

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Mint Mall and Hall at 951-957 Mission Street]

Ordinance amending the Planning Code to designate the Mint Mall and Hall at 951-957 Mission Street, in the south side Mission Street between 5th and 6th Streets, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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. Unless prohibited by state law, 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. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. 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 Mint Mall and Hall, located at 951-957 Mission Street, Assessor's Parcel number 3725/088 on the south side of Mission Street, between 5th and 6th Streets in San Francisco's SoMa neighborhood.

The ordinance finds that the Mint Mall and Hall is eligible for local designation because it is a cultural property with statewide recognition in the Filipino community (National Register of Historic Places Criterion A), as the Mint Mall and Hall is associated with a pattern of events that have made a significant contribution to Filipino culture and history in northern California. Mint Mall (commercial basement, street-level and mezzanine) has been a hub of business, cultural activities and social service organizations in support to the Filipino community in the Mint Mall, the neighborhood and region. The wide, street-like interior hallways of the Mint Mall also provide physical space for socialization for the residents above and the community in the area. The Mint Hall's upper residential floors have offered affordable housing for a community of residents who have been able to leverage their time at the Hall to both become established

in homes of their own, sponsor extended family and send remittances back to the Philippines. The Mint Mall and Hall has long been a cultural landmark. When around 2000 the intrusion of dot.com office spaces into the Mall threatened the viability of the Mint Mall and Hall, the community organizing efforts to retain the Filipino presence in the building led to the formation of SOMCAN and eventually the SOMA Pilipinas – Filipino Cultural Heritage District.

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

Background Information

On September 2, 2025, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the Mint Mall and Hall to the Board of Supervisors.

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