



LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

HEARING DATE: FEBRUARY 3, 2021

Filing Date: January 7, 2021
Case No.: 2021-000331LBR
Business Name: AJC Auto Body
Business Address: 250 Napoleon Street, Unit P
Zoning: PDR-2 (PDR PRODUCTION, DISTRIBUTION, AND REPAIR) Zoning District
65-J Height and Bulk District
Block/Lot: 4343/021
Applicant: Ali Castillo
250 Napoleon Street, Unit P
Nominated By: Supervisor Shamann Walton
Located In: District 10
Staff Contact: Katie Wilborn – (628) 652-7355
Katherine.Wilborn@sfgov.org

Recommendation: Adopt a Resolution to Recommend Approval

Business Description

AJC Auto Body is a vehicular collision repair facility established by Ali Castillo in 1990 in its current location at 250 Napoleon Street, Unit P. Castillo remains the sole owner of the business and has never ceased operation during the 31 years of operation. AJC Auto Body full-service automobile work, including paint, suspension, repairs, tires, electrical work, bus and truck repairs, and much more. Castillo is proud to offer reasonably priced repair work for both contemporary and classic car models and sees returning customers that are now second or even third generation patrons.

AJC Auto Body has a resounding reputation in its community and has received several awards for its great services and contributions. AJC received two Hispanic Celebrity Awards (1994 and 1995, respectively) for “Auto Body Shop of the Year” and was recognized for 15 years of customer satisfaction in 2005. The business provides water to impoverished civilians in the area and is the proud mechanic to Mayor London Breed’s mother, Priscilla Breed, and “First Student” (formerly Laidlaw Transit), which oversees the SFUSD’s yellow school buses. Although AJC sees a diverse customer base from all over the City, their returning customers are largely from their own neighborhood

(Bayview) or nearby neighborhoods (including Visitacion Valley, Portola, and the Mission). AJC employees (4) workers who strive to provide quality services to a wide demographic base, ranging from college students with fender-benders to retirees with ambitious autobody projects. AJC is committed to maintaining its historical tradition as a friendly and quality collision repair facility.

The business's location at 250 Napoleon, Unit P, is a Category C (No resource Present / Not Age Eligible) structure on the north side of Napoleon Street near Jerrold Street in the Bayview neighborhood. 250 Napoleon currently has (1) existing Legacy Business (d.b.a. Casa Sanchez) on site. The is within a PDR-2 (Production, Distribution, and Repair) Zoning District and a 65-J Height and Bulk District. The property is located in the Bayview Hunters Point Redevelopment Area (expires 2036) and is within the Industrial Protection Special Use District.

Staff Analysis

Review Criteria

1. *When was business founded?*

The business was founded in 1990.

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

Yes. AJC Auto Body qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. AJC Auto Body has operated continuously in San Francisco for 31 years.
- b. AJC Auto Body has contributed to the history and identity of the Bayview neighborhood and San Francisco.
- c. AJC Auto Body 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/tradition?*

Yes. The business is associated with autobody crafts and vehicular repair.

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

No.

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

No, the property has a Planning Department Resource Code of "Category C" (No Resource Present).

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. AJC Auto Body

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

Current Locations:

- 250 Napoleon Street, Unit P (1990 – Present)

Previous (No Longer Extant) Locations: N/A

Recommended by Applicant

- Friendly, fair, and professional services
- Use as a collision repair and autobody services facility
- The business's sign (which has remained unchanged since its 1990 inception)

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.

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ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR AJC AUTO BODY CURRENTLY LOCATED AT 250 NAPOLEON STREET UNIT P, BLOCK/LOT 4343/021.

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 3, 2021, 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 AJC Auto Body 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 AJC Auto Body.

Location(s):

Current Locations:

- 250 Napoleon Street, Unit P (1990 – Present)

Physical Features or Traditions that Define the Business:

- Friendly, fair, and professional services
- Use as a collision repair and autobody services facility
- The business's sign (which has remained unchanged since its 1990 inception)

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 February 3, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: February 3, 2021