

1 [Planning Code - Mint-Mission Conservation District]

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3 **Ordinance amending the Planning Code to add a new Appendix K to Article 11,**  
 4 **Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic**  
 5 **Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission**  
 6 **Conservation District, which includes certain properties in the area bounded by Fifth**  
 7 **Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel**  
 8 **Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028,**  
 9 **029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos.**  
 10 **087 and 088, and designates contributory and significant buildings within that District;**  
 11 **affirming the Planning Department's determination under the California Environmental**  
 12 **Quality Act; and making public necessity, convenience, and welfare findings under**  
 13 **Planning Code, Section 302, and findings of consistency with the General Plan, and the**  
 14 **eight priority policies of Planning Code, Section 101.1.**

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

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

23 Section 1. Findings.

24 (a) Environmental Findings. The Planning Department has determined that the  
 25 proposed Planning Code amendment is subject to a Categorical Exemption from the  
 California Environmental Quality Act (California Public Resources Code section 21000 et seq.,

1 "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for  
2 actions by regulatory agencies for protection of the environment (in this case, landmark  
3 designation). Said determination is on file with the Clerk of the Board of Supervisors in File  
4 No. 180724 and is incorporated herein by reference. The Board of Supervisors affirms this  
5 determination.

6 (b) On March 21, 2018, the Historic Preservation Commission, in Resolution No. 948,  
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
8 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
9 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
10 the Board of Supervisors in File No. 180724, and is incorporated herein by reference.

11 (c) At that same public hearing, the Historic Preservation Commission, in Resolution  
12 No. 948, recommended that the Board of Supervisors approve the Mint-Mission Conservation  
13 District as set forth herein. A copy of said Resolution is on file with the Clerk of the Board of  
14 Supervisors in File No. 180724 and is incorporated herein by reference.

15 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed  
16 amendment to Article 11 will serve the public necessity, convenience and welfare for the  
17 reasons set forth in the Historic Preservation Commission Resolution No. 948, which reasons  
18 are incorporated herein by reference as though fully set forth. A copy of said Resolution is on  
19 file with the Clerk of the Board of Supervisors in File No. 180724.

20 (e) The Board of Supervisors hereby finds that the proposed Mint-Mission  
21 Conservation District area is a Subarea within the C-3 District that possesses concentrations  
22 of buildings that together create a subarea of architectural and environmental quality and  
23 importance that contributes to the beauty and attractiveness of the City, and that its  
24 designation as a Conservation District will further the purposes of and conform to the  
25 standards set forth in Article 11 of the Planning Code.

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Section 2. Designation of Category I (Significant) Building in the Mint-Mission Conservation District.

(a) The Board of Supervisors hereby finds that the following property is over 40 years old, has been judged to be a Building of Individual Importance, and has been rated either Excellent in Architectural Design or Very Good in both Architectural Design and Relationship to the Environment. For these reasons, the Board finds that designating the following property as Category I (Significant) will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following property is hereby designated Category I (Significant):

<b>Address</b>	<b>Assessor's Block No.</b>	<b>Assessor's Lot No.</b>	<b>Name of Building</b>
44-48 Fifth Street	3704	003	Oakwood Hotel

(c) Appendix A of Article 11 of the Planning Code is hereby amended to include this property.

(d) This property shall be subject to further controls and procedures pursuant to the Planning Code and Article 11.

Section 3. Designation of Category IV (Contributory) Buildings in the Mint-Mission Conservation District.

(a) The Board of Supervisors hereby finds that the following properties are over 40 years old, have been judged to be either a Building of Individual Importance or Contextual Importance and have been rated either Very Good in Architectural Design or Excellent or Very

1 Good in Relationship to the Environment. For these reasons, the Board finds that designating  
 2 the following properties Category IV (Contributory) will further the purposes of and conform to  
 3 the standards set forth in Article 11 of the San Francisco Planning Code.

4 (b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties  
 5 are hereby designated Category IV (Contributory):

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building
431 Jessie Street	3704	029	
440-444 Jessie Street	3704	035	Wobbers Printing & Engraving
471 Jessie Street	3704	028	
2-4 Mint Plaza	3704	079	Hale Brothers warehouse & offices
6-8 Mint Plaza	3704	144	
10 Mint Plaza	3704	113	
936-940 Mission Street	3704	013	Chronicle Hotel
948 Mission Street	3704	017	Piedmont Hotel/Alkain Hotel
953-957 Mission Street	3725	088	Ford Apartments/Mint Mall
966 Mission Street	3704	019	
968 Mission Street	3704	020	Toledo Scale Co.
972-976 Mission Street	3704	021	Dohrmann Hotel Supply Company
980-984 Mission Street	3704	022	Brunswick-Balke-Collender Co. Billiard Table Manufacturing
986 Mission Street/481 Jessie Street	3704	024	Hulse Bradford Carpets & Draperies

1	443 Stevenson Street	3704	059	
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2 (c) Appendix D of Article 11 of the Planning Code is hereby amended to include these  
3 properties.

4 (d) These properties shall be subject to further controls and procedures pursuant to  
5 the Planning Code and Article 11.

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7 Section 4. The Planning Code is hereby amended by revising Section 1103.1 to read  
8 as follows:

9 **SEC. 1103.1. CONSERVATION DISTRICT DESIGNATIONS.**

10 The following Conservation Districts are hereby designated for the reasons indicated in  
11 the appropriate Appendix:

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

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

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

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

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

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

24 (g) The Mint-Mission Conservation District is hereby designated as set forth in Appendix K.

1 Section 5. The Planning Code is hereby amended by adding Appendix K to Article 11,  
2 to read as follows:

3 **APPENDIX K TO ARTICLE 11**  
4 **MINT-MISSION CONSERVATION DISTRICT.**

5  
6 **SEC. 1. FINDINGS AND PURPOSES.**

7 *It is hereby found that the area known and described in this Appendix as the Mint-Mission area*  
8 *is a Subarea within the C-3 District that possesses concentrations of buildings that together create a*  
9 *subarea of architectural and environmental quality and importance that contributes to the beauty and*  
10 *attractiveness of the City. It is further found that the area meets the standards for designation of a*  
11 *Conservation District as set forth in Section 1103 of Article 11 and that the designation of said area as*  
12 *a Conservation District will be in furtherance of and in conformance with the purposes of Article 11*  
13 *of the Planning Code.*

14 *This designation is intended to promote the health, safety, prosperity, and welfare of the people*  
15 *of the City through the effectuation of the purposes set forth in Section 1101 of Article 11 and the*  
16 *maintenance of the scale and character of the Mint-Mission area by:*

17 *(a) Protecting and preserving the basic characteristics and salient architectural details of*  
18 *structures insofar as these characteristics and details are compatible with the Conservation District;*

19 *(b) Providing scope for the continuing vitality of the District through private renewal and*  
20 *architectural creativity, within appropriate controls and standards;*

21 *(c) Maintaining a separate identity from the adjacent Kearny-Market-Mason-Sutter*  
22 *Conservation District through the preservation of the District's small- to medium-scale industrial,*  
23 *residential, and commercial buildings.*

24 **SEC. 2. DESIGNATION.**  
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1 Pursuant to Section 1103.1 of Article 11 of the Planning Code, the Mint-Mission area is hereby  
2 designated as a Conservation District.

3 **SEC. 3. LOCATION AND BOUNDARIES.**

4 The location and boundaries of the Mint-Mission Conservation District shall be as designated  
5 on the Mint-Mission Conservation District Map, the original of which is on file with the Clerk of the  
6 Board of Supervisors under File No. 180724, which Map is hereby incorporated herein as though fully  
7 set forth and a facsimile of which is reproduced herein below. The Mint-Mission Conservation District  
8 encompasses Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035,  
9 059, 079, 113, and 144 of Assessor's Block No. 3704 and Lot Nos. 087 and 088 of Assessor's Block No.  
10 3725.

11 **SEC. 4. RELATION TO CITY PLANNING CODE.**

12 (a) Article 11 of the City Planning Code is the basic law governing preservation of buildings  
13 and districts of architectural importance in the C-3 District of the City and County of San Francisco.  
14 This Appendix is subject to and in addition to the provisions thereof.

15 (b) Except as may be specifically provided to the contrary in this Code, nothing in this Appendix  
16 shall supersede, impair or modify any City Planning Code provisions applicable to property in the  
17 Mint-Mission Conservation District, including, but not limited to, regulations controlling uses, height,  
18 bulk, coverage, floor area ratio, required open space, off-street parking, and signs.

19 **SEC. 5. JUSTIFICATION.**

20 The characteristics of the Conservation District justifying its designation are as follows:

21 (a) **History of the District.** The Mint-Mission Conservation District is representative of the  
22 post-1906 San Francisco earthquake and fire reconstruction period and the evolution of land use  
23 patterns at the northern edge of the South of Market neighborhood dating to the mid-nineteenth  
24 century. The District retains a mix of residential hotels, small scale commercial buildings, warehouses  
25 and manufacturing facilities reflective of the area's role as the center of industrial production in San

1 Francisco and the major supplier of mining equipment, heavy machinery and other goods to the  
2 western states. Residential hotels provided housing for the largely single men employed by the nearby  
3 factories and manufacturing operations and in seasonal or temporary positions along the waterfront.  
4 This land use pattern was replicated during the reconstruction of South of Market following the 1906  
5 earthquake and fire. The District encompasses a cohesive concentration of reinforced concrete and  
6 brick masonry buildings constructed between 1906 and 1930. The District is particularly notable as it  
7 is a survivor of the extensive redevelopment of SoMa in the late twentieth century during which much of  
8 the building stock from the period when the neighborhood served as the city's industrial and  
9 manufacturing center was razed.

10 (b) **Basic Nature of the District.** The District is characterized by small- to mid-scale industrial,  
11 residential, and commercial buildings ranging in height from one to ten stories, with the predominate  
12 height between two and five stories. Most buildings in the District are constructed on through-lots with  
13 visible rear elevations. The District includes several warehouses and industrial lofts, three residential  
14 hotels with commercial ground floors, and a former bank. Twenty-two properties are located in the  
15 District, 19 of which are Category I-IV buildings.

16 (c) **Architectural Character.** The buildings are primarily constructed of reinforced concrete  
17 and brick masonry and are largely industrial in style and feature Classical Revival detailing typical of  
18 early 20th century commercial architecture in San Francisco. Ornament on residential and mixed-use  
19 buildings consists of belt courses, arches, moldings and drip pendants, applied cast shields or swag,  
20 and corniced rooflines often featuring brackets, modillions, and dentil moldings. The District's  
21 buildings are largely clad in smooth finish stucco or brick, with a few structures clad with rusticated  
22 stucco, terra cotta, and concrete.

23 (d) **Uniqueness and Location.** The District is comprised of one of the few intact concentrations  
24 of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities  
25 remaining in the South of Market neighborhood. The District is reflective of the land use patterns



1 developed in SoMa in the late nineteenth century and continued following the 1906 earthquake and  
2 fire. Twenty-two buildings are located in the District. Five of the buildings located within the District  
3 were constructed between 1906-1907, one of which is a partial survivor of the 1906 earthquake and  
4 fire. The District is unique in that most of its buildings are constructed on through-lots with visible rear  
5 elevations. The District is adjacent to the Kearny-Market-Mason-Sutter Conservation District and  
6 borders the 6th Street Lodginghouse Historic District. The Old Mint, a National Historic Landmark, is  
7 located across from the eastern border and pre-dates the period of significance of the District. The  
8 District is particularly noteworthy as it survived the mid-twentieth century redevelopment of SoMa  
9 during which much of the area's building stock dating to the period when the neighborhood served as  
10 the city's manufacturing center was razed.

11 (e) **Visual and Functional Unity.** The District is a cohesive mix of small- to mid-scale  
12 buildings with common architectural character and vocabulary.

13 (f) **Dynamic Continuity.** The District is located at the intersection of the major large-scale  
14 retail and commercial function of Market Street and the mix of small-business storefronts, residential  
15 hotels and industrial buildings converted to office and residential use that characterize the South of  
16 Market neighborhood.

17 (g) **Benefits to the City and its Residents.** As the anchor to the district, the Old Mint is  
18 surrounded by the mix of residential hotels, industrial, manufacturing and warehouse structures found  
19 in the District. Mint-Mission is unique to San Francisco as it is one of the few remaining intact clusters  
20 of buildings that reflect South of Market's nineteenth-century function as the city's industrial and  
21 manufacturing center.

22 **SEC. 6. FEATURES.**

23 The exterior architectural features of the Mint-Mission Conservation District are as follows:

24 (a) **Massing and Composition.** Buildings in the District are rectangular in plan, with the  
25 exception of two L-shaped structures. Multi-story buildings feature multiple bays and two- or three-

1 part vertical compositions consisting of a base and shaft or a base, shaft and capital. The majority of  
2 the buildings within the District occupy the entirety of their lots and are built to the front property line.  
3 One and two story buildings largely feature flat roofs with simple cornices. Projecting cornices with  
4 modillions, scrolled brackets, shield motifs, egg and dart molding, and decorative low-relief panels are  
5 found on several of the District's multi-story buildings.

6 (b) **Scale.** The buildings are small- to medium-scale with heights ranging from one to ten  
7 stories, with the predominate height between two and five stories. The majority of the buildings are  
8 built on the entirety of their lots and are primarily 1500-9000 square feet in size, with the exception of  
9 three buildings that are approximately 12,000 square feet.

10 (c) **Materials and Colors.** Buildings in the District are primarily clad in terra cotta, smooth  
11 and polychrome brick, stone tiles and smooth or rusticated stucco or concrete. Masonry is the  
12 predominate framing, but two buildings located in the district are steel frame. One is a brick masonry  
13 structure and the other is reinforced concrete. Ornamentation materials are largely stucco, brick, terra  
14 cotta tile, and wood. Wood is commonly used for window framing, millwork and ornamentation.  
15 Materials and paint are generally light colors and light to medium earth tones.

16 (d) **Detailing and Ornamentation.** Ornament on the District's residential and mixed-use  
17 buildings consists of belt courses, decorative millwork, brick corbelling, and projecting bracketed  
18 cornices with dentil molding, applied cast shields and molding. Industrial buildings commonly feature  
19 simple cornices, flat facades with little ornament, and punched window openings. These shared details,  
20 along with the common height, scale, and materials found in the district create a cohesive grouping of  
21 buildings.

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24 **SEC. 7. STANDARDS AND GUIDELINES FOR REVIEW OF NEW CONSTRUCTION**  
25 **AND CERTAIN ALTERATIONS.**

1           (a) All construction of new buildings and all major alterations, which are subject to the  
2 provisions of Sections 1110, 1111 through 1111.6, and 1113, shall be compatible with the District in  
3 general with respect to the building's composition and massing, scale, materials and colors, and  
4 detailing and ornamentation, including those features described in Section 6 of this Appendix.  
5 Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered  
6 building is located. In the case of major alterations, only those building characteristics that are  
7 affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in  
8 conservation districts are subject to the provisions of Section 1111.7.

9           The foregoing standards do not require, or even encourage, new buildings to imitate the styles  
10 of the past. Rather, they require the new to be compatible with the old. The determination of  
11 compatibility shall be made in accordance with the provisions of Section 309.

12           (b) The guidelines in this Subsection are to be used in assessing compatibility.

13           (1) **Composition and Massing.** New construction should maintain the district's  
14 essential character by relating to the prevailing height, mass, proportions, rhythm and composition of  
15 existing Significant and Contributory Buildings. The height and massing of new buildings should not  
16 alter the traditional scale of existing buildings, streets and open spaces. In addition to the  
17 consideration of sunlight access for the street, an appropriate streetwall height is established by  
18 reference to the prevailing height of the buildings on the block and especially that of adjacent  
19 buildings. If the adjacent buildings are of a significantly different height than the rest of the buildings  
20 on the block, then the prevailing height of buildings on the block should be used as a guide. A setback  
21 at the streetwall height can permit additional height above the setback without breaking the continuity  
22 of the street wall.

23           Most existing buildings are built to the property or street line. This pattern, except in the case of  
24 carefully selected open spaces, should not be broken since it could damage the continuity of building  
25 rhythms and the definitions of streets.

1           The standard proportions of new buildings should be established by the prevailing streetwall  
2 height and width of lots. To ensure that an established set of proportions is maintained, it is necessary  
3 to break up the facades of new buildings into smaller sections that relate to those existing proportions.

4           The design of a new structure should repeat the common pattern of two and three part vertical  
5 compositions. A base element is necessary to define the pedestrian environment. This division of a  
6 building allows flexibility in the design of the ground story while encouraging uniformity of the upper  
7 stories.

8           (2) **Scale.** A major influence on scale is the degree to which the total facade plane is  
9 broken into smaller parts (e.g., by detailing, fenestration, and bay widths) which relate to human scale.  
10 The existing scale of small- to medium-sized buildings found in the District should be maintained. This  
11 can be accomplished in a variety of ways, including a consistent use of size and complexity of detailing  
12 in regards to surrounding buildings, continuance of existing bay widths, maintenance of an existing  
13 streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian  
14 environment. Large wall surfaces, which increase a building's scale, should be broken up through the  
15 use of detailing and textural variation.

16           Existing fenestration (windows and entrances) rhythms and proportions which have been  
17 established by lot width or bay width should be repeated in new structures. The spacing and size of  
18 window openings should follow the sequence set by Significant and Contributory structures. Large  
19 glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of  
20 neighboring buildings. Casement and double-hung windows should be used where possible.

21           (3) **Materials and Colors.** The use of like materials can relate two buildings of  
22 obviously different eras and styles. Similarly, the use of materials that appear similar (such as  
23 substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a  
24 new structure with the architectural character of a conservation district. The preferred surface  
25 materials for this District are brick, stone, and concrete simulated to look like terra cotta or stone.

1            The texture of surfaces can be treated in a manner so as to emphasize the bearing function of  
2 the material, as is done in rustication on historic buildings.

3            Traditional light colors and earth tones should be used in order to blend in with the character  
4 of the district. Dissimilar buildings may be made more compatible by using similar or harmonious  
5 colors, and to a lesser extent, by using similar textures.

6            (4) **Detailing and Ornamentation.** A new building should relate to the surrounding  
7 area by picking up elements from surrounding buildings and repeating them or developing them for  
8 new purposes. Detailing of a similar shape and placement can be used without directly copying  
9 historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and  
10 may also use a modern vernacular instead of that of the original model.

11            **SEC. 8. TDR: ELIGIBILITY OF CATEGORY V BUILDINGS.**

12            Category V Buildings in that portion of the Mint-Mission Conservation District that is in the C-  
13 3-0 Use District as shown on Sectional Map 1 of the Zoning Map are eligible for the transfer of TDR as  
14 provided in Section 1109(c).

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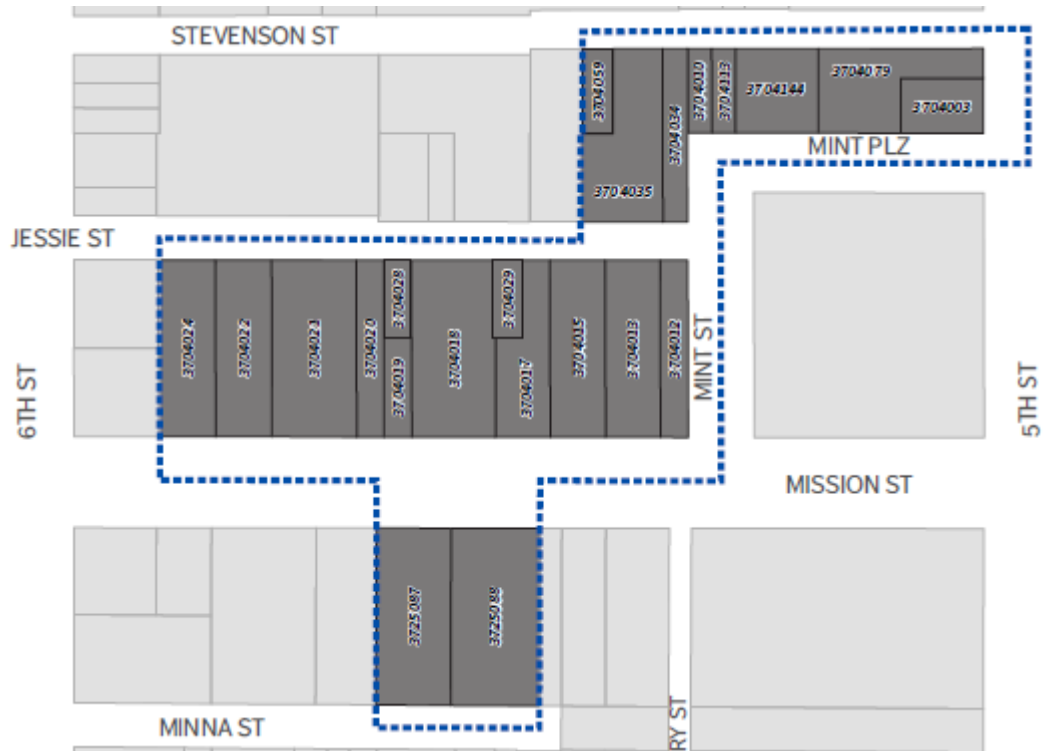
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Section 6. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the "Note" that appears under  
2 the official title of the ordinance.

3

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

6 By: \_\_\_\_\_  
7 VICTORIA WONG  
8 Deputy City Attorney

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