

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 4767-4773 Mission Street (aka the Royal Baking Company Building)]

Ordinance amending the Planning Code to designate 4767-4773 Mission Street (Royal Baking Company), Assessor's Parcel Block No. 6084, Lot No. 021, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 280 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the Royal Baking Company, Assessor's Block No. 6084, Lot No. 021.

The ordinance finds that the Royal Baking Company Building is significant because of its association with events that have made a significant contribution to the broad patterns of our history, and also because it embodies distinctive characteristics of a type, period, or method of construction. Specifically, designation of 4767-4773 Mission Street is proper given its association with the history of the Italian-American community of San Francisco and that community's early twentieth-century suburban expansion to the Excelsior District and for its association with San Francisco's important twentieth century macaroni and bread-baking industries. Designation of 4767-4773 Mission Street is also proper given it is architecturally significant as a distinctive example of Storybook and Art Deco-style commercial architecture.

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The Board of Supervisors also approved a resolution to initiate this landmark designation, as described below. Supervisors Ahsha Safai and Aaron Peskin introduced a resolution to initiate the landmark designation of the Royal Baking Company Building on November 19, 2019. The HPC held a hearing to initiate the landmark designation of the Royal Baking Company Building on February 5, 2020. On May 6, 2020, after holding a public hearing on the proposed designation and having considered the Landmark Designation Fact Sheet prepared by SF Heritage and Planning Department staff, the HPC voted to recommend approval of the Royal Baking Company Building to the Board of Supervisors. On June 16, 2020, the Board of Supervisors adopted the resolution to initiate the landmark designation, and on June 26, 2020, the Mayor approved it.