

BOARD of SUPERVISORS



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MEMORANDUM

Date: September 12, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250919
Planning Code - Landmark Designation - Mint Mall and Hall at 951-957 Mission Street

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

[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.

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

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

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors

1 affirms this determination.

2 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
3 the proposed landmark designation of Mint Mall and Hall (Mint Mall) will serve the public
4 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
5 Commission Resolution No. 1477, recommending approval of the proposed designation,
6 which is incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 Mint Mall is consistent with the General Plan and with Planning Code Section 101.1(b) for the
9 reasons set forth in Historic Preservation Commission Resolution No. 1477, which is
10 incorporated herein by reference.

11 (b) General Findings.

12 (1) On July 29, 2024, the Board of Supervisors adopted Resolution No. 394-25,
13 initiating landmark designation of Mint Mall as a San Francisco Landmark pursuant to
14 Section 1004.1 of the Planning Code. On August 5, 2025, the Mayor approved the resolution.
15 Said resolution is on file with the Clerk of the Board of Supervisors in File No. 250783.

16 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
17 has authority "to recommend approval, disapproval, or modification of landmark designations
18 and historic district designations under the Planning Code to the Board of Supervisors."

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

1 (4) The Historic Preservation Commission, at its regular meeting of September
2 3, 2025, reviewed Planning Department staff's analysis of the historical significance of Mint
3 Mall set forth in the Landmark Designation Fact Sheet dated August 27, 2025.

4 (5) On September 3, 2025, after holding a public hearing on the proposed
5 designation and having considered the specialized analyses prepared by Planning
6 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
7 Commission recommended designation of Mint Mall as a landmark consistent with the
8 standards set forth in Section 1004 of the Planning Code, by Resolution No. 1477. Said
9 resolution is on file with the Clerk of the Board in File No. 250919.

10 (6) The Board of Supervisors hereby finds that Mint Mall has a special character
11 and special historical, cultural, architectural, and aesthetic interest and value, and that its
12 designation as a Landmark will further the purposes of and conform to the standards set forth
13 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
14 the findings of the Landmark Designation Fact Sheet.

15
16 Section 2. Designation.

17 Pursuant to Section 1004.3 of the Planning Code, the Mint Mall at 951-957 Mission
18 Street is hereby designated as a San Francisco Landmark consistent with the standards set
19 forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to
20 include this property.

21
22 Section 3. Required Data.

23 (a) The description, location, and boundary of the Landmark site consists of the
24 historic structural footprint of the Mint Mall, being on Assessor's Parcel number 3725/088 on
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1 the south side of Mission Street between 5th and 6th Streets in San Francisco's SoMa
2 neighborhood, inclusive of publicly-accessible interiors of the Mint Mall commercial areas.

3 (b) The characteristics of the Landmark that justify its designation are described and
4 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
5 Planning Department Record Docket No. 2024-002473DES. In brief, The Mint Mall building at
6 951-957 Mission Street is eligible for local designation as a cultural property with statewide
7 recognition in the Filipino community (National Register of Historic Places Criterion A) as the
8 Mint Mall is associated with a pattern of events that have made a significant contribution to
9 Filipino culture and history in northern California. Mint Mall (commercial basement, street-level
10 and mezzanine) has been a hub of business, cultural activities and social service
11 organizations in support to the Filipino community in the Mint Mall, the neighborhood and
12 region. The wide, street-like interior hallways of the Mint Mall also provides physical space for
13 socialization for the residents above and the community in the area. The Mint Mall's upper
14 residential floors have offered affordable housing for a community of residents who have been
15 able to leverage their time at the Hall to both become established in homes of their own,
16 sponsor extended family and send remittances back to the Philippines. The Mint Mall has long
17 been a cultural landmark. When around 2000 the intrusion of dot.com office spaces into the
18 Mall threatened the viability of the Mint Mall, the community organizing efforts to retain the
19 Filipino presence in of the building led to the formation of SOMCAN and eventually the SOMA
20 Pilipinas – Filipino Cultural Heritage District.

21 (c) The particular features that should be preserved, or replaced in-kind as determined
22 necessary, are those generally shown in photographs and described in the Landmark
23 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
24 2024-002473DES, and which are incorporated in this designation by reference as though fully
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1 set forth herein. Specifically, the following features are character-defining and shall be
2 preserved or replaced in kind:

3 All those elements of Mint Mall identified as:

4 1. Exterior

- 5 A. Five-story with Mezzanine massing with formal frontage on Mission Street;
- 6 B. Informal façade on Minna Street;
- 7 C. Brick and reinforced concrete construction;
- 8 D. On Mission Street, the postmodern storefront featuring metal storefront and
9 transom;
- 10 E. Canted terrazzo base;
- 11 F. Central plinth block;

12 2. Interior

- 13 A. Broad, street-like interior corridors on three levels;
- 14 B. Round neon sign reading “Mint Mall” on interior side of central plinth;
- 15 C. Checkered tiled floor;
- 16 D. Open stair;
- 17 E. At basement level interior, wood “bay window” storefront windows into the
18 common hallway and
- 19 F. Built-in planters;
- 20 G. At street-level, wooden cutouts at individual storefronts.

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22 Section 4. Standards of Review for Applications.

23 The following scopes of work shall not require a Certificate of Appropriateness, or shall
24 be subject to an Administrative Certificate of Appropriateness, as specified below:

- 25 (a) No Certificate of Appropriateness shall be required for work consisting of “ordinary

1 maintenance and repairs,” pursuant to Planning Code Section 1005(e)(3). For purposes of
2 this ordinance, “ordinary maintenance and repairs” for interior features listed in Section 3 (c)
3 shall include painting previously painted surfaces, replacement glazing, replacement of doors
4 to individual storefronts within existing openings, in-kind replacement of damaged flooring not
5 exceeding 100 square feet, and plumbing electrical (including replacement of or additional
6 lighting fixtures or fire safety equipment), in-kind maintenance of the neon sign, or mechanical
7 work for the maintenance of the building;

8 (b) No Certificate of Appropriateness shall be required for non-structural interior
9 alterations and maintenance within non-character-defining internal storefronts including the
10 redistribution of area between individual suites of the Mint Mall portion of the building;

11 (c) No Certificate of Appropriateness shall be required for any interior work to the Mint
12 Hall portion of the building and

13 (d) An Administrative Certificate of Appropriateness shall be required for work
14 delegated by the Historic Preservation Commission to Planning Department Preservation staff
15 pursuant to Planning Code Section 1006.2, and to alter any interior features listed in Section 3
16 (c) which are not otherwise exempted in (a), (b), or (c) in this section.

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18 Section 5. Effective Date.

19 This ordinance shall become effective 30 days after enactment. Enactment occurs
20 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
21 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
22 Mayor’s veto of the ordinance.

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2 APPROVED AS TO FORM:
3 DAVID CHIU, City Attorney

4 By: /s/ Andrea Ruiz-Esquide

5 ANDREA RUIZ-ESQUIDE
6 Deputy City Attorney

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LEGISLATIVE DIGEST

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

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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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