

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: June 14, 2022

To: Jonas Ionin, Commission Secretary, Historic Preservation Commission  
Rich Hillis, Director, Planning Department

From:  Angela Calvillo, Clerk of the Board, Office of the Clerk of the Board

Subject: Planning Code - Landmark Designation - 2868 Mission Street  
("Mission Cultural Center for Latino Arts") (File No. 220287)

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On May 24, 2022, the Board of Supervisors finally passed Ordinance No. 087-22, sponsored by Supervisors Ronen, Melgar, Preston, Peskin, Safai, and Mandelman; and approved by Mayor London N. Breed on June 3, 2022.

A copy of the Resolution is being forwarded to you for informational purposes.

If you have any questions or concerns, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

cc: Scott Sanchez, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Corey Teague, Zoning Administrator  
Devyani Jain, Deputy Environmental Review Officer  
AnMarie Rodgers, Legislative Affairs  
Aaron Starr, Manager of Legislative Affairs  
Andrea Ruiz-Esquide, Deputy City Attorney  
Joy Navarrete, Major Environmental Analysis  
Laura Lynch, Environmental Planning

1 [Planning Code - Landmark Designation - 2868 Mission Street ("Mission Cultural Center for  
2 Latino Arts")]

3 **Ordinance amending the Planning Code to designate 2868 Mission Street ("Mission  
4 Cultural Center for Latino Arts"), Assessor's Parcel Block No. 6516, Lot No. 007, as a  
5 Landmark under Article 10 of the Planning Code; affirming the Planning Department's  
6 determination under the California Environmental Quality Act; and making public  
7 necessity, convenience, and welfare findings under Planning Code, Section 302, and  
8 findings of consistency with the General Plan, and the eight priority policies of  
9 Planning Code, Section 101.1.**

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

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the Planning Code  
21 amendment proposed in this ordinance is subject to a Categorical Exemption from the  
22 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
23 seq., "CEQA") pursuant to Section 15308 of the CEQA Guidelines (California Code of  
24 Regulations, Title 14, Sections 15000 et seq.), as an action taken by a regulatory agency for  
25 the protection of the environment (in this case, landmark designation). Said determination is

1 on file with the Clerk of the Board of Supervisors in File No. 220287 and is incorporated herein  
2 by reference. The Board of Supervisors affirms this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
4 the proposed landmark designation of 2868 Mission Street, Assessor's Block No. 6516, Lot  
5 No. 007 ("Mission Cultural Center for Latino Arts"), will serve the public necessity,  
6 convenience, and welfare for the reasons set forth in Historic Preservation Commission  
7 Resolution No. 1228, recommending approval of the proposed designation, which is  
8 incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of  
10 2868 Mission Street is consistent with the General Plan and with Planning Code Section  
11 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1228.

12 (b) General Findings.

13 (1) Pursuant to Charter Section 4.135, the Historic Preservation Commission  
14 has authority "to recommend approval, disapproval, or modification of landmark designations  
15 and historic district designations under the Planning Code to the Board of Supervisors."

16 (2) The Landmark Designation Fact Sheet was prepared by Planning  
17 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional  
18 Qualification Standards for historic preservation program staff, as set forth in Code of Federal  
19 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and  
20 conformance with the purposes and standards of Article 10 of the Planning Code.

21 (3) The Historic Preservation Commission, at its regular meeting of February  
22 16, 2022, reviewed Planning Department staff's analysis of the historical significance of 2868  
23 Mission Street pursuant to Article 10 as part of the Landmark Designation Fact Sheet dated  
24 May 6, 2020.

1 (4) On January 20, 2021, after holding a public hearing on the proposed  
2 initiation, the Historic Preservation Commission initiated of the proposed landmark designation  
3 of 2868 Mission Street by Resolution No. 1166. Said resolution is on file with the Clerk of the  
4 Board in File No. 220287.

5 (5) On February 16, 2022, after holding a public hearing on the proposed  
6 designation and having considered the specialized analyses prepared by Planning  
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation  
8 Commission recommended designation of 2868 Mission Street as a landmark under Article 10  
9 of the Planning Code by Resolution No. 1228. Said resolution is on file with the Clerk of the  
10 Board in File No. 220287.

11 (6) The Board of Supervisors hereby finds that 2868 Mission Street has a  
12 special character and special historical, architectural, and aesthetic interest and value, and  
13 that its designation as a Landmark will further the purposes of and conform to the standards  
14 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by  
15 reference the findings of the Landmark Designation Fact Sheet.

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17 Section 2. Designation.

18 Pursuant to Section 1004 of the Planning Code, 2868 Mission Street ("Mission Cultural  
19 Center for Latino Arts"), Assessor's Block No. 6516 Lot No. 007, is hereby designated as a  
20 San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of  
21 the Planning Code is hereby amended to include this property.

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1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City  
3 building located at 2868 Mission Street (“Mission Cultural Center for Latino Arts”), on  
4 Assessor’s Block No. 6516, Lot No. 007, in San Francisco’s Mission District.

5 (b) The characteristics of the Landmark that justify its designation are described and  
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in  
7 Planning Department Record Case No. 2020-009614DES. In brief, 2868 Mission Street is  
8 eligible for local designation as it is associated with events that have made a significant  
9 contribution to the broad patterns of San Francisco history. Specifically, designation of 2868  
10 Mission Street is proper given its association with Latinx history and culture in San Francisco,  
11 as the foremost art and cultural center for the Latinx community in San Francisco. The  
12 Mission Cultural Center for Latino Arts is significant for its association with the social and  
13 ethnic history of the Mission District as a predominately Latinx enclave, along with the  
14 development of Latinx arts in San Francisco in association with California’s Latinx cultural  
15 center movement of the 1970s.

16 (c) The particular features that shall be preserved, or replaced in-kind as determined  
17 necessary, are those generally shown in photographs and described in the Landmark  
18 Designation Fact Sheet, which can be found in Planning Department Record Case No. 2020-  
19 009614DES, and which are incorporated in this designation by reference as though fully set  
20 forth. Specifically, the following exterior features shall be preserved or replaced in kind:

21 (1) All exterior elevations, form, massing, structure, rooflines, architectural  
22 ornament, and materials of 2868 Mission Street identified as:

23 (A) The reinforced concrete shell of the building;  
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1 (B) The mural on the upper façade on Mission Street “Spirit of the Arts”;  
2 but not including the portion of the mural on the north side of the building located above the  
3 adjacent building.

4 (C) A transparent storefront;

5 (2) The volume and spatial relationships of three major interior spaces, being  
6 the Theater (first floor), the Gallery (second floor), and Studio “D” together with Mission  
7 Gráfica Printmaking Studio (third floor and partial mezzanine).

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9 Section 4. Standards of Review for Applications.

10 The following scopes of work shall not require a Certificate of Appropriateness:

11 (a) Non-structural interior alterations and maintenance within non-character-defining  
12 interior spaces, nor for changes to mechanical systems or interior finishes of character-  
13 defining interior spaces described in Section 3(c)(2);

14 (b) Seismic work and storefront replacement within the existing concrete opening at  
15 Mission Street, provided the proposed work is consistent with Architectural Design Guide for  
16 Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit adopted by the  
17 Planning Commission in November, 1991; and Planning Code Section 145.1

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19 Section 5. Effective Date.

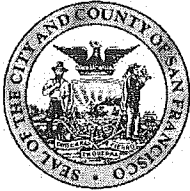
20 This ordinance shall become effective 30 days after enactment. Enactment occurs  
21 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
22 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
23 Mayor’s veto of the ordinance.

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APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/ Andrea Ruiz-Esguide  
ANDREA RUIZ-ESQUIDE  
Deputy City Attorney

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City and County of San Francisco

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

Tails
Ordinance

File Number: 220287

Date Passed: May 24, 2022

Ordinance amending the Planning Code to designate 2868 Mission Street ("Mission Cultural Center for Latino Arts"), Assessor's Parcel Block No. 6516, Lot No. 007, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

May 09, 2022 Land Use and Transportation Committee - RECOMMENDED

May 17, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Chan, Dorsey, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

Excused: 1 - Mandelman

May 24, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220287

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 5/24/2022 by the Board of Supervisors of the City and County of San Francisco.

[Handwritten signature of Angela Calvillo]

Angela Calvillo
Clerk of the Board

[Handwritten signature of London N. Breed]

London N. Breed
Mayor

6/3/22

Date Approved