

LEGISLATIVE DIGEST

[Planning Code - Mint-Mission Conservation District]

Ordinance amending the Planning Code to add a new Appendix K to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 (Downtown Commercial) Districts, to create the Mint-Mission Conservation District, which includes certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street, specifically Assessor's Parcel Block No. 3704, Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144, and Assessor's Parcel Block No. 3725, Lot Nos. 087 and 088, and designates contributory and significant buildings within that District; 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 11, Section 1107 of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove a conservation district designation or boundary change. Once a conservation district has been designated, any construction, alteration, removal or demolition for which a City permit is required necessitates a Permit to Alter from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, conservation district designation affords a high degree of protection to historic and architectural structures of merit in the City.

Amendments to Current Law

This ordinance amends the Planning Code to add a new conservation district to the list of districts under Article 11: the Mint-Mission Conservation District, and to designate certain buildings within the District as Significant and Contributory pursuant to Article 11. The Mint-Mission Conservation District would encompass Lot Nos. 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, and 144 of Assessor's Block No. 3704 and Lot Nos. 087 and 088 of Assessor's Block No. 3725, which are certain properties in the area bounded by Fifth Street, Stevenson Street, Minna Street, and Sixth Street. The ordinance would add an appendix to Article 11 of the Planning Code, which would include findings that the Mint-Mission Conservation District is eligible for designation as a conservation district because it contains a substantial concentration of buildings that create a subarea of special architectural and aesthetic importance, contains a substantial concentration of Significant and Contributory buildings, and possesses substantial overall

architectural, aesthetic or historic qualities that justify additional controls in order to protect and preserve those qualities. The ordinance also lists the particular exterior features of the District.

Background Information

The conservation district designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of individual building designations and conservation district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate designation of the Mint Mission Conservation District on April 18, 2018. On April 18, 2018, after holding a public hearing on the proposed designation and having considered the Conservation District Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the Mint-Mission Conservation District to the Board of Supervisors.