



Legacy Business Registry Staff Report

Hearing Date: October 11, 2022

MARIPOSA HUNTERS POINT YACHT CLUB

Application No.: LBR-2022-23-011
Business Name: Mariposa Hunters Point Yacht Club
Business Address: 405 Terry Francois Blvd.
District: District 6
Applicant: Margarita Torres, Commodore
Nomination Letter Date: August 23, 2022
Nominated By: Supervisor Matt Dorsey
Staff Contact: Richard Kurylo and Michelle Reynolds
legacybusiness@sfgov.org

BUSINESS DESCRIPTION

Mariposa Hunters Point Yacht Club (MHPYC) is a non-profit, membership club dedicated to sailing and community service in the greater San Francisco Bay Area. The organization was established in 1974 when the Mariposa Boat Club, Mariposa Ramp Club, and Hunters Point Yacht Club consolidated under the collective goals of promoting good sportsmanship, providing docking, arranging cruises, regattas, and other activities that increase interest in small craft boating. In addition, the organization set out to encourage recreation and social contacts among the members. After 48 years, the club's 300 volunteer members sustain its original mission by hosting a wide range of recreational, educational, and charitable activities and programs for members and guests of all ages.

The MHPYC has operated at 405 Terry Francois Blvd. since its founding in 1974, though its roots at this location span back to the early 1950s. At that time, the Mariposa Boat Club, MHPYC's parent organization and what is said to be San Francisco's oldest small-boat organization, acquired the waterfront property known as 405 Terry Francois Blvd. This acquisition occurred years after the Harbor Commission canceled the club's previous lease at an adjacent property, presumably related to World War II efforts.

Since then, the MHPYC has been dedicated to promoting recreational boating for everyone. The volunteer-maintained facility is open to members and guests every day of the year, opening at 4:00 p.m. on weekdays and 2:00 p.m. on weekends. The MHPYC welcomes an average of 30-40 members and guests per day that may utilize the club's on-site boating facilities, patio, and atmospheric clubhouse to host or attend indoor and outdoor events.

The organization is also a member of the Pacific Inter-Club Yacht Association (PICYA), which fosters communication and cooperation among over 100 yacht and boat clubs in Northern California. In addition to recreational boating, the MHPYC is also dedicated to community service by way of making boating accessible to youth, members of underrepresented communities, and average citizens. A prime example is their Youth Sailing Program, which offers sailing classes on a sliding scale to children aged 8-15, who otherwise would not have the opportunity. The Youth Sailing Program operates using member-donated equipment and boats, and all instructors and support personnel are volunteers. Other examples include the long-standing tradition of sponsoring a member-selected nonprofit at each monthly meeting and renting the facility out to community organizations for fundraising activities, among other activities. The MHPYC is committed to preserving its location and distinct personality to continue serving the community and average, working-class boaters; especially as new development continues to occupy the former Giants parking lot and surrounding area.

Legacy Business Program

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City Hall Room 140
1 Dr. Carlton B. Goodlett Place
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CRITERION 1

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

Yes, Mariposa Hunters Point Yacht Club has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

405 Terry Francois Blvd. from 1974 to Present (48 Years)

CRITERION 2

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

Yes, Mariposa Hunters Point Yacht Club has contributed to the history and identity of the Mission Bay neighborhood and San Francisco.

The Historic Preservation Commission recommended the applicant as qualifying, noting the following ways the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community:

- The business is associated with the tradition of recreational boating.
- The U.S. Navy, in coordination with the Port of San Francisco, uses the Mariposa Hunters Point Yacht Club's ramp to bring emergency equipment into San Francisco during Fleet Week each year. A meeting with the Port and U.S. Navy was held at the MHPYC in June 2022 to begin planning the 2022 Fleet Week activities.
- On March 30, 1957, The San Francisco Board of Supervisors passed a Resolution requesting that the (Former) Mayor George Christopher proclaim April 7, 1957, as "Mariposa Boat Club Day" after the Mariposa Hunters Point Yacht Club's parent organization, Mariposa Boat Club.

The Mariposa Boat Club has also been referenced in the San Francisco Chronicle in 1965 and American Boating in 1972.

CRITERION 3

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

Yes, Mariposa Hunters Point Yacht Club is committed to maintaining the physical features and traditions that define the organization.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that Mariposa Hunters Point Yacht Club qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) and recommends safeguarding of the below listed physical features and traditions.

Physical Features or Traditions that Define the Business:

- Diversity and hospitality.
- One of few accessible boat ramps into the bay.
- Volunteer-led and -maintained organizational structure (no paid staff).
- Non-Profit of the Month fundraiser.
- Youth Sailing Program.
- Women On Water Program.

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CORE PHYSICAL FEATURE OR TRADITION THAT DEFINES THE BUSINESS

Following is the core physical feature or tradition that defines the business that would be required for maintenance of the business on the Legacy Business Registry.

- Promotion of recreational boating.

STAFF RECOMMENDATION

Staff recommends that the San Francisco Small Business Commission include Mariposa Hunters Point Yacht Club currently located at 405 Terry Francois Blvd. in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo and Michelle Reynolds
Legacy Business Program

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Small Business Commission

Resolution No. _____

October 11, 2022

MARIPOSA HUNTERS POINT YACHT CLUB

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legacybusiness@sfgov.org

Adopting findings approving the Legacy Business Registry application for Mariposa Hunters Point Yacht Club, currently located at 405 Terry Francois Blvd.

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; or

WHEREAS, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included on the Registry, faces a significant risk of displacement; and

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

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

WHEREAS, at a duly noticed public hearing held on October 11, 2022, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

BE IT RESOLVED, that the Small Business Commission hereby includes Mariposa Hunters Point Yacht Club in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

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BE IT FURTHER RESOLVED, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at Mariposa Hunters Point Yacht Club.

Physical Features or Traditions that Define the Business:

- Diversity and hospitality.
- One of few accessible boat ramps into the bay.
- Volunteer-led and -maintained organizational structure (no paid staff).
- Non-Profit of the Month fundraiser.
- Youth Sailing Program.
- Women On Water Program.

BE IT FURTHER RESOLVED, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Mariposa Hunters Point Yacht Club on the Legacy Business Registry:

- Promotion of recreational boating.

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on October 11, 2022.

Katy Tang
Director

RESOLUTION NO. _____

Ayes –
Nays –
Abstained –
Absent –

Legacy Business Program

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Legacy Business Registry

Application Review Sheet

Application No.: LBR-2022-23-011
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Business Address: 405 Terry Francois Blvd.
District: District 6
Applicant: Margarita Torres, Commodore
Nomination Letter Date: August 23, 2022
Nominated By: Supervisor Matt Dorsey

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

405 Terry Francois Blvd. from 1974 to Present (48 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: August 24, 2022

Richard Kurylo and Michelle Reynolds
Legacy Business Program

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MATT DORSEY

August 23, 2022

Director Katy Tang
San Francisco Office of Small Business
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Katy.Tang@sfgov.org

Director Tang:

I am writing to nominate the Mariposa Hunters Point Yacht Club at 405 Terry A. Francois Blvd for inclusion in the Legacy Business Registry.

The Mariposa Hunters Point Yacht Club ("MHPYC"), established in 1932, is a nonprofit membership club dedicated to sailing and service to the greater San Francisco Bay Area community. The MHPYC is a social and recreational club serving over 300 members and their guests with activities and programs focused on boats, sailing, and water. The MHPYC is completely run by a 300-member volunteer team, and after 90 years the original volunteer spirit survives.

Part of The MHPYC mission is giving back to its community. The club hosts nonprofit fundraisers at its monthly General Meeting at no cost to participants. Additionally, The MHPYC collaborates with the Bay View Yacht Club (Bay View Boat Club?), South Beach Yacht Club, Treasure Island Sailing Center, Golden Gate Yacht Club, the India Basin Neighborhood Association, and San Francisco Unified School District (particularly Glen Park Elementary School) to recruit students who cannot otherwise afford a more costly program.

Legacy status will enable Mariposa Hunters Point Yacht Club to offer its distinctive personality to the mix that is the Bay Area boating community for many years to come, and it is my honor to nominate it for inclusion.

A handwritten signature in blue ink, appearing to read "Matt Dorsey".

District 6 Supervisor Matt Dorsey

Section One:

Business / Applicant Information.

Please 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:	
Mariposa Hunters Point Yacht Club	
BUSINESS OWNER(S) (Identify the person(s) with the highest ownership stake in the business):	
n/a (Nonprofit organization)	
CURRENT BUSINESS ADDRESS:	TELEPHONE NUMBER:
405 Terry Francois Blvd.	(415) 495-9344
	EMAIL ADDRESS:
	mhpyscf@gmail.com
MAILING ADDRESS – STREET ADDRESS:	MAILING ADDRESS – CITY AND STATE:
<input checked="" type="checkbox"/> Same as Business Address	
	MAILING ADDRESS – ZIP CODE:
WEBSITE ADDRESS:	
https://mhpyc.club/	
FACEBOOK PAGE:	
https://www.facebook.com/MHPYCSF	
TWITTER NAME:	
APPLICANT'S NAME:	APPLICANT'S TELEPHONE NUMBER:
Margarita Torres	
APPLICANT'S TITLE:	APPLICANT'S EMAIL ADDRESS:
Commodore	
SAN FRANCISCO BUSINESS ACCOUNT NUMBER:	
1059938	
SECRETARY OF STATE ENTITY NUMBER (If applicable):	

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
405 Terry Francois Blvd.	94158	October 10, 1974
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATION	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	October 10, 1974 to 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:

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. A business deemed not current 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 grants through the Legacy Business Program.

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.

Margarita Torres

Name (Print):

7/28/22

Date:

Margarita Torres

Signature:

MARIPOSA HUNTERS POINT YACHT CLUB

Written Historical Narrative

INTRODUCTION

a. Describe the business. What does it sell or provide?

The Mariposa Hunters Point Yacht Club ("MHPYC"), established on October 10, 1974, is a nonprofit membership club dedicated to sailing and service to the greater San Francisco Bay Area community. The MHPYC is a social and recreational club serving over 300 members and their guests with activities and programs focused on boats, sailing, and water. Located almost exactly equidistant between Oracle Park and the new Warriors stadium, and close to the city's only public boat ramp, the club's unmistakable building, ramp, dock, and beautifully maintained back gardens are a stand-out along the waterfront. Nautical flags flap in the wind.

Located at 405 Terry A. Francois Blvd. in a neighborhood monopolized by medical buildings, stadiums, and condo high-rises, the Mariposa Hunters Point Yacht Club is a charming anachronism. The club represents what the city would like its waterfront to embody.

b. Describe who the business serves.

The common interest among members of Mariposa Hunters Point Yacht Club is boating.

The MHPYC is completely volunteer-run, and after 90 years the original volunteer spirit survives. The organization is a nonprofit, membership-run club with no paid staff. The 300-member volunteer team keeps the club secured, maintained, and open to members and guests every day of the year, opening at 4:00 p.m. during the week and 2:00 p.m. on weekends. On many days, the MHPYC opens earlier, including one hour before all home Giant games. The club stays open until all members' and guests' functions end each and every day, 365 days a year. With 13 elected volunteer members of the MHPYC Officers and Board of Directors overseeing club functions, the daily use of the family-friendly club averages 30-40 members and guests per day, with a maximum occupancy of 104 people seated inside and 75 seated outside.

c. In about 2-5 words (15-30 characters), describe what the business is known for.

Sailing, celebration, and service to our community.

CRITERION 1: The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years

a. Provide a short history of the business, including locations and owners.

The roots of the Mariposa Hunters Point Yacht Club date to 1932, when the Mariposa Boat Club and the Mariposa Ramp Club were founded. The purpose of these clubs was "to promote good

sportsmanship, to provide docking and to arrange cruises, regattas, and other activities which will tend to increase interest in small craft boating.” In 1964 they formally incorporated.

On a parallel track, an association known as the Hunters Point Yacht Club, which had absorbed another club, the Shear Pin Club, was incorporated in 1962. Their general purpose was to encourage boating activities, recreation, and social contacts among the members.

On October 10, 1974, the Mariposa Boat Club and Ramp Club and the Hunters Point Yacht Club merged and renamed themselves Mariposa Hunters Point Yacht Club. The club was officially born and has been going strong ever since.

The club's first known location was at Seawall Lot 343 in 1941. This is currently the site of the Bluepeter Building, on Terry A. Francois Blvd., across the street from the entrance of The Ramp. In 1941, this property had water access.

In 1942, the Harbor Commission canceled the yacht club's lease, possibly due to the outbreak of World War II and needing this location for war efforts.

On April 20, 1949, the Mariposa Boat Club wrote to the Harbor Commission requesting waterfront property. In 1951, the Harbor Commission filled the few portions of Mission Bay that were still under water, together with the new construction of Pier 50 (also known as Mission Rock Terminal) and Pier 50B, which is the property known as 405 Terry A. Francois Blvd. It is not certain when the Mariposa Boat Club obtained waterfront property again, but the organization's By-Laws as of May 1959 mention that "the Mariposa Boat Club is San Francisco's oldest small boat organization, founded on the principles of good sportsmanship We own and maintain our own ramp and clubhouse at Pier 50B."

Today, the MHPYC has on-site boating facilities, a patio, and a clubhouse with a full bar, kitchen, and ample seating for indoor and outdoor events in an atmospheric setting. The organization is a member of the Pacific Inter-Club Yacht Association, <https://picya.org/about-picya/>, which fosters communication and cooperation among over 100 yacht and boat clubs in Northern California. The club promotes good sportsmanship; increases interest in small craft boating; provides adequate docking and housing facilities to arrange cruises, regattas, and races; and sponsors recreational, educational, fundraising, and charitable activities, including a well-regarded Youth Sailing Program.

b. Provide the ownership history of the business in a consolidated year-to-year format.

Not applicable.

c. Describe any circumstances that required the business to cease operations in San Francisco for any significant length of time.

The organization has not ceased operations since it was established in 1932.

CRITERION 2: The business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community

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

The Mariposa Hunters Point Yacht Club is much more than just a yacht club. They are dedicated to promoting recreational boating for everyone, with a particular emphasis on bringing boating to members of underrepresented communities and average citizens. They are particularly proud of their Youth Sailing Program classes, which teach children aged 8-15 how to sail. In conjunction with the Youth Sailing Program, they started a Women On Water Program (WOW).

The MHPYC has a long-standing tradition of encouraging diversity and hospitality in the Bay Area community, sponsoring a nonprofit at every monthly General Meeting, and renting their facility out to community organizations for fundraising activities, among other activities. The MHPYC clubhouse may also be rented for private parties. The cost to rent the facility is only \$350 for non-members and \$25 for members for small personal or family events.

The Mariposa Hunters Point dock is available to members and guests on a first come, first serve basis between April and November. The dock is approximately 25 feet in length and has approximately 4 to 5 feet of water present at mean low tide.

b. Is the business associated with significant people or events, either now or in the past?

The Youth Sailing Program began in May 2015 with overwhelming interest from prospective boaters and supportive volunteers of the Mariposa Hunters Point Yacht Club and Bay View Boat Club. Dedicated volunteer members from both clubs run the program. Pre-pandemic, there were 3-4 sessions per year, each consisting of 12-15 participants. The program is well-regarded and received the coveted PICYA Nimitz Trophy for Youth Sailing Program.

Lessons take place inside the cove between Pier 50 and Pier 54 where the water is protected and calm. This area of the port is roughly 15 acres in size and is well protected from the sometimes-unpredictable conditions of San Francisco Bay. Close monitoring, instruction, and guidance are provided on the water by instructors riding on safety boats. The kids are constantly close at hand and are encouraged to not sail if they feel uneasy about it. The motto is "if in doubt, don't go out." This saying is stressed over and over again during the preliminary, onshore "chalk talks" where safety and seamanship are discussed.

The classes emphasize safety-conscious FUN sailing, considering the weather, tides, traffic, etc. at all times. In addition to learning general seamanship, like knots and equipment care, the children learn boat nomenclature, rigging, boat handling, proper upwind sailing, tacking, downwind sailing, jibing, teamwork, and sportsmanship.

Because Mariposa Hunters Point Yacht Club has one of the only, if not the only, accessible ramp into the bay, the U.S. Navy brings emergency equipment into San Francisco every Fleet Week using their ramp. This is done in coordination with the Port of San Francisco. As a matter of fact, a meeting with

the Port and U.S. Navy was held at the MHPYC in June 2022 to begin planning the 2022 Fleet Week activities.

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

Part of The Mariposa Hunters Point Yacht Club's mission is giving back to its community. The club hosts nonprofit fundraisers at its monthly General Meeting at no cost to participants. In addition, nonprofit-hosted parties and events for other organizations are common at the MHPYC.

The Mariposa Hunters Point Yacht Club established a wonderful monthly tradition. Every month at their General Meeting, their club allows a member to sponsor a nonprofit, which gives that member the opportunity to enlighten their membership about that charity and serves as a fundraiser for the nonprofit. The nonprofit has time to present its mission and some success stories during the General Meeting. The club sponsors the nonprofit with \$400 to prepare a dinner for attendees, which is generally \$10/dinner with additional donations as well. All tips from the bar are given to the month's charity as well. Here are some of the organizations the club has supported in recent years:

- American Red Cross
- Junior Giants
- Muttville
- SF Firefighters Toy Program
- Sea Scouts
- The Job Hackers
- Save the Bay
- Hostelling International
- San Francisco Baykeeper
- Soroptimist International of San Francisco
- Surfrider Foundation
- Save the Bay

The Mariposa Hunters Point Yacht Club Youth Sailing Program's goal is to provide Bay access to young San Franciscans ages 8 to 15 who would otherwise not have the opportunity to enjoy San Francisco's waters. The MHPYC collaborates with the Bay View Boat Club, South Beach Yacht Club, Treasure Island Sailing Center, Golden Gate Yacht Club, the India Basin Neighborhood Association, and San Francisco Unified School District (particularly Glen Park Elementary School) to recruit students who cannot otherwise afford a more costly program. The MHPYC collects a small fee for the classes (\$100 for 5 classes) but does not require payment from those who cannot afford it. The club lets the students decide their financial needs. All of the equipment and boats are provided by donations from the MHPYC membership. All of the instructors and support personnel are volunteers. The Mariposa Hunters Point Yacht Club does not believe there is any other program like this that allows open water San Francisco Bay access to young San Franciscans.

d. Has the business ever been referenced in the media, business trade publication, and/or historical documents?

The Mariposa Hunters Point Yacht Club has been referenced in a number of publications, including the San Francisco Chronicle, related to mass transit between Oakland and San Francisco using a hovercraft in 1965. The organization was also featured in American Boating in 1972.

e. Has the business ever received any awards, recognition, or political commendations?

On March 30, 1957, The San Francisco Board of Supervisors passed a Resolution requesting that the Mayor (George Christopher) proclaim April 7, 1957, as "Mariposa Boat Club Day."

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

The Mariposa Hunters Point Yacht Club provides a vast array of boating options to San Francisco that would be lost to the community, especially kids and other nonprofits if the club were to be displaced by the enormous amount of growth the neighborhood is experiencing.

CRITERION 3: The business is committed to maintaining the physical features or traditions that define the business

a. Is the business associated with a culturally significant building, structure, object, signage, mural, architectural detail, neon sign, or any other special physical feature that defines the business?

The Mariposa Hunters Point Yacht Club is committed to maintaining the building, grounds, and dock, making improvements as needed. One of six elected Officers, the Port Captain, has sole responsibility to maintain and provide upkeep of the building, grounds, and facilities. One of the ways that a prospective member can become full-time is to help out at one of their volunteer maintenance and improvement days. All of this was accomplished by a group of talented volunteer tradesmen.

b. In a few words, describe the main business activity you commit to maintaining.

Mariposa Hunters Point Yacht Club has been a social and recreational club with activities and programs focused on boats, sailing, and water since it was founded.

c. What challenges is the business facing today?

The organization is located in an area of San Francisco that is experiencing incredible and rapid change due to new construction projects, including UCSF Medical Center at Mission Rock and the Chase Center. Parking concerns have become dire. Street parking, even metered, traditionally used only by mariners and members of the Bay View Boat Club and the Mariposa Yacht Club, is now increasingly being taken over by Giants fans, Warriors fans, office workers, and construction workers often resulting in complete unavailability of parking for Mariposa Hunters Point Yacht Club members. The club is forced to plan all of its monthly meetings around an increasing number of events scheduled at Oracle Park and Chase Center. Due to a lack of available parking spaces and very expensive "event

pricing" for metered spaces, scheduling is even more challenging. Parking for maritime and boat users is imperative to the survival of small boat recreation on the bay.

The MHPYC's neighbor Bay View Boat Club at 489 Terry A. Francois Blvd., which was incorporated in 1963, became a Legacy Business on January 14, 2019. The MHPYC wishes to become a Legacy Business for much the same reasons, among them, preserving its location so it can continue its community service missions, particularly as the development of new condos and construction continues on the former SF Giants parking lot and surrounding area.

Legacy status will enable Mariposa Hunters Point Yacht Club to offer its distinctive personality to the mix that is the Bay Area boating community for many years to come. With few exceptions (and depending on the definition) a majority of the MHPYC members do not own yachts. They are average, working-class boaters who love the water. The rental and membership fees reflect that commitment to average folk.

Legacy Business Program staff will add the following details:

a. Features or traditions that define the business and should be maintained for the business to remain on the Legacy Business Registry.

Promotion of recreational boating.

b. 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 Planning Department Historic Resource Status of the parcel at 405 Terry A. Francois Blvd. is "B - Unknown / Age Eligible."





ENTRANCE 
60 FT





PRIVATE
PROPERTY
NO
RESPAS

PARKING
FOR MEMBERS
ONLY
WHILE IN
ATTENDANCE
AT THE
M.H.P.Y.

ICE
only*











YOUTH SAILING

The Bay View Boat Club and Mariposa Hunters Point Yacht Club program is run by dedicated volunteer members of the Bay View Boat Club and Mariposa Hunters Point Yacht Club of San Francisco, CA. The lessons take place inside cove between Pier 50 and Pier 54 where the water is protected and calm. This area of the port is roughly 15 acres in size, and is well protected from the conditions of the San Francisco Bay.

Close monitoring, instruction and guidance are provided on the water by a Sailing Instructor riding on safety boats. The kids are constantly close at hand, and are encouraged to not sail if they feel uneasy about it. The motto is "if in doubt, don't go out". This saying is stressed over and over again during the preliminary, on-shore "chalk talks" where we discuss safety and seamanship.

The classes emphasize safety conscious FUN sailing, considering weather, tides, traffic, etc. at all times. Besides learning general seamanship, like knots and equipment care, students learn boat nomenclature, rigging, boat handling, proper upwind sailing, tacking, downwind sailing, jibing, boat handling, teamwork and sportsmanship.

Course Requirements:

- Age range 8 to 15
- Students will be required to perform the "Swim Test" by swimming 75 yards plus life jacket practice.
- Must have their own Coast Guard approved life vest, Personal Flotation Device, rated for their weight
- Some assistance from parents would be appreciated during the lessons.
- Sign up early, it is a first come first serve protocol

Space is limited. The fee for the 5 session is \$100.00. This includes the use of a Bay View Boat Club and Mariposa Hunters Point Yacht Club sailboat. Please contact either club at bvbc.mhpyc.youth.sailing@gmail.com.



COMMUNITY PARTNERS

TIPS FOR CHARITY

The Mariposa Hunters Point Yacht Club has established a wonderful monthly tradition. Every month (except for January) at our General Meetings, our Club allows a member to sponsor a non-profit and then gives that member the opportunity to enlighten our membership regarding that charity close to his or her heart. Even better, the Club allows the Sponsor a \$400 budget to prepare a dinner for the General Meeting Attendees. The dinner is “free” to members and guests pay \$10; but everyone is encouraged to fill the donation basket with a generous monetary gift for that month’s charity. All tips from the bar are given to the month’s charity, as well. Here are some of the organizations the club has supported in recent years:

- [American Red Cross](#)
- [Healing Waters](#)
- [Jr. Giants](#)
- [Life Learning Academy](#)
- [Muttville](#)
- [Sea Scouts](#)
- [Soroptimist International of San Francisco](#)
- [Sunset Youth Services](#)
- [Toys For Tots](#); Senior Lunch
- [U S Veterans](#)
- [Youth Hostelling International](#)
- [Youth Sailing](#).



LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

HEARING DATE: SEPTEMBER 21, 2022

Filing Date: August 24, 2022

Case No.: 2022-008553LBR

Business Name: Mariposa Hunters Point Yacht Club

Business Address: 405 Terry Francois Blvd

Zoning: P (Public), M-2 (Heavy Industrial) Zoning Districts
40-X Height and Bulk District

Block/Lot: 9900/050H

Applicant: Margarita Torres, Commadore
405 Terry Francois Blvd

Nominated By: Supervisor Matt Dorsey

Located In: District 6

Staff Contact: Tolu Atoyebi, Planner I
(628) 652-7363 | sydney.atoyebi@sfgov.org

Recommendation: Adopt a Resolution to Recommend Approval

Business Description

Mariposa Hunters Point Yacht Club (MHPYC) is a non-profit, membership club dedicated to sailing and community service in the greater San Francisco Bay Area. The organization was established in 1974 when the Mariposa Boat Club, Mariposa Ramp Club, and Hunters Point Yacht Club consolidated under the collective goals of promoting good sportsmanship, providing docking, arranging cruises, regattas, and other activities that increase interest in small craft boating. In addition, the organization set out to encourage recreation and social contacts among the members. After 48 years, the club's three-hundred volunteer members sustain its original mission by hosting a wide range of recreational, educational, and charitable activities and programs for members and guests of all ages.

The MHPYC has operated at 405 Terry Francois Blvd. since its founding in 1974, though, its roots at this location span back to the early 1950s. At this time, the Mariposa Boat Club, MHPYC's parent organization and what is said to be San Francisco's oldest small-boat organization, acquired the waterfront property known as 405 Terry Francois Blvd. This acquisition occurred years after the Harbor Commission canceled the club's previous lease at an adjacent property, presumably related to World War II efforts.

Since then, the MHPYC has been dedicated to promoting recreational boating for everyone. The volunteer-maintained facility is open to members and guests every day of the year, opening at 4:00 p.m. on weekdays and 2:00 p.m. on weekends. The MHPYC welcomes an average of 30-40 members and guests per day that may utilize the club's on-site boating facilities, patio, and atmospheric clubhouse to host or attend indoor and outdoor events. The organization is also a member of the Pacific Inter-Club Yacht Association (PICYA), which fosters communication and cooperation among over 100 yacht and boat clubs in Northern California.

In addition to recreational boating, the MHPYC is also dedicated to community service by way of making boating accessible to youth, members of underrepresented communities, and average citizens. A prime example is their Youth Sailing Program which offers sailing classes on a sliding scale to children aged 8-15, who otherwise would not have the opportunity. The Youth Sailing Program operates using member-donated equipment and boats, and all instructors and support personnel are volunteers. Other examples include the long-standing tradition of sponsoring a member-selected nonprofit at each monthly meeting and renting the facility out to community organizations for fundraising activities, among other activities. The MHPYC is committed to preserving its location and distinct personality to continue serving the community and average, working-class boaters; especially as new development continues to occupy the former Giants parking lot and surrounding area.

The business's primary location at 405 Terry Francois Blvd. is in a Category B (Unknown / Age Eligible) structure on the east side of Terry Francois Blvd. between Mission Rock and China Basin Streets in the South of Market neighborhood. It is within the P (Public) and M-2 (Heavy Industrial) Zoning Districts and a 40-X Height and Bulk District.

Staff Analysis

Review Criteria

1. *When was business founded?*

The business was founded in 1974.

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

Yes. Mariposa Hunters Point Yacht Club qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. Mariposa Hunters Point Yacht Club has operated continuously in San Francisco for 48 years.
- b. Mariposa Hunters Point Yacht Club has contributed to the history and identity of the South of Market neighborhood and San Francisco.

- c. Mariposa Hunters Point Yacht Club 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 the tradition of recreational boating.

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

Yes. The U.S. Navy, in coordination with the Port of San Francisco, uses the Mariposa Hunters Point Yacht Club's ramp to bring emergency equipment into San Francisco during Fleet Week each year. A meeting with the Port and U.S. Navy was held at the MHPYC in June 2022 to begin planning the 2022 Fleet Week activities.

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

No.

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

No.

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

Yes. On March 30, 1957, The San Francisco Board of Supervisors passed a Resolution requesting that the (Former) Mayor George Christopher proclaim April 7, 1957, as "Mariposa Boat Club Day" after the Mariposa Hunters Point Yacht Club's parent organization, Mariposa Boat Club.

The Mariposa Boat Club has also been referenced in the San Francisco Chronicle in 1965 and American Boating in 1972.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

Current Locations:

- 405 Terry Francois Blvd (1974 – Present)

Recommended by Applicant

- Diversity and Hospitality
- One of Few Accessible Boat Ramps into the Bay
- Volunteer-Led and -Maintained Organizational Structure (No Paid Staff)
- Non-Profit of the Month Fundraiser
- Youth Sailing Program
- Women On Water Program

Additional Recommended by Staff

- None

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 RESOLUTION NO. 1268

HEARING DATE: SEPTEMBER 21, 2022

Case No.: 2022-008553LBR
Business Name: Mariposa Hunters Point Yacht Club
Business Address: 405 Terry Francois Boulevard
Zoning: P (Public), M-2 (Heavy Industrial) Zoning Districts
40-X Height and Bulk District
Block/Lot: 9900/050H
Applicant: Margarita Torres, Commadore
405 Terry Francois Blvd
Nominated By: Supervisor Matt Dorsey
Located In: District 6
Staff Contact: Tolu Atoyebi, Planner I
(628) 652-7363 | sydney.atoyebi@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR MARIPOSA HUNTERS POINT YACHT CLUB CURRENTLY LOCATED AT 405 TERRY FRANCOIS BLVD, BLOCK/LOT 9900/050H.

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 September 21, 2022, 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 Mariposa Hunters Point Yacht Club 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 Mariposa Hunters Point Yacht Club.

Location(s):

Current Locations:

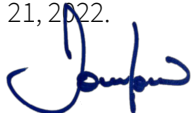
- 405 Terry Francois Blvd (1974 – Present)

Physical Features or Traditions that Define the Business:

- Diversity and Hospitality
- One of Few Accessible Boat Ramps into the Bay
- Volunteer-Led and -Maintained Organizational Structure (No Paid Staff)
- Non-Profit of the Month Fundraiser
- Youth Sailing Program
- Women On Water Program

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 to the Office of Small Business on September 21, 2022.



Jonas P. Ionin
Commission Secretary

AYES: Wright, Foley, Johns, So, Nageswaran, Matsuda

NOES: None

ABSENT: Black

ADOPTED: September 21, 2022