

1 [Planning Code - Landmark Designation - 1830 Sutter Street (aka Japanese YWCA/Issei
2 Women's Building)]

3 **Ordinance amending the Planning Code to designate 1830 Sutter Street (aka Japanese**
4 **YWCA/Issei Women's Building), Assessor's Parcel Block No. 0676, Lot No. 035, as a**
5 **Landmark under Article 10 of the Planning Code; affirming the Planning Department's**
6 **determination under the California Environmental Quality Act; and making public**
7 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
8 **findings of consistency with the General Plan, and the eight priority policies of**
9 **Planning Code, Section 101.1.**

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

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
21 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections
22 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory
23 agencies for protection of the environment (in this case, landmark designation). Said
24 determination is on file with the Clerk of the Board of Supervisors in File No. 210064 and is
25 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 1830 Sutter Street, Assessor's Parcel Block No. 0676,
3 Lot No. 035 ("Japanese YWCA/Issei Women's Building"), will serve the public necessity,
4 convenience, and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. 1154, recommending approval of the proposed designation, which is
6 incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 1830 Sutter Street is consistent with the General Plan and with Planning Code Section
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1154.

10 (b) General Findings.

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

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

19 (3) The Historic Preservation Commission, at its regular meeting of November
20 18, 2020, reviewed Planning Department staff's analysis of the historical significance of 1830
21 Sutter Street pursuant to Article 10 as part of the Landmark Designation Fact Sheet dated
22 November 18, 2020.

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1 (4) On October 21, 2020, after holding a public hearing on the proposed
2 initiation, the Historic Preservation Commission initiated the proposed landmark designation of
3 the 1830 Sutter Street by Resolution No. 1151. Said resolution is on file with the Clerk of the
4 Board in File No. 210064.

5 (6) On November 18, 2020, after holding a public hearing on the proposed
6 designation and having considered the specialized analyses prepared by Planning
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
8 Commission recommended designation of 1830 Sutter Street as a landmark under Article 10
9 of the Planning Code by Resolution No. 1154. Said resolution is on file with the Clerk of the
10 Board in File No. 210064.

11 (7) The Board of Supervisors hereby finds that 1830 Sutter Street has a special
12 character and special historical, architectural, and aesthetic interest and value, and that its
13 designation as a Landmark will further the purposes of and conform to the standards set forth
14 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
15 the findings of the Landmark Designation Fact Sheet.

16 Section 2. Designation.

17 Pursuant to Section 1004 of the Planning Code, 1830 Sutter Street (Japanese
18 YWCA/Issei Women's Building), Assessor's Parcel Block No. 0676, Lot No. 035, is hereby
19 designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A
20 to Article 10 of the Planning Code is hereby amended to include this property.

21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the City
23 parcel located at 1830 Sutter Street (Japanese YWCA/Issei Women's Building), Assessor's
24 Parcel Block No. 6084, Lot No. 035, in San Francisco's Japantown neighborhood.
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1 (b) The characteristics of the Landmark that justify its designation are described and
2 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
3 Planning Department Record Docket No. 2020-008490DES. In brief, 1830 Sutter Street is
4 eligible for local designation as it is associated with events that have made a significant
5 contribution to the broad patterns of San Francisco history and it embodies the distinctive
6 characteristics of a type, period, or method of construction. Specifically, designation of 1830
7 Sutter Street is proper given its association with Japanese American history and culture in
8 San Francisco, specifically, with Japanese American women who founded the first
9 independent Japanese YWCA in the United States and commissioned what appears to be the
10 only building purpose-built by and for Issei women in the United States. The building is also
11 significant for its association with the African American civil rights movement, as the building
12 served as the San Francisco chapter of the Committee on Racial Equality (CORE) and was
13 the site of numerous meetings, events, trainings, and gatherings organized to advance the
14 civil rights of African Americans during the 1942-1959 tenancy of the American Friends
15 Service Committee. The building is further significant for its association with the advancement
16 of LGBTQ rights, as the building was the center of civil rights leader Bayard Rustin's
17 organizing work early in his career, and the site of pioneering LGBTQ organization the
18 Mattachine Society's first convention in 1954. Designation of 1830 Sutter Street is also proper
19 given it is architecturally significant as the work of master architect Julia Morgan.

20 (c) The particular features that shall be preserved, or replaced in-kind as determined
21 necessary, are those generally shown in photographs and described in the Landmark
22 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
23 2020-008490DES, and which are incorporated in this designation by reference as though fully
24 set forth. Specifically, the following exterior features shall be preserved or replaced in kind:
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1 (1) All exterior elevations, form, massing, structure, rooflines, architectural
2 ornament, and materials of 1830 Sutter Street, identified as:

- 3 (A) Two-story height;
- 4 (B) Stucco cladding;
- 5 (C) Window and door openings;
- 6 (D) Front setback from the property line;
- 7 (E) Stucco-clad walls with barrel clay tile enclosing the property;
- 8 (F) Cross-gable, flat and front gable rooflines with barrel clay tile
9 cladding, decorative ridge, gable ends and chimney;

10 (G) South elevation:

- 11 (i) Fascia board at overhanging eaves;
- 12 (ii) Wood brackets at second floor overhang;
- 13 (iii) Wood casement windows and trim;
- 14 (iv) Wood pilasters;
- 15 (v) Wood paneled planter boxes and corbelled brackets;
- 16 (vi) Wood posts at main entry with flat-bracketed tops;
- 17 (vii) Decorative light fixture at main entry;

18 (H) East elevation:

- 19 (i) Wood and metal casement windows;
- 20 (ii) Wood pilasters;
- 21 (iii) Eaves, fascia and trim;
- 22 (iv) Wood brackets; and
- 23 (v) Barrel tile.

24 (2) The character-defining interior features of 1830 Sutter Street are those
25 depicted in the floor plans or photos of the Landmark Designation Fact Sheet, including:

- 1 (A) First floor Lobby:
- 2 (i) Half-turn stair in lobby, including railing and balusters,
- 3 wood cove-profile baseboard and trim;
- 4 (ii) Wood transom and interior windows;
- 5 (iii) Paneled wood doors;
- 6 (iv) Wood cornice, trim and corbel detailing;
- 7 (v) Wood chair rail and coved-profile baseboard, wood
- 8 mantelpiece and plaster wall and ceiling finishes;
- 9 (B) Conference Room:
- 10 (i) Wood, multi-lite casement windows and transom;
- 11 (ii) Paneled wood doors;
- 12 (iii) Wood coved-profile baseboard, trim and wood chair rail;
- 13 (iv) Plaster wall and ceiling finish;
- 14 (C) Auditorium:
- 15 (i) Arched corridor openings;
- 16 (ii) Stage;
- 17 (iii) *Tokonoma* (tea ceremony alcove at east side of stage);
- 18 (iv) Open circular window;
- 19 (v) Plaster wall and ceiling finishes;
- 20 (vi) Arched recessed area at the northwest office;
- 21 (vii) Wood, multi-lite casement windows;
- 22 (viii) Wood coved-profile baseboard and trim;
- 23 (ix) Five-paneled wood doors and hardware; and
- 24 (x) Metal decorative light fixture at the northeast office.
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1 Section 4. Effective Date.

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

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

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9 By: /s/
10 VICTORIA WONG
Deputy City Attorney

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