



615 Grant Avenue
San Francisco, CA 94108
TEL 415.984.1450
FAX 415.362.7992
TTY 415.984.9910
www.chinatowncdc.org

September 20, 2023

President Aaron Peskin
San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 900 Kearny Street, San Francisco
Property Address: 900 Kearny Street
Block/Lot No: 0176/011

Dear President Peskin:

Chinatown Community Development Center supports the proposal to establish the 900 Kearny Special Use District.

It is important for the Chinatown community to have an urban streetscape without commercial vacancies. The unit spanning from the basement through second story of 900 Kearny Street has been vacant since East West Bank moved out of the space during the COVID-19 pandemic. The property's current zoning restrictions have severely limited the types of tenants that can occupy the space causing it to sit vacant for almost two years. Allowing Non-Retail Professional Service uses will activate the block and help surrounding businesses with commercial activity and pedestrian traffic, while not expanding the footprint of existing buildings.

CCDC also supports the creativity of the project sponsor in incorporating the mural art of Jeremy Fish and commitment to support small businesses in Chinatown and North Beach.

Sincerely,

Malcolm Yeung
Executive Director
Chinatown Community Development Center



September 18, 2023

President Aaron Peskin

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 900 Kearny Street, San Francisco
Property Address: 900 Kearny Street
Block/Lot No: 0176/011

Dear President Peskin:

The Chinatown Merchants Association supports the proposal to establish the 900 Kearny Special Use District.

The Chinatown Merchants Association is comprised of many of Chinatown's small businesses and supports economic development in the neighborhood. Large commercial vacancies, like the former East West Bank space at 900 Kearny, hurt Chinatown's small businesses by detracting from the amount of pedestrian traffic in the neighborhood. The creation of a Special Use District for the parcel will allow larger tenants to occupy the long-vacant space and help drive economic activity in this corner of Chinatown.

We support the proposal to establish the 900 Kearny Reuse Special Use District.

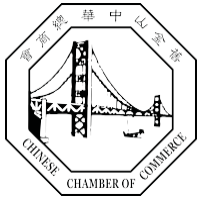
Very Truly Yours,

Chinatown Merchants Association

cc: Jesse Feldman

Jackson Kearny LLC
(via email)

Allan E. Low, Esq.
Perkins Coie, LLP
(via email)



CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000

Fax: (415) 982-4720

September 5, 2023

President Peskin
San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 900 Kearny Street, San Francisco
Property Address: 900 Kearny Street
Block/Lot No: 0176/011

Dear President Peskin:

This letter is in support of the proposal to establish the 900 Kearny Special Use District.

The Chinese Chamber of Commerce supports economic activity and business development in Chinatown. Amending the Planning Code to allow office uses on the basement and first floors of 900 Kearny will allow a new tenant to occupy a former bank space, which has sat vacant since the COVID-19 pandemic. It is important to retain and promote all businesses in Chinatown and allowing larger tenants to occupy a long-vacant space will keep Chinatown a vibrant neighborhood.

We appreciate the project sponsor meeting with us and talking about its commitment to support the small businesses in Chinatown and North Beach and to encourage its tenants to use local businesses for its catering and other services.

Thank you for your consideration.

Chinese Chamber of Commerce

Wade Lai, President

cc: Jesse Feldman
Jackson Kearny LLC
(via email)
Allan E. Low, Esq.
Perkins Coie, LLP
(via email)

MEMORANDUM

DATE	July 19, 2019	PROJECT NO.	19187
TO	Jesse Feldman Brick & Timber	PROJECT	900 Kearny Street
OF	590 Pacific Ave. San Francisco, CA 94133	FROM	Christina Dikas, Senior Architectural Historian
CC	Elisa Skaggs, Carolyn Kiernat	VIA	Email

REGARDING: 900 Kearny Street – Uses in Earlier Buildings on the Property

This memorandum has been requested by Jesse Feldman to understand whether the site of 900 Kearny Street has contained a previous bar or place of business that served libations. The existing building was constructed in 1986-88, so the historic research summarized in this memorandum reflects the uses of earlier buildings on the property.

Historic research was primarily conducted via Sanborn Fire Insurance maps and historic photographs. The following timeline reflects the various available Sanborn maps for the property:

- 1887:** Four buildings on the property, all three stories tall. The Olympic House (“lodgings”) occupied the upper floors, six commercial stores at ground floor including a drug store (*Figure 1*).
- 1899:** Three brick buildings on the lot, all three stories tall. The New Avenue House (“cheap lodgings”) occupied the upper two floors in the largest of the buildings, located at the corner Kearny and Jackson. **Six saloons** and a store occupied the ground floors of the three buildings. The saloons were addressed 900, 902, 904, 906, 908 Kearny, 522 and 524 Jackson (*Figure 2 and Figure 3*).
- 1905:** The same three buildings were located on the property as in 1899. **Four saloons**, a restaurant, and two stores occupied the ground floors. The saloons were addressed 900 and 902 Kearny and 522 and 524 Jackson (*Figure 4*).
- 1906:** All buildings destroyed in earthquake and fire.
- 1913:** Empty lot except for a small triangular-shaped three-story building at the corner of Columbus and Jackson with a restaurant at the ground floor. No saloon (*Figure 5*). The single building was still extant in a 1929 photo (*Figure 6*).
- 1950:** Gas and oil station (still a gas station in the 1970s but the buildings were decorated in an Asian theme and called “Chinatown Service gas”).
- 1998:** Current building constructed 1986-88.

ARCHITECTURE
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As 1899 and 1905 saloons are too early to look up in San Francisco City Directories since there were no reverse listings prior to 1952. This period also cannot be reviewed in building permits since they pre-date the 1906 earthquake and fire when City records were destroyed. Thus, no specific business names have been ascertained during the course of this research.

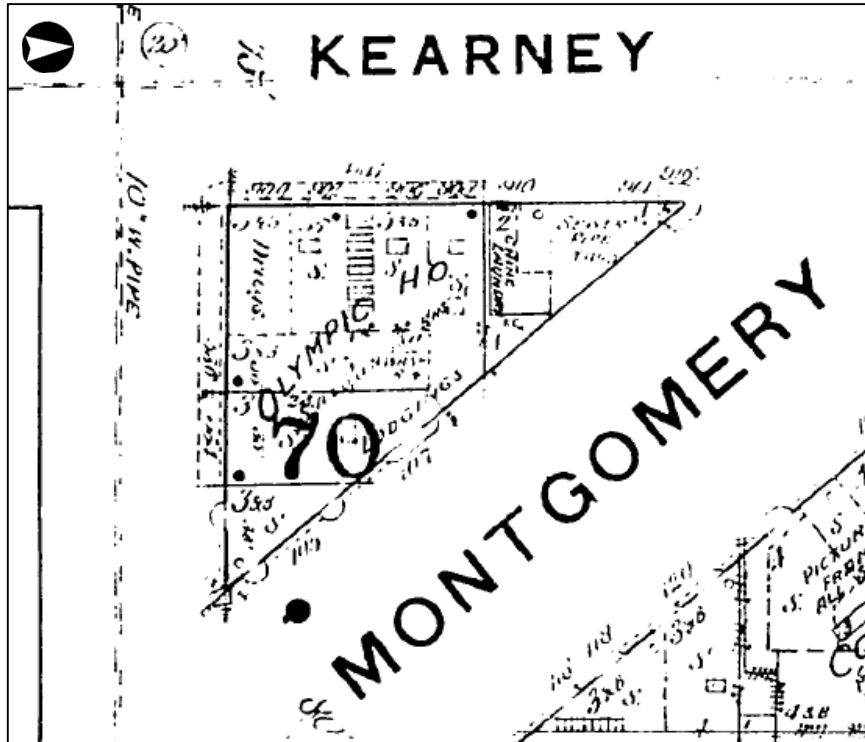


Figure 1. 1886-1893 Sanborn Fire Insurance Map, 1887. Volume 1, Sheet 9a. Note that Columbus Avenue was called Montgomery Street at the time. The label “S” indicates “store.”

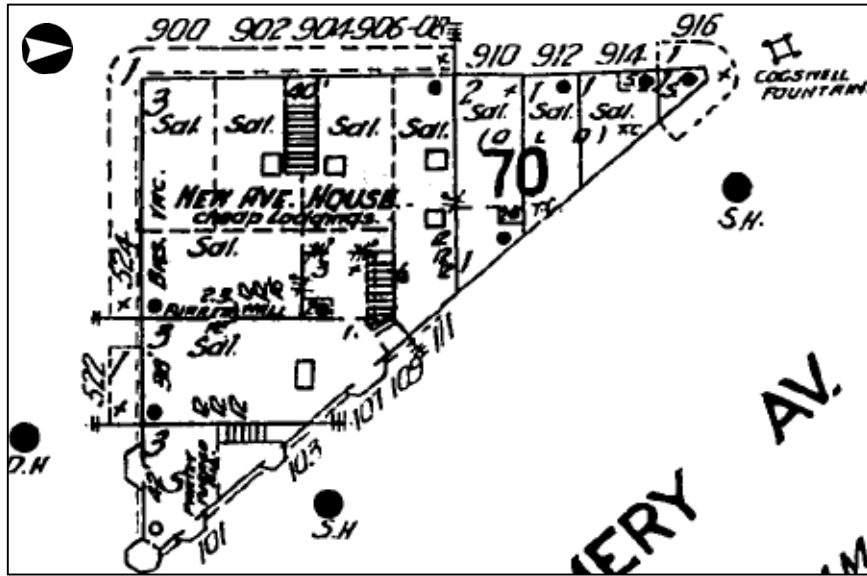


Figure 2. 1899-1900 Sanborn Fire Insurance Map, 1899. Volume 1, Sheet 29. Kearny Street at top. The label "Sal." Indicates "saloon."

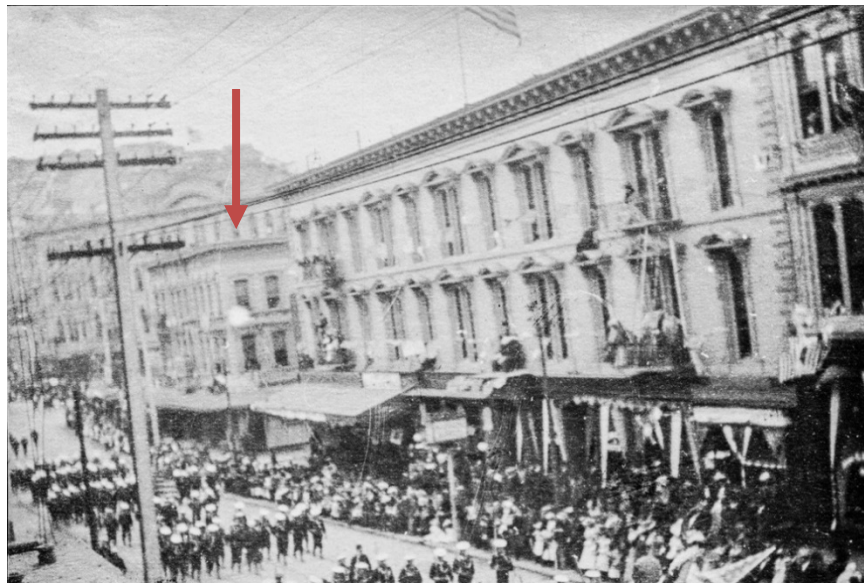


Figure 3. Kearny near Washington, looking north, 1901. The building indicated with the arrow appears to be the New Avenue House on the subject property at Kearny and Jackson, which contained saloons at the ground floor by 1905. Source: OpenSFHistory.org, wnp37.02627.

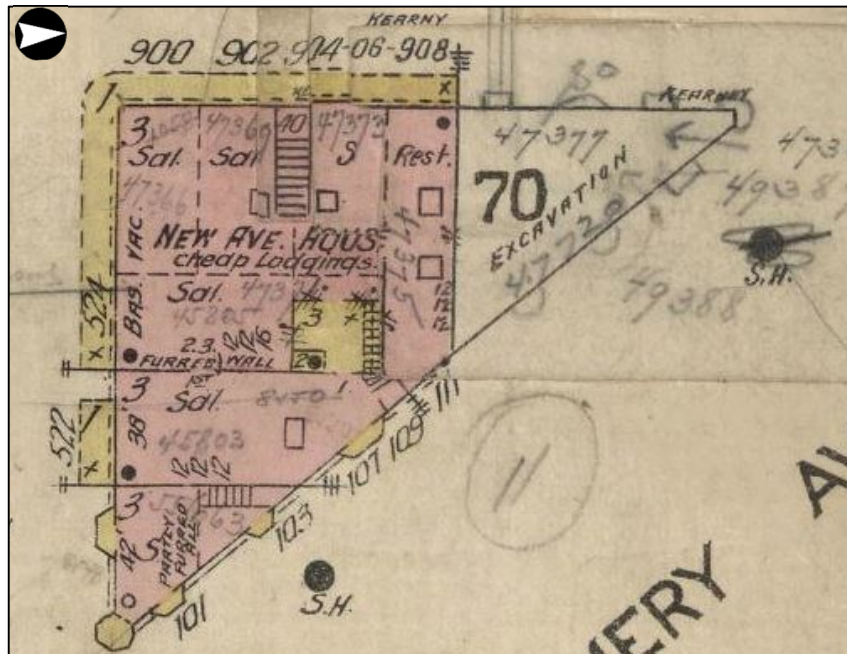


Figure 4. 1905 Sanborn Fire Insurance Map. Volume 1, Sheet 29-30. Kearny Street at top. The label “Sal.” indicates “saloon” and the color red indicates a masonry building.

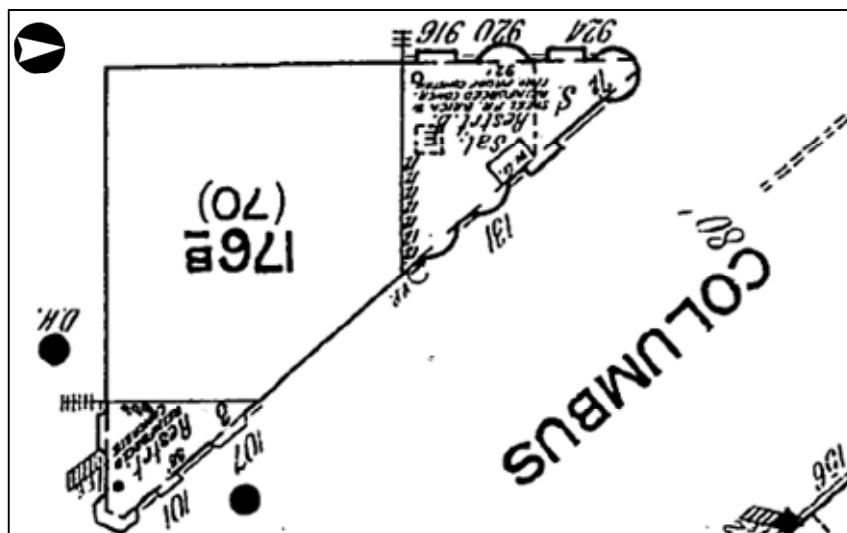


Figure 5. 1913-1915 Sanborn Fire Insurance Map, 1913. Volume 1, Sheet 33. Kearny Street at top. The three-story building at lower left was the only building on the property and contained a restaurant. No saloon indicated, unknown if the restaurant contained a bar.



Figure 6. Three-story building with ground store restaurant at the corner of Columbus and Jackson, 1929. Source: San Francisco Historical Photograph Collection, AAB-3396.







