials, means of illumination or method or
16 replacement of attachment would adversely affect the special architectural, historical or
17 aesthetic significance of the building or the Conservation District. No application shall be
18 denied on the basis of the content of the sign.

19 ~~(d) — The Director of Planning shall make the determination required pursuant to Subsection~~
20 ~~(b). Any permit applicant may appeal the determination of the Director of Planning to the City~~
21 ~~Planning Commission by filing a notice of appeal with the Secretary of the Commission within 10 days~~
22 ~~of the determination. The City Planning Commission shall hear the appeal and make its determination~~
23 ~~within 30 days of the filing of the notice of appeal.~~

24 SEC. 1111.9. APPEALS OF PERMITS TO ALTER.

25

1 Right of Appeal of a Permit to Alter. The HPC's or the Planning Commission's decision on a
2 Permit to Alter shall be final unless appealed to the Board of Appeals, which may modify the decision
3 by a 4/5 vote; provided however, that if the project requires Board of Supervisors approval or is
4 appealed to the Board of Supervisors as a Conditional Use Authorization, the decision shall not be
5 appealed to the Board of Appeals but rather to the Board of Supervisors, which may modify the
6 decision by a majority vote. Any appeal must be made within 30 days after the date of the final action
7 by the HPC. An action on a Permit to Alter so appealed from shall not become effective unless and
8 until approved by the Board of Appeals or the Board of Supervisors in accordance with this Section.

9 SEC. 1112. DEMOLITION OF SIGNIFICANT AND CONTRIBUTORY BUILDINGS
10 AND BUILDINGS IN CONSERVATION DISTRICTS.

11 No person shall demolish or cause to be demolished all or any part of a Significant or
12 Contributory Building or any building in a Conservation District without obtaining a Permit ~~for~~
13 ~~to Demolish Demolition~~ and a Permit for a Replacement Building pursuant to the provisions of
14 this Article. The Historic Preservation Commission shall have the authority to approve, disapprove, or
15 modify all applications for Permits to Demolish Significant or Contributory Buildings or buildings
16 within Conservation Districts under this Article, subject to appeal as provided in Section 1111.9 above.
17 The Planning Department shall not approve any permit application for demolition until the HPC has
18 approved the Permit to Demolish application pursuant to this Section. Applications for permits to
19 demolish Category V Buildings located outside a Conservation District may be processed
20 without reference to this Article.

21 SEC. 1112.1. APPLICATIONS FOR A PERMIT TO DEMOLISH.

22 Applications for a Permit to Demolish any Significant or Contributory Building or any building
23 in a Conservation District shall comply with the provisions Article 11.

24 ~~Applications for a permit to demolish any Significant or Contributory Building or any building~~
25 ~~in a Conservation District shall comply with the provisions of Section 1006.1 of Article 10 of this Code.~~

1 ~~In addition to the contents specified for applications in Section 1006.1 of Article 10, any~~
2 ~~application for a permit to demolish a Significant Building, or a Contributory Building from which~~
3 ~~TDR have been transferred, on the grounds stated in Section 1112.7(a)(1), shall contain the following~~
4 ~~information:~~

5 (a) For all Applications for a Permit to Demolish, the following must be submitted~~For all~~
6 ~~property:~~

7 (1) The amount paid for the property;

8 (2) The date of purchase, the party from whom purchased, and a description of the
9 business or family relationship, if any, between the owner and the person from whom the
10 property was purchased;

11 (3) The cost of any improvements since purchase by the applicant and date
12 incurred;

13 (4) The assessed value of the land, and improvements thereon, according to the
14 most recent assessments;

15 (5) Real estate taxes for the previous two years;

16 (6) Annual debt service, if any, for the previous two years;

17 (7) All appraisals obtained within the previous five years by the owner or applicant
18 in connection with his or her purchase, financing or ownership of the property;

19 (8) Any listing of the property for sale or rent, price asked and offers received, if
20 any;

21 (9) Any consideration by the owner for profitable and adaptive uses for the property,
22 including renovation studies, plans, and bids, if any; and

23 (b) For income-producing property:

24 (1) Annual gross income from the property for the previous four years;

25 (2) Itemized operating and maintenance expenses for the previous four years;

1 (3) Annual cash flow for the previous four years.

2 (c) For buildings that have transferred TDR:

3 (1) The Statement of Eligibility;

4 (2) An itemized list of the amount of TDR which has been transferred from the property;

5 (3) A list of the amount of TDR rights remaining on the property;

6 (4) The amount received for rights transferred;

7 (5) The transferee(s); and

8 (6) A copy of each document effecting a transfer of such rights.

9 Any Contributory Building proposed for demolition that has transferred TDR shall be reviewed
10 and acted by the HPC upon as it is a Significant Building.

11 ~~Applications for the demolition of any Significant or Contributory Building shall also contain a~~
12 ~~description of any Transferable Development Rights or the right to such rights which have been~~
13 ~~transferred from the property, a statement of the quantity of such rights and untransferred rights~~
14 ~~remaining, the amount received for rights transferred, the transferee, and a copy of each document~~
15 ~~effecting a transfer of such rights.~~

16 SEC. 1112.2. ~~INTENTIONALLY LEFT BLANK. DISPOSITION OF APPLICATIONS TO~~
17 ~~DEMOLISH CONTRIBUTORY BUILDINGS AND UNRATED BUILDINGS IN CONSERVATION~~
18 ~~DISTRICTS.~~

19 ~~(a) The Zoning Administrator shall determine, within five days of acceptance of a complete~~
20 ~~application, the designation of the building and, with respect to Contributory Buildings, whether any~~
21 ~~TDR have been transferred from the lots of such buildings.~~

22 ~~(b) If the Zoning Administrator determines that TDR have been transferred from the lot of a~~
23 ~~Contributory Building, the application for demolition of that building shall be reviewed and acted upon~~
24 ~~as if it applied to a Significant Building.~~

25

1 ~~(c) — The Zoning Administrator shall approve any application for demolition of a~~
2 ~~Contributory Building in a Conservation District from which no TDR have been transferred, or an~~
3 ~~Unrated Building located in a Conservation District if a building or site permit has been lawfully~~
4 ~~issued for a replacement structure on the site, in compliance with Section 1113. The Zoning shall~~
5 ~~approve an application for demolition of a Significant Building—Category II if a building or site permit~~
6 ~~has been lawfully issued for an alteration or replacement structure on the portion of the site which~~
7 ~~would be affected by the demolition, in compliance with Section 111.6(b)(7).~~

8 ~~The Zoning Administrator shall disapprove any application for a demolition permit where the~~
9 ~~foregoing requirement has not been met; provided, however, that the Zoning Administrator shall~~
10 ~~approve any otherwise satisfactory application for such a permit notwithstanding the fact that no~~
11 ~~permit has been obtained for a replacement structure if the standards of Section 112.7 for allowing~~
12 ~~demolition of a Significant Building are met.~~

13 ~~(d) — The Zoning Administrator shall approve applications to permit demolition of a~~
14 ~~Contributory Building—Category III from which no TDR have been transferred only if a building or~~
15 ~~site permit for a replacement building on the same site has been approved, and it has been found,~~
16 ~~pursuant to review under the procedural provisions of Section 309, that the proposed replacement will~~
17 ~~not adversely affect the character, scale or design qualities of the general area in which it is located,~~
18 ~~either by reason of the quality of the proposed design or by virtue of the relation of the replacement~~
19 ~~structure or structures to their setting. Notwithstanding the preceding sentence, the Zoning~~
20 ~~Administrator shall approve any such demolition permit application if the standards of Section 112.7~~
21 ~~for allowing demolition of a Significant Building are met.~~

22 ~~SEC. 1112.3. INTENTIONALLY LEFT BLANK. APPLICATIONS TO DEMOLISH~~
23 ~~SIGNIFICANT BUILDINGS OR CONTRIBUTORY BUILDINGS FROM WHICH TDR HAVE BEEN~~
24 ~~TRANSFERRED; ACCEPTANCE AND NOTICE.~~

1 ~~Upon acceptance as complete of applications for a permit to demolish any Significant Building~~
2 ~~or to demolish any Contributory Building from which TDR have been transferred, the application shall~~
3 ~~be placed on the agenda of the Planning Commission for hearing.~~

4 SEC. 1112.4. ~~INTENTIONALLY LEFT BLANK. –REFERRAL TO THE LANDMARKS~~
5 ~~PRESERVATION ADVISORY BOARD PRIOR TO HEARING; REVIEW BY THE DIRECTOR OF~~
6 ~~PLANNING.~~

7 ~~The application for a permit to demolish a building covered by Section 1112.3 shall be referred~~
8 ~~to the Landmarks Preservation Advisory Board and considered by said Board pursuant to the~~
9 ~~provisions of Section 1006.4 of this Code. The Director of Planning shall prepare a report and~~
10 ~~recommendation for the Planning Commission. If the Landmarks Board does not act within 30 days of~~
11 ~~referral to it, the Planning Commission may proceed without a report and recommendation from the~~
12 ~~Landmarks Board.~~

13 SEC. 1112.5. ~~PLANNING COMMISSION~~ HPC HEARING AND DECISION.

14 ~~The application shall be heard by the Planning Commission.~~ Notice of the hearing for a
15 Permit to Demolish shall be given in the manner set forth in Section 1111.4 309(e). In such
16 proceedings, the applicant has the burden of establishing that the criteria governing the
17 approval of applications set forth in this Section ~~1112.7~~ have been met. The HPC may approve,
18 disapprove, or approve with conditions the application for a Permit to Demolish, and shall make
19 findings relating to its decision as set forth in this Section.

20 SEC. 1112.6. ~~INTENTIONALLY LEFT BLANK.~~ DECISION OF THE PLANNING
21 COMMISSION.

22 ~~The Planning Commission may approve, disapprove or approve with conditions, the~~
23 ~~application, and shall make findings relating its decision to the standards set forth in Section 1112.7.~~
24 ~~The decision of the Planning Commission shall be rendered within 30 days from the date of conclusion~~
25 ~~of the hearing.~~

1 SEC. 1112.7. STANDARDS AND REVIEW OF APPLICATIONS TO DEMOLISH.

2 The HPC, Planning Commission, Board of ~~Permit Appeals~~, and the Board of Supervisors,
3 ~~the City Planning Commission the Director of Planning, and the Landmarks Board~~ shall follow the
4 standards in this Section in their review of applications for a permit to demolish any Significant
5 or Contributory Building or building within a Conservation District from which TDR have been
6 transferred.

7 No demolition permit may be approved unless: (1) it is determined that under the
8 designation, taking into account the value of Transferable Development Rights and costs of
9 rehabilitation to meet the requirements of the Building Code or other City, State or federal
10 laws, the property retains no substantial remaining market value or reasonable use; or (2) the
11 Director Superintendent of the ~~Bureau~~ Department of Building Inspection or the Chief of the
12 Bureau of Fire Prevention and Public Safety determines, after consultation, to the extent
13 feasible, with the Planning Department of City Planning, that an imminent safety hazard exists
14 and that demolition of the structure is the only feasible means to secure the public safety.
15 Costs of rehabilitation necessitated by alterations made in violation of Section 1110, by
16 demolition in violation of Section 1112, or by failure to maintain the property in violation of
17 Section 1117, may not be included in the calculation of rehabilitation costs under Subsection
18 (1).

19 SEC. 1112.8. MULTIPLE PLANNING APPROVALS.

20 The HPC shall have the authority to recommend approval, disapproval, or modification of
21 Permits to Demolish. For projects that require multiple planning approvals, the HPC must review and
22 act on any Permit to Demolish before any other planning approval action. For projects that (1)
23 require a Conditional Use Authorization or permit review under Section 309, et. seq. of the Code, and
24 (2) do not concern Significant Building (Categories I & II) or a Contributory Building (Category III
25 only), the Planning Commission may modify any decision on a Permit to Demolish by a two-thirds vote,

1 provided that the Planning Commission shall apply all applicable historic resources provisions of the
2 Code.

3 SEC. 1112.9. APPEALS OF PERMITS TO DEMOLISH.

4 The HPC's or the Planning Commission's decision on a Permit to Demolish shall be final
5 unless appealed to the Board of Appeals, which may modify the decision by a 4/5 vote; provided
6 however, that if the project requires Board of Supervisors approval or is appealed to the Board of
7 Supervisors as a Conditional Use Authorization, the decision shall not be appealed to the Board of
8 Appeals but rather to the Board of Supervisors, which may modify the decision by a majority vote. Any
9 appeal must be made within 30 days after the date of the final action by the HPC. An action on a
10 Permit to Demolish so appealed from shall not become effective unless and until approved by the
11 Board of Appeals or the Board of Supervisors in accordance with this Section.

12 SEC. 1113. NEW AND REPLACEMENT CONSTRUCTION IN CONSERVATION
13 DISTRICTS.

14 No person shall construct or cause to be constructed any new or replacement structure
15 or add to any existing structure in a Conservation District unless it is found that such
16 construction is compatible in scale and design with the District as set forth in Sections 6 and 7
17 of the Appendix which describes the District. Applications for a building or site permit to
18 construct or add to a structure in any Conservation District shall be reviewed pursuant to the
19 procedures set forth in Section 309 and shall only be approved pursuant to Section 309 if they
20 meet the standards set forth herein, if a building or site permit application for construction of a
21 building is approved pursuant to this Section and if the building is constructed in accordance
22 with such approval, and if the buildings located in a Conservation District for which, pursuant
23 to Section 8 of the Appendix establishing that district, such a transfer is permitted, the building
24 shall be deemed a Compatible Replacement Building, and the lot on which such building is
25 located shall be eligible as a Preservation Lot for the transfer of TDR.

1 SEC. 1114. UNLAWFUL ALTERATION OR DEMOLITION.

2 (a) In addition to any other penalties provided in Section 1119 or elsewhere,
3 alteration or demolition of a Significant or Contributory Building or any building within a
4 Conservation District in violation of the provisions of this Article shall eliminate the eligibility of
5 the building's lot as a Preservation Lot, and such lot, if it is the site of an unlawfully
6 demolished Significant Building, or Contributory Building from which TDR have been
7 transferred, may not be developed in excess of the floor area ratio of the demolished building
8 for a period of 20 years from the unlawful demolition. No department shall approve or issue a
9 permit that would authorize construction of a structure contrary to the provisions of this
10 Section.

11 (b) A property owner may be relieved of the penalties provided in Subsection (a) if:
12 (1) as to an unlawful alteration or demolition, the owner can demonstrate to the *Zoning*
13 ~~Administrator~~HPC that the violation did not constitute a major alteration as defined in Section
14 1111.1; or (2) as to an unlawful alteration, the owner restores the original distinguishing
15 qualities and character of the building destroyed or altered, including exterior character-
16 defining spaces, materials, features, finishes, exterior walls and exterior ornamentation. A
17 property owner who wishes to effect a restoration pursuant to Subsection (b)(2) shall, in
18 connection with the filing of a building or site permit application, seek approval of the
19 proposed restoration by reference to the provisions of this Section. If the application is
20 approved and ~~HPC it is~~ HPC determine~~s~~s that the proposed work will effect adequate restoration,
21 the ~~City Planning Commission~~HPC shall so find. Upon such approval, and the completion of
22 such work, the lot shall again become an eligible Preservation Lot and the limitation on floor
23 area ratio set forth in Subsection (a) shall not thereafter apply. The ~~City Planning Commission~~
24 HPC may not approve the restoration unless it first finds that the restoration can be done with
25

1 a substantial degree of success. The determination under this Subsection (b)(2) is a final
2 administrative decision.

3 SEC. 1115. CONFORMITY WITH OTHER CITY PERMIT PROCESSES.

4 Except where explicitly so stated, nothing in this Article shall be construed as relieving
5 any person from other applicable permit requirements. The following requirements are
6 intended to insure conformity between existing City permit processes and the provisions of
7 this Article:

8 (a) Upon the designation of a building as a Significant or Contributory Building, or
9 upon the designation of the Conservation District, the ~~Zoning Administrator~~ Planning Department
10 shall inform the Central Permit Bureau of said designation or, in the case of a Conservation
11 District, of the boundaries of said District and a complete list of all the buildings within said
12 District and their designations. The Central Permit Bureau shall maintain a current record of
13 such Buildings and Conservation Districts.

14 (b) Upon receipt of any application for a building permit, demolition permit, site
15 permit, alteration permit, or any other permit relating to a Significant or Contributory Building
16 or a building within a designated Conservation District, the Central Permit Bureau shall
17 forward such application to the Planning Department ~~of City Planning~~, except as provided in
18 Section 1111. If the ~~Zoning Administrator~~ Planning Department determines that the application is
19 subject to provisions of this Article, processing shall proceed under the provisions of this
20 Article. The Central Permit Bureau shall not issue any permit for construction, alteration,
21 removal or demolition of any structure, or for any work involving a Significant or Contributory
22 Building or a building within a Conservation District unless either the ~~Zoning Administrator~~
23 Planning Department has determined that such application is exempt from the provisions of this
24 Article, or processing under this Article is complete and necessary approvals under this Article
25 have been obtained. The issuance of any permit by a City department or agency that is

1 inconsistent with any provision of this Article may be revoked by the Director Superintendent of
2 the ~~Bureau~~ Department of Building Inspection pursuant to Section ~~303(e)~~ 106A.4.5 of the ~~San~~
3 ~~Francisco~~ Building Code.

4 (c) No abatement proceedings or enforcement proceedings shall be undertaken by
5 any department of the City for a Significant or Contributory building or a building within a
6 Conservation District without, to the extent feasible, prior notification of the Planning
7 ~~Department of City Planning and the HPC~~. Such proceedings shall comply with the provisions of
8 this Article where feasible.

9 SEC. 1116. UNSAFE OR DANGEROUS CONDITIONS.

10 Where the Director Superintendent of the Department Bureau of Building Inspection or the
11 Chief of the Bureau of Fire Prevention and Public Safety determines that a condition on or
12 within a Significant or Contributory Building is unsafe or dangerous and determines further
13 that repair or other work rather than demolition will not threaten the public safety, said official
14 shall, after consulting with the Planning Department of City Planning and the HPC, to the extent
15 feasible, determine the measures of repair or other work necessary to correct the condition in
16 a manner which, insofar as it does not conflict with State or local requirements, is consistent
17 with the purposes and standards set forth in this Article.

18 SEC. 1117. MAINTENANCE REQUIREMENTS AND ENFORCEMENT THEREOF.

19 (a) Maintenance. The owner, lessee, or other person in actual charge of a
20 Significant or Contributory Building shall comply with all applicable codes, laws and
21 regulations governing the maintenance of property. It is the intent of this Section to preserve
22 from deliberate or inadvertent neglect the exterior features of buildings designated Significant
23 or Contributory, and the interior portions thereof when such maintenance is necessary to
24 prevent deterioration and decay of the exterior. All such buildings shall be preserved against
25

1 such decay and deterioration and free from structural defects through prompt corrections of
2 any of the following defects:

3 (1) Facades which may fall and injure members of the public or property;

4 (2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor
5 supports, deteriorated walls or other vertical structural supports;

6 (3) Members of ceilings, roofs, ceiling and roof supports or other horizontal
7 members which sag, split or buckle due to defective material or deterioration;

8 (4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or
9 floors, including broken windows or doors;

10 (5) Defective or insufficient weather protection for exterior wall covering, including
11 lack of paint or weathering due to lack of paint or other protective covering;

12 (6) Any fault or defect in the building which renders it not properly watertight or
13 structurally unsafe.

14 (b) Enforcement Procedures. The procedures set forth in Building Code Section 203
15 governing unsafe buildings or property shall be applicable to any violations of this Section.

16 SEC. 1119. ENFORCEMENT AND PENALTIES.

17 Enforcement and Penalties shall be as provided in Sections 176 and 176.1 of this
18 Code.

19 SEC. 1120. RELATIONSHIP TO ARTICLE 10.

20 Buildings or areas within the C-3 District designated pursuant to the provisions of both
21 Article 10 and Article 11 shall be regulated pursuant to the procedures of both Articles. In case
22 of conflict, the more restrictive provision shall control.

23 Notwithstanding the rating of a building in a C-3 District pursuant to the provisions of
24 Article 11, buildings may be designated as landmarks according to the provisions of Article 10.

25

1 ~~Where an appeal is taken from a decision regarding alteration of a building which is both a~~
2 ~~landmark under Article 10 and a Significant or Contributory Building under Article 11, the appeal~~
3 ~~shall be taken to the Board of Supervisors pursuant to the provisions of Article 10.~~

4 SEC. 1121. NOTICE OF AMENDMENT.

5 Notice of any hearing before the ~~City Planning Commission~~ HPC, or, if no hearing, notice
6 of the first hearing before the Board of Supervisors, of a proposed amendment to this Article
7 which materially alters the limitations and requirements applicable to any building or class of
8 buildings shall be given to the owners of such buildings by mail.

9 SEC. 1122. NOTICE PROCEDURE.

10 When any provision of this Article requires notice by mail to a property owner, the
11 officer or body providing the notice shall use for this purpose the names and addresses as
12 shown on the latest citywide Assessment Roll in the Assessor's Office.

13 SEC. 1123. TIME PROVISIONS.

14 Unless otherwise indicated, all time provisions governing the taking of action by City
15 officials are directory and not mandatory.

16 SEC. 1124. SEVERABILITY.

17 If any part of this Article 11 is held to be unconstitutional or invalid, such decision shall
18 not affect the validity of the remaining portions of this Article 11 or any part thereof. The Board
19 of Supervisors hereby declares that it would have passed all portions of this Article
20 irrespective of the fact that any one or more portions be declared unconstitutional or invalid.

21
22
23 APPROVED AS TO FORM:
24 DENNIS J. HERRERA, City Attorney

25 By: _____
JUDITH A. BOYAJIAN

Deputy City Attorney

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25