



LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

HEARING DATE: MARCH 3, 2021

Filing Date: February 4, 2021
Case No.: **2021-001263LBR**
Business Name: San Sun Restaurant
Business Address: 848 Washington Street
Zoning: CRNC (Chinatown- Residential- Neighborhood Commercial) Zoning District
50-N Height and Bulk District
Block/Lot: 0193/016
Applicant: James Sheh
848 Washington Street
Nominated By: Supervisor Aaron Peskin
Located In: District 3
Staff Contact: Gretel Gunther – 628-652-7607
gretel.gunther@sfgov.org

Recommendation: Adopt a Resolution to Recommend Approval

Business Description

San Sun Restaurant is a Southeast Asian sit-down restaurant, first opened by Vietnamese immigrant Xuong Sheh in 1990 at 941 Stockton Street. First arriving to the United States in 1979, Sheh worked in restaurants for 11 years to save money to buy a restaurant of his own. With his savings and the help of his family, Sheh was able to purchase the former May Garden restaurant on Stockton Street in 1990. Since opening 31 years ago, San Sun Restaurant has served a variety of authentic cuisine from several countries in the Southeast Asia region, including traditional dishes from Vietnam, Malaysia, Singapore, and the Teochew region of southern China, for dine-in. San Sun Restaurant's menu consistently offers various soup noodle (Pho), rice, vegetable, and meat dishes, infusing a modern take on original dishes with an emphasis on fresh ingredients. San Sun Restaurant has been family-owned and operated by the Sheh family since opening in 1990.

San Sun Restaurant first opened in 1990 at 941 Stockton Street in Chinatown, where it remained until 2011, when it was forced to relocate due to the Central Subway project. San Sun Restaurant stayed within Chinatown, moving to 848 Washington Street, where it has remained since. Distinctive features of the restaurant include its

white awning and matching exterior sign featuring San Sun's logo and writing in Vietnamese, Chinese, and English, and ground floor location in one of Chinatown's typical low-scale brick buildings. San Sun Restaurant's main dining area features a mix of two and four-person table seating and circular banquet-style tables.

San Sun Restaurant has been a culinary staple and gathering spot in Chinatown throughout its 31-year history, serving local patrons and tourists of all ages its menu of Vietnamese, Malaysian, Singaporean, and Teochew dishes at a reasonable price. San Sun Restaurant has also served patrons of cultural significance, including entertainers well-known and popular in Asia such as Emil Chau and Wong Cho-Lam.

San Sun Restaurant has continuously given back to the Chinatown community, most notably raising a significant amount of money for the construction of the new Chinese Hospital between 2011 and 2012. San Sun Restaurant has continuously donated gift cards, food, and coupons to other Chinatown-local charities throughout its existence. It has donated money, food, and hosted events for Gordon J. Lau Elementary School, the Tse Family Association, which funds school programs and scholarships for immigrants, the Community Youth Center of San Francisco, and the Chinatown Community Development Center. Lastly, San Sun Restaurant has been a consistent employer in Chinatown of at least a dozen staff, who are primarily from low-income families.

The business's primary location, 848 Washington Street, is a Category A (Historic Resource Present) structure on the north side of Washington Street between Grant Avenue and Stockton Street in Chinatown. It is within the CRNC (Chinatown- Residential- Neighborhood Commercial) Zoning District and a 50-N Height and Bulk District. It is also within the Chinatown Planning Area and the Chinatown Mayor's Invest in Neighborhoods Initiative Area.

Staff Analysis

Review Criteria

1. *When was business founded?*

The business was founded in 1990.

2. *Does the business qualify for listing on the Legacy Business Registry? If so, how?*

Yes. San Sun Restaurant qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. San Sun Restaurant has operated continuously in San Francisco for 31 years.
- b. San Sun Restaurant has contributed to the history and identity of the Chinatown neighborhood and San Francisco.
- c. San Sun Restaurant is committed to maintaining the physical features and traditions that define the organization.

3. *Is the business associated with a culturally significant art/craft/cuisine/tradition?*

Yes. The business is associated with traditional cuisine from Vietnam, Malaysia, Singapore, and the Teochew region of southern China.

4. *Is the business or its building associated with significant events, persons, and/or architecture?*

Yes. The Washington Street property is located within the eligible National Register and eligible California Register Chinatown Historic District. Previous Planning Department review has described Chinatown and the immediate area surrounding the subject building to have been "constructed shortly after the earthquake with construction dates ranging to the late 1920s with a period of significance from 1906 to 1930. Due to the brief period of reconstruction after the 1906 Earthquake and Fire, the architectural styles of the vicinity are consistently Chinese Exotic Revival masonry structures — an eclectic, exoticized style established by prominent Anglo-American architects to mark the area as a tourist destination. Buildings range from two- to four-story mixed-use buildings constructed between 1906 and 1930, with occasional high-rise properties constructed in the post-WWII era." (Historic Resource Evaluation Response Case No. 2016-015777ENV). 848 Washington Street is also associated with the history of Chinese Hospital, an important community institution in Chinatown. In 1925, the building that presently houses San Sun Restaurant was donated to the Chinese Hospital by a well-to-do Hong Kong businessman to help with the hospital's collective fundraising effort.

5. *Is the property associated with the business listed on a local, state, or federal historic resource registry?*

Yes. The business' primary location, located at 848 Washington Street, is in a three-story brick masonry Category A (History Resource Present) mixed-use building. The subject property has been determined a potential contributor located within the eligible National Register and eligible California Register Chinatown Historic District and is a contributory building to both. 848 Washington Street was included in the Chinatown Historic Survey (1994), where it received a California Historical Resource status code of "3D" (Appears eligible for NR as a contributor to a NR eligible district through survey evaluation). The subject property was also included in the Foundation For San Francisco Architectural Heritage Historic Survey (1978) and was determined to be of contextual importance to Chinatown.

6. *Is the business mentioned in a local historic context statement?*

No, not as of the date of this Executive Summary.

7. *Has the business been cited in published literature, newspapers, journals, etc.?*

Yes. There have been a number of local features, articles, and television news stories on San Sun Restaurant. The restaurant has been covered in local media, including articles in the *San Francisco Chronicle*. San Sun Restaurant has also been featured in Hong Kong-based *Sing Tao Daily*. San Sun Restaurant has also been featured in *Chowhound*, a national online resource for food enthusiasts.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

Current Locations:

- 848 Washington Street (2011 – Present)

Previous (No Longer Extant) Locations:

- 941 Stockton Street (1990 – 2011)

Recommended by Applicant

- Southeast Asian (Vietnamese, Malaysian, Singaporean, and Chinese (Teochew)) sit-down restaurant.
- Authentic Southeast Asian cuisine (including expansive menu of different Pho (noodle soup) dishes).
- San Sun exterior sign, featuring three different languages (Vietnamese, Chinese, and English), and San Sun logo.

Additional Recommended by Staff

- Engagement with Chinatown community through fundraisers, donations, and hosting events.

Basis for Recommendation

The Department recommends the Historic Preservation Commission adopt a resolution recommending the business listed above be adopted by the Small Business Commission to the Legacy Business Registry.

ATTACHMENTS

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative
 - Criterion 1 – History and Description of Business
 - Criterion 2 – Contribution to Local History
 - Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



HISTORIC PRESERVATION COMMISSION DRAFT RESOLUTION NO.

HEARING DATE: MARCH 3, 2021

Case No.: 2021-001263LBR
Business Name: San Sun Restaurant
Business Address: 848 Washington Street
Zoning: CRNC (Chinatown- Residential- Neighborhood Commercial) Zoning District
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Block/Lot: 0193/016
Applicant: James Sheh
 848 Washington Street
Nominated By: Supervisor Aaron Peskin
Located In: District 3
Staff Contact: Gretel Gunther – 628-652-7607
 gretel.gunther@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR SAN SUN RESTAURANT CURRENTLY LOCATED AT 848 WASHINGTON STREET, BLOCK/LOT 0193/106.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

WHEREAS, the subject business has contributed to the City's history and identity; and

WHEREAS, the subject business is committed to maintaining the traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on March 3, 2021, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

THEREFORE, BE IT RESOLVED that the **Historic Preservation Commission hereby recommends** that San Sun Restaurant qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

BE IT FURTHER RESOLVED that the **Historic Preservation Commission hereby recommends** safeguarding of the below listed physical features and traditions for San Sun Restaurant.

Location(s):

Current Locations:

- 848 Washington Street (2011 – Present)

Previous (No Longer Extant) Locations:

- 941 Stockton Street (1990 – 2011)

Physical Features or Traditions that Define the Business:

- Southeast Asian (Vietnamese, Malaysian, Singaporean, and Chinese (Teochew)) sit-down restaurant.
- Authentic Southeast Asian cuisine (including expansive menu of different Pho (noodle soup) dishes).
- San Sun exterior sign, featuring three different languages (Vietnamese, Chinese, and English), and San Sun logo.
- Engagement with Chinatown community through fundraisers, donations, and hosting events.

BE IT FURTHER RESOLVED that the Historic Preservation Commission's findings and recommendations are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

BE IT FURTHER RESOLVED that the **Historic Preservation Commission hereby directs** its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2021-001263LBR to the Office of Small Business March 3, 2021

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

Resolution No. ###
March 3, 2021

CASE NO. 2021-001263LBR
848 Washington Street

RECUSE:

ADOPTED: March 3, 2021



Legacy Business Registry

Application Review Sheet

Application No.: LBR-2020-21-036
Business Name: San Sun Restaurant
Business Address: 848 Washington Street
District: District 3
Applicant: James Sheh, Owner
Nomination Letter Date: February 4, 2021
Nominated By: Supervisor Aaron Peskin

CRITERION 1: Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes No

941 Stockton Street from 1990 to 2011 (21 years)
848 Washington Street from 2011 to Present (10 years)

CRITERION 2: Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes No

CRITERION 3: Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes No

NOTES: N/A

DELIVERY DATE TO HPC: February 4, 2021

Richard Kurylo
Program Manager, Legacy Business Program

Legacy Business Program

Office of Small Business
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1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
(415) 554-6680
legacybusiness@sfgov.org
www.legacybusiness.org



Member, Board of Supervisors
District 3



City and County of San Francisco

AARON PESKIN

February 4, 2021

Director Regina Dick-Endrizzi
San Francisco Office of Small Business
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Director Dick-Endrizzi:

It is my honor and privilege to nominate San Sun Restaurant for inclusion on the Legacy Business Registry.

San Sun Restaurant, located at 848 Washington Street in San Francisco's Chinatown, was established by Xuong Sheh in September 1990. Xuong Sheh and his family were boat people from Vietnam. They arrived in Alabama in 1979 and shortly thereafter moved to California in 1980. For the next 10 years, Mr. Sheh worked in a restaurant in Los Angeles and saved his money.

For many it has become a family tradition to dine at San Sun – especially since they expanded their capacity and redecorated. It is known for its modern interpretation of classic dishes and its insistence on only using high quality fresh ingredients.

San Sun Restaurant would benefit greatly from being listed on the Legacy Business Registry, and I hereby recommend its inclusion.

Sincerely,

A handwritten signature in black ink that reads "Aaron Peskin".

Aaron Peskin

Section One:

Business / Applicant Information. Provide the following information:

- The name, mailing address, and other contact information of the business;
- The name of the person who owns the business. For businesses with multiple owners, identify the person(s) with the highest ownership stake in the business;
- The name, title, and contact information of the applicant;
- The business's San Francisco Business Account Number and entity number with the Secretary of State, if applicable.

NAME OF BUSINESS:		
W.A. SHEH, INC. DBA SAN SUN RESTAURANT		
BUSINESS OWNER(S) (identify the person(s) with the highest ownership stake in the business)		
James Sheh		
CURRENT BUSINESS ADDRESS:		TELEPHONE:
848 Washington Street San Francisco CA 94108		(415) 296-8228
		EMAIL:
		sansunrestaurant@yahoo.com
WEBSITE:	FACEBOOK PAGE:	YELP PAGE
N/A	N/A	N/A
APPLICANT'S NAME		
James Sheh		<input type="checkbox"/> Same as Business
APPLICANT'S TITLE		
Owner		
APPLICANT'S ADDRESS:		TELEPHONE:
		EMAIL:
SAN FRANCISCO BUSINESS ACCOUNT NUMBER:		SECRETARY OF STATE ENTITY NUMBER (if applicable):
0455182		C3336898
OFFICIAL USE: Completed by OSB Staff		
NAME OF NOMINATOR:		DATE OF NOMINATION:

Section Two:

Business Location(s).

List the business address of the original San Francisco location, the start date of business and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business. If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address. For businesses with more than one location, list the additional locations in section three of the narrative.

ORIGINAL SAN FRANCISCO ADDRESS	ZIP CODE	START DATE OF BUSINESS
941 Stockton Street	94108	September 4, 1990
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATION	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9/4/1990 to 6/10/2011	

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
848 Washington Street	94108	Start: 6/17/2011 End: Present

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

Section Three:

Disclosure Statement.

San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration, and licenses are current and complete, and there are no current violations of San Francisco labor laws. This information will be verified and a business deemed not current in with all San Francisco taxes, business registration, and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for the Business Assistance Grant.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

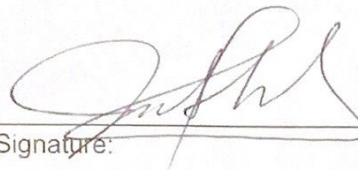
- I am authorized to submit this application on behalf of the business.
- I attest that the business is current on all of its San Francisco tax obligations.
- I attest that the business's business registration and any applicable regulatory license(s) are current.
- I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

James Sheh 2/1/2021

Name (Print):

Date:

Signature:



SAN SUN RESTAURANT

Section 4: Written Historical Narrative

CRITERION 1

Provide a short history of the business from the date the business opened in San Francisco to the present day, including the ownership history. For businesses with multiple locations, include the history of the original location in San Francisco (including whether it was the business's founding and or headquartered location) and the opening dates and locations of all other locations.

San Sun Restaurant, currently located at 848 Washington Street in San Francisco's Chinatown, was established by Xuong Sheh on September 4, 1990. The Asian restaurant is known for its modern interpretation of classic dishes and its insistence on only using high-quality, fresh ingredients.

Xuong Sheh and his family were boat people from Vietnam. They arrived in Alabama in 1979 and shortly thereafter moved to California in 1980. For the next 10 years, Mr. Sheh worked in a restaurant in Los Angeles and saved his money. With the help of his family, he was able to borrow money in order to purchase one of the first Vietnamese restaurants in San Francisco. In September of 1990, the Xuong Sheh family bought the May Garden restaurant and changed its name to San Sun Restaurant. San stands for San Francisco, and Sun represents the three male members within the family household. To this day, Xuong and his son James Sheh still work in the restaurant.

The original location of San Sun Restaurant was 941 Stockton Street in the heart of Chinatown. Their main offering at the time was an Asian-style noodle soup or what we know as Pho. The restaurant expanded its menu to include Southeast Asian style food including Malaysian and Singaporean, as well as Chinese food from the Teochew region of China. The restaurant thrived at this location.

Twenty-one years later in 2011, Mr. Sheh had to move his restaurant because the land was needed for the upcoming Central Subway Project. Eminent domain forced all of the businesses on that section of Stockton Street to move. Mr. Sheh was among the first to make the move to 848 Washington Street on June 17, 2011. Other retailers and restaurants followed his lead and moved as well. Mr. Sheh purchased the building that housed his new location with the assistance of a Small Business Association loan.

In many ways, the forced relocation to Washington Street was a godsend because the new space was larger and allowed for more seating capacity, increasing from 40 to 90 people. The move also required new décor, which customers love.

b. Describe any circumstances that required the business to cease operations in San Francisco for more than six months?

The restaurant was closed for only one week during the move from Stockton Street to Washington Street.

More recently, the restaurant had to close due to the governor's shelter-in-place mandate during the coronavirus pandemic. The restaurant closed for six months from March 17, 2020 through August 31, 2020. They reopened on September 1, 2020.

c. Is the business a family-owned business? If so, give the generational history of the business.

Xuong Sheh has owned San Sun Restaurant since it was established in 1990. Xuong Sheh has two sons, one of whom works with him in the business. James Sheh was in college at the time his father purchased the restaurant. He is now managing the restaurant, and Xuong comes in occasionally and helps out.

d. Describe the ownership history when the business ownership is not the original owner or a family-owned business.

The ownership history of San Sun Restaurant is as follows:

1990 to Present Xuong Sheh

e. When the current ownership is not the original owner and has owned the business for less than 30 years, the applicant will need to provide documentation of the existence of the business prior to current ownership to verify it has been in operation for 30+ years. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

Documentation of the existence of the business verifying it has been in operation since September 17, 1990, per the Department of Public Health.

f. Note any other special features of the business location, such as, if the property associated with the business is listed on a local, state, or federal historic resources registry.

The historic resource status of the building of the building that houses San Sun Restaurant is classified by the Planning Department as Category A, Historic Resource Present, with regard to the California Environmental Quality Act. In a 1978 survey by the Foundation For San Francisco Architectural Heritage, the building was determined to be of "contextual importance." In a Chinatown survey in 1994, the building was determined to be "contributory" to the Chinatown Historic District. The building appears to be eligible for the National Register, through survey evaluation in 1997, as a contributor to the National Register-eligible Chinatown Historic District.

CRITERION 2

a. Describe the business's contribution to the history and/or identity of the neighborhood, community or San Francisco.

San Sun Restaurant is an Asian restaurant known for its modern interpretation of classic dishes and its insistence on only using high-quality, fresh ingredients. San Sun offers an extensive variety of cuisines in a comfortable setting at reasonable prices, including Vietnamese,

Malaysian, Singaporean, and Chinese. San Sun is a cornerstone in the San Francisco community and has been recognized for its outstanding food, excellent service, and friendly staff.

b. Is the business (or has been) associated with significant events in the neighborhood, the city, or the business industry?

San Sun restaurant has contributed to significant events and developments in Chinatown, including a fundraising effort to help pay for the construction of the Chinese Hospital located at 845 Jackson Street and donations for community gatherings that help bring the community together.

The business owner has shown leadership when mandated by the City and County of San Francisco to move his business because of the Central Subway project. San Sun Restaurant was the first commercial business in the building to accept the mandate and find a new location, moving from Stockton Street to Washington Street. He encouraged the other businesses not to resist the forced change and move as well. For most, it was a change for the better.

c. Has the business ever been referenced in an historical context? Such as in a business trade publication, media, or historical documents?

San Sun Restaurant was featured in an article by Jonathan Kauffman in the San Francisco Chronicle on February 1, 2019, titled, "The best meals in Chinatown for under \$20":

"Every corner of [the San Sun Restaurant shines], from the gold columns and mirrored walls to the silvery bowls, cups and chopsticks. Its spiral-bound menu resembles an encyclopedia of Vietnamese noodle soups: beef pho and hu tieu, multiple combinations of meatballs, pork kidney noodles, and noodles with a saday-sauce broth. All are available with your choice of a half-dozen noodle shapes. It seems almost perverse to recommend two of the simpler soups based on chicken stock. Yet the broth is so clear, so present, that the soup doesn't need much more than a bit of shredded meat, toasted shallots and scallions, in the pho ga, or thin-skinned chicken-leek dumplings whose filling is dominated by aromatics."

d. Is the business associated with a significant or historical person?

Over the years, there are many celebrities that have visited the restaurant, including singers and movie stars. There are two well-known Chinese actors that have dined at the restaurant. Emil Chau is a Hong Kong born Taiwanese singer, songwriter and actor known throughout Taiwan, mainland China, Hong Kong, and Southeast Asia. Wong Cho-lam is a Hong Kong entertainer currently working for TVB who has done acting on television and stage. He is also the host of Hunan TV's *World's Got Talent*.

e. How does the business demonstrate its commitment to the community?

San Sun restaurant has participated in several charitable endeavors including a fundraising effort to help pay for the construction of the Chinese Hospital located at 845 Jackson Street. A donation of \$7,000 was made between 2011-2012. A *Sing Tao* newspaper story appeared in 2012 about the fundraising effort.

In March of 2012, the Sheh family donated \$880 to Gordon J. Lau that went towards providing free laptops for students.

Every year, San Sun also donates over \$1,000 to the San Francisco Tse Family Association to fund programs like scholarships for immigrants and community gatherings that help bring the community together.

Since 1990, San Sun Restaurant has always contributed to the various community charities that ask for help. They have supported the Community Youth Center of San Francisco and Chinatown Community Development Center events whenever asked. They donate gift cards, coupons, and food.

f. Provide a description of the community the business serves.

San Sun Restaurant's customers are residents not only of Chinatown but also the city at large. They are families, businesspeople, and tourists, young and old – anyone who enjoys good Southeast Asian and Chinese food. The restaurant is well known for its extensive offerings of reasonably priced noodle soups and entrees. Prices range from \$5.75 to under \$10 per entrée.

g. Is the business associated with a culturally significant building/structure/site/object/interior?

In 1925, the building that presently houses San Sun Restaurant at 848 Washington Street was donated to the Chinese Hospital by a well-to-do Hong Kong businessman to help with the hospital's collective fundraising effort. Chinese Hospital sold the building to a Chinese restaurant in the early 2000s, and James Sheh purchased the building from the previous owner in 2010. There is signage on the outside of the building that relays the story of the fundraising effort.

There is nothing in the restaurant itself that might be of special interest other than the photos of some well-known Chinese entertainers that customers would recognize.

h. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?

Prior to the coronavirus pandemic in 2020-21, San Sun Restaurant employed 11 full-time workers, with the majority of them coming from low-income families. If the restaurant were to close it would greatly impact the livelihood of those 11 families. Although there are many restaurants in Chinatown, there are very few that have the extensive noodle soup selection that San Sun has. Their low-price points for delicious, authentic Southeast Asian food would be sorely missed by both regular customers and tourists alike. Generations of customers bring their growing families to the restaurant. For many it has become a family tradition to dine at San Sun – especially since they expanded their capacity and redecorated. It is also one of the few restaurants in Chinatown that is open late into the evening.

CRITERION 3

a. Describe the business and the essential features that define its character.

San Sun Restaurant offers an extensive variety of Southeast Asian and Chinese cuisine in a comfortable setting at reasonable prices. Their loyal customers return because the food is authentic and delicious. People who love Pho-type noodle soups frequent this restaurant because of the large selection of different soups offered. Their Teochew cuisine is very popular with those who favor Cantonese cuisine since it is similar in its style and technique.

b. How does the business demonstrate a commitment to maintaining the historical traditions that define the business, and which of these traditions should not be changed in order to retain the businesses historical character? (e.g., business model, goods and services, craft, culinary, or art forms)

James Sheh is committed to maintaining what his father originally created – a family-oriented restaurant with good authentic cuisine in a comfortable environment.

c. How has the business demonstrated a commitment to maintaining the special physical features that define the business? Describe any special exterior and interior physical characteristics of the space occupied by the business (e.g. signage, murals, architectural details, neon signs, etc.).

The business's signage has significance. It is in three languages – Chinese, Vietnamese, and English. The business' logo is depicted as a sun burst with three clouds. San in the name signifies San Francisco. Sun means "man" in Chinese. There are three men in the Sheh family, the father and his two sons. The three clouds in the logo represent the three men of the Sheh family.

d. When the current ownership is not the original owner and has owned the business for less than 30 years; the applicant will need to provide documentation that demonstrates the current owner has maintained the physical features or traditions that define the business, including craft, culinary, or art forms. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

Documentation that demonstrates the business has been an Asian restaurant for 30+ years is included in this Legacy Business Registry application. The Sheh family are the original owners of San Sun, and the restaurant recently celebrated its 30th anniversary.

CITY AND COUNTY OF SAN FRANCISCO — OFFICE OF THE TAX COLLECTOR

LICENSE CERTIFICATE

ACCOUNT NO.		CLASS	DESCRIPTION	STARTING DATE	EXPIRATION DATE
137966		F03	FOOD PREP & SERVICE	04/01/90	03/31/91
BUSINESS LOCATION			UNIT COUNT	FEE PAID	
941 STOCKTON ST				271.00	
				TYPE	

OWNER **JAMES SHEH**
 DBA **SAN SUN RESTAURANT**
 CARE OF MAILING ADDRESS **941 STOCKTON ST.**
 CITY-STATE **SAN FRANCISCO, CA 94108**

DATE ISSUED **10/19/90**

**** THIS IS NOT A BILL ****

THAD BROWN
TAX COLLECTOR

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
 PLEASE POST CONSPICUOUSLY AT THE BUSINESS LOCATION

8.10.18 FORM TC-33-XX (2/88)

CITY AND COUNTY OF SAN FRANCISCO — OFFICE OF THE TAX COLLECTOR

BUSINESS TAX REGISTRATION CERTIFICATE

ACCOUNT NO.	LOC.	CLASS	CLASSIFICATION DESCRIPTION	EXPIRATION DATE
198520	000	08	RETAIL SALES	12-31-90
BUSINESS NAME			BUSINESS LOCATION	
SAN SUN RESTAURANT			941 STOCKTON ST	
			FEE PAID	
			\$150.00	

OWNER **SHEH JAMES**
 DBA **SAN SUN RESTAURANT**
 CARE OF MAILING ADDRESS **941 STOCKTON ST**
 CITY - STATE **SAN FRANCISCO CA 94108**

DATE ISSUED: **08/07/90**

Thad Brown
THAD BROWN
TAX COLLECTOR

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
 PLEASE POST CONSPICUOUSLY AT THE BUSINESS LOCATION

NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - 107 CITY HALL, SAN FRANCISCO, 94102 - READ REVERSE SIDE

FORM BT 50B REV. 12-88



848
三陽餐室 *San Sun* RESTAURANT *Plus* TAM DUONG
www.sansunrestaurant.com TEL. 415-296-8228

湘菜館
415-398-1999

Man Kee
Hot Pot (2nd Flr)

GEN INT'L CO.
品牌公司
LUGGAGES

飯店

SMOKY DATE
19:00AM - 8:00PM
七天營業
八中街一號三陽

OPEN

潮州海味

弘中公司
HONG CHONG CO.

TOW HOOK

San Sun RESTAURANT
Phở TAM DUONG
415-296-8228



三陽餐室

San Sun

RESTAURANT

www.sansunrestaurant.com

Phở

TAM DUONG

TEL.415-296-8228

848

Phở

三陽餐室“愛心獻東華”義賣日
San Sun Restaurant Charity Sale Day
to benefit the new Chinese Hospital Building Fund
2013年3月8日
Friday March 8
義賣所得捐助新東華醫院建築基金

ROSS ONE WAY

NO PARKING 2 AM - 6 AM ON WED FRIDAY STREET CLEANING

NO PARKING PASSENGER LOADING UNLOADING BUSINESS HOURS OPEN 7 DAYS AM - 9:00 PM 7W - AWAY 請勿泊車 後果自負

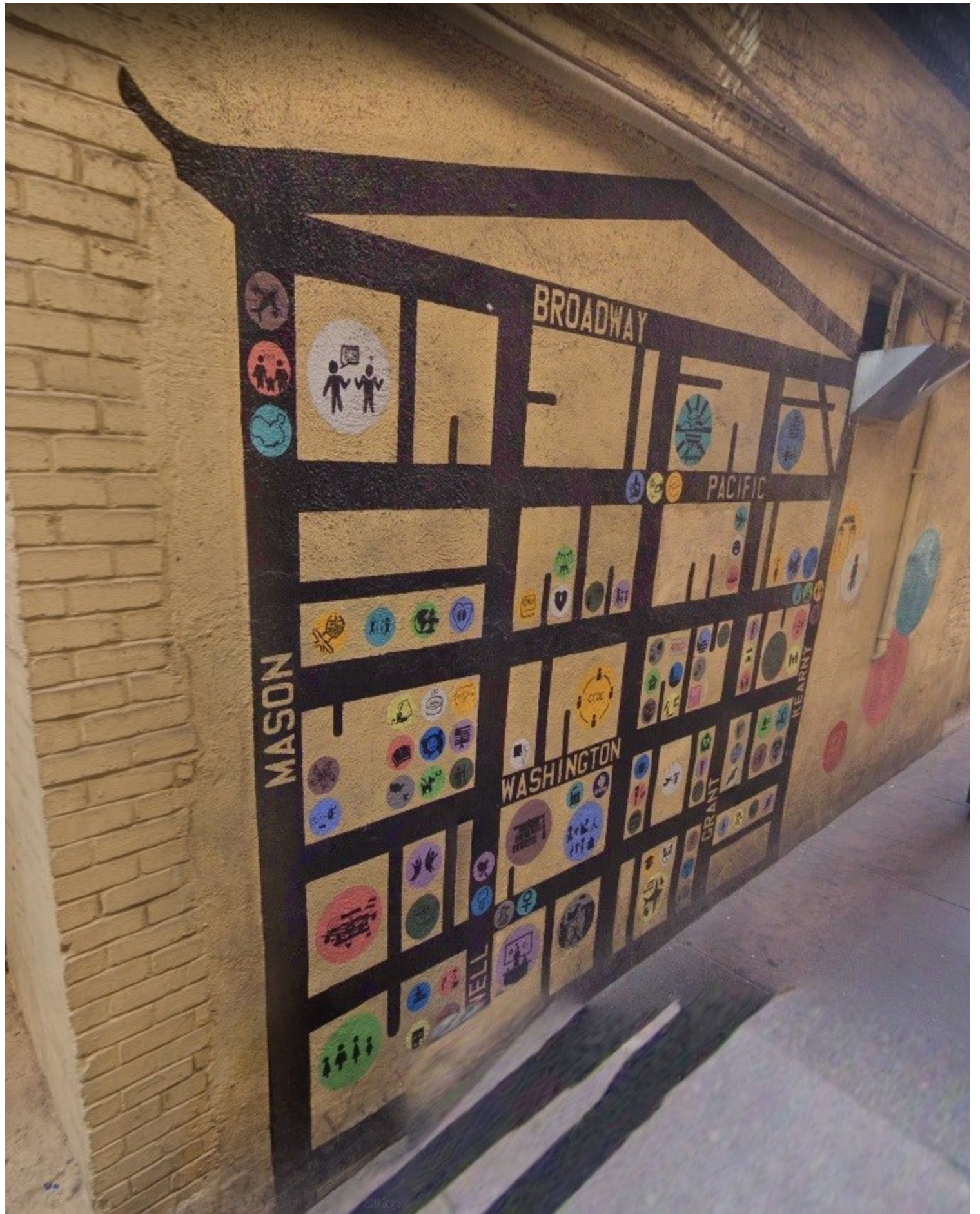
OPEN

Carana SAPPORO Premium Beer ANCHOR STEAK SAN FRANCISCO Heineken

CHINESE HOSPITAL COMPLIANT NEWS

Older woman looking out

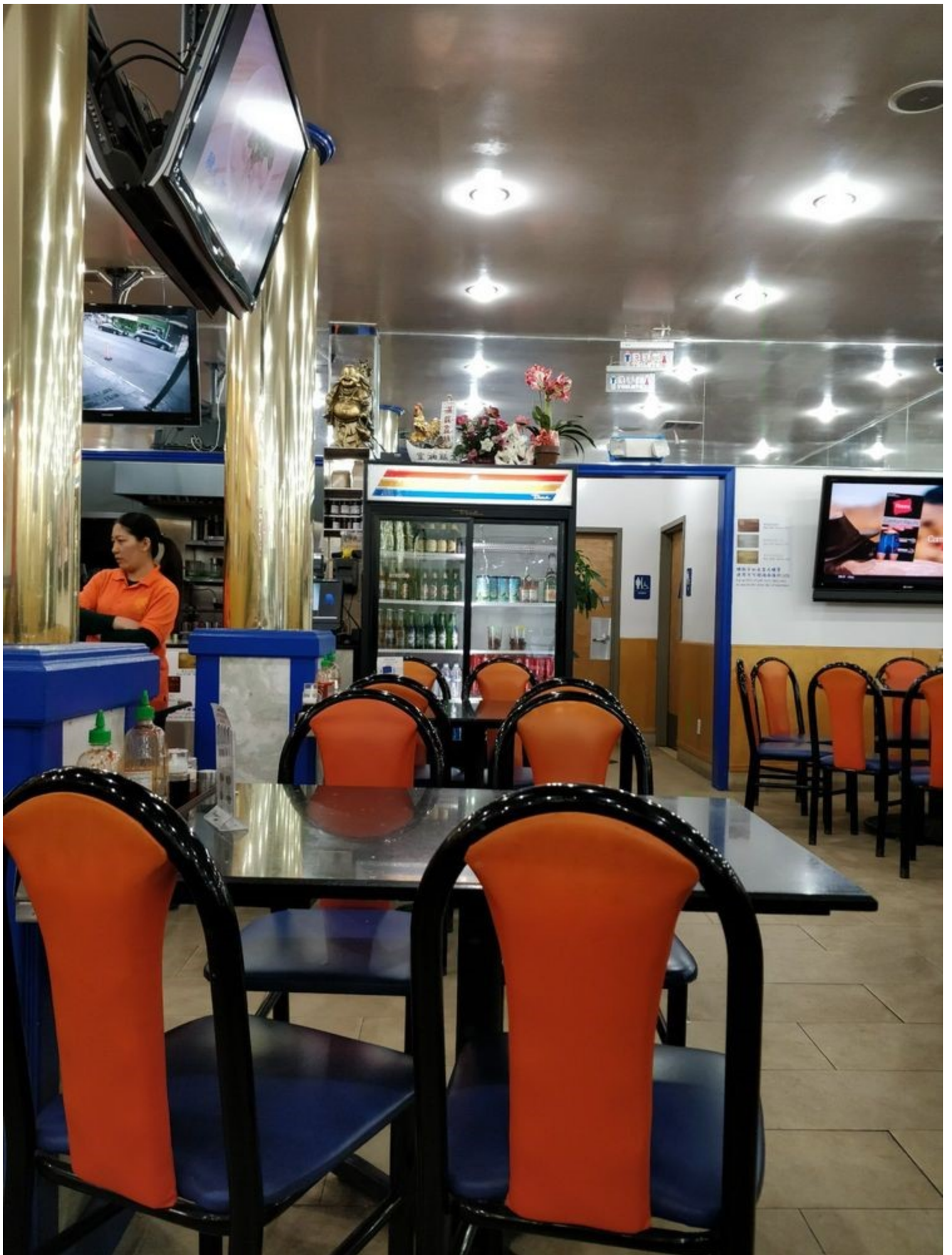






Sun Sun







李亞男

王祖藍



Wong Cho-lam



Entertainer

Overview

Movies and TV shows

Videos



Wong Cho-lam is a Hong Kong entertainer currently working for TVB. He works as a stage actor, stage director, television actor, voice actor, DJ, television host, lyricist, scriptwriter and singer. He is also the host of Hunan TV's World's Got Talent. [Wikipedia](#)

Born: January 9, 1980 (age 41 years), [British Hong Kong](#)

Height: 5' 4"

Spouse: [Leanne Li](#) (m. 2015)

Parents: [Sin Hang-sheung](#)

Children: [Gabrielle Wong](#)



周華健

2:14 📶 🔋

🔍 chau wa kin

- Overview
- Songs
- Videos
- Listen



Listen



- YouTube
- Spotify
- YouTube Music
- Pandora
- Apple Music

About

Wakin Chau, better known by his stage name Emil Chau during the 1980s and 1990s, is a Hong Kong-born Taiwanese singer, songwriter and actor, popular throughout Taiwan, Hong Kong, Mainland China, and parts of Southeast Asia. As of August 2007, he has released more than 40 albums. [Wikipedia](#)

Born: December 22, 1960 (age 60 years), [British Hong Kong](#)

Spouse: [Constance Woods](#) (m. 1986)

Traditional Chinese: 周華健

Simplified Chinese: 周华健



三陽餐室“愛心獻東華”義賣日

San Sun Restaurant Charity Sale Day

2013年3月8日, 星期五

FRIDAY, MARCH 8, 10am – 6pm

848 WASHINGTON STREET, SAN FRANCISCO



Come and enjoy the delicious Vietnamese style noodles, vermicelli, and chow mein from San Sun Restaurant and support the building of the new Chinese Hospital.

三陽餐室義賣日, 整天供應馳名美味越南式湯粉麵飯, 著名米粉黃麵, 火車頭粉, 炒麵等等, 義賣所得將捐助新東華醫院建築基金。活動當日適逢三八婦女節, 凡惠顧女士均可獲贈精心製作甜品一份(外賣除外)。婦女節享受美食之餘更可以奉獻愛心, 一舉多得。



San Sun QR code

For more information, please contact
Chinese Hospital, Office of Fund Development at 415-677-2470
www.ChineseHospital-sf.org



<https://www.chowhound.com/post/san-sun-restaurant-moving-great-oriental-space-displaced-756841>

Chowhound

San Sun Restaurant moving to former Great Oriental space; displaced by Chinatown Subway Station construction.

[soupçon](#) | [Jan 1, 2011](#)



I had my New Year's noodles "for long life" at San Sun Restaurant on Stockton St. today and the menu had a notice posted on it that they would be moving to 848 Washington Street "in early 2011." Found out later that they face relocation due to the Chinatown Central Subway station construction, and had bought the building formerly housing Great Oriental around the corner. No news on what will happen to Little Paris, Joy Hing or any other businesses that may be displaced.

Great Oriental
848 Washington St, San Francisco, CA 94108

San Sun
941 Stockton St, San Francisco, CA 94108



<https://www.sfchronicle.com/food/article/Bargain-Chronicles-The-best-meals-in-Chinatown-12256027.php>

San Francisco Chronicle

The best meals in Chinatown for under \$20

Jonathan Kauffman

Oct. 5, 2017

Updated: Feb. 1, 2019

Welcome to the 2017 edition of *Bargain Chronicles*, wherein we explore some of San Francisco's most delicious neighborhoods and choose our favorite meals that can be enjoyed for **\$20 and under**. See also: [The Inner Richmond](#), [the Mission's 24th Street](#), [Bernal Heights](#), [the Bayview](#) and [the Tenderloin](#).



Paul Chinn/The Chronicle

Chicken pho at San Sun

What: Pho ga or chicken-leek dumpling noodle (\$6.50 for a small)

When: 10 a.m.-8 p.m. Mon.-Sun. daily.

Every corner of San Sun gleams, from the gold columns and mirrored walls to the silvery bowls, cups and chopsticks. Its spiral-bound menu resembles an encyclopedia of Vietnamese noodle soups: beef pho and hu tieu, multiple combinations of meatballs, pork kidney noodles, and noodles with a saday-sauce broth. All are available with your choice of a half-dozen noodle shapes. It seems almost perverse to recommend two of the simpler soups based on chicken stock. Yet the broth is so clear, so present, that the soup doesn't need much more than a bit of shredded meat, toasted shallots and scallions, in the pho ga, or thin-skinned chicken-leek dumplings whose filling is dominated by aromatics.

848 Washington St. (at Ross Alley); (415) 296-8228.

Jonathan Kauffman is a San Francisco Chronicle staff writer.

Email: jkauffman@sfchronicle.com Twitter: [@jonkauffman](https://twitter.com/jonkauffman)

SELECT PAGES FROM SAN SUN RESTAURANT'S EXTENSIVE MENU



848 Washington Street
San Francisco, CA 94108
Tel: (415) 296-8228

湯粉麵類 NOODLE SOUP --- HU TIEU MI



101. 潮州(什錦)
Combination noodle
THAP CAM
(S) (L)
\$8.50 \$9.50



102. 海鮮
Seafood noodle
HAI SAN
(S) (L)
\$9.00 \$10.00



103. 鮮蝦
Shrimp noodle
TOM
(S) (L)
\$9.00 \$10.00



104. 鮮魚片
Fish fillet noodle
CA TUOI
(S) (L)
\$9.00 \$10.00



105. 鷄粉
Chicken noodle
PHO GA
(S) (L)
\$7.75 \$8.75



106. 什菜
Mixed vegetables noodle
CAI
(S) (L)
\$8.00 \$9.00



107. 茄汁牛腩
Beef stew
BO KHO
(S) (L)
\$8.00 \$9.00



108. 台灣牛肉黃麵
Taiwan beef yellow noodle
MI BO TAIWAN
(S) (L)
\$8.00 \$9.00



109. 雲吞
Wonton soup
CANH WON TON
\$7.25



110. 雲吞麵
Wonton noodle soup
MI WON TON
(S) (L)
\$7.75 \$8.75



111. 潮州韭菜餃
Chicken & leek
dumpling soup
CANH GA HE BANH XEP
\$7.25



112. 潮州韭菜餃麵
Chicken & leek dumpling
noodle soup
MI GA HE BANH XEP
(S) (L)
\$7.75 \$8.75

Choice of noodle

選擇粉麵底

加菜 = \$ 1.50
(ADD VEGETABLES)

加底 = \$ 2.00
(EXTRA NOODLES)

鴛鴦底 = \$ 1.00
(TWO KINDS OF NOODLES)

干撈 = \$ 1.00
(DRY NOODLES)



麵
Egg Noodle
MI



寬麵
Wide Egg Noodle
MI LON



米粉
Vermicelli
BUN GAO



黃麵
Yellow Noodle
MI VANG



裸條
Small Rice Noodle
PHO



河粉
Rice Noodle (Ho Fun)
HU TIEU



瀨粉
Lai Fun
BUN LON



粘米丸(銀針粉)
Pure Rice Noodle
BANH BOT LOC

碟飯類

RICE PLATE

COM DIA



801. 三陽會飯

Combination over rice
COM TRANG THAP CAM

\$9.00



802. 海鮮會飯

Seafood over rice
COM TRANG HAI SAN

\$10.25



803. 海南鷄飯

Hainam chicken over rice
COM MIENG GA HAINAM

\$10.25



804. 時菜蝦球飯

Shrimp & vegetable over rice
COM TOM XAO CAI

\$10.25



805. 時菜魚片飯

Fish fillet & vegetable over rice
COM CAI TUOI XAO CAI

\$9.75



806. 什菜豆腐飯

Mixed vegetable &
bean curd (tofu) over rice
COM CAI XAO DAU HU

\$9.00



807. 蕃茄牛肉飯

Beef & tomato over rice
COM BO XAO CA

\$9.50



808. 冬菇鷄球飯

Chicken with black mushrooms over rice
COM GA XAO NAM DONG CO

\$9.00

炒粉, 麵類 FRIED NOODLE HU TIEU, MI XAO



351. 薑蔥牛肉撈麵
Ginger & onion beef lo mein
BO XAO GUNG HANH LON MI
\$10.25



352. 干炒牛河
Dry fried beef ho fun with bean sprout
HU TIEU KHO XAO BO
\$10.25



353. 星洲炒米
Combination fried vermicelli (Singapore style)
BUN KHO XAO CARI THAP CAM
\$10.25



354. 蕃茄牛肉
Tomato beef
BO XAO CA
\$10.25



Beef - Mein

355. 芥蘭

Broccoli or chinese broccoli
XAO CAI LAN

鷄	豬	牛	蝦
chicken	pork	beef	shrimps
\$10.00	\$10.00	\$10.50	\$11.50



Fish - Mein

356. 青椒

Bell pepper & onion with black bean sauce
XAO OT XANH TUONG DAU

牛	魚片	蝦
beef	fish	shrimps
\$10.50	\$11.50	\$11.50



Chicken - Fun

357. 咖喱

Curry bell pepper & onion
XAO CARI

鷄	牛	蝦
chicken	beef	shrimp
\$10.00	\$10.50	\$11.50



Beef - Fun

358. 沙爹

Satay sauce
XAO SATE

鷄	牛	豬腰	蝦
chicken	beef	pork-kidney	shrimp
\$10.00	\$10.50	\$11.00	\$11.50

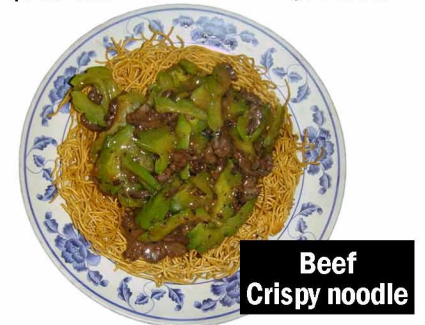


Beef - Fun

359. 滑蛋

Scrambled egg
XAO HOT GA

牛	蝦
beef	shrimp
\$10.50	\$11.50



Beef Crispy noodle

360. 涼瓜

Bitter melon
XAO HU QUA TOUNG DAU

鷄	牛	魚片	蝦
chicken	beef	fish	shrimps
\$10.00	\$10.50	\$11.50	\$11.50

Choice of noodle

選擇粉麵底



河
Chow Ho Fun
HU TIEU



炒麵
Chow Mein
MI



炒細麵
Chow Thin Mein
MI NHO



米粉
Vermicelli
BUN GAO



煎麵 (加 \$ 1.00)
Crispy Fried Noodle (ADD \$ 1.00)
MI CHIEN (THEM \$ 1.00)

加炒底
(EXTRA NOODLES)
\$ 2.50

特別類

HOUSE SPECIALTY

DAC BIET



451. 生蠔煎蛋

Fried oysters with egg
HAO CHIEN TRUNG

\$15.25



452. 炒三鮮

Seafood deluxe (shrimp, squids & scallops) with bamboo, straw mushroom, broccoli & baby corn

CAI XAO HAI SAN

\$16.25



453. 青椒魚片

Green pepper & onion fish fillet in black bean sauce

CA XAO OT XANH

\$15.00



454. 炒魚片

Fish fillet with bamboo, straw mushroom, broccoli & baby corn

CAI XAO CA

\$15.00



455. 海南雞

Hainam chicken

MIENG GA HAINAM

Half
NUA CON

\$13.25

Whole
MOT CON

\$25.00



456. 涼瓜魚片

Bitter melon fish fillet in black bean sauce

CA XAO HU QUA

\$15.00



457. 薑蔥腰花

Pork-kidney with ginger & onion

CAC HEO XAO GUNG HANH

\$13.95



458. 沙爹炒腰花

Pork-kidney with satay sauce

CAC HEO XAO SATE

\$13.95



炒麵
Chow Mein
MI XAO
\$4.25



炒飯
Fried Rice
COM XAO
\$4.25



飯
Rice
COM
\$2.00

湯類

SOUP --- CANH



401. 蛋花湯
Egg drop soup
CANH HOT GA
\$6.25



402. 雲吞菜湯
Wonton soup
with vegetables
CANH HOANH THANH CAI
\$8.75



403. 韭菜餃菜湯
Chicken & leek dumpling
soup with vegetables
CANH BANH XEP HE & GA CAI
\$8.75



 404. 酸辣湯
Hot & sour soup
CANH CHUA CAY
\$8.50



405. 海鮮豆腐羹
Seafood tofu soup
CANH DAU HU HAI SAN
\$9.00



406. 什菜豆腐湯
Mixed vegetables &
tofu soup
CANH DAU HU CAI
\$8.50



407. 牛丸湯
Beef ball soup
CANH BO VIEN
\$6.75



408. 魚蛋紫菜湯
Fish ball seaweed soup
CANH CA VIEN LONG BIEN
\$6.75



409. 豬腰湯
Pork-kidney soup
CANH CAC HEU
\$7.75

蝦類

SHRIMP

TOM

\$15.25



501. 時菜蝦球
Shrimp with vegetable
TOM XAO CAI



502. 青椒蝦球
Shrimp with green pepper & onion
in black bean sauce
TOM XAO OT XANH TUONG DAU



503. 甜酸蝦球
Sweet & sour shrimp
TOM XAO CHUA NGOT



504. 酸辣蝦球
Hot & sour shrimp
TOM XAO CHUA CAY



505. 腰果蝦球
Cashew nut shrimp
TOM XAO HOT DIEU



506. 宮保蝦球
Kung pao shrimp
TOM XAO OT



507. 咖喱蝦球
Curry shrimp with green pepper & onion
TOM XAO CARI



508. 三菇蝦球
Shrimp with 3 kinds
of mushrooms
TOM XAO NAM 3 LOAI DONG CO



509. 九層塔蝦球
Basil shrimp
TOM XAO RAU QUE



510. 沙爹蝦球
Shrimp with satay sauce
TOM XAO SATE



炒麵
Chow Mein
MI XAO
\$4.25



炒飯
Fried Rice
COM XAO
\$4.25



飯
Rice
COM
\$2.00

蔬菜類 VEGETABLES --- CAI



701. 蠔油芥蘭
Steamed chinese broccoli
in oyster sauce
CAI LAN HAO DAU
\$11.00

702. 蒜蓉芥蘭
Garlic stir-fried
chinese broccoli
CAI LAN XAO TOI
\$12.00

703. 大地魚炒芥蘭
Chinese broccoli
with dry fish
XAO CAI LAN
\$15.00



704. 蠔油油菜
Steamed yu choy in oyster sauce
CAI NGOT HAO DAU
\$13.00



705. 蒜蓉油菜
Garlic stir-fried yu choy
CAI NGOT XAO TOI
\$14.00



706. 蠔油生菜
Steamed lettuce in oyster sauce
HAO DAU SALAD
\$9.00



707. 清炒時菜
Stir-fried bok choy
XAO CAI XANH
\$11.00



708. 三菇紹菜
Napa cabbage &
3 kinds of mushrooms
CAI DAI XAO NAM 3 LOAI DONG CO
\$12.25



709. 什菜豆腐
Deluxe mixed vegetable & tofu
CAI XAO DAU HU
\$12.25



710. 咖喱什菜豆腐
Curry with mixed vegetable & tofu
CAI DAU HU XAO CARI
\$12.25



炒麵
Chow Mein
MI XAO
\$4.25



炒飯
Fried Rice
COM XAO
\$4.25



飯
Rice
COM
\$2.00

炒飯類

FRIED RICE

COM XAO



751. 三陽炒飯

Combination fried rice
COM XAO THAP CAM

\$9.75



752. 海鮮炒飯

Seafood fried rice
COM XAO HAI SAN

\$10.75



753. 蝦球炒飯

Shrimp fried rice
COM XAO TOM

\$10.75



754. 什菜炒飯

Mixed vegetable fried rice
COM XAO CAI

\$9.75



755. 牛肉炒飯

Beef fried rice
COM XAO BO

\$9.75



756. 雞肉炒飯

Chicken fried rice
COM XAO GA

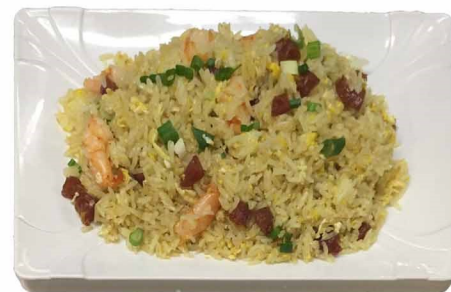
\$9.75



757. 梅香鹹魚雞粒炒飯

Salted fish & chicken fried rice
COM XAO GA CA MANG

\$11.75



758. 揚州炒飯

Yang chau fried rice
COM XAO DUONG CHAU

\$9.75