

Mural Design Information Form

LEAD ARTIST

Brian Barnedo

ADDRESS

[REDACTED]

CITY

San Fran

STATE

CA

ZIP CODE

[REDACTED]

EMAIL

[REDACTED]

PHONE

[REDACTED]

PROJECT
COORDINATOR

Buffy Maguire

ADDRESS

[REDACTED]

CITY

San Fran

STATE

CA

ZIP CODE

[REDACTED]

EMAIL

[REDACTED]

PHONE

[REDACTED]

SPONSORING
ORGANIZATION

JAYA BEACH

ADDRESS

1396 LA PLAYA

CITY

SAN FRANCISCO

STATE

CA

ZIP CODE

94122

EMAIL

info@jaya-beach.org

PHONE

415 665 5282

FUNDING SOURCES

SE SHINE

PROPOSED SITE
(address, cross
street)

1396 La Playa
San Francisco CA 94116

DISTRICT

4

MURAL TITLE

Big Wave + Carville

DIMENSIONS

ESTIMATED
SCHEDULE (start and
completion dates)

June 2025

1. Proposal (describe proposed design, site and theme. Attach a separate document if needed).

PROPOSAL (Design, Site & Theme) Carville and Big Wave is a two-part mural that celebrates San Francisco's storied coastal history and the creative spirit of the Outer Sunset community. The design honors the 1890s neighborhood of Carville-by-the-Sea — an artist enclave of repurposed streetcars turned seaside homes — connecting this imaginative past to the vibrant present-day Java Beach Café and its role as a neighborhood gathering place. The mural begins on the front façade facing La Playa Street and continues as a side wrap-around along Judah Street, creating a continuous visual story that links history with the rhythm of modern coastal life. Front (La Playa) palette and theme: Rich Muni red, brown, yellow, white, and green form a bold, grounded composition inspired by transit heritage and Carville's streetcar roots. Side (Judah Street) wrap-around: The palette broadens to include blues, browns, and greens, introducing surfers, bicyclists, birds, and a lighthouse — symbolizing motion, nature, and community connection along the Pacific edge. This side of the mural reflects the living rhythm and energy of the Outer Sunset neighborhood today. Together, the two sides weave a narrative that honors the creative past while capturing the kinetic, oceanfront character and enduring spirit of community surrounding Java Beach Café.

2. Materials and processes to be used for wall preparation, mural creation and anti-graffiti treatment.

2. MATERIALS & PROCESSES • Wall preparation: Power-wash surface; repair any cracks with exterior-grade stucco patch; apply one coat exterior acrylic primer (Kilz or equivalent). • Paints: Professional-grade exterior acrylics (NovaColor or Golden Mural Paints). • Application: Hand-painted with brushes and rollers by lead artist. • Protective coating: Apply one coat Sherwin-Williams Anti-Graffiti Coating (sacrificial type).

3. List individuals and groups involved in the mural design, preparation and implementation.

3. PARTICIPANTS Lead Artist: Brian Barnecllo (Muralist) Project Lead: Buffy Maguire (Java Beach Café) Community Supporters: Outer Sunset Merchants Association, La Playa Village Neighbors, and local businesses

Attach the following documents to this form:

1. Lead artist's resume/qualifications and examples of previous work
2. Three (3) letters of community support
3. Letter or resolution approving proposal from city department or;
4. Letter of approval from private property owner along with Property Owner Authorization Form
5. Signed Artist Waiver of Property Rights for artwork placed upon city property or;
6. Signed Artist Waiver of Proprietary Rights financed in whole or in part by city funds for artwork placed upon private property
7. Maintenance Plan (including parties responsible for maintenance)
8. Color image of design
9. One image of the proposed site and indicate mural dimensions

*** Please note: all the documents above must be combined into one pdf packet that is under 20mb.**

Brian Barnecko
San Francisco, CA

- [REDACTED]
- [REDACTED]
- www.brianbarnecko.com

PROFILE Brian Barnecko is a San Francisco-based painter and muralist best known for his vibrant, large-scale public artworks that explore rhythm, community, and the systems that shape city life. His geometric style and layered storytelling integrate architecture, culture, and history, transforming urban walls into living visual narratives. Over two decades, his murals have become cultural landmarks across the Bay Area.

EDUCATION Bachelor of Fine Arts (BFA), Illustration Columbus College of Art & Design, Ohio

SELECTED PUBLIC ART PROJECTS

"Systems" – Caltrain Yard, San Francisco (2011) Commissioned by Caltrain. A 600-foot mural visualizing the layered social, industrial, and ecological systems that sustain San Francisco. One of Northern California's largest murals.

"Carville" and "Big Wave" – Java Beach Café, Outer Sunset, San Francisco (2025) Commissioned by Java Beach Café. A tribute to celebrating the Ocean Beach community's creativity, independence, and enduring spirit.
Project Address: 1396 La Playa Street, San Francisco, CA 94122.

"Chase Center Mural" – Mission Bay, San Francisco (2020) Commissioned by the Golden State Warriors and Chase Center. A dynamic abstraction symbolizing energy, teamwork, and the cultural pulse of the Bay.

"NOPA Mural" – Divisadero Corridor, San Francisco (2012) Commissioned by NOPA Restaurant and Divisadero Merchants Association. Geometric composition celebrating the neighborhood's vitality and community renewal.

"Mission Creek Mural" – UCSF Mission Bay, San Francisco (2018) Commissioned by UCSF Public Art Program. Abstract mapping of historic Mission Creek waterways and modern innovation district.

"Produce District" – Golden Produce, Market Street, San Francisco (2016) Community-funded mural celebrating the city's independent produce markets and local commerce.

"Edible Schoolyard Mural" – Berkeley, CA (2013) Commissioned by Alice Waters' Edible Schoolyard Project. A playful celebration of sustainability, education, and community.

SELECTED EXHIBITIONS -

Gallery 16, San Francisco – "Rhythms of the City" (Solo, 2022) -

Yerba Buena Center for the Arts, San Francisco – "Urban Landscapes" (Group, 2019) -

SFMOMA Artists Gallery, Fort Mason – "Line and Language" (Group, 2017)

AWARDS & RECOGNITION • San Francisco Arts Commission Public Art Program Honoree (2018) • Featured in KQED Arts, San Francisco Chronicle, 7x7 Magazine, and SF Weekly

COMMUNITY ENGAGEMENT Barnecko's practice centers on collaboration with neighborhoods, small businesses, and civic partners to create murals that visually document place, history, and community identity. His approach builds connection and local pride through

Brian Barnecko

Examples of Work

"Systems" – Caltrain Yard, San Francisco (2011) A 600-foot visualization of the city's infrastructure and interdependence. Commissioned by Caltrain.

"Chase Center Mural" – (2020) Mission Bay, San Francisco
Abstract composition expressing motion and teamwork for the Golden State Warriors.

"NOPA Mural" – Divisadero Corridor, San Francisco (2012) Geometric storytelling that reflects neighborhood energy and renewal.

"Chase Center Mural" – Mission Bay, San Francisco (2020)
Abstract composition expressing motions and teamwork for the Golden State Warriors.

"Carville" and "Big Wave" – Java Beach Café, Outer Sunset, San Francisco (2025)
Commissioned by Java Beach Café. A visual ode to Ocean Beach's creative, energetic legacy.
Location: 1396 La Playa Street, San Francisco, CA 94122.

"Mission Creek" – UCSF Mission Bay, San Francisco (2018) Topographical abstraction linking history and innovation.

"Edible Schoolyard Mural" – Berkeley, CA (2013) Community-driven celebration of education, nature, and sustainability.

LETTER OF SUPPORT

June 7, 2025

From: Ocean Beach Merchants Association

To the San Francisco Arts Commission,

On behalf of the Ocean Beach Merchants Association, we express our strong support for the mural project titled *Carville* (La Playa side) and *Big Wave* (Judah side), to be installed on the exterior walls of Java Beach Café at 1396 La Playa Street.

These murals celebrate the creative history and coastal identity of our neighborhood while enhancing the public streetscape along Ocean Beach. We are proud to support this collaboration between local artist Brian Barnecllo and Java Beach Café, a long-standing anchor of the community.

We believe this project will contribute to the vitality, beauty, and sense of place that define Ocean Beach.

Sincerely,



Representative, Ocean Beach Merchants Association

merchants@oceanbeachmerchants.org

Letter of Support

Oct 10, 2025

From: La Playa Village Council

To the San Francisco Arts Commission,

As a member of the La Playa Village Council, I'm writing in strong support of the mural project *Carville* (La Playa side) and *Big Wave* (Judah side) by artist Brian Barnecllo at Java Beach, 1396 La Playa Street.

This project beautifully captures the heart and history of our Ocean Beach community. Brian's work brings new life to a space that already means so much to so many of us. Java Beach isn't just a café - it's a cornerstone of the neighborhood, a place where people gather, connect, and share stories. Seeing it become home to a vibrant piece of public art feels like a celebration of what makes this area special.

Supporting art in our community matters. It reminds us who we are, connects us to one another, and keeps the creative spirit of San Francisco alive and thriving. We're deeply grateful for this project and fully support its installation.

Warmly,

Rachel Grant

Rachel Grant

Letter of Support

Java Beach Café
1396 La Playa Street
San Francisco, CA 94122

To:
San Francisco Arts Commission Public Art Program
City Hall,
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Arts Commission,

As managing partner of Java Beach Café, we are writing in full support of the proposed two-part mural titled "Carville" (La Playa side) and "Big Wave" (Judah side) by artist Brian Barneco, to be installed on the exterior of our café at 1396 La Playa Street in the Outer Sunset. This mural captures the spirit of our neighborhood — its history, movement, and creative resilience. Inspired by the history of the neighborhood, the artwork pays homage to the unique character of Ocean Beach and reflects the vibrancy of the community we proudly serve every day. We are grateful to participate in this effort, supported in part by the SF Shines Façade Grant (Office of Economic & Workforce Development), and we are committed to maintaining the mural with care and ensuring it continues to inspire residents and visitors alike. Thank you for your consideration and for supporting public art that strengthens the fabric of our local neighborhoods.

Warm regards,


Buffy Maguire Managing Partner, Java Beach Café

PROPERTY OWNER AUTHORIZATION FORM

San Francisco Arts Commission
Public Art Program

Property Owner:

[REDACTED]

Property Address:

1396 La Playa Street,
San Francisco, CA 94122

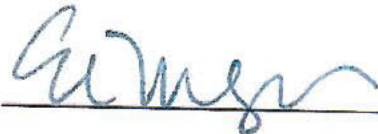
[REDACTED]

We, the undersigned, as the property owner of 1396-1398 La Playa Street, San Francisco, CA 94122, hereby grant permission for the installation of the two-part mural "Carville" and "Big Wave," created by artist Brian Barneclo on the exterior walls of the building. This authorization confirms that the property owner supports the installation of this artwork and understands that it will be visible to the public as part of the property's façade.

The property owner acknowledges responsibility for the long-term maintenance, preservation, and, if necessary, future removal of the mural. This project is supported in part by the SF Shines Façade Grant (Office of Economic & Workforce Development) in partnership with Java Beach Café. The San Francisco Arts Commission and the City and County of San Francisco assume no responsibility for maintenance, preservation, or restoration of this artwork.

By signing below, the property owner authorizes the artist and project team to proceed with the mural as described in the approval packet.

Authorized Signatories:



Elizabeth Maguire, Trustee

Date:

Oct 2, 2025

Waiver of Proprietary Rights

for Artwork Placed Upon PRIVATE PROPERTY under VARA and CAPA

The artist, <<INSERT NAME OF ARTIST>>, has designed a work of visual art ("the Artwork") as described below. The Artwork will be located at the address below, with consent from <<INSERT NAME OF PROPERTY OWNER>> (hereinafter referred to as the "Property Owner").

DESCRIPTION: [type, mural, medium]:

Two part exterior mural handpainted with pro-
grade exterior acrylics on stucco

TITLE, DATE:

"Big Wave" + "Carville"

DIMENSIONS:

La Playa St 12ft x 35ft = 420 sq ft; Judah 12ft x 36ft

ADDRESS/LOCATION:

1396 La Playa (Java Beach)

As a condition of the Property Owner's approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) ("VARA"), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) ("CAPA"), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively "Moral Rights Laws"), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, "Modification") of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist's consent in a manner that is prejudicial to Artist's reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner's authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner's or Artist's authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner's efforts to prosecute such claims.

Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: <<INSERT ADDRESS FOR NOTICE>>.

PROPERTY OWNER

Property Owner:

(or Authorized Agent):

Address:

Email:

Phone:

SIGNATURE:

DATE:

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist:

Address:

Email:

Phone:

SIGNATURE:

DATE:

For more information regarding VARA and CAPA:

<http://www.sfartscommission.org/our-role-and-mission/our-commission-artists-rights-act>

<http://www.sfartscommission.org/our-role-and-mission/our-commission-art-preservation-act>

[http://visual-](#)

[http://california-](#)











MURAL MAINTENANCE PLAN

Project Title: Carville and Big Wave

Location: 1396 La Playa Street, San Francisco, CA 94122

Lead Artist: Brian Barnecl

Project Lead: Buffy Maguire,

Java Beach Café Installation

Date: June 2025

1. Responsible Party Java Beach Café, 1396 La Playa Street, San Francisco, CA 94122, will be responsible for all aspects of the mural's maintenance.

Primary contact: • Buffy Maguire, Managing Partner | [REDACTED]

2. Maintenance Schedule • Annual Inspection: Each spring (June of each year),

Java Beach Café will inspect the mural for any visible signs of fading, peeling, or surface damage.

• Touch-Ups and Repairs: Minor touch-ups will be performed as needed using the original paint palette and materials specified by the artist (Brian Barnecl).

Any significant restoration will be done in consultation with the artist or an approved mural conservator.

• Cleaning: The mural will be lightly cleaned as necessary with non-abrasive, pH-neutral solutions to remove surface dust, salt air, and pollutants typical of the Ocean Beach environment.

3. Protective Coating A sacrificial anti-graffiti coating (Sherwin-Williams Anti-Graffiti Coating or equivalent) will be applied upon completion of the mural. In the event of graffiti, only mild solvents approved for this protective coating will be used for removal to avoid damage to the underlying paint.

4. Environmental Factors Because of the coastal location, special attention will be given to moisture and UV exposure. If visible fading occurs over time, Java Beach Café will coordinate a re-application of UV-protective sealant or paint refresh in consultation with the artist.

5. Record Keeping & Reporting Maintenance actions and inspections will be documented and kept on file by Java Beach Café for reference and for submission to the San Francisco Arts Commission upon request. Records will include inspection dates, photos, and any repairs made.

6. Duration of Maintenance Responsibility Java Beach Café commits to maintaining the mural on an ongoing basis for as long as the artwork remains installed on the property.

Signatures

 Buffy Maguire,
Managing Partner, Java Beach Café

Date:

 Oct 2 2025