



## Legacy Business Registry

# Application Review Sheet

*Application Number:* LBR-2025-26-011  
*Business Name:* Tsing Tao Restaurant  
*Business Address:* 3107 Clement St.  
*District:* District 1  
*Applicant:* Benson Xue, Owner  
*Nomination Date:* September 19, 2025  
*Nominated By:* Supervisor Connie Chan

**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

3107 Clement Street from 1970 to Present (55 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

**FEATURES OR TRADITIONS:** Restaurant featuring Chinese cuisine.

**NOTES:** There is an existing restaurant called Tsing Tao 2 Chinese Restaurant located at 1117 Fillmore Street, which is under different ownership and therefore not included or mentioned in the Legacy Business Registry application.

**DELIVERY DATE TO THE HISTORIC PRESERVATION COMMISSION:** December 10, 2025

**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](mailto:legacybusiness@sfgov.org)  
[www.legacybusiness.org](http://www.legacybusiness.org)

Richard Kurylo and Michelle Reynolds  
Legacy Business Program





**CONNIE CHAN**

陳詩敏

第一區市參事

September 19, 2025

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

Dear Director Tang:

For over five decades, **Tsing Tao Restaurant** located at 3107 Clement Street in the Outer Richmond has provided the Richmond district with decades of reliable service and affordable, quality meals that feature Szechuan-style Chinese American cuisine. Over the years, Tsing Tao has adapted to the community and its needs, creating dishes rooted in traditional Chinese recipes while blending modern flavors that continue to inspire our palettes.

Tsing Tao has distinguished itself as a trusted destination through its ongoing commitment to serving the community and our residents. It has established longstanding partnerships with local schools where the restaurant frequently caters for Parent Teacher Association fundraisers. Additionally, Tsing Tao offers discounts to students and school staff who participate in neighborhood initiatives. Tsing Tao gives back to the community not only by delivering hot meals to hospital patients at the nearby VA hospital, but also regularly donating meals to local nonprofit organizations to help strengthen food security in the neighborhood. Through decades of delicious and reliable service, Tsing Tao has established itself as a vital community anchor and mainstay in the Richmond District.

True to its original spirit, Tsing Tao Restaurant remains an affordable, welcoming space where intergenerational families can gather for casual meals and special occasions alike. It is with great pride and appreciation for Tsing Tao's enduring contributions to the community that I submit this nomination to the Legacy Business Registry.

Sincerely,

A handwritten signature in blue ink that reads "Connie Chan".

Connie Chan  
District 1 Supervisor



# Legacy Business Registry Application



## Business Information

---

**Business name:** Tsing Tao Restaurant

**Business owner name(s):** De Yin Xue

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

**Current business address:** 3107 Clement St., San Francisco, CA 94121

**Business phone number:** 415-387-2344

**Business email:**

**Mailing address (if different than above):**

**Website:** [www.tsingtaosf.com](http://www.tsingtaosf.com)

**Link to social media:**

**Link to social media #2:**

**7-digit San Francisco Business Account Number (BAN):** 0384181

## Contact Person Information

---

**Contact person name:** Benson Xue

**Contact person title:** Owner

**Contact phone number:**

**Contact email:**

## Business Locations

---

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:** 3107 Clement St.

**Zip Code:** 94121

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

**Dates at this location: From:** 1970

**To:** Present

---

**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: De Yin Xue

Signature:



Date: 03/14/2025

# Tsing Tao Restaurant

## Written Historical Narrative

### Introduction

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

Tsing Tao Restaurant is a beloved, family-owned Chinese restaurant located at 3107 Clement Street in San Francisco's Outer Richmond District. Since 1970, it has served the community with a menu rooted in Mandarin and Szechuan-style Chinese-American cuisine. Known for its generous portions, affordable prices, and comforting consistency, the restaurant offers dine-in, takeout, and delivery options. Iconic dishes include Egg Foo Young, hot and sour soup, orange chicken, dragon beef, and other Americanized favorites inspired by traditional Chinese recipes. A true neighborhood mainstay, Tsing Tao provides quick, hearty, and satisfying meals with the warmth and care that only a long-standing, family-run business can offer.

#### **b. Describe whom the business serves.**

Tsing Tao Restaurant proudly serves a diverse and intergenerational customer base from the Richmond District and across San Francisco. Its loyal patrons include local families, longtime residents, seniors, students, and working professionals. The restaurant is especially popular among staff, students, and families from nearby schools such as George Washington High School, Presidio Middle School, Lafayette Elementary, and Alamo Elementary. It also serves as a reliable and comforting lunch spot for patients at the nearby VA Hospital—as well as its staff and employees from The Presidio Trust.

Over the decades, Tsing Tao has become a welcoming gathering place for the Chinese, Russian, and broader immigrant communities in the neighborhood. Known for its affordable prices, warm service, and nourishing meals, the restaurant continues to attract both longtime regulars and new visitors seeking comfort, value, and a true sense of community. In addition to in-house service, Tsing Tao delivers meals to VA Hospital patients who are unable to leave their beds but still long for the comfort of a hot, home-style meal. Occasionally, the restaurant donates meals free of charge to veterans in need—an act of kindness that reflects its deep respect for those who have served and its ongoing commitment to the community.

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

Family-owned Chinese comfort food.

## **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.**

Tsing Tao Restaurant was founded in 1970 at its current location at 3107 Clement Street in the Richmond District. The original owner, Kam Har Goo, was a Chinese immigrant from Guangdong who owned both the building and the business. She founded the restaurant as a way to support her family and to share the comforting flavors of home with San Francisco's growing Chinese American community.

In 1979, Ms. Goo passed the business on to a new generation of immigrant owners who continued the restaurant's tradition of serving affordable, satisfying food while staying rooted in the community. The names of the owners between 1979 and 1997 are unknown.

In 1997, Mr. Shan You Xue, an immigrant from Fujian, became the owner. He honored the restaurant's original spirit while adapting to the changing neighborhood by blending traditional Chinese recipes with popular Americanized dishes. Under his leadership, Tsing Tao became a cornerstone of the neighborhood.

In 2021, Mr. Xue passed the restaurant down to his son, De Yin Xue, who now operates it with the same dedication to quality, hospitality, and community service that his father and the original founder instilled.

Throughout its long history, Tsing Tao has remained in the same location with no interruption in service. It has weathered numerous challenges—from economic recessions to the COVID-19 pandemic—remaining a steady and cherished presence for generations of local residents.

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

1970 to 1979:	Kam Har Goo
1979 to 1997:	Several owners – names unknown
1997 to 2021:	Shan You Xue
2021 to Present:	De Yin Xue

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

Tsing Tao has never closed for an extended period. Even during the COVID-19 pandemic, the restaurant remained open, offering takeout and delivery to ensure neighbors could continue enjoying affordable meals in difficult times.

## **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.**

Since 1970, Tsing Tao Restaurant has been a cornerstone of Clement Street and the Outer Richmond District. Widely regarded as the first Chinese-Americanized restaurant in the neighborhood, it now stands as one of the last remaining Chinese restaurants from its era. Its longevity reflects deep community roots, consistent service, and a legacy of resilience in a city where small businesses face constant challenges. While many establishments have come and gone, Tsing Tao has endured—serving as a living symbol of the neighborhood's Chinese American heritage and working-class identity.

Generations of families have grown up dining at Tsing Tao. Students from nearby schools often remember it as their go-to after-school lunch spot, while longtime residents return time and again for the nostalgic, comforting flavors that connect them to home.

Tsing Tao Restaurant also contributes to and supports the community through various donations, partnerships, sponsorships, and discounts.

Through its spirit of generosity, inclusion, and unwavering community presence, Tsing Tao has become much more than a restaurant—it is a trusted neighbor, a cultural touchstone, and a cherished community anchor.

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

While not associated with major public figures, the significance of Tsing Tao lies in the everyday legacy of immigrant families like the Goos and Xues who have sustained the restaurant across generations. They represent the enduring, often unseen, contributions of working-class immigrants who have shaped San Francisco through small business ownership and community care.

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

Tsing Tao's impact extends far beyond its kitchen. The restaurant is deeply committed to supporting its community in meaningful and ongoing ways, not through grand gestures but through decades of quiet, reliable service and everyday care. Over the years, the business has offered affordable meals to working families, seniors, students, and veterans—ensuring access to nourishing food in a welcoming environment.

Tsing Tao Restaurant regularly donates meals to community-based organizations such as The Richmond Neighborhood Center and delivers hot meals—sometimes free of charge—to disabled veterans at the nearby VA Hospital—ensuring that even homebound patients can enjoy the warmth of a hot meal. Tsing Tao actively participates in neighborhood initiatives such as the SELF program, extending special offers to seniors and low-income residents. During challenging times, including the COVID-19 pandemic, Tsing Tao remained open and continued to serve the community without interruption.

Tsing Tao has built longstanding relationships with nearby schools, including Presidio Middle School, by participating in PTA fundraisers where a portion of proceeds go directly toward supporting students and school programs. In addition, the restaurant offers discounts to students and school staff.

The business also provides stable employment to local residents.

Tsing Tao Restaurant's unwavering presence, quiet generosity, and consistent support have made the business not just a restaurant, but a vital and trusted neighbor—a place where the community feels seen, valued, and cared for.

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

While not featured in mainstream publications, Tsing Tao is frequently celebrated online through Yelp, Google, and Reddit as a “hidden gem” and a “neighborhood staple.” Customers praise its consistent quality, friendly service, and nostalgic menu.

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

Tsing Tao has not received formal awards, but its legacy is marked by loyalty and love from its patrons. Many reviews span decades, with guests returning after 20+ years to find the same flavors and friendly faces.

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

If Tsing Tao were to close, the community would lose far more than a restaurant—it would lose a cultural anchor, a gathering place, and a living link to the Richmond District's immigrant roots. Seniors and working-class families would be left without one of the few affordable, home-style dining options in the area. Veterans from the nearby VA Hospital would lose their trusted spot for a hot meal. School staff, students, and local workers would lose a familiar place for nourishing, comforting food. Its closure would mark not only the end of an era but also a significant loss to San Francisco's small business legacy and neighborhood identity. It would be the loss of a symbol of immigrant perseverance and integration, a story passed down generation by generation in the city.

## **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?**

Tsing Tao's culturally significant features include its exterior signage adorned with Chinese characters and its striking red facade—symbolizing good luck in Chinese culture and recognized as an iconic landmark in the neighborhood. Inside, the simple, inviting decor, traditional Chinese elements, and authentic menu reflect the restaurant's rich heritage. Its cozy, no-frills setting has remained largely unchanged over the years, preserving the nostalgic atmosphere that many longtime locals deeply cherish.

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

The business is committed to serving authentic and Americanized Chinese cuisine while providing affordable, community-centered dining in the heart of the neighborhood.

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

Tsing Tao is more than a restaurant—it is a living symbol of a family's immigrant journey and its deep-rooted ties to the Richmond community. The current owner, who inherited the business from his father, now runs it with his wife and three children. They live just blocks away, with the children attending local public schools and learning the values of hard work, service, and cultural pride through their daily involvement in the restaurant.

The long-term plan is to keep Tsing Tao family owned and operated for generations to come, passing it down to the children just as it was passed down to the owner.

Tsing Tao Restaurant is not just a business—it's a legacy, a piece of neighborhood history, and a promise to continue serving the community with the same heart, heritage, and dedication for decades to come.

**d. What challenges is the business facing today?**

Tsing Tao faces growing challenges, including rising food costs, the lingering effects of the post-pandemic economic downturn, and the need to adapt to changing technology and customer habits. Despite these pressures, the owners' passion, resilience, and deep community ties—along with the continued support of loyal customers—have kept the restaurant going. Being part of the Legacy Business Program would offer vital support, helping Tsing Tao remain anchored in the neighborhood it has proudly served since the 1970s.

---

**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.**

Restaurant featuring Chinese cuisine.

- 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 3107-3109 Clement Street is "C - No Historic Resource Present."



青島

TSING TAO  
Restaurant  
MANDARIN &  
SZECHUAN CUISINE

青島 TSING TAO Restaurant  
MANDARIN & SZECHUAN CUISINE

3107

OPEN

OPEN





# Small Business Commission

Resolution No. \_\_\_\_\_

January 26, 2026

## TSING TAO RESTAURANT

*Application Number:* LBR-2025-26-011  
*Business Name:* Tsing Tao Restaurant  
*Business Address:* 3107 Clement St.  
*District:* District 1  
*Applicant:* Benson Xue, Owner  
*Nomination Date:* September 19, 2025  
*Nominated By:* Supervisor Connie Chan  
*Staff Contact:* Richard Kurylo and Michelle Reynolds  
legacybusiness@sfgov.org

### **Adopting findings approving the Legacy Business Registry application for Tsing Tao Restaurant, currently located at 3107 Clement 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 January 26, 2026, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

**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](http://www.legacybusiness.org)



**BE IT RESOLVED**, that the Small Business Commission hereby includes Tsing Tao Restaurant 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 Tsing Tao Restaurant.



Physical features or traditions that define the business:

- Mandarin and Szechuan cuisine.
- Exterior signage with Chinese characters and striking red storefront façade.
- Interior includes simple, traditional, Chinese décor.

**BE IT FURTHER RESOLVED**, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Tsing Tao Restaurant on the Legacy Business Registry:

- Restaurant featuring Chinese cuisine.

---

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on January 26, 2026.

\_\_\_\_\_  
Katy Tang  
Director

RESOLUTION NO. \_\_\_\_\_

Ayes – \_\_\_\_\_  
Nays – \_\_\_\_\_  
Abstained – \_\_\_\_\_  
Absent – \_\_\_\_\_

**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](mailto:legacybusiness@sfgov.org)  
[www.legacybusiness.org](http://www.legacybusiness.org)





# LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

**HEARING DATE: JANUARY 7, 2026**

*Filing Date:* December 10, 2025  
*Case No.:* 2025-011646LBR  
*Business Name:* Tsing Tao Restaurant  
*Business Address:* 3107 Clement Street  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
*Cultural District:* Not Applicable  
*Block/Lot:* 1464/001A  
*Applicant:* Benson Xue  
3107 Clement Street  
*Nominated By:* Supervisor Connie Chan  
*Located In:* District 1  
*Staff Contact:* Wesley Wong - 628-652-7466  
[wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org)

**Recommendation:** Adopt a Resolution to Recommend Approval

## Business Description

Tsing Tao Restaurant is a long-established Chinese restaurant located at 3107 Clement Street in San Francisco's Outer Richmond District. Opened in 1970, the business has remained in continuous operation at the same address for more than five decades, a rarity along Clement Street and in the city more broadly. The restaurant offers Mandarin and Szechuan-style Chinese American cuisine and has become a familiar and dependable presence for neighborhood residents seeking affordable, sit-down meals and takeout.

The business was originally established by Kam Har Goo, a Chinese immigrant entrepreneur, and has since been stewarded by successive generations of immigrant owners. In 1997, ownership transferred to Shan You Xue, who guided the restaurant through periods of significant neighborhood and economic change while maintaining its approachable menu and community-oriented character. In 2021, the restaurant was passed to his son, De Yin Xue, continuing the tradition of family operation and long-term neighborhood investment.

Over time, Tsing Tao has developed a strong relationship with the surrounding community and serves a broad cross-section of patrons, including longtime residents, seniors, students, and workers from nearby schools and institutions. The restaurant has supported local schools through fundraising efforts, provided discounts to students and educators, and supplied meals to veterans and community organizations. Its decision to remain open during the COVID-19 pandemic further reinforced its role as a reliable neighborhood resource during a period of widespread disruption.

Through its longevity, continuity of use, and everyday service to the community, Tsing Tao Restaurant represents the enduring presence of immigrant-founded small businesses in San Francisco. The restaurant's sustained operation along Clement Street contributes to the area's cultural continuity and reflects the social history of the Outer Richmond as a working-class, multicultural neighborhood shaped by family-run enterprises.

## Staff Analysis

### Review Criteria

#### **1. When was business founded?**

The business was founded in 1970.

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

Yes. Tsing Tao Restaurant qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. Tsing Tao Restaurant has operated continuously in San Francisco for 55 years.
- b. Tsing Tao Restaurant has contributed to the history and identity of the Outer Richmond neighborhood and San Francisco.
- c. Tsing Tao Restaurant 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 Szechuan-style Chinese-American Cuisine.

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

Yes. Tsing Tao Restaurant is associated with significant persons and social history tied to San Francisco's immigrant and Chinese American communities. Founded in 1970 by Kam Har Goo, a Chinese immigrant woman, the restaurant represents the longstanding contributions of immigrant-owned small businesses to the cultural and economic life of the Outer Richmond District. The business has remained in continuous operation at the same location for over five decades and has been sustained across generations of immigrant ownership, reflecting patterns of family entrepreneurship, cultural transmission, and community stability that are central to San Francisco's social history.

While the building at 3107–3109 Clement Street is not individually designated or listed as a historic resource and is classified by the Planning Department as “C – No Historic Resource Present”, the site features exterior signage with Chinese characters adorned with a striking red storefront façade. The interior reflects traditional, simple Chinese elements representative of the restaurant’s heritage.

**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, the business has not been featured in mainstream publications. However, the business has been recognized as a “hidden gem” and “neighborhood staple” on online platforms such as Yelp, Google Reviews, and Reddit.

### Racial and Social Equity Analysis

On July 15<sup>th</sup>, 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.

Tsing Tao Restaurant is a family-owned, immigrant-founded Chinese restaurant that has operated continuously at 3107 Clement Street since 1970, making it a longstanding cultural anchor in San Francisco's Outer Richmond District. Founded by a Chinese immigrant woman and sustained across generations of immigrant ownership, the business reflects the critical role that immigrant-owned small businesses play in maintaining the cultural, racial, and social diversity of San Francisco. As one of the earliest and now one of the last remaining Chinese restaurants of its era along Clement Street, Tsing Tao preserves Chinese American culinary traditions while providing affordable, accessible meals to working-class families, seniors, students, veterans, and immigrant communities. The restaurant has longstanding relationships with nearby public schools through PTA fundraisers, offers discounts to students and educators, participates in senior and low-income programs, and regularly donates or delivers meals to disabled veterans and patients at the nearby VA Hospital. Through its continuity, community service, and commitment to affordability and inclusion, Tsing Tao Restaurant contributes meaningfully to cultural preservation, intergenerational gathering, and neighborhood stability in a district that has experienced significant demographic and economic change.

## **Physical Features or Traditions that Define the Business**

### **Location(s) associated with the business:**

Current Locations:

- 3107 Clement Street (1970– Present)

### **Recommended by Applicant**

- Mandarin and Szechuan Cuisine

### **Additional Recommended by Staff**

- Exterior signage with Chinese characters and striking red storefront façade
- Interior includes simple, traditional, Chinese décor

## **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: JANUARY 7, 2026**

*Case No.:* 2025-011646LBR  
*Business Name:* Tsing Tao Restaurant  
*Business Address:* 3107 Clement Street  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1464/001A  
*Applicant:* Benson Xue  
3107 Clement Street  
*Nominated By:* Supervisor Connie Chan  
*Located In:* District 1  
*Staff Contact:* Wesley Wong - 628-652-7466  
[wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org)

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR TSING TAO RESTAURANT CURRENTLY LOCATED AT 3107 CLEMENT ST, BLOCK/LOT 1464/001A.

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 January 7, 2026, 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 Tsing Tao Restaurant 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 3107 Clement Street.

*Locations*

Current Locations:

- 3107 Clement Street (1970– Present)

*Physical Features or Traditions that Define the Business*

- Mandarin and Szechuan Cuisine
- Exterior signage with Chinese characters and striking red storefront façade
- Interior includes simple, traditional, Chinese décor

**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 January 7, 2026.

Jonas P. Ionin  
*Commission Secretary*

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: January 7, 2026.