



LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: FEBRUARY 16, 2022

Record No.: 2020-009614DES
Project Address: 2868 Mission Street (Mission Cultural Center for Latino Arts)
Zoning: NCT MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT
 45-X,80-B Height and Bulk District
Block/Lot: 6516/007
Project Sponsor: San Francisco Planning Department
 49 South Van Ness Ave., Suite 1400
 San Francisco, CA 94103
Property Owner: City and County of San Francisco
 San Francisco, CA 94103
Staff Contact: Moses Corrette 628-652-7356
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Recommendation: Recommend Landmark Designation to the Board of Supervisors

Property Description

On January 20, 2021, the Historic Preservation Commission (HPC) adopted Resolution No. 1166 to initiate landmark designation of 2868 Mission Street, known historically as the Mission Cultural Center for Latino Arts, MCCLA (“subject property”), pursuant to Article 10 of the Planning Code. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

The item before the HPC is consideration of a Resolution to Recommend Article 10 landmark designation of the subject property to the Board of Supervisors under Article 10 of the Planning Code, Section 1004.1.

Issues and Other Considerations

The MCCLA at 2868 Mission Street, owned by the City and County of San Francisco, has funding and is presently in the planning stages of construction work. The scope of work for repairs to the building managed by Public Works include structural improvements, replacement of all exterior steel windows, storefront and doors, complete ADA

barrier removal, replacement of interior finishes, doors and casework, and painting the exterior concrete walls, other than murals.

The first and largest scope of anticipated work is at the Mission Street storefront. While not yet designed, the present cross-bracing would be replaced with a stronger structural system likely involving a “grade beam” which will act as a rigid steel rectangle, partly below the floor and surrounding the storefront opening. This, and other seismic work to the building will not be subject to a Certificate of Appropriateness provided that proposed work is consistent with the Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit. These guidelines were developed by the AIA San Francisco Chapter and adopted for use by the Planning Commission in 1991.¹ The second standard for review is Planning Code Section 145.1 which, in part, requires storefront transparency and active uses. The designating ordinance considers this pending work and proposes to exempt it from requiring a Certificate of Appropriateness.

The second-most major anticipated project is a rehabilitation of the interior spaces. For example, in the ground floor Theater, the interior as present limits the relationship between audience and performance. The present tiered floor would be replaced with a more flexible arrangement that will also improve accessibility for the audience.

As the basis for significance of the MCCLA is rooted in associations, the building at 2868 Mission Street, while having been the shell significant events and cultural activities occurred within, the building itself as the container is the primary character-defining feature. Individual elements of interior finishes are therefore not identified for protection. Further, rehabilitation of these features and spaces will not be subject to a Certificate of Appropriateness so that the MCCLA can maintain its basis for significance – as a significant living cultural center and home for Latinx community activities.

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

Basis for Recommendation

The Department recommends that the Historic Preservation Commission recommend to the Board of Supervisors landmark designation of the Mission Cultural Center for Latino Arts as it is individually eligible for listing in the National Register under Criterion A at the local level of significance in the areas of Social History, Art, Performing Arts, and Ethnic Heritage: Hispanic for its association with the social and ethnic history of the Mission District as a predominately Latinx enclave, along with the development of Latinx arts in San Francisco in association with California’s Latinx cultural center movement of the 1970s.

¹ The document can be found on the Planning Department’s website here:
<http://sfplanninggis.org/docs/DesignGuidelines/Design%20Guidelines%20Unreinforced%20Masonry%20Buildings.pdf>

ATTACHMENTS

- Draft Resolution Recommending Landmark Designation
- Exhibit A – Resolution No. 1166 Initiating Landmark Designation
- Exhibit B – Draft Landmark Designation Ordinance
- Exhibit C – Executive Summary Initiating Landmark Designation
- Exhibit D – Landmark Designation Fact Sheet
- Exhibit E – Maps and Context Images