

File No. 210599

Committee Item No. 6

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 19, 2021

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- Memorandum of Understanding (MOU)
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 - Ethics Commission
- Award Letter
- Application
- Form 700
- Vacancy Notice
- Information Sheet
- Public Correspondence

OTHER (Use back side if additional space is needed)

- CEQA Determination
- Historic Preservation Commission Report
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Victor Young Date July 15, 2021

Completed by: _____ Date _____

1 [Administrative Code - Establishing the Sunset Chinese Cultural District]

2

3 **Ordinance amending the Administrative Code to establish the Sunset Chinese Cultural**
 4 **District in and around the Sunset neighborhood; to require the Mayor's Office of**
 5 **Housing and Community Development to submit written reports and recommendations**
 6 **to the Board of Supervisors and the Mayor describing the cultural attributes of the**
 7 **District and proposing strategies to acknowledge and preserve the cultural legacy of**
 8 **the District; and affirming the Planning Department's determination under the**
 9 **California Environmental Quality Act.**

10

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

18

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

20

21 Section 1. Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance comply with the California Environmental Quality Act (California Public Resources
 24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 25 Supervisors in File No. 210599 and is incorporated herein by reference. The Board affirms
 this determination.

(b) On July 7, 2021, the Historic Preservation Commission held a duly noticed
 hearing regarding the effects of this ordinance upon historic or cultural resources, and

1 submitted a written report to the Board of Supervisors as required under Charter Section
2 4.135. The report is on file with the Clerk of the Board of Supervisors in File No. 210599.

3
4 Section 2. Chapter 107 of the Administrative Code is hereby amended by revising
5 Section 107.3, to read as follows:

6
7 **SEC. 107.3. LIST OF ESTABLISHED CULTURAL DISTRICTS.**

8 The Cultural Districts of the City and County of San Francisco are:

9 * * * *

10 (i) **Sunset Chinese Cultural District.** The Cultural District shall include the area bounded
11 by 19th Avenue to the east, the Great Highway to the west, Lincoln Way to the north, and Sloat
12 Boulevard to the south.

13
14 Section 3. The Administrative Code is hereby amended by adding Chapter 107D,
15 consisting of Sections 107D.1 and 107D.2, to read as follows:

16
17 **CHAPTER 107D:**

18 **SUNSET CHINESE CULTURAL DISTRICT**

19 **SEC. 107D.1. FINDINGS.**

20 The Sunset Chinese Cultural District (the “District”) is a robust, culturally rich neighborhood
21 of working class families, many of which are multi-generational, with a special significance to the
22 Chinese American community. In establishing the District, the City acknowledges the importance of
23 recognizing the neighborhood’s history and preserving the legacy and traditions uniquely born in the
24 Sunset. The District will recognize and memorialize the Chinese American experience in San
25

1 Francisco, and will help to preserve and increase the depth and impact of the Chinese American legacy
2 in the City.

3 The growth of the Sunset District as a major Chinese neighborhood is a reflection of
4 government policies, international events, and an influx of immigrants seeking to call the Sunset home.
5 Beginning in 1948, a few pioneering Chinese families moved to San Francisco from around the
6 country, purchased homes, and opened businesses in the Sunset. During the 1950's and 1960's, many
7 Chinese families left the crowded tenements of Chinatown – where they were once required by law to
8 live – and purchased affordable single-family homes in the Sunset. Later waves of Chinese immigrants
9 began arriving in the neighborhood in the 1960's, following the enactment of the Immigration and
10 Nationality Act of 1965, which lifted racial quotas and allowed for more non-European nationals to
11 immigrate to the United States. The District saw an influx of Chinese immigrants after China's 1978
12 emigration policy reform allowed large numbers of Chinese to leave the country. The 1997 Hong Kong
13 sovereignty change led to another wave of new immigrants, many with sufficient wealth to purchase
14 Sunset district homes.

15 According to the U.S. Census Bureau, in 1970, the Sunset was still 85% white. But a great
16 migration was beginning. An estimated half of the properties sold in the Sunset in the 1970s were
17 purchased by Chinese Americans. By 1975, 22% of public school students in the Sunset were Chinese
18 American. Today, more than half of all residents of the Sunset identify as Chinese or Asian American.

19 The influence and vitality of Chinese culture can be found throughout the Sunset neighborhood.
20 The commercial corridors on Irving, Noriega, and Taraval Streets and Central Sunset are lined with an
21 abundant and unique mix of Chinese-owned businesses, including restaurants, cafes, bakeries,
22 groceries and markets, hair salons, herb stores, and acupuncture clinics, providing the neighborhood
23 with definitive Chinese character. The authentic and delicious Chinese food found in the Sunset is well
24 known throughout San Francisco. The Sunset District offers all of the amenities that Chinese
25

1 Americans view as part of their cultural heritage, leading people to refer to the Sunset as “Little
2 Chinatown” or “Third Chinatown.”

3 Many businesses in the Sunset commercial corridors were not, as of 2020, listed in the San
4 Francisco Legacy Business Registry, which recognizes businesses over 30 years old that have made a
5 significant impact on neighborhood history or culture, but were qualified for recognition. Sunset
6 Super, a supermarket opened in October 1940 and located at 2425 Irving Street, is still thriving and
7 bustling today, providing mainly Chinese and Asian goods. Peking Restaurant at 1375 Noriega Street
8 is family-owned, serving Shanghai and Sichuan food for over 40 years.

9 Wah Mei School is a vital part of the fabric and history of the local Sunset District community.
10 Deeply rooted in the Asian American community, Wah Mei 華美 means “Chinese-America” and holds
11 historic significance as the first bilingual school in San Francisco. Wah Mei was founded in 1974 by a
12 group of community activists, bilingual educators, and parents, as Chinese American activists found
13 their voice on critical issues in the wake of the Civil Rights Movement. In the 1974 landmark case of
14 Lau vs. Nichols, the Supreme Court held that the school system’s failure to provide supplemental
15 English language instruction to students of Chinese ancestry who spoke no English violated the Civil
16 Rights Act of 1964 because it deprived those students of an opportunity to participate in the public
17 education program. Wah Mei School is a San Francisco Legacy Business and an anchor institution
18 that has served generations of San Francisco families. Some 8,500 San Francisco residents have
19 graduated from Wah Mei School. The longevity of relationships in the community is evidenced by the
20 intergenerational cycle of participation; many parents themselves were preschool graduates and their
21 children now participate in the same programs.

22 Self-Help for the Elderly is another pivotal institution in the Sunset District serving Chinese
23 American residents. Since 1966, this nonprofit community organization has provided culturally
24 aligned services and programs to promote independence, well-being, dignity and more purposeful lives
25 for seniors. Self-Help for the Elderly’s South Sunset Senior Center at 2601 40th Avenue is dedicated to

1 maximizing self-sufficiency, safety, health, and independence for seniors so they can remain living in
2 the Sunset District for as long as possible with the highest quality of life.

3 North East Medical Services (NEMS) operates several health care clinics in the Sunset District,
4 servicing a medically underserved population; 93% of NEMS patients are of Asian descent, a majority of
5 whom are uninsured or low-income. NEMS offers linguistically-competent and culturally-sensitive
6 health care services in many languages and dialects, including Cantonese, Mandarin, Toishan,
7 Vietnamese, Burmese, Korean, Spanish, and Hindi. The multilingual and culturally-competent staff
8 help patients to express themselves in a familiar environment. Health education programs, many of
9 which bridge the gap between Western and Asian medical practices, are available at the clinic and
10 through weekly radio broadcasts on local Chinese media. The programs address preventative health
11 care education and practices as it relates to the cultural needs of the community.

12 Chinese Hospital is another important part of the Asian medical infrastructure in the Sunset
13 District. It operates the Sunset Health Services neighborhood clinic, located at 1800 31st Avenue,
14 which improves access to outpatient care in the Westside of San Francisco. The hospital has a rich
15 history, dating back to the late-1800s, when it began providing health care services to the underserved
16 Chinese community in Chinatown who faced discrimination and limited access to public services. As
17 more and more patients migrated from Chinatown to other neighborhoods, Chinese Hospital
18 recognized the community's growing need for improved health care access and opened a number of
19 community clinics.

20 Great Wall Hardware, located at 1821 Taraval Street, is a San Francisco Legacy Business
21 established in 1983 by Robert and Mariana Chow. This family-owned store prides itself on having over
22 20,000 items for sale, including electrical, garden, painting, plumbing, cleaning, hardware, tools, and
23 lumber. Albert Chow is Great Wall's current owner and son of original owners Robert and Mariana
24 Chow. Born and raised in San Francisco, Albert Chow moved with his family from Chinatown to the
25 Sunset once they had enough money to start the hardware store. Great Wall's exterior Chinese

1 language sign reflects the large Chinese-speaking population in the Sunset, and the business's
2 commitment to maintaining Chinese culture in the district.

3 The Sunset District is home to a significant number of religious organizations that cater to a
4 diverse array of faiths including Buddhism, Presbyterianism, and Evangelism. Sunset Church, Sunset
5 Ministry, San Francisco Chinese Alliance Church, Hope Evangelical Free Church, San Francisco
6 Chinese Baptist Church, First United Presbyterian Church, and Lutheran Church–Holy Spirit serve
7 diverse and multilingual faith communities, with a history of expanding their missions and
8 congregations to include Asian immigrants. Tzu Chi, in the mid-Sunset, is part of an international
9 Buddhist organization that engages volunteers in providing humanitarian aid, disaster relief, and in
10 addressing health and medical needs, including supplying masks to front-line workers during the early
11 days of the Covid-19 pandemic.

12 The Sunset has demonstrated a commitment to celebrating Chinese culture with large public
13 events such as the 2020 Lunar New Year Celebration held at Jefferson Elementary School, which
14 featured live performances and demonstrations by the San Francisco Sunset Ladies' Dance Team, Wah
15 Mei School, Wing Chun Kung Fu Academy, and traditional lion dances by Panda Kung Fu Center.
16 The Autumn Moon Festival (held on Irving Street until 2017) featured booths, merchants, music,
17 traditional lion dance and arts. The Sunset Community Festival is held annually at various locations in
18 the Sunset, such as Sunset Recreation Center and other recreation centers.

19 The Sunset is also home to smaller cultural gatherings. At West Sunset Playground, the
20 weekends are filled with traditional and cultural dancers, tai chi, and chi gong. And the tennis courts
21 at Coppin Square and at Parkside Square are a place where local residents gather for group exercise
22 and to be outdoors.

23 The history and legacy of Chinese Americans in the Sunset District was featured in the Chinese
24 Historical Society of America's exhibit called "Chinese In the Sunset," which has been shown at the
25 Chinese Historical Society of America in Chinatown, the Sunset Recreation Center, the San Francisco

1 Public Library at the Main Branch, Ortega and North Beach branches, and the Western Neighborhood
2 Projects. The exhibit highlights the history of racial restrictions preventing Chinese and other people
3 of color from living in the Sunset; the impact of the 1960's civil rights movement on racial restrictions
4 and housing mobility; and how the diversity of perspectives within the community have led the Sunset
5 to become the vibrant community it is today.

6 In recent years, the Sunset has faced challenges that threaten the long-term sustainability of this
7 uniquely important ethnic community, and the legacy of Chinese Americans in the Sunset is now in
8 jeopardy.

9 Most Sunset Chinese households are moderate income immigrant families including a high
10 proportion of multi-generational households. As Sunset District housing costs have skyrocketed over
11 the past decade, fewer moderate income Chinese families have been able to afford to buy a home or
12 rent a family-sized apartment in the neighborhood. The Sunset Chinese community faces an uncertain
13 future, with recent demographic and economic trends potentially leading to long-term displacement
14 and gentrification.

15 In addition, since the onset of the COVID-19 pandemic in 2020, there has been a disturbing rise
16 in anti-Asian violence and racism in the San Francisco Bay Area, including the Sunset. In response to
17 anti-Asian hate, a March for AAPI Solidarity + Safety event was held on April 18, 2021 at the Great
18 Highway, calling for collective solidarity, community safety, and healing, and demonstrating the Sunset
19 District's importance as a region for Asian American social activism and direct action.

20 Chinese American resilience in the face of racism and discrimination has transformed the
21 Sunset into the dynamic and vibrant neighborhood it is today. Establishment of the District will
22 recognize and honor the important history of the Chinese American community and the contributions of
23 those who transformed the Sunset neighborhood in the past, laying the foundations for its current and
24 future importance to Chinese American culture.

1 **SEC. 107D.2. MAYOR’S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT**
2 **RESPONSIBILITIES; CULTURAL, HISTORY, HOUSING, AND ECONOMIC**
3 **SUSTAINABILITY STRATEGY REPORT.**

4 **(a) Cultural, History, Housing, and Economic Sustainability Strategy Report.**

5 **(1) Preparation of Report.** *By no later than September 1, 2022, the Mayor’s Office*
6 *of Housing and Community Development (“MOHCD”) shall prepare and submit to the Board of*
7 *Supervisors and the Mayor a Cultural, History, Housing, and Economic Sustainability Strategy Report*
8 *(“CHHESS Report”) for the District. The CHHESS Report shall include a demographic and economic*
9 *profile of the District, including past, current, and future trends; analyze and record the tangible and*
10 *intangible elements of the District’s cultural heritage; identify areas of concern that could inhibit the*
11 *preservation of the District’s unique culture; and propose as appropriate legislative, economic, and*
12 *other solutions and strategies to support the District.*

13 **(2) Assistance from City Departments.** *In preparing the CHHESS Report, MOHCD*
14 *may request assistance from the Historic Preservation Commission and any other City department,*
15 *office, or other agency of City government. Those agencies shall upon request provide to MOHCD an*
16 *assessment of relevant assets and needs in the District, recommendations on programs, policies, and*
17 *funding sources that could benefit the District, and other recommendations that could serve the District*
18 *to advance its goals.*

19 **(3) Community Outreach and Engagement.** *In preparing the CHHESS Report,*
20 *MOHCD shall facilitate a community outreach and engagement process with the District’s residents,*
21 *businesses, workers, and other individuals who regularly spend time in the District, in order to develop*
22 *the strategies and plans that will preserve and enhance the culture of the District.*

23 **(b) Board of Supervisors Consideration.** *Following receipt of the CHHESS Report from*
24 *MOHCD, the Board of Supervisors may take any action by resolution that the Board deems*
25 *appropriate regarding the report, including approving the report, modifying the report, rejecting the*

1 report, or requesting additional information or analysis from MOHCD or any other City department or
2 agency.

3 (c) **Progress Reports.** MOHCD shall provide a progress report on the strategies outlined in
4 the CHHESS Report at least once every three years following enactment of a resolution approving or
5 modifying the CHHESS Report.

6 (d) **Assistance from Community-Based Organization.** Subject to the budgetary, fiscal, and
7 civil service provisions of the Charter, MOHCD shall issue a competitive solicitation for a community-
8 based organization to (1) assist MOHCD with planning, organizing, and facilitating the community
9 outreach and engagement process under subsection (a)(3); (2) provide input and advice to MOHCD
10 regarding the contents of the CHHESS Report and regarding strategies to support and preserve the
11 unique culture and heritage of the District; (3) provide additional advice and assistance to MOHCD
12 after the issuance of the CHHESS Report to implement the City's strategies to support and preserve the
13 culture of the District; (4) assist MOHCD with progress reports required under subsection (c); and (5)
14 fulfill any other responsibilities that MOHCD determines would help the City to support the District.

15
16 Section 4. Effective Date. This ordinance shall become effective 30 days after
17 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
18 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
19 of Supervisors overrides the Mayor's veto of the ordinance.

20
21 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
22 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
23 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
24 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
25

LEGISLATIVE DIGEST

[Administrative Code - Establishing the Sunset Chinese Cultural District]

Ordinance amending the Administrative Code to establish the Sunset Chinese Cultural District in and around the Sunset neighborhood; to require the Mayor’s Office of Housing and Community Development to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

The Board of Supervisors has recognized eight neighborhoods with distinct cultural heritage as “cultural districts” in San Francisco. Chapter 107 of the Administrative Code outlines the process by which the Board creates new cultural districts in the future.

Amendments to Current Law

The proposed ordinance would establish the Sunset Chinese Cultural District in and around the Sunset neighborhood. The ordinance sets forth the geographic boundaries of the District and describes the District’s rich cultural history and character.

The ordinance would require the Mayor’s Office of Housing and Community Development (MOHCD) to prepare a Cultural, History, Housing, and Economic Sustainability Strategy Report (CHHESS Report). The CHHESS Report will include a demographic and economic profile of the District, including past, current, and future trends; analyze and record the District’s cultural heritage; identify areas of concern that could inhibit the preservation of the District’s unique culture; and propose legislative, economic, and other solutions and strategies to support the District. By September 1, 2022, MOHCD will submit the report to the Board of Supervisors for the Board’s consideration and possible approval. MOHCD will prepare additional progress reports every three years thereafter.

The ordinance also would require MOHCD to enter an agreement with a competitively selected community-based organization to assist the City with community outreach, preparation of the content of the CHHESS Report, and development of strategies to support and preserve the culture of the District.

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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TDD/TTY No. 554-5227

May 28, 2021

File No. 210599

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On May 25, 2021, the following legislation was introduced:

File No. 210599

Ordinance amending the Administrative Code to establish the Sunset Chinese Cultural District in and around the Sunset neighborhood; to require the Mayor's Office of Housing and Community Development to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

c: Devyani Jan, Environmental Planning
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

June 16, 2021

A handwritten signature in black ink that reads "Joy Navarrete".



July 8, 2021

Ms. Angela Calvillo, Clerk
Honorable Supervisor Gordon Mar
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2021-005812PCA:
Establish the Sunset Chinese Cultural District
Board File No. 210599

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Mar,

On July 7, 2021, the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Mar, that would amend the Administrative Code to create the Sunset Chinese Cultural District. At the hearing the Historic Preservation Commission recommended approval.

The proposed amendments are not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because they would not result in a direct or indirect physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Anne Pearson, Deputy City Attorney
Li Miao Lovett, Aide to Supervisor Gordon Mar
Erica Major, Office of the Clerk of the Board

Attachments :

Historic Preservation Commission Resolution
Planning Department Executive Summary



EXECUTIVE SUMMARY

ADMINISTRATIVE CODE AMENDMENT

HEARING DATE: July 7, 2021

Project Name: Establish the Sunset Chinese Cultural District
Case Number: 2021-005812PCA [Board File No. 210599]
Initiated by: Supervisor Gordon Mar / Introduced May 25, 2021
Staff Contact: Paolo Ikezoe, Senior Planner
Paolo.Ikezoe@sfgov.org, 628-652-7501
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Recommendation: Approval

Administrative Code Amendment

The proposed Ordinance amends the Administrative Code to establish the Sunset Chinese Cultural District (the “District”) in the Sunset neighborhood and to require the Mayor’s Office of Housing and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District.

The Way It Is Now:

The Sunset Chinese Cultural District in the Sunset neighborhood does not currently exist.

The Way It Would Be:

The Ordinance establishes the Sunset Chinese Cultural District in the Sunset neighborhood in the area bounded by Lincoln Way to the north between 19th Avenue and the Great Highway, 19th Avenue to the east between Lincoln Way and Sloat Boulevard, Sloat Boulevard to the south between 19th Avenue and the Great Highway, and the Great Highway to the west between Sloat Boulevard and Lincoln Way.

Background

This Ordinance relies on the Cultural District designation process outlined in Section 107.3 of the Administrative Code, which was adopted on May 22, 2018. Prior to adoption of this process the Board of Supervisors (BoS) adopted each cultural district and its process separately; however, there was no codified process directing City departments to provide an assessment a Cultural District's assets and needs. There was also no way to provide recommendations on programs, policies and funding sources benefitting the Cultural District, as well as other recommendations to advance Cultural District goals.

Per the Cultural District designation process, the Mayor's Office of Housing and Community Development, with assistance from a community-based organization and City Departments, will prepare a Cultural, History, Housing, and Economic Sustainability Strategy (CHHESS) Report within one year of the effective date of the ordinance, unless the BoS extends the deadline by resolution, for submittal to the BoS for approval, modification, rejection, or request for further information or analysis. MOHCD will provide progress reports on the strategies outlined in the CHHESS report every three (3) years.

Issues and Considerations

Preserving Our Cultural Heritage

San Francisco's cultural diversity is integral to the City fabric and is what helps make San Francisco a desirable location for living, working and recreating. Cultural heritage expresses a way of living. It is developed by a community through objects, beliefs, traditions, practices, art, and places. It manifests itself in tangible and intangible elements passed through generations. Examples of these elements include buildings, plazas, crafts, art, festivals, processions, protests, businesses, and other institutions. Losing any of these elements diminishes a community's cultural integrity. Preserving these unique cultural elements requires distinct strategies according to each community's needs in partnership with local government. During periods of rapid change cultural districts can help preserve and enhance indispensable elements of the City's fabric.

Draft Chinese American Historic Context Statement

The draft Chinese American Historic Context Statement documents the history of the Chinese community in San Francisco. It starts from the migration to the United States and formation of the Chinese community in San Francisco in the 19th century. It includes the community's civil rights struggles, the Asian American student movement, and the creation of communities in the Sunset, the Richmond District, and other neighborhoods outside of Chinatown. It discusses the establishment of long-serving businesses, educational, cultural and community centers, and the stories of early residents of the Sunset beginning in the 1960s. The context statement provides a foundation for identifying significant buildings and sites in the Sunset and throughout the City. It provides recommendations for landmarking properties, adding businesses and organizations to the legacy business registry, recognizing community leaders and interpreting places important to the history of the Chinese American community in San Francisco. The information in the draft historic context statement can help inform the development of the CHHESS and related future projects.

Racial and Social Equity Analysis

The proposed amendments aim to advance Racial and Social Equity by recognizing the legacy and supporting the long-term sustainability of the Chinese and Chinese-American communities in the Sunset District. Many of the District's Chinese and Chinese-American households are multi-generational, moderate-income families, and the District has a higher proportion of limited-English speaking households than the City as a whole. High housing costs, various interconnected effects of the COVID19 pandemic, and, most recently, a disturbing rise in anti-Asian violence and racism threaten this community's stability. The CHHESS Report called for in the proposed Ordinance will analyze and record the tangible and intangible elements of the District's cultural heritage and identify areas of concern that could inhibit the preservation of the District's unique culture. The proposed Ordinance will also support the development of legislative, economic and other solutions to ensure the continued health, vibrancy and safety of the District's Chinese/Chinese-American community.

Mandated Timeline

Given the breadth of required information, it is the Department's experience that the identification and assessment of cultural heritage resources through a community-led inventory typically takes between nine (9) and eighteen (18) months to complete. Therefore, the proposed CHHESS report deadline of September 1, 2022 is practical and feasible.

Community-Based Organization

The Cultural District program relies on the integral participation of a community group to ensure a responsive and grassroots plan that can be implemented in partnership with the City. The ordinance recommends a process by which MOHCD will select a community-based organization to act as spokesperson, advisor, facilitator, and navigator of the CHHESS development and implementation. The Department supports this approach to partnering with the community.

General Plan Compliance

The proposed ordinance would comply with the General Plan, specifically with the Commerce and Industry Element, which calls for the City to "maintain and enhance a sound and diverse economic base and fiscal structure for the City." It is also consistent with the Arts Element, which calls for the City to "support arts and cultural programs which address the needs of diverse populations. The ordinance would also comply with General Plan Priority Policy #2, which states that "That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." Creating the new cultural district will help efforts to preserve and enhance the City's remaining ethnic and cultural enclaves. Preservation and enhancement of these districts serves the City's interest as an abundance of cultural and recreational activities lends San Francisco a comparative advantage over other municipalities.

Implementation

The Department has determined that this Ordinance will not impact our current implementation procedures for permit review or their costs as it does not amend the Planning Code. The Department has determined that the Ordinance will require staff time for collaboration and assistance with the CHHESS report.

Recommendation

The Department recommends that the Commission recommend *approval* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department is supportive of the proposed Ordinance and anticipates working collaboratively with the designated community-based organization and MOHCD to support the community stabilization and cultural heritage conservation goals of the community.

- The Ordinance recommends a feasible timeframe for the development of the required CHHESS report.
- The Ordinance proactively recommends a process for identifying an appropriate community partner to act as spokesperson, advisor, facilitator, and navigator of the CHHESS development and implementation. This should ensure that the work of MOHCD is responsive to community concerns and existing neighborhood conditions.
- The Ordinance complies with the City's General Plan.
- The Ordinance, while having an incremental impact to Department staff time dedicated to supporting the cultural district program, would not impact our current permit review procedures or costs.

Required Commission Action

The proposed Ordinance is before the Commission so that it may recommend the Board of Supervisors approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because they would not result in a direct or indirect physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

Attachments:

- Exhibit A: Draft Historic Preservation Commission Resolution
Exhibit B: Board of Supervisors File No. 210599



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1192

HEARING DATE: JULY 7, 2021

Project Name: Establish the Sunset Chinese Cultural District
Case Number: 2021-005812PCA [Board File No. 210599]
Initiated by: Supervisor Gordon Mar / Introduced May 25, 2021
Staff Contact: Paolo Ikezoe, Senior Planner
Paolo.Ikezoe@sfgov.org, 628-652-7501
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, (628) 652-7533

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AN ORDINANCE THAT ESTABLISHES THE SUNSET CHINESE CULTURAL DISTRICT IN AND AROUND THE SUNSET NEIGHBORHOOD; REQUIRES THE MAYOR’S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT (MOHCD) TO SUBMIT WRITTEN REPORTS AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND THE MAYOR DESCRIBING THE CULTURAL ATTRIBUTES OF THE DISTRICT AND PROPOSING STRATEGIES TO ACKNOWLEDGE AND PRESERVE THE CULTURAL LEGACY OF THE DISTRICT; AND, AFFIRMS THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on May 25, 2021, Supervisor Gordon Mar introduced an Ordinance under Board of Supervisors (hereinafter “Board”) File Number 210599, which would establish the Sunset Chinese Cultural District (hereinafter “District”) in and around the Sunset neighborhood and require the Mayor’s Office of Housing and Community Development to report to the Board of Supervisors and the Mayor regarding the District; and

WHEREAS, the Board referred the proposed ordinance to the Historic Preservation Commission (hereinafter “Commission”) on May 28, 2021; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Ordinance on July 7, 2021; and

WHEREAS, the Ordinance has been determined to be Categorically Exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2) and 15378; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Historic Preservation Commission hereby recommends that the Board of Supervisors **approve** the Ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. San Francisco's cultural diversity is integral to the City fabric and is what helps make San Francisco a desirable location for living, working and recreating.
2. Cultural heritage is the expression of a way of living. It is developed by a community through objects, beliefs, traditions, practices, artistic interpretation, and significant places. It manifests itself in tangible and intangible elements passed through generations. Examples of these elements include buildings, plazas, crafts, art, festivals, processions, protests, businesses, and other institutions. Losing any of these elements diminishes a community's cultural integrity. Preserving these unique cultural elements requires distinct strategies according to each community's needs in partnership with local government.
3. During periods of rapid change in the City, cultural districts can help preserve and enhance indispensable elements of the City's fabric.
4. The Ordinance recommends a feasible timeframe for development of the required CHHESS report. The City should plan for adequate City resources to support the CHHESS report development for the District.
5. The Ordinance proactively recommends a process for identifying an appropriate community partner. The City and community-based organization selected by the Mayor's Office of Housing and Community Development should support an inclusive community engagement process during the development of the Cultural, History, Housing and Economic Sustainability Strategy for the Sunset Chinese Cultural District.
6. The Ordinance, while having an incremental impact to Department staff time dedicated to supporting the cultural district program, would not impact our current permit review procedures or costs.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

ART ELEMENT

OBJECTIVE II-2

SUPPORT ARTS AND CULTURAL PROGRAMS WHICH ADDRESS THE NEEDS OF DIVERSE POPULATIONS.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3

Maintain a Favorable Social and Cultural Climate in the City in order to Enhance its Attractiveness as a Firm Location

The proposed Ordinance will support arts and cultural programs which address the needs of the Chinese and Chinese-American communities in the Sunset District. In doing so, the Ordinance will also support a favorable social and cultural climate in the Sunset District as well as across the entire city.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 7, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda

NOES: None

ABSENT: None

ADOPTED: July 7, 2021

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Jonas Ionin, Historic Preservation Commission

FROM: Victor Young, Assistant Clerk, Rules Committee *Victor Young*

DATE: May 28, 2021

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Rules Committee

The Board of Supervisors' Rules Committee has received the following legislation, which is being referred to the Historic Preservation Commission, pursuant to Charter, Section 4.135, for comment and recommendation.

File No. 210599

Ordinance amending the Administrative Code to establish the Sunset Chinese Cultural District in and around the Sunset neighborhood; to require the Mayor's Office of Housing and Community Development to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Rich Hillis, Planning Department
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
Adam Varat, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Andrea Ruiz-Esquide, Planning Department
Joy Navarrete, Planning Department

BOARD of SUPERVISORS



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MEMORANDUM

TO: Director Eric Shaw, Mayor's Office of Housing and Community Development (MOHCD)

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: May 28, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed legislation:

File No. 210599

Ordinance amending the Administrative Code to establish the Sunset Chinese Cultural District in and around the Sunset neighborhood; to require the Mayor's Office of Housing and Community Development to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

c. Eugene Flannery, MOHCD
Amy Chan, MOHCD

From: [Somera, Alisa \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Subject: FW: Sunset Chinese Cultural District
Date: Monday, July 12, 2021 10:48:52 AM

210599

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**From:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** Friday, July 9, 2021 3:57 PM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>  
**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>; Laxamana, Junko (BOS) <[junko.laxamana@sfgov.org](mailto:junko.laxamana@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Subject:** FW: Sunset Chinese Cultural District

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**From:** Louis Chan <[louiskchan46@yahoo.com](mailto:louiskchan46@yahoo.com)>  
**Sent:** Monday, July 5, 2021 11:11 AM  
**To:** Marstaff (BOS) <[marstaff@sfgov.org](mailto:marstaff@sfgov.org)>; Board of Supervisors, (BOS)

<[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

Cc: Lovett, Li (BOS) <[li.lovett@sfgov.org](mailto:li.lovett@sfgov.org)>; Anni Chung <[annic@selfhelpelderly.org](mailto:annic@selfhelpelderly.org)>

Subject: Sunset Chinese Cultural District

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Sir/Madam:

I am writing against the proposal of “Sunset Chinese Cultural Center.” My wife and I are 44 year residents of Outer Sunset and registered voters.

- 1) To favor one group over others in District 4 will be divisive. Affirming Chinese Americans will very likely alienate other groups and trigger more racism. We must make District 4 welcoming to all.
- 2) Supervisor Mar should, and must work on public safety, clean streets, and efficient permit processing. These are the universal needs of businesses and residents, Chinese Americans and others.
- 3) We already have an established Chinatown with myriad cultural resources. *Why re-invent the wheel?* Chinatown is showing signs of recovery from the shutdown, and several new businesses are starting. We should channel our support over there.

Thank you for your attention.

Sincerely,  
Louis Chan