

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - House of Latin Rock]

Ordinance amending the Planning Code to designate the House of Latin Rock, located at 2880 25th Street, Assessor's Parcel Block No. 4266, Lot No. 020C, as a landmark consistent with the standards of 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.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the House of Latin Rock, located at 2880 25th Street, Assessor's Parcel Block No. 4266, Lot No. 020C. The ordinance finds that the House of Latin Rock is eligible for local designation because it is associated with events that have made a significant contribution to the broad patterns of San Francisco history (National Register of Historic Places Criterion A). Specifically, the House of Latin Rock, which has served as a recording studio, design studio, rehearsal space, and welcoming home for numerous artists and musicians, captures the Mission District's rich history of Latin rock, music, and culture. The "Casa Bandido" mural, painted in 2017 by local young artists from Precita Eyes' Urban Youth Arts program, depicts over 87 Latin Rock musicians, and is the only mural in San Francisco that honors the entire history and genre of Latin Rock. The House of Latin Rock celebrates the Latin Music Movement, a significant and vibrant part of San Francisco's cultural heritage, while the "Casa Bandido" mural is representative of the Community Art Movement, or Mission Muralismo, a distinctive mode of expression within the Mission District. The House of Latin Rock and "Casa Bandido" mural pay tribute to the birth and evolution of the Latin rock

genre in San Francisco and serve as vibrant cultural landmarks for the Mission District and San Francisco's Latine and music communities.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

Background Information

On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the House of Latin Rock to the Board of Supervisors.