Mural Design Information Form

LEAD ARTIST	Joseph Lopez and Vanessa Solari Espinoza
ADDRESS	[redacted]
CITY	[redacted]
STATE	CA
ZIP CODE	[redacted]
EMAIL	[redacted]
PHONE	[redacted]

PROJECT COORDINATOR	Fatima Ramirez
ADDRESS	[redacted]
CITY	[redacted]
STATE	CA
ZIP CODE	[redacted]
EMAIL	[redacted]
PHONE	[redacted]

SPONSORING ORGANIZATION	Mission Housing Development Corporation
ADDRESS	474 Valencia St. Ste 280
CITY	San Francisco
STATE	CA
ZIP CODE	94103
EMAIL	info@missionhousing.org
PHONE	(415) 8646432
FUNDING SOURCES	Community Challenge Grant

PROPOSED SITE (address, cross street)	3048 16th St, San Francisco, CA 94103 (side of the Altamont Hotel facing Wiese St.)
DISTRICT	9

District numbers can be found at http://sfgov.org/elections/district-citywide-maps

MURAL TITLE	A Primera Luz At First Light
DIMENSIONS	20 ft x 85 ft
ESTIMATED SCHEDULE (start and completion dates)	November 2026 - January 2027
1. Proposal (describe proposed design, site and theme. Attach a separate document if needed).	This mural highlights the journey of setting our future leaders on the right path to create education opportunities at an early age. Painted on the side of Mission Graduates, a commercial tenant of Mission Housing located next to our property, the Altamont SRO Hotel, this mural pays tribute to the work of raising kids who are rooted in their culture through food, dance and textiles as they pursue high school graduation and greater achievements. "Grow, Encourage, Support, Rise, and Achieve" are affirmations included to remind students to remain steady towards their goals. This mural will be on the corner of Wiese and 16th Streets and is part of a three mural project by Mission Housing, two of which are funded by CCG (the second mural is located at 83 Wiese St.)
2. Materials and processes to be used for wall preparation, mural creation and anti-graffiti treatment.	Mission Housing will power wash the walls prior to artists buffing and painting. Artists will use acrylic paint and several layers of antigraffiti sheer coat varnish.
3. List individuals and groups involved in the mural design, preparation and implementation.	Joseph Lopez and Vanessa "Agana" Solari Espinoza will be the lead artists in collaboration with high school students from Youth Art Exchange who supported the mural design process and will also participate in painting the mural during their fall 2026 class. Lead artists also conducted a community workshop with about 30 parents during the Mission Graduates leadership academy and Mission Housing surveyed residents at The Altamont hotel to ask for their feedback on the images that they would like to see represented on the mural.

Attach the following documents to this form:

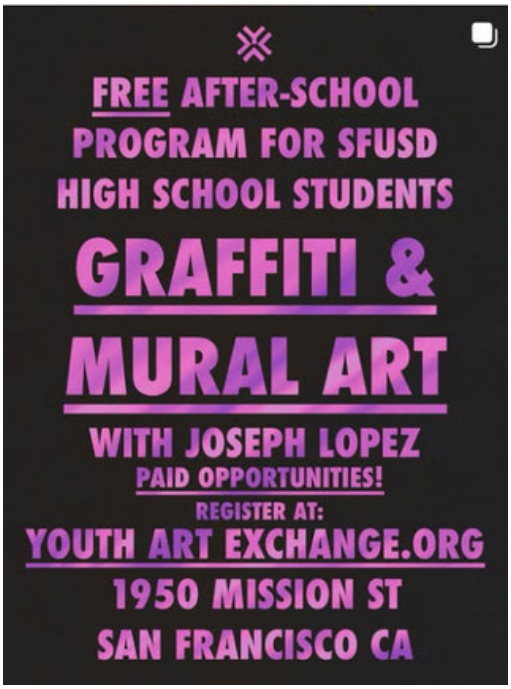
1. Leadartist'sresume/qualificationsandexamples of previous work
2. Three (3) letters of community support
3. Letterorresolutionapprovingproposalfromcity department **or;**
4. Letterofapprovalfromprivatepropertyowneralong with Property Owner Authorization Form
5. SignedArtistWaiverofPropertyRightsforartwork placed upon city property **or;**
6. SignedArtistWaiverofProprietaryRightsfinanced in whole or in part by city funds for artwork placed upon private property
7. MaintenancePlan(includingpartiesresponsible for maintenance)
8. Color image of design
9. Oneimageoftheproposedsiteandindicatemural dimensions

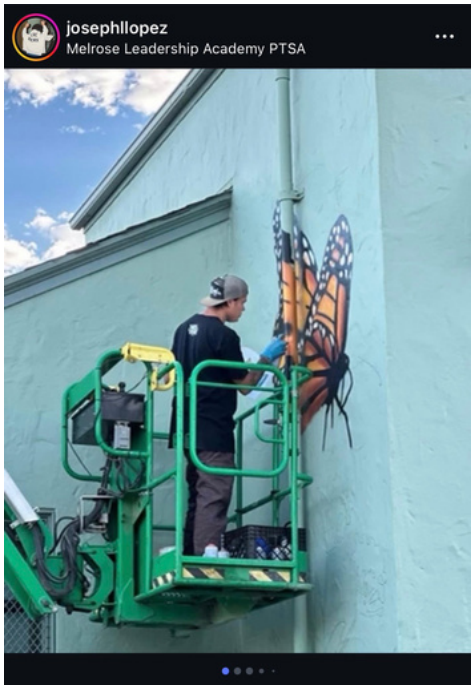
Lead Artists:

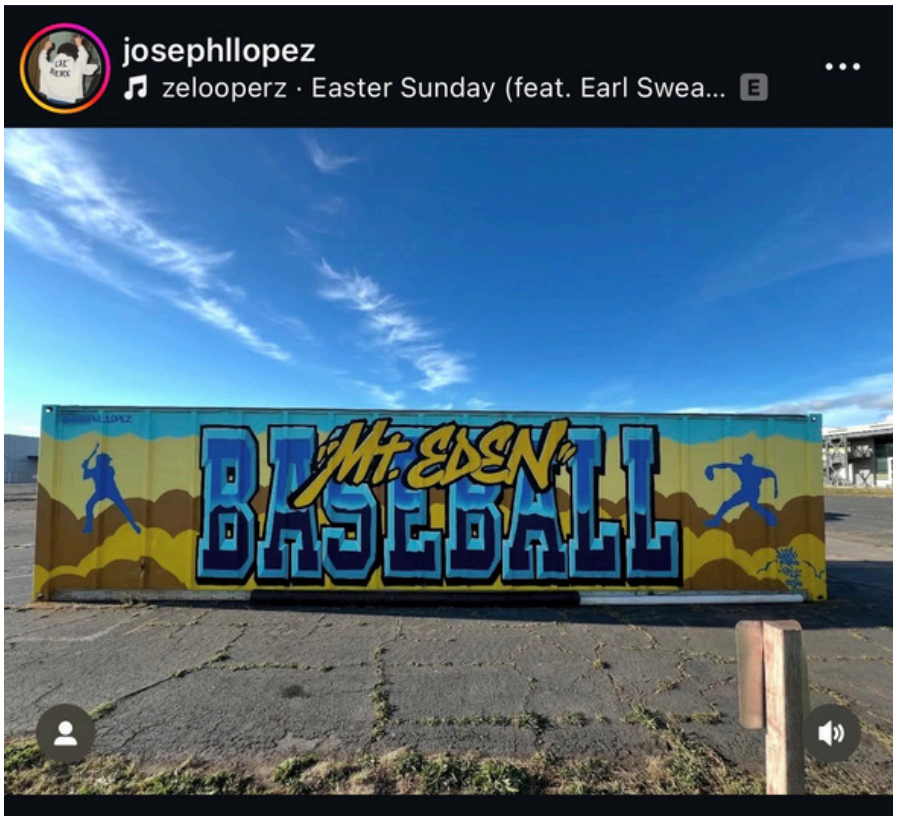
Joseph Lopez:

Born and raised in the Bay Area. Joseph Lopez specializes in design, murals and photography. Known for large-scale public art and community driven projects. He currently works as a teaching artist with Youth Art Exchange, guiding students through the history and fundamentals of aerosol art, mural building and self expression.

Portfolio:







JOSEPH LOPEZ

MULTI-DISCIPLINARY ARTIST, MURALIST

EXPERIENCE

KABOOM, EAT LEARN PLAY- March 2024- Present

1 of 3 lead muralist, designing and painting murals for Elementary and CDC schools in the Oakland Unified School District under Stephen and Ayesha Curry's foundation.

YOUTH ART EXCHANGE- Sept 2025- Present

Teaching artist. Guiding students through the history and fundamentals of aerosol art, mural building and self expression. (e.g., San Francisco International High, Summer Bridge at Balboa High SF, Be the People, Lee's Launderette.)

ICU ART- July 2026

1 of 3 muralists on a Commercial advertisement project for Guinness beer, painted in Union Square SF.

THEMES & PROJECTS/ SAFFRON ARTS & CULTURE- April 2026

Design and paint large scale murals with help from the students, teachers and faculty.
(e.g., Grass Valley Elementary Oakland, Hillview Middle Menlo Park, Redwood High Castro Valley.)

BAY FC- August 2025

Designed and painted 3 of 9 soccer ball sculptures that were displayed all around the city, ahead of Bay FC's match at Oracle Park.

TWIN WALLS MURAL COMPANY- January 2025

1 of 4 muralist on a Kobe Bryant mural commissioned by Nike. Located in Chinatown San Francisco Ca for Lunar New Year.

SAN LEANDRO ART ASSOCIATION- September 2024

Designed, built and painted a mural for the SL Art Fest at the San Leandro Public Library with the help of the community and volunteers.

Vanessa “ Agana” Solari Espinoza

Known to the world as AGANA, (American, b.1982) Vanessa Solari Espinoza is an internationally acclaimed multi-dimensional contemporary artist converging traditional large scale murals and contemporary street art.

Rooted in her Latinx identity of Venezuelan descent, hailing from the San Francisco Bay Area, Agana paints prolific imagery as calls to action encompassing black liberation, women's empowerment, environmental and racial justice issues. Impactful and intentional to the specific locations they are placed in, Agana’s artistry adds color and light to what would be blight.

From the juxtaposition of being a reality TV show star to fruitful community-building engagement, Agana’s murals have not only been a healing tool from violence in the hood but have actually saved lives. AGANA translates the mural process into cultural work of layered storytelling provoking visibility to otherwise marginalized experiences while stimulating transformative conceptualism for diverse audiences.

Agana’s dexterity gives vibrant life to any public surface by spraying gradients of bold and bursting gestures forming iconic pictorial imagery. When the viewers of her work witness relatable reflections of self as painted stories into the walls and borders intended to divide and separate, the context is transformed by connecting and bringing people together.

Agana’s expertise reflects the Pan American experience, premiering at the intersection of graffiti and fine art praxis, communicating common social threads via monumental vision.

Portfolio:

Vanessa “Agana” Espinoza

Avisualvoiceofresistanceforcommunityhealingthrough art.

EDUCATION

Ex’pression College for Digital Art 2008
Bachelors of Applied Science in Animation and Visual Effects

Peralta College 2005
Associate in Art, Language Arts and Humanities

ART EXPERIENCE

Next Level USA; Graffiti Aerosol Artist, Hip Hop Ambassador, Team Haiti, 2021

Ryse Youth Center; Community Arts Education Coordinator, Richmond CA 2015-2020

Youth Uprising; Visual Arts Coordinator, Oakland, CA 2014-2015

StreetSide Stories; Film and Animation Teaching Artist, San Francisco, CA 2012-2013

Great Schools; Animation Producer, San Francisco, CA 2011

LeapFrog; Video Game Designer, Emeryville, CA 2009-2010

EXHIBITIONS

• **Few & Far Women,** WYN 317 Gallery, Miami, FL 2021

• **10xTen,** Faultline Artspace, Oakland, CA 2020

• **Hey Homegirl,** Accion Latina, San Francisco CA 2020

• **My Homies are my Heroes,** MCCLA / Mission Cultural Center for Latino Arts, San Francisco CA 2020

• **Agana Vision,** Kaleidoscope Coffee, Richmond CA 2020

• **YBCA Fall Residency, Suzanne Lacy: We Are Here,** Yerba Buena Center for the Arts, San Francisco CA 2019

• **7th Xicanx Biennial,** MACLA / Movimiento de Arte y Cultura Latino Americana, San Jose, CA 2018

• **Reverberate Her Lines,** Queens of the Southwest, Phoenix, AZ 2016

• **When She Rises Art Exhibition,** SPARC, Los Angeles, CA 2015

• **We are the Storm,** Climate Change Print Portfolio, Just Seeds, CultureStrike, Impact Hub, San Francisco, CA 2015

AWARDS & RECOGNITION

Art Activism in the Bay Area and Globally Award 2018 - Chicano Latino Leadership Project

Award of Recognition in your Commitment to Service 2018 - Love Your Block

Award of Artistic Achievement 2007 - East Side Arts Alliance

Award of Outstanding Mural Appreciation 2004 - National Council on Crime and Delinquency

LANGUAGES

English

Spanish

Certified Translator

•**We Love Letters,** Few and Far Women, Oakland Terminal Art Gallery, Oakland, CA 2015

•**Take Flight,** 1AM Gallery, San Francisco, CA 2015

•**Carving Through Borders,** CultureStrike, Yerba Buena Center for the Arts, San Francisco, CA, El Museo del Barrio, New York, NY 2014

•**Sisters Art**, Taxi Collectif, Geneva Switzerland 2013

•**Staying True,** Few and Far Women, Sol Collective, Sacramento, CA 2013

•**Tough as Nails,** Few and Far Women, Art Primo, San Francisco, CA 2013

•**Women Refining the Art in the Streets,** Few and Far Women, Bherd Gallery, Seattle, WA 2012

•**Festi Graff 5,** International Art Exhibition and Graffiti Festival, fine art & several exterior murals, Dakar, Senegal 2012

COMMISSIONED PROJECTS

Aerosoul, African American Culture Complex, San Francisco, CA 2012 •

Oaklandish x Agana Collection, Apparel Collaboration, Oakland, CA 2020

• **San Francisco General Hospital,** Heart Sculpture Artist, Hearts in San Francisco Project, San Francisco, CA 2016

• **A Promise Not to Forget: DÍa de los Muertos Exhibition,** Title Flight Entrance Mural, curated by René Yañez, SomArts, San Francisco, CA 2016

MURAL CLIENTS

2021

•**Patreon, Empower Murals,** interior murals, San Francisco, CA 2021

•**SFMOMA, Diego Rivera Mural,** exterior mural, San Francisco, CA 2021

•**SF Giants , Resilient Mural,** exterior mural, San Francisco, CA 2021

•**KABOOM!, Stephen Curry Court Franklin Elementary Mural,** exterior mural, San Francisco, CA 2021

•**HBO, In The Heights,** exterior mural, San Francisco, CA 2021

•**Intersection For the Arts, Free Me Fast,** exterior mural, San Francisco, CA 2021

•**Junior Art and Science Center,** exterior mural, Oakland, CA 2021

•**Casa Maria Authentic Mexican,** interior murals, San Rafel, CA 2021

•**Attitudinal Healing Connection,** exterior mural, Oakland, CA 2020

2020

•**Brava Theater For Women in the Arts,** front entrance exterior mural, San Francisco, CA 2020

•**Netflix, We Can be Heroes,** exterior mural, San Francisco, CA 2020

Josué Rojas
Josue.g.rojas@gmail.com
www.josuerojasart.com
(415) 756-7454

September 10, 2026

Dear San FranciscoArtsCommission,

I'm writing in support of the proposed mural at 3048 16th St. on the side of the Altamont Hotel, at the corner of Wiese Alley and 16th Street. It's a great location for a mural—highly visible from 16th Street and right at the entrance to Wiese Alley. The piece has the potential to welcome people into the block and immediately brings some color, culture, and positive energy to the space.

What I especially appreciate about this project is how community-driven it is. The mural was developed through a collaboration between Mission Housing Development Corporation, Mission Graduates, Youth Art Exchange, and muralists Joseph Lopez and Vanessa "AGANA" Espinoza.

Young people from Youth Art Exchange worked alongside parents from Mission Graduates to help develop the ideas and design. I think that kind of intergenerational process is really meaningful, especially for a mural that is ultimately about young people, families, and their future.

The mural follows the journey of a child from infancy through graduation, surrounded along the way by family, culture, education, and community. It's a simple but powerful idea: none of us grows up alone. Young people become who they are because of the families, teachers, mentors, neighborhoods, and communities that surround them.

I also think the location matters. Wiese Street has gone through some difficult conditions over the years. Obviously, one mural isn't going to solve all of those problems. But bringing art, beauty, young people, families, and community investment into a public space is part of showing that the space matters and that people care about what happens there.

Because this wall faces16th Street, thousands of people will see it. It can help change the way people see and experience Wiese Alley—not simply as a troubled block, but as a neighborhood where families live, young people grow up, culture is created, and community continues to exist.

I hope the San Francisco Arts Commission will approve this mural and support this community-led effort to bring more art, culture, care, and positive energy to Wiese Street and Wiese Alley.

Sincerely,

Josue Rojas
Artist • Muralist
Learn more about Josue Rojas

josuerojasart.com

September 10, 2026

Marshall Elementary School PTA
1575 15th Street
San Francisco, CA 94103

Dear San Francisco Arts Commission,

I am an elected volunteer officer of the Marshall Elementary School Parent Teacher Association. Marshall Elementary is located on Capp Street in the Inner Mission, a block away from 16th and Mission BART station and 1.5 blocks from Wiese Alley. In addition to our mission to serve our students and families in our dual Spanish immersion school, including many newcomer families, we face an endemic challenge of poor streetscape conditions including cleanliness, public drug use, and a general reported feeling of lack of safety according to our families. Street safety and conditions outside the school remain a #1 issue for families as evidenced in our annual family surveys.

While a mural cannot address these challenges on its own, community-led investment in the public realm is an important part of bringing care, creativity, and positive activity to a space that needs sustained attention. This project gives the community an opportunity to help shape how the block looks, feels, and tells its story. Because community-led improvements and celebrating our ancestral people and lands are central to our mission, **I am writing to express my strong support the proposed mural at 3048 16th St. on the side of the Altamont Hotel at the corner of Wiese and 16th Streets**. This highly visible mural will serve as an important entrance point to Wiese Alley and introduce people traveling along 16th Street to the community and culture of the neighborhood.

I encourage the San Francisco Arts Commission to approve the proposed mural and support this community-led effort to bring art, culture, and positive investment to Wiese Alley.

Sincerely,

Naomi Fox

Naomi Fox, Treasurer
mesfpta@gmail.com

Tuesday, September 8, 2026

Dear San Francisco Arts Commission,

I am an elected volunteer member of the Sierra Club San Francisco Group and the chair of the local Green SF Now! campaign which advocates for green infrastructure and neighborhood beautification with intersecting beneficial outcomes such as leveraging natural resources for stormwater overflow management, natural habitat restoration, nature access and recreation, placemaking and more.

A key element of our work is placemaking and honoring the people and lands that came before modern day San Francisco, and we have identified Weise Alley as part of our "Green Cultural Zone" Priority Project. The Green Cultural Zone project is a grassroots vision for neighborhood climate resilience in San Francisco's Northern Mission District, centering Native American and Latino communities in environmental justice through the creation of safe, green community spaces.

Because placemaking and environmental justice are central to our mission, **I am writing to express my strong support for the proposed mural at 3048 16th St. on the side of the Altamont Hotel at the corner of Wiese and 16th Streets. This highly visible mural will serve as an important entrance point to Wiese Alley and introduce people traveling along 16th Street to the community and culture of the neighborhood.**

The mural was developed through a collaboration between Mission Housing Development Corporation, Mission Graduates, Youth Art Exchange, and muralists Joseph Lopez, and Vanessa "AGANA" Espinoza. Youth Art Exchange students worked with parents at Mission Graduates to develop the concepts and design, making the artwork a genuinely intergenerational and community-driven project.

The mural depicts the journey of a child from infancy through graduation, incorporating community, cultural, and family influences along the way. It celebrates growth, possibility, and the role that families and communities play in helping young people reach their goals.

This project is also part of a broader community-led effort to improve Wiese Street and Alley. The block has faced significant challenges with cleanliness, public drug use, and other difficult street conditions, which have received media attention and prompted police activity. While a mural cannot solve these challenges on its own, investing in the public realm is an important part of bringing care, creativity, and community presence to a space that needs sustained attention.

Given its prominent location on 16th Street, this mural has an opportunity to change how people experience and understand Wiese Alley. It represents an investment not only in public art, but in young people, families, and the community's ability to shape the spaces they share.

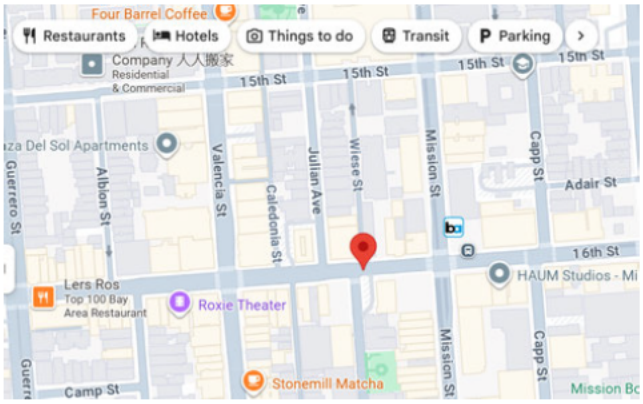
I encourage the San Francisco Arts Commission to approve the proposed mural and support this community-led effort to bring art, culture, and positive investment to Wiese Alley.

Sincerely,

Kieran Farr

Sierra Club SF Group Executive Committee
Green SF Now Campaign Chair

Proposed Site:



Proposed Design:

1. Cactus/ Sacred Heart to symbolize our graduates journey to healing through plant medicine.
2. Mosaic pattern design to pay homage to the existing mosaic artwork on the building.
3. Chichen Itza at dawn in its original red color.
4. Bold pheonix alebrije.
5. Graduation caps representing different career/ educational paths. (Designed by the students.)
6. Words of affirmation. Painted in an off-set yellow to the wall and graffiti style. Can be a mix of languages.
7. Aztec symbols. (Rain god, flower and hummingbird.)
8. Prepared culinary dishes from different countries. (Students will decide.) Steam flowing from the food to the pheonix.
9. Doorway area reserved for signatures.
10. A colorful mixture of various fabrics from different cultures. (Blue Ribbon) Connecting the generations from swaddled baby to celebrated graduate.
11. Title area.

A Primera Luz- "At First Light"

(Colors may change)

Setting our future leaders on the right path to create opportunities at an early age.

Vanessa "Agana" Espinoza, Joseph Lopez 2026

IN WITNESS WHEREOF, the Parties have caused this Amendment to the Grant Agreement to be executed as of the date first mentioned above.

CITY

COMMUNITY CHALLENGE GRANTS PROGRAM

DocuSigned by:
By: Stephanie Tang
8B7648611E4G432...
STEPHANIE TANG
DEPUTY CITY ADMINISTRATOR

Date: 8/20/2026

Approved as to Form:

David Chiu
City Attorney

Signed by:
By: Lauren Curry
LAUREN CURRY
Deputy City Attorney

Date: 8/20/2026

GRANTEE:

MISSION HOUSING DEVELOPMENT CORPORATION

DocuSigned by:
By: Sam Moss
42CF536B6F8O4B7...

Date: 8/18/2026

Print Name: Sam Moss

Title: Executive Director

Federal Tax ID #: [redacted]

City Vendor Number: 0000014952

ARTIST(S)
(a.k.a. Permitted Subgrantee Artist(s))

By signing this Agreement, I certify that I am at least 18 years of age and have read, understood and hereby agree to the provisions of Appendix G2, Article 3A Ownership of Results; Intellectual Property; Maintenance and Repairs, Alteration of Artwork and Artists Rights) and understand the effect of Appendix G2, Article 3A, including the license and waiver contained therein and acknowledge that I am surrendering the rights described therein with respect to the Artwork.

JOSEPH LOPEZ

By: [redacted]

Print Name: JOSEPH LOPEZ

Date: 8/11/2026

Address (including City, State, ZIP):

[redacted]

Docusign Envelope ID: 63F860BF-FD72-47C0-AA55-39D4612C45CA

ARTIST(S)
(a.k.a. Permitted Subgrantee Artist(s))

By signing this Agreement, I certify that I am at least 18 years of age and have read, understood and hereby agree to the provisions of Appendix G2, Article 3A (Ownership of Results; Intellectual Property; Maintenance and Repairs, Alteration of Artwork and Artists Rights) and understand the effect of Appendix G2, Article 3A, including the license and waiver contained therein and acknowledge that I am surrendering the rights described therein with respect to the Artwork.

VANESSA "AGANA" ESPINOZA

By: Signed by: _____ Date: 3/30/2026
9BCF077CF0EC429...

Print Name and Address (include City, State, ZIP):
Vanessa "Agana" Espinoza
5103956949

Phone Number: (510) 395-6949
E-Mail: agana.art@gmail.com

As a CCG grantee, we plan to execute a 5 year maintenance plan that includes:

2026
Mission Housing will power wash the walls and provide security while Joseph Lopez and Vanessa “Agana” Espinoza prepare to use a lift and buff and prime the walls to begin painting. They will be assisted by mural arts high school students from Youth Art Exchange, tenants of Mission Housing, with an office that exits to Wiese Alley.

2027
Mission Housing will remove any graffiti on the walls if necessary prior to a community celebration of the mural. String lighting will also be installed to increase night time visibility.

2028
Mission Housing will continue to assess the status of the alley and remove graffiti on the mural if necessary.

2029
Mission Housing will continue to assess the status of the alley and remove graffiti on the mural if necessary, lighting repairs will also be conducted if necessary.

2030
Mission Housing will continue to assess the status of the alley and remove graffiti on the mural if necessary, lighting repairs will also be conducted if necessary.

Additional Information

This mural is part of a three mural neighborhood beautification and place keeping project led by Mission Housing. Two of the murals, including this one and 83 Wiese St. are funded by the Community Challenge Grant. The third is funded by Avenue Greenlight. All three murals are anticipated to be completed by December 2026. A community celebration is also being planned for the summer of 2027 encouraging that more artistic activations take place along Wiese St. and further support the economic vibrancy along the 16th st business corridor. Thank you for your consideration!