

1 [Planning Code - Landmark Designation - 2031 Bush Street (aka the Kinmon Gakuen
2 Building)]

3 **Ordinance amending the Planning Code to designate 2031 Bush Street (aka the Kinmon**
4 **Gakuen Building), Assessor's Parcel Block No. 0676, Lot No. 027, as a Landmark under**
5 **Article 10 of the Planning Code; affirming the Planning Department's determination**
6 **under the California Environmental Quality Act; and making findings of consistency**
7 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1,**
8 **and findings of public necessity, convenience and welfare findings under Planning**
9 **Code, Section 302.**

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.

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the proposed Planning Code
21 amendment is subject to a Categorical Exemption from the California Environmental Quality
22 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
23 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
24 for protection of the environment (in this case, landmark designation). Said determination is
25 on file with the Clerk of the Board of Supervisors in File No. 190644 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 1043, recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of the Kinmon
8 Gakuen Building is consistent with the San Francisco General Plan and with Planning Code
9 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
10 1043, recommending approval of the proposed designation, which is incorporated herein by
11 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 the
18 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 February 6,
24 2019, reviewed Department staff's analysis of the historical significance of the Kinmon
25

1 Gakuen Building pursuant to Article 10 as part of the Landmark Designation Case Report
2 dated February 6, 2019.

3 (5) On February 6, 2019, the Historic Preservation Commission passed
4 Resolution No. 1022, initiating designation of the Kinmon Gakuen Building as a San Francisco
5 Landmark pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the
6 Clerk of the Board of Supervisors in File No. 190644 and is incorporated herein by reference.

7 (6) On April 3, 2019, after holding a public hearing on the proposed designation
8 and having considered the specialized analyses prepared by Planning Department staff and
9 the Landmark Designation Case Report, the Historic Preservation Commission recommended
10 approval of the proposed landmark designation of the Kinmon Gakuen Building, by Resolution
11 No. 1043. Such resolution is on file with the Clerk of the Board in File No. 190644.

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

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17 Section 2. Designation.

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

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25 Section 3. Required Data.

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

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

1 war. Designation of the Kinmon Gakuen Building is also proper as it is an excellent example
2 of an educational building designed in the Mediterranean Revival architectural style in San
3 Francisco.

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

- 9 (1) All exterior elevations, form, massing, structure, rooflines, architectural
10 ornament and materials of 2031 Bush Street (aka the Kinmon Gakuen Building) identified as:
- 11 (A) Irregular plan set back from the front property line;
 - 12 (B) Two-story with basement massing;
 - 13 (C) Flat roof with Mission terra cotta tile coping at the cornice;
 - 14 (D) Lightly textured stucco siding;
 - 15 (E) Gated entrance with Mission terra cotta tile coping leading to the
16 building's side yard;
 - 17 (F) Double stair with risers and treads clad in terra cotta tile separated by
18 a concrete wall with decorative pilasters and water table;
 - 19 (G) Raised entry porch with balustrades and a terra cotta tile clad floor;
 - 20 (H) Metal balcony on the front (north) elevation;
 - 21 (I) Regular fenestration pattern with multi-lite wood windows;
 - 22 (J) Segmental arched portal with decorative tile surround and inset main
23 entrance;
 - 24 (K) Vertically-oriented red and white sign reading "Golden Gate
25 Institute/Kinmon Gakuen" in Japanese, located east of the main entrance;

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

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

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

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

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

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

13 (A) Second and Third Floors:

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

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

17 (iii) Crown molding and wainscoting in corridors on second and
18 third floors;

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

21 (v) Window openings at the second floor of the interior;

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

24 (vii) Light well with hipped roof and skylights.

25 (B) Auditorium:

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

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

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

16 By: _____
17 ANDREA RUIZ-ESQUIDE
18 Deputy City Attorney

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