

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

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3 **Ordinance amending the Planning Code to designate the House of Latin Rock, located**
 4 **at 2880 25th Street, Assessor's Parcel Block No. 4266, Lot No. 020C, as a landmark**
 5 **consistent with the standards of Article 10 of the Planning Code; affirming the Planning**
 6 **Department's determination under the California Environmental Quality Act; and**
 7 **making public necessity, convenience, and welfare findings under Planning Code,**
 8 **Section 302, and findings of consistency with the General Plan and the eight priority**
 9 **policies of 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.

14

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

16 Section 1. Findings.

17 (a) Environmental and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
 19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 21 seq., "CEQA") pursuant to Section 15308 of the CEQA Guidelines (California Code of
 22 Regulations, Title 14, Sections 15000 et seq.), as an action taken by a regulatory agency for
 23 the protection of the environment (in this case, landmark designation). Said determination is
 24 on file with the Clerk of the Board of Supervisors in File No. _____ and is
 25 incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the House of Latin Rock, located at 2880 25th Street,
3 Assessor’s Parcel Block No. 4266, Lot No. 020C, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 the House of Latin Rock is consistent with the General Plan and with Planning Code, Section
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
10 _____.

11 (b) General Findings.

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

15 (2) On March 3, 2026, the Board of Supervisors adopted Resolution No. 120-
16 26, initiating landmark designation of the House of Latin Rock, pursuant to Section 1004.1 of
17 the Planning Code. On March 6, 2026, the Mayor signed the approved resolution. Said
18 Resolution is on file with the Clerk of the Board of Supervisors in Board File No. 260189.

19 (3) Planning Department Preservation staff prepared a Landmark Designation
20 Fact Sheet dated May 20, 2026, for landmark designation of the House of Latin Rock. All
21 preparers meet the Secretary of the Interior’s Professional Qualification Standards for historic
22 preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61,
23 Appendix A. The report was reviewed for accuracy and conformance with the purposes and
24 standards of Article 10 of the Planning Code. A copy of the Landmark Designation Fact Sheet
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1 is on file with the Clerk of the Board of Supervisors in File No. _____ and is
2 incorporated herein by reference.

3 (4) On May 20, 2026, after holding a public hearing and having considered the
4 specialized analyses prepared by Planning Department staff, including the Landmark
5 Designation Fact Sheet, the Historic Preservation Commission recommended landmark
6 designation of the House of Latin Rock under Article 10 of the Planning Code by Resolution
7 No. _____. Said Resolution is on file with the Clerk of the Board in File No. _____.

8 (5) The Board of Supervisors hereby finds that the House of Latin Rock, located
9 at 2880 25th Street, has a special character and special historical, architectural, and aesthetic
10 interest and value, and that its designation as a landmark will further the purposes of and
11 conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board
12 hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

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14 Section 2. Designation.

15 Pursuant to Section 1004.3 of the Planning Code, the House of Latin Rock, located at
16 2880 25th Street, Assessor’s Parcel Block No. 4266, Lot No. 020C, as set forth in Section 3,
17 is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.
18 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

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20 Section 3. Required Data.

21 (a) The description, location, and boundary of the Landmark site consists of the City
22 parcel located at 2880 25th Street, Assessor’s Parcel Block No. 4266, Lot No. 020C, including
23 the one-story-over-basement, single-family residence and “Casa Bandido” mural (also known
24 as “Take It From the Top: Latin Rock”) that covers its exterior walls, in San Francisco’s
25 Mission District.

1 (b) The characteristics of the Landmark that justify its designation are described and
2 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
3 Planning Department Record Case No. 2026-002606DES. In brief, the House of Latin Rock is
4 eligible for landmark designation because it is associated with events that have made a
5 significant contribution to the broad patterns of San Francisco history (National Register of
6 Historic Places Criterion A). Specifically, the House of Latin Rock, which has served as a
7 recording studio, design studio, rehearsal space, and welcoming home for numerous artists
8 and musicians, captures the Mission District's rich history of Latin rock, music, and culture.
9 The "Casa Bandido" mural, painted in 2017 by local young artists from Precita Eyes' Urban
10 Youth Arts program, depicts over 87 Latin Rock musicians, and is the only mural in San
11 Francisco that honors the entire history and genre of Latin Rock. The House of Latin Rock
12 celebrates the Latin Music Movement, a significant and vibrant part of San Francisco's cultural
13 heritage, while the "Casa Bandido" mural is representative of the Community Art Movement,
14 or Mission Muralismo, a distinctive mode of expression within the Mission District. The House
15 of Latin Rock and "Casa Bandido" mural pay tribute to the birth and evolution of the Latin rock
16 genre in San Francisco and serve as vibrant cultural landmarks for the Mission District and
17 San Francisco's Latine and music communities.

18 (c) The particular features that shall be preserved, or where the City determines it is
19 necessary due to deterioration of the feature, repaired or replaced in kind, are those generally
20 shown in photographs and described in the Landmark Designation Fact Sheet, which can be
21 found in Planning Department Record Case No. 2026-002606DES, and which are
22 incorporated in this designation by reference as though fully set forth. This designation does
23 not identify any interior character-defining features. Specifically, the following features are
24 character-defining and shall be preserved, repaired in-kind, or replaced in kind:

25 (1) Exterior facades, forms, massing, structure, architectural ornament,

1 roofline, and materials of the House of Latin Rock, including:

- 2 (A) One-story-over-basement massing;
- 3 (B) Corner location;
- 4 (C) Stucco cladding;
- 5 (D) Front-facing gable and flat roof;
- 6 (E) Red clay tile clad gable, pent, and shed roof forms;
- 7 (F) Two arched openings, one with recessed garage door and other with
- 8 dog-leg, decorative clay tile, entry stairs;
- 9 (G) Arched wood sash windows with pivot operation;
- 10 (H) Box bay, oriel window with gable roof clad in red clay tile; and
- 11 (I) Double-hung wood sash windows with ogee lugs.

12 (2) All those physical features of the exterior associated with the structural
13 support, construction, and visual depiction and expression of the “Casa Bandido”
14 Mural, including:

- 15 (A) Size, shape, form, and materials of the mural;
- 16 (B) Combination of paints, pigments, and other materials that form the mural;
- 17 and
- 18 (C) Configuration of exterior walls where the mural is located.

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20 Section 4. Effective Date.

21 This ordinance shall become effective on the 31st day after enactment. Enactment
22 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
23 does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors
24 overrides the Mayor’s veto of the ordinance.

1 APPROVED AS TO FORM:
2 DAVID CHIU, City Attorney

3 By: /s/ Peter Miljanich
4 PETER MILJANICH
5 Deputy City Attorney

6 4930-6675-7546, v. 1

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