



## Legacy Business Registry

# Application Review Sheet

*Application Number:* LBR-2025-26-023  
*Business Name:* Casa Hispana  
*Business Address:* 12 Gough St., #300  
*District:* District 6  
*Applicant:* Sonia Fava, Owner  
*Nomination Date:* January 9, 2026  
*Nominated By:* Supervisor Matt Dorsey

**CRITERION 1:** Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes \_\_\_\_\_  No

Waller St. from 1985 to 1988 (3 years)  
4031 18th St. from 1988 to 1993 (5 years)  
110 Gough St., Suite 401 from 1993 to 2010 (17 years)  
12 Gough St., #300 from 2010 to Present (16 years)

**CRITERION 2:** Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes \_\_\_\_\_  No

**CRITERION 3:** Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes \_\_\_\_\_  No

**FEATURES OR TRADITIONS:** School

**NOTES:** NA

**DELIVERY DATE TO THE HISTORIC PRESERVATION COMMISSION:** January 21, 2026

**Legacy Business Program**  
Office of Small Business  
City Hall Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6680  
legacybusiness@sfgov.org  
[www.legacybusiness.org](http://www.legacybusiness.org)

Richard Kurylo and Michelle Reynolds  
Legacy Business Program





**City and County  
of San Francisco**

**Board of Supervisors,  
District 6**

**MATT DORSEY**

麥德誠

January 8, 2026

Director Katy Tang, *Via email <[Katy.Tang@sfgov.org](mailto:Katy.Tang@sfgov.org)>*

San Francisco Office of Small Business  
City Hall, Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Director Tang,

I am pleased to write in strong support of Casa Hispana's nomination for the San Francisco Legacy Business Registry. Casa Hispana has been an indispensable institution in our city since its founding in 1985, providing Spanish language education, professional translation, and interpreting services to residents, businesses, schools, and nonprofit organizations throughout the Bay Area.

Over the past 38 years, Casa Hispana has served generations of San Franciscans—from adult learners and high school students to local businesses, cultural institutions, and immigrant communities—helping bridge communication gaps and foster inclusion and equity. Its longstanding work with organizations such as the Academy of Sciences, Exploratorium, Oakland Museum of California, San Francisco Giants, and numerous local schools underscores its vital role in promoting cross-cultural understanding and accessibility.

Casa Hispana has continuously operated in San Francisco without interruption, adapting to challenges such as the COVID-19 pandemic by swiftly transitioning to online instruction and virtual interpreting and translation services. The business has maintained a consistent commitment to the community, providing pro bono translation services for nonprofit events, free Spanish classes for underserved students, and supporting inclusive hiring and mentorship of educators and interpreters.

Beyond its functional role, Casa Hispana contributes meaningfully to the cultural identity of the city. Its logo and classroom environment reflect Hispanic heritage, creativity, and cultural expression, and the school has become a recognized hub for language access and multicultural education. Its presence enriches the Civic Center, Hayes Valley, and Mission neighborhoods, embodying San Francisco's values of diversity, inclusion, and community engagement.

In my capacity as District 6 Supervisor, I have seen firsthand the impact of Casa Hispana on residents, students, and institutions across San Francisco. The loss of this business would represent not only a gap in educational and translation services but also a diminishment of the city's cultural and linguistic heritage. Casa Hispana's decades-long contribution to the community, unwavering commitment to its mission, and its role in fostering cross-cultural understanding make it an exemplary candidate for the Legacy Business Registry.

I wholeheartedly support this nomination and urge the Legacy Business Program to recognize Casa Hispana for its extraordinary service and lasting impact on San Francisco.

MATT DORSEY

A handwritten signature in blue ink that reads "MATT DORSEY". The signature is fluid and cursive, with a large, stylized "D" and "T". A vertical blue line extends downwards from the end of the "D" in "DORSEY".



# Legacy Business Registry Application



## Business Information

---

**Business name:** Casa Hispana

**Business owner name(s):** Sonia Fava

*Identify the person(s) with the highest ownership stake in the business*

**Current business address:** 12 Gough St., #300, San Francisco, CA 94103

**Business phone number:** 415-861-1223

**Business email:** info@casahispana.com

**Mailing address (if different than above):**

**Website:** www.casahispana.com

**Link to social media:** www.facebook.com/casahispana.sf

**Link to social media #2:**

**7-digit San Francisco Business Account Number (BAN):** 0197405

## Contact Person Information

---

**Contact person name:** Sonia Fava

**Contact person title:** Owner

**Contact phone number:** 415-861-1223

**Contact email:** info@casahispana.com

## Business Locations

---

List the business address of the original San Francisco location, the start date of business, and the dates of operation at the original location.

Check the box indicating whether the original location of the business in San Francisco is the founding location of the business.

If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address.

**Original San Francisco address:** Waller St. **Zip Code:** 94117

**Is this location the founding location of the business? (Y/N):** Y

**Dates at this location: From:** 1985 **To:** 1988

---

**Other address (if applicable):** 4031 18th St. **Zip Code:** 94114

**Dates at this location: From:** 1988 **To:** 1993

---

**Other address (if applicable):** 110 Gough St., Suite 401 **Zip Code:** 94102

**Dates at this location: From:** 1993 **To:** 2010

---

**Other address (if applicable):** 12 Gough St., #300 **Zip Code:** 94103

**Dates at this location: From:** 2010 **To:** Present

---

**Other Address (if applicable):** **Zip Code:**

**Dates at this location: From:** **To:**

---

## Applicant Disclosures

### San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration, and licenses are current and complete, and there are no current violations of San Francisco labor laws. This information will be verified. A business deemed not current with all San Francisco taxes, business registration, and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for grants through the Legacy Business Program.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I am authorized to submit this application on behalf of the business.
- I attest that the business is current on all of its San Francisco tax obligations.
- I attest that the business's business registration and any applicable regulatory license(s) are current.
- I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

Name: Sonia Fava

Signature:



Date: 7/24/25

# **Casa Hispana**

## **Written Historical Narrative**

### **Introduction**

#### **a. Describe the business. What does it sell or provide?**

Casa Hispana is a Spanish language school and professional translation and interpreting service based in San Francisco. It teaches Spanish as a second language to adults and high school students, offering both in-person and online instruction. In addition, it provides translation and interpreting services to a wide array of clients, including local businesses, public and private schools, museums, co-ops, nonprofits, and government-related institutions across the Bay Area. The Translation department specializes in translating school report cards, museum exhibit materials, employee handbooks, HR documentation, websites, diplomas, and more. It also offers simultaneous and consecutive interpreting for events such as parent-teacher conferences, depositions, immigration appointments, community meetings, and business presentations.

Casa Hispana has worked with clients across industries to bridge communication gaps and facilitate inclusion and equity. Its mission is to foster cultural understanding, increase productivity through effective communication, and support inclusive environments through language access.

#### **b. Describe whom the business serves.**

Casa Hispana serves individuals and institutions throughout the Bay Area. Located at Gough and Market Streets in San Francisco, it is easily accessible by public transportation. Classes are offered in person and now also virtually, accommodating a wide range of students and clients across the region and beyond.

Over the years, the institution has accompanied the gradual changes and growth of the city and its population. Its typical clientele today includes adult learners; medical, business, and law professionals; high school students; educators; nonprofit professionals; and immigrants in need of certified document translation or interpreting services.

Casa Hispana's clients have included the following:

- Academy of Sciences
- Applied Research & Consulting LLC
- ATI Connect
- Bay School of San Francisco
- Bayside Marin Treatment Center
- California Museum
- The Episcopal Network for Stewardship
- Exploratorium
- The International Latino Film Festival
- Jane Restaurants

- La Concina
- Left Bank Brasserie
- Map My Vote
- McDonald's
- The Oakland Museum of California
- Pasta Pomodoro Restaurants
- Quince Restaurant
- Rainbow Grocery Cooperative
- Raphael House
- San Francisco Day School
- San Francisco Friends School
- San Francisco Giants
- Terremoto
- University at Sea
- Urban School
- Wu Yee Children's Services

**c. In about 2-5 words (15-30 characters), describe what the business is known for.**

Spanish language and cultural access.

**Criterion 1: The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years**

**a. Provide a short history of the business, including locations and owners.**

Casa Hispana was founded in 1985 by Anthony Nunell, who began teaching Spanish from his home at an unknown address on Waller Street.

In 1988, Sonia Fava joined him as an instructor and partner. They both shared the same vision: a communicative approach, native instructors with degrees in education, and a warm and inclusive atmosphere where instructors foster students to confidently absorb and apply the language. Although not a co-owner, Sonia shared responsibility for expanding the school, developing syllabuses, training teachers, and teaching.

In March 1988, when Sonia joined the school, Casa Hispana moved to 4031 18th Street in the Castro.

In 1990, following Anthony's diagnosis with AIDS, Sonia purchased the business to support his transition back to Barcelona, his hometown. Following the purchase, Sonia expanded the organization's services to include interpreting and translation. Since then, Casa Hispana has operated continuously under Sonia's ownership.

In January 1993, Casa Hispana moved to 110 Gough Street, Suite 401, in the Hayes Valley neighborhood because the business outgrew its previous space.

In August 2010, Casa Hispana moved to its present location at 12 Gough Street, 3rd Floor. The move was prompted by rising rent at the former location and the opportunity to secure a brighter, more comfortable space for clients and teachers, with easier parking in the same neighborhood.

The business has remained a stable and welcoming cultural institution since 1985.

**b. Provide the ownership history of the business in a consolidated year-to-year format.**

1985 to 1990: Anthony Nunell  
1990 to Present: Sonia Fava

**c. Describe any circumstances that required the business to cease operations in San Francisco for any significant length of time.**

Casa Hispana has never ceased operations in San Francisco. During the COVID-19 pandemic, the school swiftly transitioned to online instruction and digital translation and interpreting services, ensuring uninterrupted language access for the community during a time of heightened need.

**Criterion 2: The business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community**

**a. Describe the business' contribution to the history and/or identity of the neighborhood, community, business sector, or San Francisco as a whole.**

Casa Hispana is the oldest Spanish Language School in San Francisco, operating continuously since 1985. It is a cornerstone of the city's bilingual and multicultural identity, providing language instruction and translation services long before bilingual access was widely available. Its location near Market Street has made it an accessible and visible part of the Civic Center and Mission communities, contributing to the linguistic and cultural inclusiveness of the area.

Casa Hispana is a unique school: a community of linguists, educators, and students with a joy for teaching, learning, and sharing their experiences in Spanish. Learning a new language opens a world of possibilities, challenges our assumption of the world, engages us intellectually, and inspires us to discover and have fun. At Casa Hispana, students experience the language and its rich culture in a relaxed atmosphere. Students learn to communicate in Spanish from the very first day!

**b. Is the business associated with significant people or events, either now or in the past?**

Casa Hispana was founded by Anthony Nunell, an early pioneer of inclusive language education in San Francisco. It was later led by Sonia Fava, an educator and community advocate who has guided the business since 1990. The business has also participated in immigrant rights advocacy and served as a critical support hub for Spanish-speaking communities navigating education, healthcare, business, and legal systems.

**c. How does the business demonstrate its commitment to the community?**

Casa Hispana has provided pro bono translation and interpreting services for community events, local nonprofits, and immigrant rights organizations. It has offered free Spanish classes to dedicated underserved students and has helped businesses achieve their multicultural communication goals, connecting with local Spanish speakers and bridging the communication gap and transcending cultural barriers. The business actively supports inclusive hiring and mentoring of new educators and interpreters.

**d. Has the business ever been referenced in the media, business trade publication, and/or historical documents?**

Casa Hispana has been featured in local press and cultural newsletters over the years for its contributions to language access and community service, including mentions in *El Mensajero*, *Noe Valley Voice*, *El Tecolote*, *Bay Area Reporter*, *Better Business Bureau*, and various community bulletins highlighting language equity efforts.

**e. Has the business ever received any awards, recognition, or political commendations?**

In 1992 Casa Hispana received the Friend of the Muni Award from Mayor Frank Jordan in appreciation for the continuing service in translating information for Muni's Spanish Speaking patrons. Since then, while informal, Casa Hispana has received community acknowledgments and letters of support from clients, local schools, museum partners, and immigrant advocacy groups. Its longstanding service has been recognized at community events.

**f. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?**

If Casa Hispana were to close, San Francisco would lose a historic institution that has provided vital language services and a cultural community since 1985. Students, immigrant families, local businesses, and nonprofits would lose a trusted provider of accessible Spanish instruction and interpreting support. The closure would create a gap in language equity and reduce opportunities for cross-cultural understanding in the region.

**Criterion 3: The business is committed to maintaining the physical features or traditions that define the business**

**a. Is the business associated with a culturally significant building, structure, object, signage, mural, architectural detail, neon sign, or any other special physical feature that defines the business?**

Casa Hispana's logo is inspired by the distinctive artistic style of Spanish artist Joan Miró and has long reflected the organization's connection to Hispanic heritage, creativity, and cultural identity. Over time, it has become a symbol of the community Casa Hispana serves. This legacy inspired a former student and local artist to create a neon sign based on the logo, now welcoming students into the school and celebrating culture, belonging, and artistic expression.

While Casa Hispana's physical location is not officially landmarked, its building and signage at 12 Gough Street are well known to the local community and associated with language access and multicultural education. The classroom walls have showcased rotating student art and culturally significant teaching materials reflective of Latin American and Spanish cultures.

**b. In a few words, describe the main business activity you commit to maintaining.**

Spanish language school, translation, and interpreting service.

**c. What is the plan to keep the business open in the long term beyond the current ownership?**

The business is exploring the possibility of succession planning through staff mentorship and potentially transitioning to a nonprofit or cooperative structure.

**d. What challenges is the business facing today?**

Casa Hispana, like many small businesses, faces the challenges of increasing rent, digital transformation demands, and rising competition from larger corporate education platforms.

---

**Legacy Business Program staff will add the following details:**

**a. Features or traditions that define the business and should be maintained for the business to remain on the Legacy Business Registry.**

Language school.

**b. Other special features of the business location, such as if the property associated with the business is listed on a local, state, or federal historic resources registry.**

The Planning Department Historic Resource Status of the building at 12 Gough Street is "C - No Historic Resource Present."





## Testimonios



Go for the grammar, learn about the world!

Jennifer Braun



Nina is feeling confident and strong in her spanish class. She has surpassed the level of the other classmates ;). We are very grateful indeed.

Nina's mom



Very personal yet professional attention is given to each student.

Adam Koehler



Casa Hispana has been a key educational and social resource for me.

Emma Louis-Dreyfus



My review comes as a teacher who worked here for 17 years! The team is amazing, very committed to language teaching and a unique take on teaching.  
Teachers are warm, professional and make the classes fun.  
Some students come for a quick refresher before a trip and others stay for years. Classes are not only classes but a social experience to meet new people and enjoy speaking in Spanish.  
Working there was like being with a large family. Students who come are among the best people I have met. I was so lucky to belong to this family and still belong.  
I believe this is the place to learn Spanish!

Laura Carbonell



Sonia and her teachers taught me how to speak Spanish, plain and simple.  
One of the best, and most enjoyable, learning experiences I've ever had.

Terence Clarke



Alyssa Paris

The ambiance is so inviting and culturally-oriented; as soon as you set foot in the door, you are in Argentina or Mexico or Spain... On a personal level, I have made so many friends at that school.  
CH has truly impacted my daily life. Each person there is so dear to me.



Nanette Stringer

Friendly people and a very attractive and welcoming space.  
Highly recommended!



# Small Business Commission

Resolution No. \_\_\_\_\_

February 23, 2026

## CASA HISPANA

*Application Number:* LBR-2025-26-023  
*Business Name:* Casa Hispana  
*Business Address:* 12 Gough St., #300  
*District:* District 6  
*Applicant:* Sonia Fava, Owner  
*Nomination Date:* January 9, 2026  
*Nominated By:* Supervisor Matt Dorsey  
*Staff Contact:* Richard Kurylo and Michelle Reynolds  
legacybusiness@sfgov.org

### **Adopting findings approving the Legacy Business Registry application for Casa Hispana, currently located at 12 Gough St., #300.**

**WHEREAS**, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

**WHEREAS**, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; or

**WHEREAS**, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included on the Registry, faces a significant risk of displacement; and

**WHEREAS**, the subject business has contributed to the neighborhood's history and identity; and

**WHEREAS**, the subject business is committed to maintaining the physical features and traditions that define the business; and

**WHEREAS**, at a duly noticed public hearing held on February 23, 2026, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

**Legacy Business Program**  
Office of Small Business  
City Hall Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6680  
legacybusiness@sfgov.org  
[www.legacybusiness.org](http://www.legacybusiness.org)



**BE IT RESOLVED**, that the Small Business Commission hereby includes Casa Hispana in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

**BE IT FURTHER RESOLVED**, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at Casa Hispana.



Physical features or traditions that define the business:

- Language school.
- Logo inspired by distinct artistic style of Spanish artist Joan Miro.
- Neon sign of logo made by former student.

**BE IT FURTHER RESOLVED**, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Casa Hispana on the Legacy Business Registry:

- School.

---

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on February 23, 2026.

\_\_\_\_\_  
Katy Tang  
Director

RESOLUTION NO. \_\_\_\_\_

Ayes – \_\_\_\_\_  
Nays – \_\_\_\_\_  
Abstained – \_\_\_\_\_  
Absent – \_\_\_\_\_

**Legacy Business Program**  
Office of Small Business  
City Hall Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6680  
[legacybusiness@sfgov.org](mailto:legacybusiness@sfgov.org)  
[www.legacybusiness.org](http://www.legacybusiness.org)





# LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

**HEARING DATE: February 18, 2026**

*Filing Date:* January 21, 2026  
*Case No.:* 2026-000616LBR  
*Business Name:* Casa Hispana  
*Business Address:* 12 Gough Street, Unit #300  
*Zoning:* MCT-3 – Moderate-Scale Neighborhood Commercial Transit Zoning District  
Priority Equity Geographies Special Use District  
50-X Height and Bulk District  
*Cultural District:* Not Applicable  
*Block/Lot:* 3504/023  
*Applicant:* Sonia Fava  
12 Gough St Unit #300 San Francisco, CA 94103  
*Nominated By:* Supervisor Matt Dorsey  
*Located In:* District 6  
*Staff Contact:* Kat Yi, 628-652-7367  
Kathryn.yi@sfgov.org

**RECOMMENDATION:** Adopt a Resolution to Recommend Approval

## Business Description

Casa Hispana is the oldest Spanish-language school in San Francisco, operating continuously since its founding in 1985. Established by Anthony Nunell, the school began as a small, home-based effort to teach Spanish through a communicative and culturally immersive approach. In 1988, educator Sonia Fava joined the school as an instructor and partner, helping to expand its curriculum, train teachers, and strengthen its educational philosophy. In 1990, Sonia Fava became the sole owner and has led Casa Hispana ever since, guiding its growth through several neighborhood locations before settling at its current home at 12 Gough Street.

A cornerstone of the city's bilingual character, Casa Hispana bridges language and cultural divides through high-quality Spanish instruction and accessible translation and interpreting services. From translating school report cards, museum materials, employee handbooks, and diplomas to interpreting for parent-teacher

conferences, depositions, immigration appointments, and community meetings, Casa Hispana has become an institution central to the city's multicultural identity. Over nearly four decades, the business has evolved alongside the gradual changes and growth of the city. Casa Hispana provides services to a wide range of clients including the Exploratorium, San Francisco Giants, The International Latino Film Festival, Bayside Marin Treatment Center, as well as schools and immigrant communities in need of language access. Beyond its paid services, Casa Hispana has contributed extensively to the community by offering pro bono translation and interpreting, free or subsidized classes for underserved students, and support for community events and nonprofit organizations.

Casa Hispana's mission is grounded in promoting cultural understanding, linguistic access, and meaningful human connection. The business is committed to maintaining its core traditions: native-speaking instructors, a welcoming and inclusive learning environment, and a deep respect for Hispanic and Latin American cultures. Even during challenging times, most notably the COVID-19 pandemic, Casa Hispana adapted quickly to ensure uninterrupted service through online learning and virtual language support. If the business were to shut down, San Francisco would lose a historic institution providing vital language services, creating a gap in language equity and cross-cultural understanding across the region.

## Staff Analysis

### Review Criteria

#### 1. When was business founded?

The business was founded in 1985.

#### 2. Does the business qualify for listing on the Legacy Business Registry? If so, how?

Yes. Casa Hispana qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. Casa Hispana has operated continuously in San Francisco for 41 years.
- b. Casa Hispana has contributed to the history and identity of the Market-Octavia neighborhood and San Francisco.
- c. Casa Hispana is committed to maintaining the physical features and traditions that define the organization.

#### 3. Is the business associated with a culturally significant art, craft, cuisine, or tradition?

Yes. The business is associated with Spanish language learning, translation, and interpreting services.

#### 4. Is the business or its building associated with significant events, persons, or architecture?

Yes. Casa Hispana was founded by Anthony Nunell, an early pioneer of inclusive language education in San Francisco.

#### 5. Is the property associated with the business listed on a local, state, or federal historic resource registry?

No.

**6. Is the business mentioned in a local historic context statement?**

No, not as of the date of this Executive Summary.

**7. Has the business been cited in published literature, newspapers, journals, etc.?**

Yes. Casa Hispana has been featured in local press and cultural newsletters over the years for its contributions to language access and community service, including mentions in El Mensajero, Noe Valley Voice, El Tecolote, Bay Area Reporter, Better Business Bureau, and various community bulletins highlighting language equity efforts.

### **Racial and Social Equity Analysis**

On July 15, 2020 the San Francisco Historic Preservation Commission adopted [Resolution No. 1127](#) centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The Legacy Business Program is deeply intertwined with these goals. One of the primary purposes of the Legacy Business Program is to maintain San Francisco's cultural fabric and to foster civic engagement and pride by assisting long-operating businesses remain in the city. The Legacy Business Registry was established to recognize longstanding, community-serving businesses that are valuable cultural assets of the city. These businesses, ranging from restaurants to art galleries to tire shops to community shelters, are key to sustaining the racial and social diversity in San Francisco and adding to the identity and character of our city and the many communities within it.

Casa Hispana is woman-owned and has deep ties to immigrant and Spanish-speaking communities. The business actively provides support to cultural and healthcare institutions, schools, nonprofits, and immigrant rights organizations. It stays true to its core traditions by prioritizing the hiring of native-speaking instructors and creating a welcoming and inclusive learning environment that holds a deep respect for Hispanic and Latin American cultures. Casa Hispana has also donated pro bono translation and interpreting services to immigrant rights organizations and nonprofits, while offering free or subsidized Spanish classes to underserved students, ensuring language is a bridge rather than a barrier in San Francisco.

### **Physical Features or Traditions that Define the Business**

**Location(s) associated with the business:**

Current Locations:

- 12 Gough Street Unit #300 (2010 – Present)

Previous (No Longer Extant) Locations:

- Waller Street (1985-1988)

- 4031 18<sup>th</sup> Street (1988-1993)
- 110 Gough Street Suite 401 (1993-2010)

**Recommended by Applicant**

- Language school
- Logo inspired by distinct artistic style of Spanish artist Joan Miro
- Neon sign of logo made by former student

**Additional Recommended by Staff**

- None

**Basis for Recommendation**

The Department recommends the Historic Preservation Commission adopt a resolution recommending the business listed above be adopted by the Small Business Commission to the Legacy Business Registry.

## Attachments

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative
  - Criterion 1 – History and Description of Business
  - Criterion 2 – Contribution to Local History
  - Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



# HISTORIC PRESERVATION COMMISSION DRAFT RESOLUTION NO. ###

**HEARING DATE: February 18, 2026**

*Case No.:* 2026-000616LBR  
*Business Name:* Casa Hispana  
*Business Address:* 12 Gough Street, Unit 300  
*Zoning:* NCT-3 - Moderate-Scale Neighborhood Commercial Transit Zoning District

*Block/Lot:* Priority Equity Geographies Special Use District  
50-X Height and Bulk District  
3504/023  
*Applicant:* Sonia Fava  
12 Gough St Unit #300 San Francisco, CA 94103  
*Nominated By:* Supervisor Matt Dorsey  
*Located In:* District 6  
*Staff Contact:* Kat Yi, 628-652-7367  
Kathryn.yi@sfgov.org

**ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR Casa Hispana CURRENTLY LOCATED AT 12 GOUGH ST Unit #300 BLOCK/LOT 3504/023.**

**WHEREAS**, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

**WHEREAS**, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

**WHEREAS**, the subject business has contributed to the City's history and identity; and

**WHEREAS**, the subject business is committed to maintaining the traditions that define the business; and

**WHEREAS**, at a duly noticed public hearing held on February 18, 2026, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

**THEREFORE, BE IT RESOLVED** that the **Historic Preservation Commission hereby recommends** that Casa Hispana qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission hereby recommends** safeguarding of the below listed physical features and traditions for Casa Hispana.

#### **Location**

##### *Current Locations:*

- 12 Gough Street Unit #300 (2010 – Present)

##### *Previous (No Longer Extant) Locations:*

- Waller Street (1985-1988)
- 4031 18<sup>th</sup> Street (1988-1993)
- 110 Gough Street Suite 401 (1993-2010)

#### **Physical Features or Traditions that Define the Business**

- Language school
- Logo inspired by distinct artistic style of Spanish artist Joan Miro
- Neon sign of logo made by former student

**BE IT FURTHER RESOLVED** that the Historic Preservation Commission's findings and recommendations are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission hereby directs** its Commission Secretary to transmit this Resolution and other pertinent materials in the case file to the Office of Small Business on February 18, 2026.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: February 18, 2026