

Received at HPC Hearing 2/6/19
D. Smith

From: Erick Arguello
To: Smith, Desiree (CPC)
Subject: Potential landmark designation
Date: Wednesday, February 06, 2019 10:32:34 AM
Attachments: historicbusinesslist.docx

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We would like to request that the following buildings, businesses and locations be explored for landmark designation as a collection of significant businesses within the Calle 24 Latino Cultural District.--

We are working closely with the SF Latino Historical Society in identifying these sites and be adding additional potential sites and would be adding further locations.

If there are any question please feel free to contact me.

Erick Arguello
Founder, Council President
Calle 24 Latino Cultural District
3250 24th St.
San Francisco, Ca 94110
www.calle24sf.org



Landmark Designation Consideration Calle 24

2778 24 th Street	Casa Sanchez	Signage and Building
2801 24 th Street	St. Francis Fountain	Signage and Building (Legacy Institutional Use)
2800 24 th Street	Pops Bar	Signage and Building (Legacy Institutional Use)
2804 24 th Street	La Mexicana Bakery	Signage and Building (Legacy Institutional Use)
2811 24 th Street	Roosevelt Tamale Parlor	Signage and Building (Legacy Institutional Use)
2838 24 th Street	Pungab Restaurant	Signage (Legacy Institutional Use)
2857 24 th Street	Galeria De La Raza	Signage and Building (Legacy Institutional Use)
2850 24 th Street	House of Color	Building
2884 24 th Street	La Palma Mexicatessen	Signage and Building (Legacy Institutional Use)
1200 Florida	St Peter's Church	Campus (Multiple Buildings)
2937 24 th Street	La Victoria	Signage and Building
2951 24 th Street	Dominguez Bakery	Signage and Building (Legacy Institutional Use)
2958 24 th Street	Accion Latina	Building (Legacy Institutional Use)
2964 24 th Street	Discolandia	Signage and Building
2981 24 th Street	Precita Eyes	Signage and Building (Legacy Institutional Use)
2989 24 th Street	La Gallinita	Signage and Building (Legacy Institutional Use)
3033 24 th Street	Taqueria Vallarta	Signage and Building
3049 24 th Street	Mission Education Project	Building (Legacy Institutional Use)
3077 24 th Street	Nuevo Frutilandia	Building (Legacy Institutional Use)
3101 24 th Street	Philz Coffee	Signage and Building (Legacy Institutional Use)
3114 24 th Street	La Reyna Bakery	Signage and Building (Legacy Institutional Use)
3195 24 th Street	House of Brakes	Building (Legacy Institutional Use)
3198 24 th Street	Jelly Donut	Signage
3329 24 th Street	La Mejor Bakery	(Legacy Institutional Use)
3318 24 th Street	Café Boheme	(Legacy Institutional Use)

Diandas Bakery Legacy Institutional use
2882 Mission St.

La Corneta Sinage, Legacy Institutional use
2731 Mission St.

Manivahn Thai Resturant Legacy institutional Use
2732 24th St.

Mission Education Project Inc. Legacy institutional use
3051 24th St.

Napper Tandy Building, Legacy institutional use
3200 24th St.

La Torta Gorda Building and Signage
2833 24th St

[Planning Code - Amending Landmark Designation of 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church)]

Ordinance amending the Landmark Designation for Landmark No. 204, 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church), Assessor's Block No. 0149, Lot No. 009, under Article 10 of the Planning Code, to confirm the exterior features that should be preserved or replaced in kind, and to add interior features to the designation; 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., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of CEQA for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is

1 on file with the Clerk of the Board of Supervisors in File No. _____ and is
2 incorporated herein by reference. The Board of Supervisors affirms this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed amendment to the landmark designation of 906 Broadway, Assessor's Block
5 No. 0149, Lot No. 009 ("Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe
6 Church" or "906 Broadway"), will serve the public necessity, convenience, and welfare for the
7 reasons set forth in Historic Preservation Commission Resolution No. _____,
8 recommending approval of the proposed designation, which is incorporated herein by
9 reference.

10 (3) The Board of Supervisors finds that the proposed amendment to the
11 landmark designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe
12 Church is consistent with the General Plan and with Planning Code Section 101.1(b) for the
13 reasons set forth in Historic Preservation Commission Resolution No. _____.

14 (b) General Findings.

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

18 (2) Ordinance No. 312-93, enacted in 1993, designated 906 Broadway, the site
19 of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church, as Landmark No.
20 204. That ordinance, which is incorporated herein by reference, required that the particular
21 features to be preserved include those "described in the Landmarks Preservation Advisory
22 Board's Case Report, in Section A, entitled 'Architecture,' Subsection No. 5, 'Design' and in
23 Section D, 'Integrity,' Subsection No. 13 'Alterations,'" but it did not list those features in any
24 detail. Moreover, those features refer only to the building's exterior. The ordinance did not
25

1 include any of the building's interior character-defining features as part of the Landmark
2 designation.

3 (3) On August 17, 2016, the Historic Preservation Commission added the
4 interior of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church to the
5 Landmark Designation Work Program, a list of individual properties and historic districts under
6 consideration for landmark designation, adopted by the Historic Preservation Commission at
7 its June 15, 2011 meeting.

8 (4) The amended Landmark Designation Report prepared for this landmarking
9 amendment was authored by Planning Department Preservation staff. All preparers meet the
10 Secretary of the Interior's Professional Qualification Standards for historic preservation
11 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A.
12 Planning Department staff also reviewed the report for accuracy and conformance with the
13 purposes and standards of Article 10 of the Planning Code.

14 (5) The Historic Preservation Commission, at its regular meeting of _____,
15 reviewed Planning Department staff's analysis of the historical significance of Iglesia de
16 Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church, as well as both the exterior
17 and interior features of the church, pursuant to Article 10 of the Planning Code as part of the
18 Landmark Designation Case Report dated _____.

19 (6) On _____, the Historic Preservation Commission adopted Resolution
20 No. _____, initiating an amendment of the Landmark Designation of Iglesia de Nuestra
21 Señora de Guadalupe/Our Lady of Guadalupe Church pursuant to Section 1004.1 of the
22 Planning Code. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
23 _____ and is incorporated herein by reference.

24 (7) On _____, after holding a public hearing on the proposed
25 designation amendment and having considered both the specialized analyses prepared by

1 Planning Department staff and the amended Landmark Designation Report, the Historic
2 Preservation Commission recommended approval of the proposed amendment to the
3 Landmark Designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe
4 Church by Resolution No. _____, to list the exterior and interior features that should be
5 preserved or replaced in kind. Said resolution is on file with the Clerk of the Board in File No.
6 _____ and is incorporated herein by reference.

7 (8) The Board of Supervisors hereby finds that Iglesia de Nuestra Señora de
8 Guadalupe/Our Lady of Guadalupe Church has a special character and special historical,
9 architectural, and aesthetic interest and value, and that expanding its designation as a
10 Landmark to include interior features will further the purposes of and conform to the standards
11 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by
12 reference the findings of the amended Landmark Designation Report.

13 14 Section 2. Designation.

15 Pursuant to Section 1004 of the Planning Code, the Landmark Designation for 906
16 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church),
17 Assessor's Block No. 0149, Lot No. 009, is hereby amended as specified in Section 3 of this
18 ordinance. Appendix A to Article 10 of the Planning Code is hereby amended with respect to
19 Landmark No. 204.

20 21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the City
23 parcel located at 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of
24 Guadalupe Church), Assessor's Block No. 0149, Lot No. 009, in San Francisco's North Beach
25 neighborhood.

1 (b) The characteristics of the Landmark that justify its designation are described and
2 shown in the Landmark Designation Report and other supporting materials contained in
3 Planning Department Case Docket No. 2018-008948DES. In summary, Iglesia de Nuestra
4 Señora de Guadalupe/Our Lady of Guadalupe Church, both the exterior and interior, is
5 eligible for local designation as it is associated with events that have made a significant
6 contribution to the broad patterns of our history, embodies the distinctive characteristics of a
7 type, period, or method of construction, and is the work of a master. Specifically, Iglesia de
8 Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church is associated with the
9 development of San Francisco's Latino and Spanish-speaking communities from the late-
10 nineteenth to the mid-twentieth century, as both the geographical and spiritual heart of the
11 Latino and Spanish-speaking enclave that existed in North Beach until the 1950s.
12 Designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church is
13 also appropriate given that it is one of the first churches in the country to be constructed of
14 reinforced concrete, considered an innovative construction technology at that time, and is an
15 exceptional example of an early twentieth century Mission Revival church with a highly ornate
16 interior displaying Renaissance and Baroque ornamentation. Furthermore, Iglesia de Nuestra
17 Señora de Guadalupe/Our Lady of Guadalupe Church is the work of master architects Shea &
18 Lofquist and its interior murals are the work of master artist Luigi Brusatori.

19 (c) The particular features that shall be preserved, or replaced in-kind as determined
20 necessary, are those generally shown in photographs and described in the Landmark
21 Designation Report, which can be found in Planning Department Docket No. 2018-
22 008948DES, and which are incorporated in this designation by reference as though fully set
23 forth herein. Specifically, the following features shall be preserved or replaced in-kind:

24 (1) The overall form, structure, height, massing, materials, and architectural
25 ornamentation of the church's exterior identified as:

- 1 (A) Two-story height;
- 2 (B) Cruciform floor plan;
- 3 (C) Reinforced concrete construction;
- 4 (D) Twin towers topped with weathered copper crosses;
- 5 (E) Rectangular central main entry, topped with “Iglesia de Nuestra
- 6 Señora de Guadalupe” engraving;
- 7 (F) Mosaic figure of Our Lady of Guadalupe within a round opening
- 8 bordered by ornamental stucco detailing, topped with Dove of Peace mosaic, located above
- 9 the central main entry;
- 10 (G) Arched niches containing sculpted figures, flanking Our Lady of
- 11 Guadalupe mosaic;
- 12 (H) Arched secondary entries to the west and east of the central entry;
- 13 (I) Projecting one-story bay of east entry;
- 14 (J) Rusticated stucco base containing recessed, arched basement entry;
- 15 (K) Stucco cladding;
- 16 (L) Round arches; and
- 17 (M) Stone steps approaching primary façade entrances.
- 18 (2) The overall form, structure, height, massing, materials, and architectural
- 19 ornamentation of the church’s interior identified as:
- 20 (A) Two-story volume;
- 21 (B) Cruciform floor plan;
- 22 (C) Historic location and volume of the foyer at the south end of the
- 23 building that connects the entrance to the sanctuary;
- 24 (D) Southeast entry room containing an arched stained-glass window and
- 25 an arched multi-lite amber art-glass window, each flanked by blind niches;

- 1 (E) At the south portion of the nave against the north-facing narthex wall,
2 double-height arched pediment wood door surround and wood confessional vestibules;
- 3 (F) Organ loft at south portion of nave containing a 24-set pipe
4 mechanical Hook and Hastings organ;
- 5 (G) Nave with lower aisle wings and an apse and two side altars at the
6 north end of building;
- 7 (H) Five-bay side aisle arches;
- 8 (I) Wood parquet flooring located at former pew seating areas;
- 9 (J) Tile flooring located at center aisle and remaining areas;
- 10 (K) Corinthian columns supporting the side aisle arches, painted with a
11 faux-marble finish and bound with a mid-column decorative cartouche belt;
- 12 (L) Corinthian pilasters at the side aisle walls, aligned with the Corinthian
13 columns and painted with a faux-marble finish;
- 14 (M) Engaged Corinthian columns circling the apse, painted with a faux-
15 marble finish and bound with a mid-column decorative cartouche belt;
- 16 (N) Arched stained-glass aisle windows portraying the miracle at
17 Guadalupe, the Sermon on the Mount, and other passages of the Bible;
- 18 (O) Shallow arched stained-glass clerestory windows portraying saints
19 set within wood frames and topped with decorative, circular grilles;
- 20 (P) Amber glass windows throughout the building;
- 21 (Q) All interior millwork and molding, such as window surrounds, painted
22 wood panels under molded wall sill, wood stair balustrade and newel posts;
- 23 (R) All ceiling form and features, including but not limited to:
- 24 (i) Arched barrel vault nave ceiling;
- 25 (ii) Arched side aisle vault ceilings;

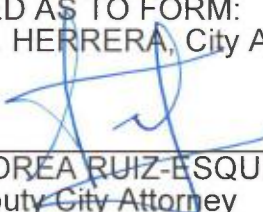
- 1 (iii) Dentil molding and simple cornice dividing upper and lower
2 nave levels;
- 3 (iv) Beaded molding at the side aisle arches and apse;
- 4 (v) Decorative ribbing at the barrel vault nave ceiling;
- 5 (S) Central entry hall cross-vaulted painted ceiling;
- 6 (T) Cross-vaulted side aisle ceilings visually delineated by wood
7 moldings, each bay containing four separate cartouche motifs and a painted "x" highlighting
8 the cross-vault;
- 9 (U) The two northmost side aisle ceilings with features as described
10 above and including cherub murals and round stained-glass laylights; and
- 11 (V) All murals on walls and ceiling painted in a Classical style by Luigi
12 Brusatori, including but not limited to:
- 13 (i) Fresco of the Holy Sacrament and the Coronation of the
14 Blessed Virgin at the nave ceiling;
- 15 (ii) Fresco depicting the Last Supper and the Multiplication of the
16 Loaves and Fishes at the apse;
- 17 (iii) Side aisle banners featuring Latin script;
- 18 (iv) Slightly projecting portrait medallions at the first-story nave
19 arch junctions and organ loft balcony;
- 20 (v) Flush portrait medallions above the narthex;
- 21 (vi) Crest medallions above the clerestory windows;
- 22 (vii) Border frieze dividing upper and lower nave levels containing
23 dentil molding, ovular forms, and painted cherub/floral motifs;
- 24 (viii) Painted statuary figures flanking clerestory windows; and
25

1 (ix) Painted figures at the east and west walls of organ loft, within
2 painted rope-coil frames.

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4 Section 4. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.

8
9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By:


12 ANDREA RUIZ-ESQUIDE
13 Deputy City Attorney

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Received at HPC Hearing 2/6/19
D. Smith

February 5th, 2019
From: Residents of 944 Broadway
Re: Public Hearing for Record # 2018-003593COA

To whom it may concern,

We received the notice of public hearing to occur today "not before 12:30" and will not be able to attend but, provide this as a letter of our concern for the proposed construction at the historical site of 906 Broadway, purchased by Startup Temple.

Our main concern is that the proposed construction is to alter the space for "educational use", and this change of use does not have an associated hearing until after the construction hearing, which seems premature. In reading the historical plans, we would like to reiterate that the stairway should not make any change to the exterior or change the view to any of the apartments.

That said, our concern related to the application submitted by Ruben, Junius & Rose is in regards to the Certificate of Appropriateness Section "E". Our concerns are as follows:

- 1) Congestion: The area the historical church is in a exclusively residential with very limited public street parking. While public transportation services the neighborhood, in the last year, we have seen many people driving their cars to park in this residential neighborhood for the event, taking up neighborhood parking. Even the employees park blocking public sidewalk.
- 2) Types of public events: there seems to be no limitation in the types of events that constitute "educational" or "community" events. This residential community should not be a place for weekly tech "conferences" or late night events where people are drinking alcohol. In the past year, there have been instances of loud music past midnight, noise violations, large congregations of people smoking cigarettes and drinking outside, broken beer bottles. We support the idea of community events that occur without impact to the residential community however, if the classroom space is to be rented or leased to the private sector, without limitation on what type of events can occur their, there is a high likelihood that this will simply turn into another tech space, with no benefit to the community.

Thank you for hearing our concerns,

Residents of 944 Broadway
San Francisco, CA
94133

FILE NO.

ORDINANCE NO.

D. Smith

[Planning Code - Landmark Designation – 2031 Bush Street (aka The Kinmon Gakuen Building)]

Ordinance amending the Planning Code to designate 2031 Bush Street (aka The Kinmon Gakuen Building), Assessor's Parcel Block No. 0676, Lot No. 027, as a Landmark under 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 proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of 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 affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 2031 Bush Street (aka The Kinmon Gakuen Building),
3 Assessor's Parcel Block No. 0676, Lot No. 027, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

7 (3) The Board finds that the proposed landmark designation of 2031 Bush
8 Street (aka The Kinmon Gakuen Building) is consistent with the San Francisco General Plan
9 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
10 Commission Resolution No. _____, recommending approval of the proposed
11 designation, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
14 Francisco, the Historic Preservation Commission has authority "to recommend approval,
15 disapproval, or modification of landmark designations and historic district designations under
16 the Planning Code to the Board of Supervisors."

17 (2) On August 17, 2016, the Historic Preservation Commission added 2031
18 Bush Street (aka The Kinmon Gakuen Building) to the Landmark Designation Work Program.

19 (3) The Designation report was prepared by Planning Department preservation
20 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards,
21 and the report was reviewed for accuracy and conformance with the purposes and standards
22 of Article 10 of the Planning Code.

23 (4) The Historic Preservation Commission, at its regular meeting of
24 _____, 2019, reviewed Department staff's analysis of the historical significance of
25

1 2031 Bush Street (aka The Kinmon Gakuen Building) pursuant to Article 10 as part of the
2 Landmark Designation Case Report dated _____.

3 (5) On _____, 2019, the Historic Preservation Commission passed
4 Resolution No. _____, initiating designation of 2031 Bush Street (aka The Kinmon
5 Gakuen Building) as a San Francisco Landmark pursuant to Section 1004.1 of the Planning
6 Code. Such resolution is on file with the Clerk of the Board of Supervisors in File No.
7 _____ and is incorporated herein by reference.

8 (6) On _____, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department staff and the Landmark Designation Case Report, the Historic Preservation
11 Commission recommended approval of the proposed landmark designation of 2031 Bush
12 Street (aka The Kinmon Gakuen Building), by Resolution No. _____. Such resolution is
13 on file with the Clerk of the Board in File No. _____.

14 (7) The Board of Supervisors hereby finds that 2031 Bush Street (aka The
15 Kinmon Gakuen Building) has a special character and special historical, architectural, and
16 aesthetic interest and value, and that its designation as a Landmark will further the purposes
17 of and conform to the standards set forth in Article 10 of the Planning Code.

18
19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 2031 Bush Street (aka The Kinmon
21 Gakuen Building), Assessor's Parcel Block No. 0676, Lot No. 027, is hereby designated as a
22 San Francisco Landmark under Article 10 of the Planning Code.

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1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 2031 Bush Street (aka The Kinmon Gakuen Building), Assessor's Parcel
4 Block No. 0676, Lot No. 027, in San Francisco's Japantown neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Case Report and other supporting materials contained in
7 Planning Department Case Docket No. 2017-012291DES. In brief, 2031 Bush Street (aka The
8 Kinmon Gakuen Building) is eligible for local designation as it is associated with events that
9 have made a significant contribution to the broad patterns of our history, and embodies
10 distinctive characteristics of a type, period, or method of construction. Specifically, designation
11 of The Kinmon Gakuen Building is proper given its association with the social, cultural, and
12 educational enrichment of Japanese Americans in San Francisco during the twentieth century
13 as the home of Japanese language and culture school, Kinmon Gakuen. The building is also
14 associated with the evacuation, relocation, and incarceration of U.S. citizens and residents of
15 Japanese descent during World War II. Following President Franklin D. Roosevelt's signing of
16 Executive Order No. 9066, Kinmon Gakuen was forced to cease operations and its building
17 was taken over by the federal government for use as a processing center where citizens and
18 non-citizens of Japanese ancestry were required to report before they were incarcerated and
19 relocated to concentration camps across the United States. 2031 Bush Street is also
20 significant for its association with community organizing and activism among African
21 Americans in San Francisco during the twentieth century, as home of the Booker T.
22 Washington Community Center from 1942 to 1952. The center provided African Americans,
23 especially youth, with a space for social, educational, and recreational opportunities. During
24 Japanese internment, the African American community stewarded many of the properties that
25 had been vacated by Japanese Americans in Japantown, including The Kinmon Gakuen

1 Building, and supported Japanese Americans upon their return to the neighborhood after the
2 war. Designation of 2031 Bush Street (aka The Kinmon Gakuen Building) is also proper as it
3 is an excellent example of an educational building designed in the Mediterranean Revival
4 architectural style in San Francisco.

5 (c) The particular features that shall be preserved, or replaced in-kind as determined
6 necessary, are those generally shown in photographs and described in the Landmark
7 Designation Case Report, which can be found in Planning Department Docket No. 2017-
8 012291DES, and which are incorporated in this designation by reference as though fully set
9 forth. Specifically, the following features shall be preserved or replaced in kind:

10 (1) All exterior elevations, form, massing, structure, rooflines, architectural
11 ornament and materials of 2031 Bush Street (aka The Kinmon Gakuen Building) identified as:

- 12 (A) Irregular plan set back from the front property line;
- 13 (B) Two-story with basement massing;
- 14 (C) Flat roof with Mission terra cotta tile coping at the cornice;
- 15 (D) Lightly textured stucco siding;
- 16 (E) Gated entrance with Mission terra cotta tile coping leading to the
17 building's side yard;
- 18 (F) Double stair with risers and treads clad in terra cotta tile separated by
19 a concrete wall with decorative pilasters and water table;
- 20 (G) Raised entry porch with balustrades and a terra cotta tile clad floor;
- 21 (H) Metal balcony on the front (north) elevation;
- 22 (I) Regular fenestration pattern with multi-lite wood windows;
- 23 (J) Segmental arched portal with decorative tile surround and inset main
24 entrance;
- 25

1 (K) Vertically-oriented red and white sign reading "Golden Gate
2 Institute/Kinmon Gakuen" in Japanese, located east of the main entrance;

3 (L) Paired six-lite paneled wood entry doors surmounted by segmentally
4 arched four-lite transom;

5 (M) Paired six-lite wooden casement windows with three-lite sidelights
6 surmounted by a six-lite transom window flanking the entrance;

7 (N) Paired six-lite wood paneled doors with three-lite sidelights
8 surmounted by a six-lite transom at the second story above main entrance;

9 (O) Two sets of windows on the second floor mirroring those on the third
10 floor; and

11 (P) On the east elevation, pathway in side yard leading to the auditorium.

12 (2) The character-defining interior features of 2031 Bush Street (aka The
13 Kinmon Gakuen Building) are those depicted in the floor plans or photos of the Landmark
14 Designation Case Report, including:

15 (A) Second and Third Floors:

16 (i) Circulation pattern characterized by double-loaded corridors on
17 second and third floors;

18 (ii) Wooden floors on second and third floors;

19 (iii) Crown molding and wainscoting in corridors on second and
20 third floors;

21 (iv) Wood paneled classroom doors with multi-lite upper panel and
22 transoms;

23 (v) Dogleg, closed string wooden stairs between basement and
24 second floor, and between second and third floors, with railing; and

25 (vi) Light well with hipped roof and skylights.


(B) Auditorium:

- (i) Volume of assembly space;
- (ii) Stage;
- (iii) Wooden floors;
- (iv) Vertical plank wainscoting;
- (v) Engaged pilasters;
- (vi) Ceiling beams and brackets; and
- (vii) Crown molding.

Section 4. 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.

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

By:


ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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PLANNING DEPARTMENT FY2019-2021 BUDGET & WORK PROGRAM

Deborah Landis

Deputy Director of Administration, February 6, 2019



San Francisco
Planning

FY19-21 Budget Overview

- Mayor's Instructions
- Volume
- Revenue
- Expenditures
- Calendar

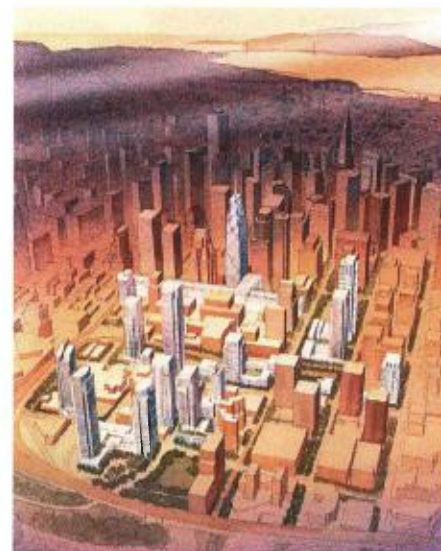
Mayor's Office Budget Instructions



Budgetary Focus

Accountability and equitable outcomes

Reprioritize funding and positions for maximum effectiveness



Mayoral Priorities

- Build more housing
- Reduce homelessness
- Create equitable opportunities for everyone
- Make government more accountable



No New Positions

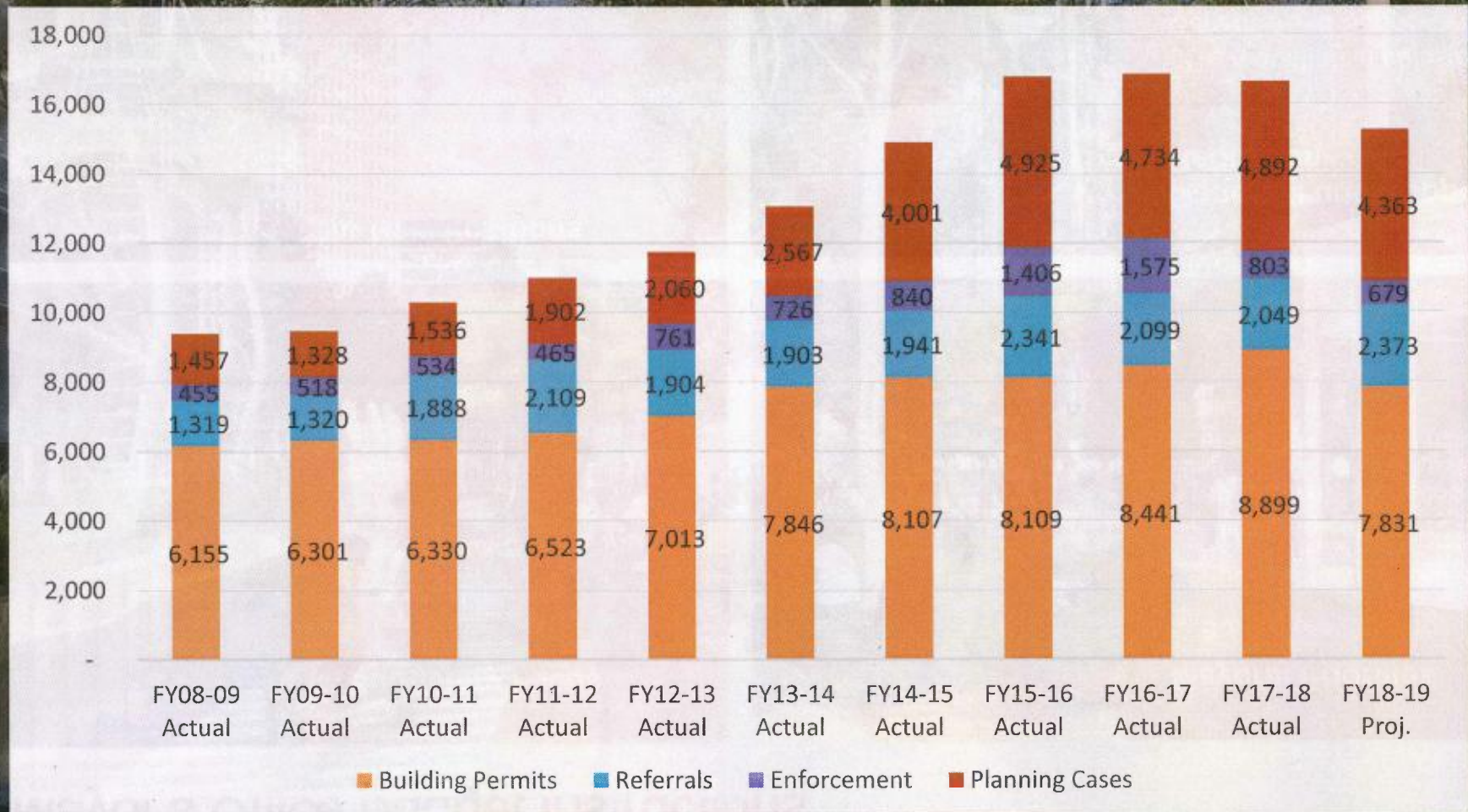
Departments to submit any requests to Mayor's Office after Feb. 21



General Fund Support Reduction

(2%) reduction in adjusted General Fund Support in each budget year

10 Year Volume & Current Year Projection



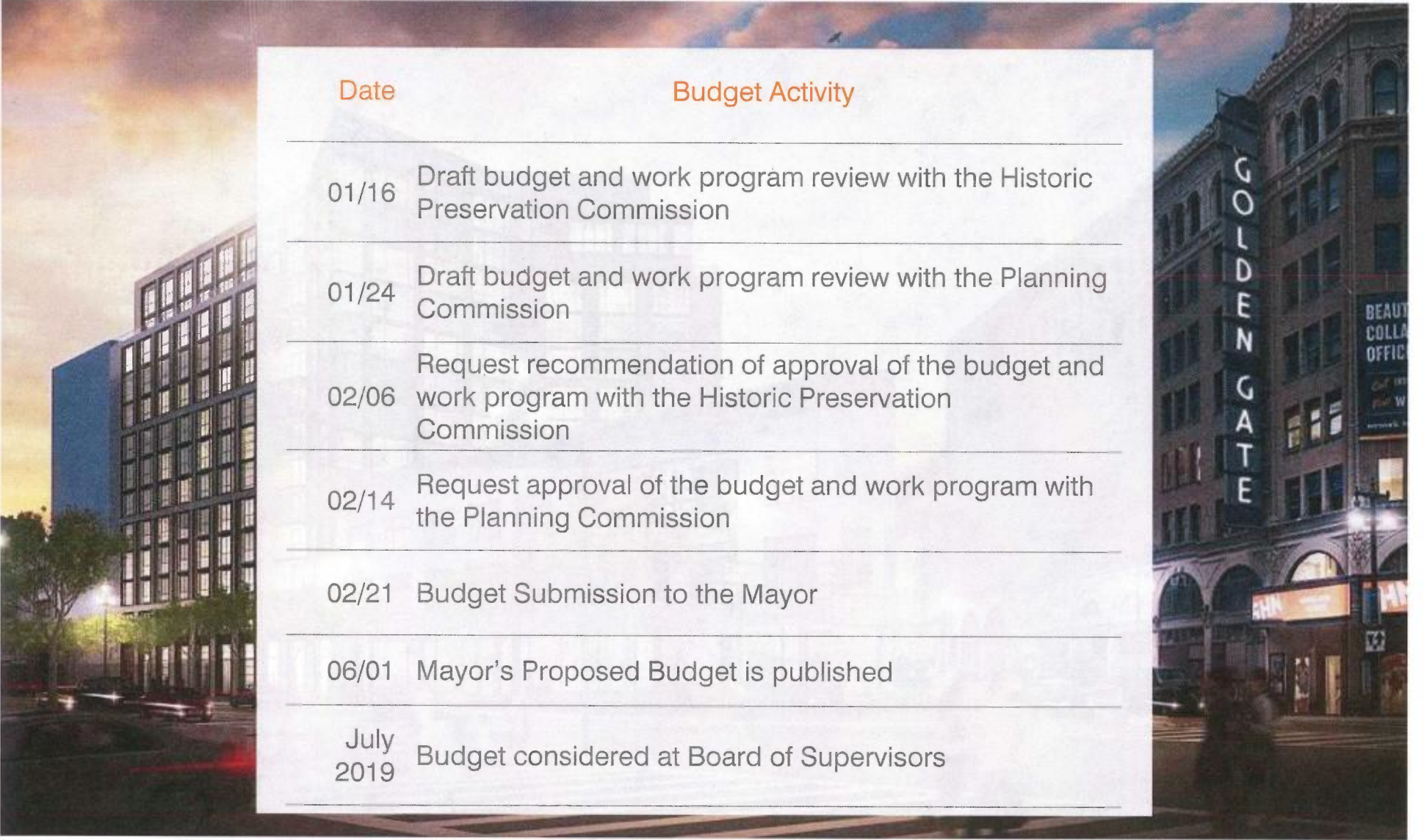
Revenue Budget FY19-21

Revenues	FY18-19 Adopted Budget	FY19-20 Proposed Budget	FY20-21 Proposed Budget
Charges for Services	\$43,519,481	\$42,868,847	\$42,926,464
Grants & Special Revenues	\$2,075,000	\$1,655,000	\$345,000
Development Impact Fees	\$2,380,131	\$2,057,722	\$1,370,035
Expenditure Recovery	\$1,532,645	\$2,141,942	\$1,974,964
General Fund Support	\$3,848,730	\$5,108,576	\$5,925,807
Total Revenues	\$53,355,987	\$53,832,087	\$52,542,270

Expenditure Budget FY19-21

Expenditures	FY18-19 Adopted Budget	FY19-20 Proposed Budget	FY20-21 Proposed Budget
Salaries & Fringe	\$35,895,959	\$38,491,080	\$39,856,002
Overhead	\$980,944	\$980,944	\$980,944
Non-Personnel Services	\$3,647,609	\$3,319,687	\$3,004,687
Materials & Supplies	\$448,145	\$671,065	\$671,065
Capital & Equipment	\$73,196	\$10,475	\$0
Projects	\$5,873,913	\$4,095,944	\$1,786,520
Services of Other Departments	\$6,436,221	\$6,262,892	\$6,243,052
Total Revenues	\$53,355,987	\$53,832,087	\$52,542,270

Budget Calendar **FY19-21**



Date	Budget Activity
01/16	Draft budget and work program review with the Historic Preservation Commission
01/24	Draft budget and work program review with the Planning Commission
02/06	Request recommendation of approval of the budget and work program with the Historic Preservation Commission
02/14	Request approval of the budget and work program with the Planning Commission
02/21	Budget Submission to the Mayor
06/01	Mayor's Proposed Budget is published
July 2019	Budget considered at Board of Supervisors

THANK YOU



San Francisco
Planning

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San Francisco Planning

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C. Flores



Historic Preservation Commission Informational Hearing

February 6, 2019

San Francisco
Planning

Presentation Overview

- I. Context
- II. Framework
- III. SF Planning's Racial & Social Equity Initiative
 - Components
 - Phase I Action Plan
- IV Implementation Process and Tools
 - I. Phase II and Next Steps

San Francisco's Vision

A safe, vibrant and inclusive City of shared prosperity



San Francisco Planning's Vision and Core Values

Our Vision:

Making San Francisco the world's most livable urban place – environmentally, economically, socially and culturally.

Our Values:

- COLLABORATION
- OPEN DIALOGUE
- EFFICIENCY
- INCLUSIVE
- EDUCATION
- VISIONARY
- FAIRNESS
- TRUST
- PASSION
- RESPECT
- CONSISTENCY
- INNOVATION
- EMPLOYEE SATISFACTION
- **EQUITY/EQUITABLE?**

SF Planning's Existing Equity Work

- Eastern Neighborhoods – PDR protection and affordable housing
- Green Connections
- Health Care Services Master Plan
- Japantown Cultural Heritage and Economic Sustainability Strategy
- SoMa Pilipinas Cultural Heritage District
- Sustainable Chinatown
- Mission Action Plan 2020 & Calle 24 Special Use District
- LGBTQ+ Cultural Heritage Strategy

What is Racial Equity?

When race does not predict success, while also improving outcomes for all.

Outcome:

"Racial Equity is the condition that would be achieved if racial identity no longer predicted, in a statistical sense, how one fares...This includes elimination of policies, practices, attitudes and cultural messages that reinforce differential outcomes by race or fail to eliminate them."

– Center for Assessment and Policy Development

Process:

"Racial Justice [is defined] as the proactive reinforcement of policies, practices, attitudes and actions that produce equitable power, access, opportunities, treatment, impacts and outcomes for all."

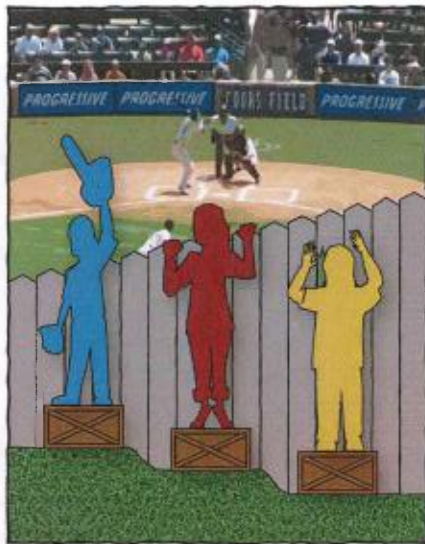
– Catalytic Change: Lessons Learned from the Racial Justice Grantmaking Assessment Report

The “Curb Cut Effect”

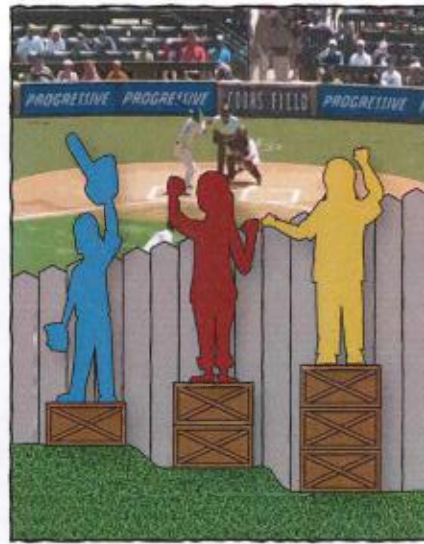
Uplifting the most disadvantaged benefits everyone.



Equity vs. Equality



EQUALITY

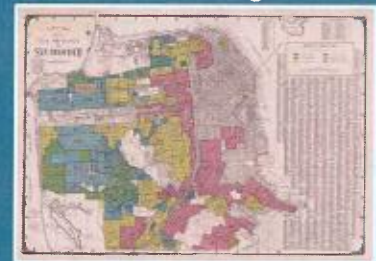


EQUITY

Why Racial & Social Equity?

- Disparities in San Francisco across nearly every measure are either stagnating or increasing (e.g. income, health, education, housing, etc.)
- Diversity within the Department and City government could be more representative of the City and communities we serve.
- Historically, government and Planning as a field has played a significant role in generating and perpetuating racial and social inequity.
- We have a responsibility as government to advance racial and social equity

Red Lining



Government and Race

Initially Explicit

Government explicitly creates and maintains racial inequity.



Became Implicit

Discrimination illegal, but "race-neutral" policies and practices perpetuate inequity.



Government for Racial Equity

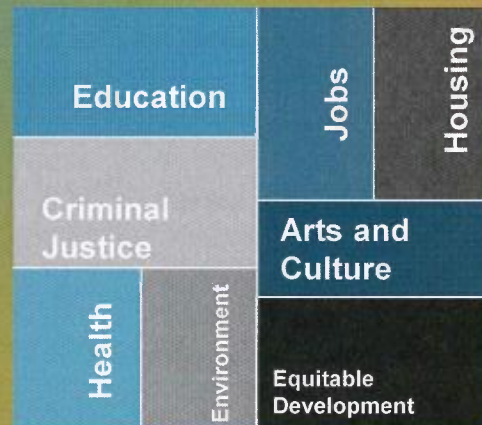
Proactive policies, practices and procedures that advance racial equity.



Why Lead with Race?

Racial inequities in the U.S.

- From infant mortality to life expectancy, race predicts how well you will do...



Household Income by Race/Ethnicity (2010)

Ethnicity	Median Household Income	% of San Francisco Median Household Income (\$71,304)
White	\$83,796	117.5%
African American	\$30,840	43.3%
American Indian/Alaska Native	\$51,087	71.6%
Asian	\$60,648	85.1%
Native Hawaiian/Pacific Islander	\$57,560	80.7%
Other Race	\$52,599	73.8%
Two or More Race	\$66,473	93.2%
Hispanic or Latino	\$55,985	78.5%

Source: San Francisco 2014 Housing Element, Table I-16

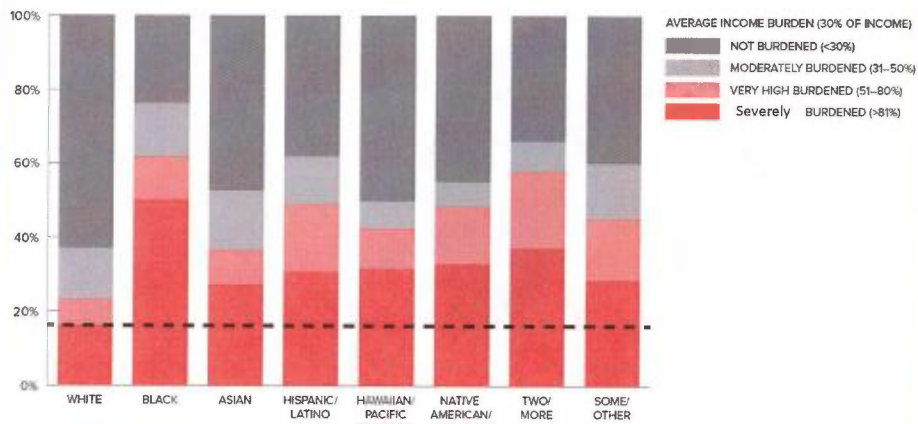
Homeownership by Race/Ethnicity (2014)

ETHNICITY	OWNER-OCCUPIED HOUSING UNITS
White	55%
African American	3.9%
American Indian & Alaska Native	0.2%
Asian	35.7%
Native Hawaiian and Other Pacific Islander	0.3%
Some other race	2.7%
Two or more races	2.3%
Hispanic or Latino	8.6%
White alone, not Hispanic or Latino	49.6%

Source: 2010-2014 American Community Survey 5-Year Estimates, Table S2502

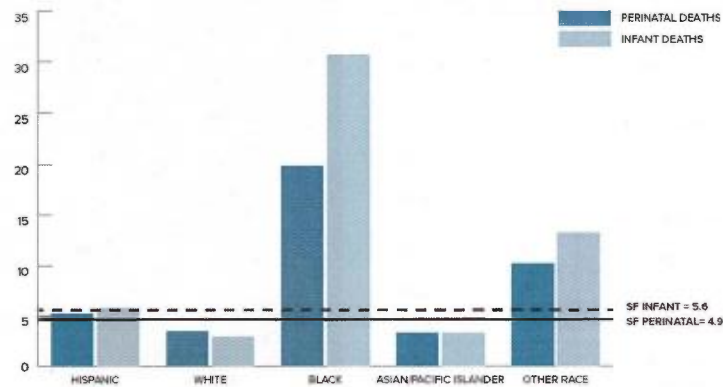
Housing Burden by Race/Ethnicity= (2015)

Figure 1. Housing Burden by Race (Median Monthly Rent 2015 = \$1,840)



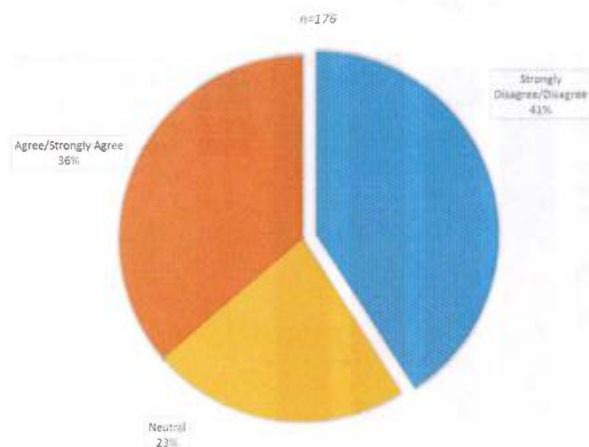
Perinatal and infant mortality rates per 1,000 in San Francisco by race/ethnicity (2008)

Figure 3. Perinatal and Infant Mortality Rates Per 1,000 in San Francisco by Race/Ethnicity (2008)

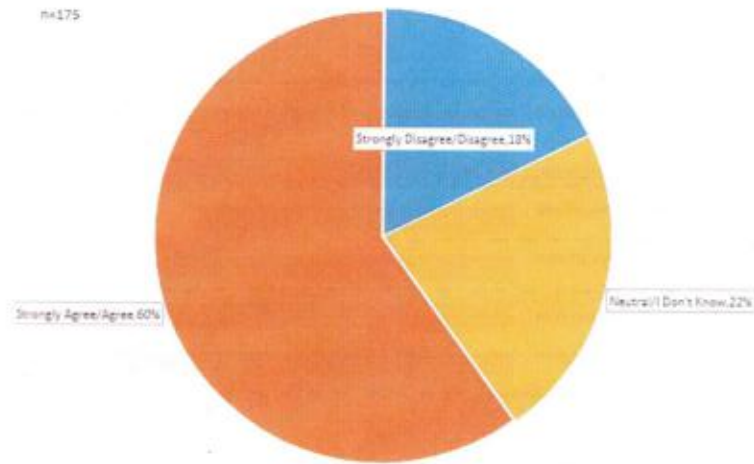


Source: CDH Improved Perinatal Outcome Data Report 2008, California County Profile

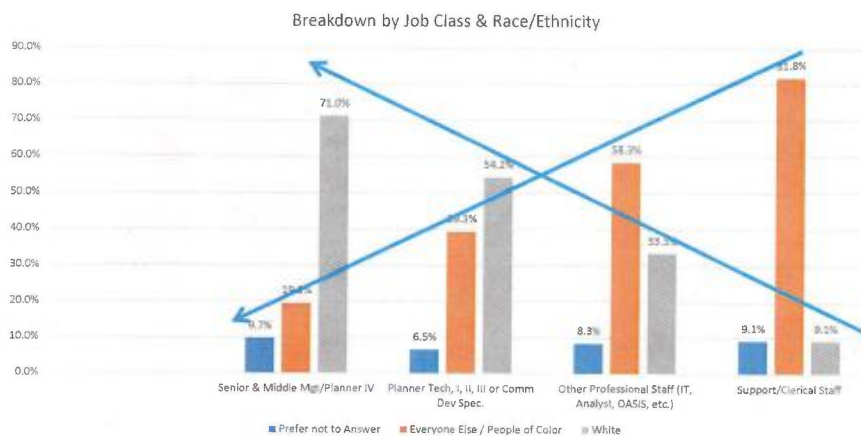
As a whole, the City and County of San Francisco is making progress towards achieving racial equity.



As a whole, my department is making progress towards achieving racial equity.



Breakdown by Job Class



Employees understand the importance of prioritizing racial equity.

Employees have a basic understanding of racial disparities and institutional racism.

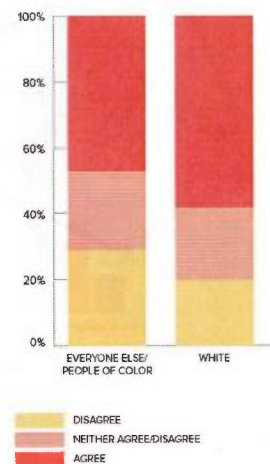
Employees do not have all the tools to address racism.



Workplaces experiences with race

- 95% of respondents agree to having "positive relationships with employees that are of a different race." (n=180)

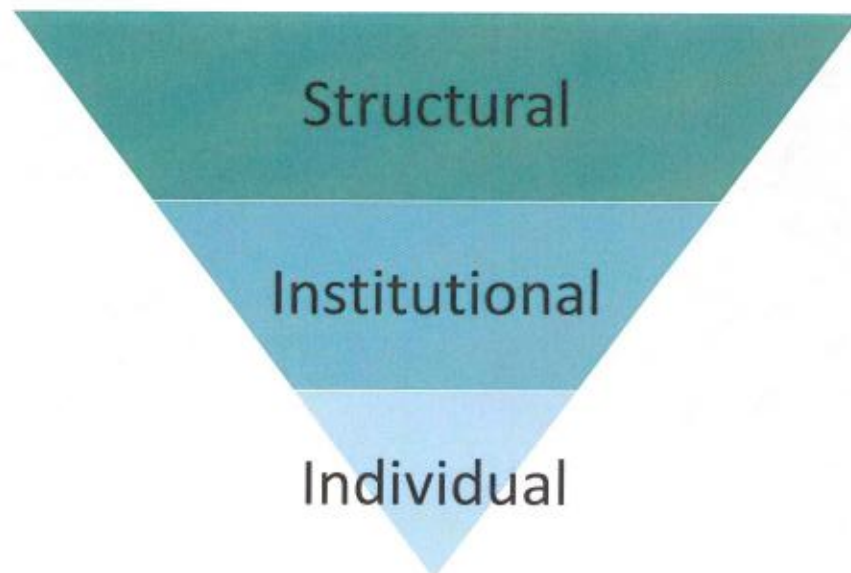
Figure 7. I feel comfortable talking about race within my department work setting. (n=182)



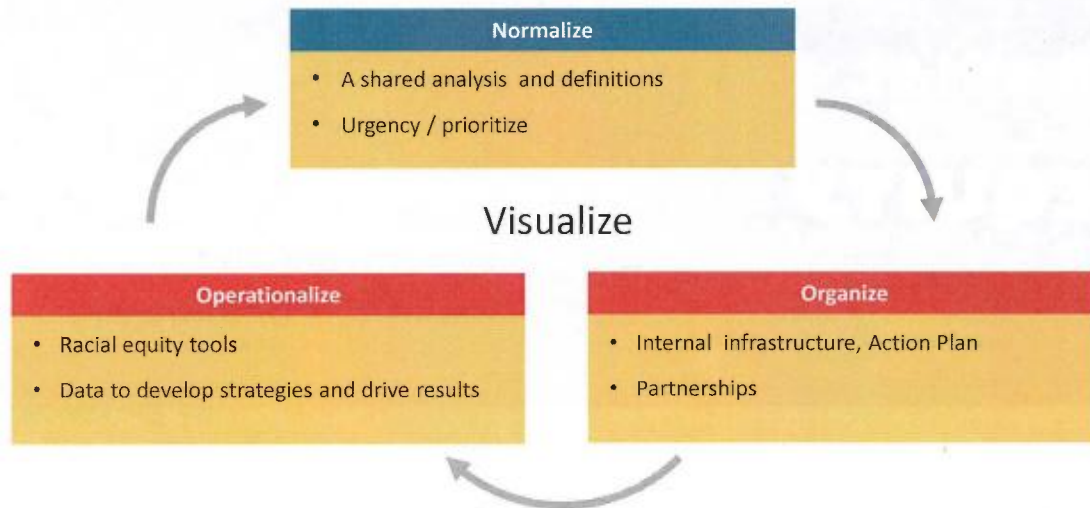


Framework and Initiative Components

Levels of Inequity



Strategy: National Framework / Best Practice



SF Planning's Process

- **Normalize:** 12 Planning staff attended inaugural Government Alliance on Race and Equity (GARE) year-long learning cohort in 2016 (along with 15 SFPUC staff)
- **Organize:** Core Team formed (2016) – executes day-to-day work.
- **Organize:** Action Plan work began (2016)
- **Normalize/operationalize:** Launched internal staff training (2017) – 70% complete
- **Organize:** Steering Committee set up (2018) – staff and management representation from every Department division

Planning's Racial and Social Equity Initiative Components

- 2016-18: Phase I Action Plan for internal functions
- 2019: Phase II Action Plan for external functions
- Ongoing:
 - Implementation and integration into existing work
 - Monitoring and tracking performance measures
 - Updates to the Plan every 3-5 years, with annual reporting to Commissions and community on progress



Racial & Social Equity Action Plan Phase I

Plan Outline Phase I (internal)

- I. **Racial & Social Equity Vision & Background**
- II. **Current Conditions**
 - External San Francisco Conditions
 - Internal Conditions - Department survey
- III. **Phase I Racial and Social Equity Strategy (goals, objectives, actions)**
- IV. **Phase I Implementation Next Steps**
- V. **Phase II Overview**

Phase I –Department Goals

Internal Strategy



Goal 2: Organizational Culture and Staff Capacity-Building

Examples:

Objectives:

Conversations about race and racial equity are normalized within the Department context.

Actions:

- Host brown bags, speaker series, and roundtable discussions quarterly.
- Collaborate with other City family agencies within the GARE training network to develop an interagency training program (i.e. share curriculum, cross-train, etc.).



**Implementation
Process and Tools**

San Francisco Arts Commission

Racial Equity Objectives	Resources	Accountability	Budget	Start	Finish	Status
<ul style="list-style-type: none"> S.1. Provide racial equity orientation for new staff, commissioners, interns and volunteers. 	New employee orientation and handbook Commissioners' orientation materials	Office Manager Director of Cultural Affairs Commission Secretary		Quarter 3 FY 18-19	Ongoing	

Our Implementation Matrix: Accountability and Metrics

Goal	Objectives	Associated Actions	Performance Measures & Accountability – results and outcomes		Implementation Timeline (completion)				Due Date / Status	Lead Staff
			How much did we do? (e.g. # of activities)	How well did we do it? (e.g. turnover rate, staff morale, % completion)	0-6 months	6 months-1 year	1-2 years	2-5 years		
1.	Hiring, Recruitment and Retention goal:									
	1.1 Staff recruitment strategies are consistent, inclusive, easy to understand, transparent, and work to advance racial and social equity and diversity.	1.1.1 Analyze current outreach and recruitment strategies to determine whether practices are consistent across divisions and include strategies to advance equity and broaden job posting distribution.								

Implementation Tools



Racial and Health Equity
Budget Equity Assessment Tool
FY 2019

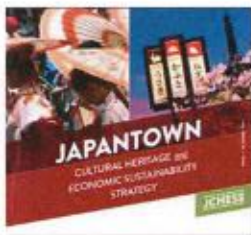
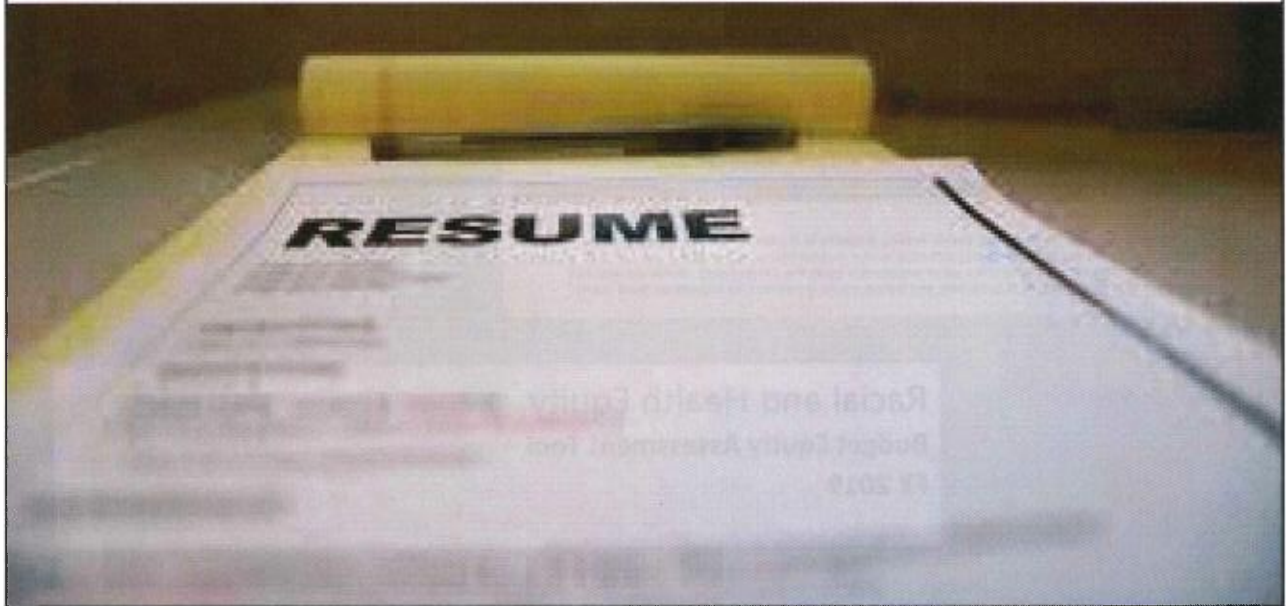
Santa Clara County
**PUBLIC
HEALTH**

Interim Racial and Social Equity Assessment Tool

Key Questions / Steps:

- Who will benefit?
- Who will be burdened?
- Have we talked to stakeholders who may be affected?
- What are the possible unintended consequences?
- How can we mitigate negative unintended consequences for vulnerable communities?
- How can we develop strategies to advance racial and social equity?

APPLICATION TO HIRING PRACTICES AND INTERNSHIPS



Understand the challenges, needs, and priorities of the community as they relate to cultural/historic preservation, barriers to existing services, etc.



Assess the City's existing cultural and historic preservation programs and policies [i.e. Landmarks, Legacy Business Program, Heritage Conservation Element, etc.]



Propose recommendations to enhance existing programs and policies, and suggest new tools and policies that may be needed.

APPLICATION TO HISTORIC PRESERVATION PROGRAM

What are unintended consequences, opportunities to advance equity, etc.



Next Steps

Phase II: Goal Themes

- Historic Preservation
- Environmental Analysis
- Community Outreach, Engagement and Communications
- Community Plan Development and Program Delivery
- Data Analysis
- Urban and Public Space Design
- Regulatory & Design Review
- Policy and Legislation Development
- Development Agreements
- Fees
- Planning Code Enforcement

Next Steps

Phase II Action Plan (2019):

- Development of goals, objectives and contents

Communication (early 2019)

- Roll out community engagement plan and webpage with information

Phase I Action Plan (by spring):

- Finalize implementation details
- Return to Commissions for an action in March/spring

Training & Brown bags (by spring):

- All employees complete training by March, future hires will go to Human Rights Commission training
- Commissioners training

Ongoing:

- Implementation, tracking and updates to the Plan every 2-3 years
- Annual reporting on progress to community and Commissions
- Integration of tools and learning into existing projects

Some Key Issues to Keep in Mind

- Identify implementation resources.
- Balance multiple priorities (e.g. accelerate review of housing permits and integrate equity).
- Coordination and consistency (definitions, data, etc.) across City Departments.





Questions?