



Legacy Business Registry Staff Report

Hearing Date: December 9, 2024

J'S LAUNDRY

Application No.: LBR-2023-24-053
Business Name: J's Laundry
Business Address: 2951 23rd St.
District: District 9
Applicant: Jabra Muhawieh, Manager
Nomination Date: June 24, 2024
Nominated By: Supervisor Hillary Ronen
Staff Contact: Richard Kurylo and Michelle Reynolds
legacybusiness@sfgov.org

BUSINESS DESCRIPTION

J's Laundry is a coin-operated laundromat that has been operating in the Mission District since 1986. John Muhawieh is the current owner of the business. His father, Jabra Muhawieh, was the owner of the grocery store across the street, Mission Grocertia, and had the idea of opening a laundromat. Sadly, Jabra passed away during the construction of the laundromat and never got to see the business in operation. John named the business after his father once it was completed.

At 21 years old, John oversaw the completion of the laundromat and has run it ever since. While the business was not always profitable, the laundromat is an essential service for the community. For many years, John worked seven days a week and throughout the night. John's son, Jabra, is named after his grandfather and has been helping the family business since he was eight years old. The Muhawieh family hopes to keep the business within the family and to pass it on to future generations.

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, J's Laundry has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

2951 23rd St. from 1986 to Present (38 years)

CRITERION 2

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

Yes, J's Laundry has contributed to the history and identity of the Mission 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:

- With regard to racial and social equity, J's Laundry is a minority-owned business. The business is committed to providing essential laundry services for the community.

Legacy Business Program
Office of Small Business
City Hall Room 140
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
(415) 554-6680
legacybusiness@sfgov.org
www.legacybusiness.org





CRITERION 3

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

Yes, J's Laundry is committed to maintaining the physical features and traditions that define the business.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that J's Laundry 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:

- Giant Wascomat washing machines.
- Laundry services.

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.

- Laundry services.

STAFF RECOMMENDATION

Staff recommends that the San Francisco Small Business Commission include J's Laundry currently located at 2951 23rd St. in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo and Michelle Reynolds
Legacy Business Program

Legacy Business Program

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Small Business Commission

Resolution No. _____

December 9, 2024

J'S LAUNDRY

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Nomination Date: June 24, 2024
Nominated By: Supervisor Hillary Ronen
Staff Contact: Richard Kurylo and Michelle Reynolds
legacybusiness@sfgov.org

Adopting findings approving the Legacy Business Registry application for J's Laundry, currently located at 2951 23rd St.

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 December 9, 2024, 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 J's Laundry in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

BE IT FURTHER RESOLVED, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at J's Laundry.

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Physical Features or Traditions that Define the Business:

- Giant Wascomat washing machines.
- Laundry services.

BE IT FURTHER RESOLVED, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain J's Laundry on the Legacy Business Registry:

- Laundry services.
-

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on December 9, 2024.

Katy Tang
Director

RESOLUTION NO. _____

Ayes –
Nays –
Abstained –
Absent –

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Legacy Business Registry

Application Review Sheet

Application No.: LBR-2023-24-053
Business Name: J's Laundry
Business Address: 2951 23rd St.
District: District 9
Applicant: Jabra Muhawieh, Manager
Nomination Date: June 24, 2024
Nominated By: Supervisor Hillary Ronen

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

2951 23rd St. from 1986 to Present (38 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: NA

DELIVERY DATE TO HPC: November 6, 2024

Richard Kurylo and Michelle Reynolds
Legacy Business Program

Legacy Business Program

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Member, Board of Supervisors
District 9



City and County of San Francisco

HILLARY RONEN

June 24, 2024

Richard Kurylo, Legacy Business Program Manger
Legacy Business Program, San Francisco Office of Small Business

Dear Mr. Kurylo:

I would like to nominate J's Laundry, located at 2951 23rd Street, as a District 9 Legacy Business. J's Laundry has provided essential laundry services to the Mission District and nearby neighborhoods, serving hardworking families with top-quality washing and drying facilities.

Many residents of the Mission live in units without washing machines and rely on small businesses like J's Laundry for their laundry services. Owned and operated by John Muhawieh since its founding in 1986, J's Laundry is known for its reliable Wascomat washing machines and commitment to customer satisfaction. The majority of J's Laundry customers are Latinx families who live in the Mission District and nearby neighborhoods. The business has never ceased operations and is a staple in the community, offering a welcoming space for families to do their laundry while connecting with neighbors.

J's Laundry has a rich history rooted in community service, stemming from John's father, Jabra Muhawieh, who envisioned and began the business. Despite personal challenges, John has maintained the legacy and continued to provide a valuable service to the neighborhood. I am proud to nominate J's Laundry as a District 9 Legacy Business.

Sincerely,

A handwritten signature in blue ink that reads "Hillary Ronen".

Hillary Ronen
Supervisor, District 9



Legacy Business Registry Application



Business Information

Business name: J's Laundry

Business owner name(s): John Muhaweih

Identify the person(s) with the highest ownership stake in the business

Current business address: 2951 23rd St., San Francisco, CA 94110

Telephone: () - Email:

Mailing address (if different than above): P.O. Box 1625, Millbrae, CA 94030

Website:

Facebook: Twitter:

7-digit San Francisco Business Account Number (BAN): 0 0 1 9 3 6 2

Do any of these describe your business? (select all that apply)
Requires at least 51% of the business be owned, operated, and controlled by the business designation below.

- Immigrant-Owned Business
- LGBTQ+-Owned Business
- Minority-Owned Business*
- Owned by Person with a Disability
- Veteran-Owned Business
- Woman-Owned Business

**Minority is defined as one or more of the following racial or ethnic groups: American Indian or Alaska Native; Asian; Black or African American; Hispanic or Latino; Middle Eastern or North African; Native Hawaiian/Other Pacific Islander*

Contact Person Information

Contact person name: Jabra Muhaweih

Contact person title: Manager

Contact telephone: () - Contact email:

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.

Original San Francisco address: **Zip Code:**

Is this location the founding location of the business? (Y/N):

Dates at this location: **From:** **To:**

Other address (if applicable): **Zip Code:**

Dates at this location: **From:** **To:**

Other address (if applicable): **Zip Code:**

Dates at this location: **From:** **To:**

Other address (if applicable): **Zip Code:**

Dates at this location: **From:** **To:**

Other Address (if applicable): **Zip Code:**

Dates at this location: **From:** **To:**

Other address (if applicable): **Zip Code:**

Dates at this location: **From:** **To:**

Applicant Disclosures

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.

Name: JOHN MUHAWIEH

Signature:



Date:

6/17/2024

J'S LAUNDRY

Legacy Business Written Historical Narrative

INTRODUCTION

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

J's Laundry has been providing laundry services since 1986. The business model includes coin operated washing and drying clothes, blankets, and towels with plenty of folding tables to fold each load. J's washers are the industry's best machines, and their loyal customers keep coming back because of how well the washers clean their clothes.

b. Describe whom the business serves.

J's Laundry serves the hardworking people who live in the Mission District. The average customer is Latino with families. All these families are good-hearted people who do their best to provide for themselves and their children. In addition to serving the Mission District, J's Laundry serves customers from the neighborhoods of Potrero Hill and Noe Valley.

Some long-time customers consider the business to be a staple for the community, as the business provides quality services. As the long-time owner, John Muhawieh meets fantastic people who told him directly how much the business has impacted them directly.

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

Giant Wascomat washing machines wash & dry coin laundromat.

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.

J's Laundry was established on July 1, 1986, at 2951 23rd Street, which is its current location. The founder, John Muhawieh, has been the sole owner of the business since it was established.

J's Laundry was planned by John's father, Jabra Muhawieh. Jabra was born on January 17, 1925, in Ramallah, Palestine. He had the idea to establish a laundromat as he was operating a grocery store directly across the street of the location called Mission Grocertia.

Jabra got the permit approved and hired a contractor to build out the laundromat business. During the middle of construction, Jabra, at just 60 years old, suddenly died in Saint Mary's

Hospital. It wasn't the stroke that killed Jabra, but rather the negligence and critical errors of the hospital after his recovery, as he was supposed to come home that same day.

Jabra's son John was devastated, heartbroken, and struggled to move on.

John was forced to grow up overnight and had to take care of the family business and become a father figure for his siblings. John remembers getting a penalty for a late bill that was sent right after Jabra died. John told the agency that his father had just passed away and kindly asked them to remove the penalty. They didn't care about that and ordered John to pay the hefty penalty with the bill. John was just 21 years old, but he learned quickly how the world worked. He had to deal with multiple agencies and issues after his father's death, but his resilience emerged. He had no choice but to continue what his father started. John went back to work to finish building out the laundromat with no experience and with a problematic contractor.

John eventually finished the project, but the man who had the idea and vision – Jabra Muhawieh – would never see the finished product. This business is very sentimental to John, especially since his father, who started this business, immigrated to the United States from Palestine to create a better life for his family.

J's Laundry was named after Jabra Muhawieh to always remember the man behind everything.

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

1986 to Present: John Muhawieh

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

Since the business was founded in 1986, J's Laundry has never ceased operations in San Francisco. The business has been there for the entire community and continues to provide quality services seven days a week.

As the owner of the business, John Muhawieh takes pride in maintaining a clean facility and making sure the washing machines, dryers, plumbing, electrical, and changer machine are working every single day.

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.

J's Laundry has been the go-to laundromat for residences of the Mission District and other neighborhoods of San Francisco since 1986. The history of the business stems from the core value of providing quality services at good prices. The small business touch is felt throughout every customer interaction. Over the years, the identity of J's Laundry has been to give customers the best washing and drying experience for each load of laundry.

Many customers continue to make a fun day out of doing laundry, which includes getting a burrito, watching Latino soap operas on the televisions inside the business, and catching up with their families. Countless customers build great connections as they talk about their lives together. The history of J's Laundry has been enriched from the strong work ethic of the hardworking people of the neighborhood.

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

Everyone is a legend to someone in this world. It's very difficult to become famous; however, it's truly other people who continue to tell your legacy.

Jabra Muhawieh, who envisioned the laundromat but died before it opened, is a significant and legendary person to his son John Muhawieh. Jabra accomplished many things in his life. Part of his legacy is J's Laundry, which continues to serve the community in Jabra's honor.

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

J's Laundry has continued to provide quality washing machines and dryers since the beginning. For some years, J's Laundry did not make a lot of money, but owner John Muhawieh continued to run the business without giving up. He was dedicated even though the profits were not there. There were years in which he could have closed J's Laundry, but he truly loves the laundry business. Serving the kind people of his neighborhood was something that made him feel good inside each and every day. Even though running a business is about making a profit, John continued to show the community that he is dedicated to keeping the doors open. With very low profits for some years, it was the spirit of community service, the ability to give back to the community, that drives John to keep the business alive.

In addition to keeping J's Laundry open, John was born in the building directly across the street from J's Laundry. As a young boy, he helped his father run a grocery store called Mission Grocertia and faced many other challenges. John has always been committed to this community from the moment he was born up until the present moment, and he will continue for years to come.

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

J's Laundry has not been featured in the media.

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

J's Laundry hasn't received any rewards, recognition, or political commendations. John Muhawieh is hopeful that Legacy Business designation could be the opportunity that J's Laundry deserves to be recognized for the continued positive contribution it has given to the community.

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

If J's Laundry were to shut down, many neighborhood residents would lose a convenient quality laundromat. In addition, there are no other Wascomat washers in the area, and many customers know the difference between Speed Queen washers and Wascomat ones.

In addition, J's Laundry's loyal customers are what keep the business going because they know how long the current owner has been there. These customers consistently tell the owner John that he should give it to his son to take over the family business because they can sense his time is coming to an end. There are times when long-time customers bring up John's father Jabra in conversation about how he was truly a man of honor and how he took care of them with whatever they needed when they went to his store. They know the history of the business and would be very disappointed if the business didn't stay in the family. John wants to continue to serve the community and hopefully become a Legacy Business.

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?

J's Laundry doesn't have any significant signs or features that define the business.

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

J's Laundry serves laundry and drying services for all walks of life. The owner, John Muhawieh, is committed to keeping the business open while providing the best possible products or services that serves the community in a positive way.

c. What is the plan to keep the business open in the long term beyond the current ownership?

J's Laundry will hopefully be in the Muhawieh family forever. The sentimental value of the business dates back to when Jabra Muhawieh was building out the business. Once his son John finished the project, he named the business J's laundry in honor of his father.

The goal is to maintain the business as a laundromat and eventually have John's son run the business. John's son Jabra is named after his grandfather, and Jabra is John's right hand man. John knows his father would be happy with this decision, especially since John's son has worked with John since Jabra was eight years old. Jabra has helped John run the business and other businesses since he was a young boy. For example, Jabra worked the night shift during a critical time of J's Laundry, working seven days a week for many years. John knows his dad would be proud that John completed his project and operated J's Laundry since 1986, which was the same year he passed away on March 9. The next generation will continue the elder Jabra's legacy, which will hopefully live on forever.

John hopes that the Legacy Business designation can provide John with the guidance, support, and resources to maintain the business.

d. What challenges is the business facing today?

J's Laundry has faced multiple challenges throughout the years of operation. In the laundry business as the years go by, the machines and dryers start to break down from the wear and tear of running the equipment constantly. When machines break, maintenance is required, which puts a lot of stress on the aging owner.

Another challenge the business faces is declining revenue. After the year 2020 – the initial year of the COVID pandemic – many people have not come back to J's Laundry. Even the most popular Wascomat machines may not attract new customers.

Another challenge is the overall laundry industry as a whole has been declining. One reason is that newly constructed apartment buildings have installed washers and dryers inside the units. These potential customers don't need to come to laundromats anymore because they have laundry services directly in their homes.

A final challenge has been the constant vandalism, breaking of windows, and damages to the equipment from criminals. For example, one intruder severely broke the changer machine twice. The criminal didn't back down even when it was fixed the first time. In addition, the quarter box has been broken into several times with loss of revenue from the business income. Furthermore, another intruder broke the big laundry soap machine, which used to provide several soap and dryer sheet options to customers.

All these challenges have been draining energy and money for many years now. The J's Laundry business journey has been an awesome ride serving the community, and hopefully it will continue despite the challenges.

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.

Laundry services.

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 building at 2951 23rd Street is "C - No Historic Resource Present." However, the building was constructed in 1923 in the Mediterranean Revival style and contributes significantly to the neighborhood character.



J'S LAUNDRY
WASH & DRY

2951





LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

HEARING DATE: December 4, 2024

Filing Date: November 6, 2024
Case No.: 2024-010353LBR
Business Name: J's Laundry
Business Address: 2951 23rd Street
Zoning: RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY) Zoning District
40-X Height and Bulk District
Cultural District: Calle 24 Latino Cultural District
Block/Lot: 4206/001
Applicant: Jabra Muhawieh
P.O Box 1625
Nominated By: Supervisor Hillary Ronen
Located In: District 9
Staff Contact: Maggie Dong - 628.652.7426
Maggie.Dong@sfgov.org

Recommendation: Adopt a Resolution to Recommend Approval

Business Description

J's Laundry is a coin-operated laundromat that has been operating in the Mission District for 38 years. John Muhawieh is the current owner of the business. His father, Jabra Muhawieh, was the owner of the grocery store across the street, Mission Grocertia, and had the idea of opening a laundromat. Sadly, Jabra passed away during the construction of the laundromat and never got to see the business in operation. John named the business after his father once it was completed.

At 21 years old, John oversaw the completion of the laundromat and has run it ever since. While the business was not always profitable, the laundromat is an essential service for the community. For many years, John worked seven days a week and throughout the night. John's son, Jabra, is named after his grandfather and has been helping the family business since he was eight years old. The Muhawieh family hopes to keep the business within the family and to pass it on to future generations.

Staff Analysis

Review Criteria

1. When was business founded?

The business was founded in 1986.

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

Yes. J's Laundry qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. J's Laundry has operated continuously in San Francisco for 38 years.
- b. J's Laundry has contributed to the history and identity of the Mission neighborhood and San Francisco.
- c. J's Laundry 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?

No.

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

No.

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, not as of the date of this Executive Summary.

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

No, not as of the date of this Executive Summary.

Racial and Social Equity Analysis

On July 15th, 2020 the San Francisco Historic Preservation Commission adopted [Resolution No. 1127](#) centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The Legacy Business Program is deeply intertwined with these goals. One of the primary purposes of the Legacy Business Program is to maintain San Francisco's cultural fabric and to foster civic engagement and pride by

assisting long-operating businesses remain in the city. The Legacy Business Registry was established to recognize longstanding, community-serving businesses that are valuable cultural assets of the city. These businesses, ranging from restaurants to art galleries to tire shops to community shelters, are key to sustaining the racial and social diversity in San Francisco and adding to the identity and character of our city and the many communities within it.

J's Laundry is a minority-owned business. The business is committed to providing essential laundry services for the community.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

Current Locations:

- 2951 23rd Street (1986 – Present)

Recommended by Applicant

- Giant Wascomat Washing Machines
- Laundry Services

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 DRAFT RESOLUTION NO.

HEARING DATE: December 4, 2024

Case No.: 2024-010353LBR
Business Name: J's Laundry
Business Address: 2951 23rd Street
Zoning: RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY) Zoning District
 40-X Height and Bulk District
Block/Lot: 4206/001
Applicant: Jabra Muhaweih
 P.O Box 1625
Nominated By: Supervisor Hillary Ronen
Located In: District 9
Staff Contact: Maggie Dong - 628.652.7426
Maggie.Dong@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR J'S LAUNDRY CURRENTLY LOCATED AT 2951 23RD ST, BLOCK/LOT 4206/001.

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 December 4, 2024, 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 J's Laundry 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 J's Laundry.

Locations

Current Locations:

- 2951 23rd Street (1986 – Present)

Physical Features or Traditions that Define the Business

- Giant Wascomat Washing Machines
- Laundry Services

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 December 4, 2024.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: December 4, 2024